



# Reaves Park Sports Complex Master Plan Design Report

City of Norman  
November 17th, 2017

Prepared by:  HALFF

# Acknowledgements

## Reaves Park Sports Complex

The process to develop the Reaves Park Sport Complex Master Plan was a highly collaborative effort. The following individuals made significant contributions toward the preparation of the Master Plan Design Report. Their input and thoughtful consideration have greatly influenced the outcome of this plan that will enhance this park for years to come.

### Parks & Recreation Staff

**Jud Foster** - Director  
**James Briggs, RLA** - Park Planner  
**B.J. Brewer** - Youth Baseball/Softball  
**Karla Chapman** - Secretary  
**Kyle Lombardo** - ADG, PC (City of Norman Program Manager)  
**Leslie Tabor** - ADG, PC (City of Norman Program Manager)

### Ad Hoc Committee Members

**Garry Armstrong** - Chair, Asst. Dir. OU Fitness & Recreation  
**Ann Marie Eckart** - Medieval Fair  
**Debbie Hoover** - Norman Park Board Chair  
**William Murray** - Business Owner / Convention & Visitors Bureau  
**Craig Parker** - Construction Industry / Volunteer Coach  
**Andy Rieger** - Citizens Financial Oversight Board  
**Trent Wells** - OU Foundation / Volunteer Coach

### Lead Design Consultant - Halff Associates, Inc.

**Lenny Hughes, PLA, ASLA** - Principal-in-Charge  
**Nate Clair, PLA, ASLA** - Project Manager  
**Tim Bargalner, PLA, ASLA** - QA / QC Manager

### DesignTeam



Surveying  
 Lemke Land Surveying



Geotechnical Engineering  
 Terracon Consultants, Inc.



Sports Lighting Design/MEP  
 Horner Associates Engineers, Inc.



Architecture  
 Hornbeek Blatt Architects



Civil Engineering  
 Atkins



Cost Estimating  
 White & Associates

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# Reaves Park Sports Complex

# Executive Summary

### Overview

The NORMAN FORWARD bond issue was passed in October 2015 by the Citizens of Norman. This 15-year 1/2 cent sales tax will provide funds to renovate, expand, construct and fund Quality of Life projects, such as multiple recreational facilities, libraries, parks, athletic venues, public art, trails, swim complexes and other projects throughout Norman. Reaves Park is one of the first park projects in this initiative.

Located east of the University of Oklahoma, Reaves Park occupies approximately 80 acres at 2501 Jenkins Avenue on what was formerly the Naval Air Technical Training Center (NATTC) known as South Base. The park is bordered by the OU Softball Complex to the west, OU intramural athletic fields and Madison Elementary to the north, the OU Jimmy Austin Golf Course to the east and East Constitution Street to the south. Existing park elements include six adult softball fields, six youth baseball fields, the park maintenance facility, playgrounds, picnic space, Veteran's Memorial, arboretum and the Reaves Center. In addition to league and tournament play, the park hosts valued community events such as the Medieval Fair, 5K Fun Run and Fourth of July festivities annually. After facilitating five meetings with the Parks and Recreation Department, Ad Hoc Committee, stakeholders and presenting to the Park Board, our design team has arrived at an overall master plan. This master plan will be the guiding document for the complete renovation of Reaves Park Sports Complex. The initial phases of the project designated as Primary Priority improvements has a budget of \$6.68 million dollars. Additional improvements shown in the master plan can be implemented as funding becomes available in the future.

This document summarizes the process to develop the master plan and program elements identified by the City, Ad Hoc Committee and design team to improve Reaves Park. These improvements will be carried out in phases due to timing constraints of relocating the park maintenance facility to Griffin Park and relocating the existing adult softball fields off-site to park land that has not been acquired as of the publication of this document. Youth baseball and softball fields located at Griffin Park will be relocated to Reaves Park as sequencing allows. Coordination will be key to the success of both projects.

Through meetings with the Parks and Recreation Department and Ad Hoc Committee, we have worked to identify the proposed elements that are of the highest priority and fit within budget of the initial phases of the project. Difficult decisions were made and a consensus reached that led to the development of a Primary Priority Master Plan. An in-depth look at the Master Plan, the process to develop the plan and a preliminary cost estimate are included in this Master Plan Design Report.

The Reaves Park Sports Complex Master Plan should be considered a dynamic plan that may evolve as the park develops, programs for the park advance and user needs change; but the fundamental objective of the master plan remains the same – to develop a long range master plan for the entire park so as not to inhibit future potential with current improvements and create a premier community park facility to stimulate economic growth and provide an iconic asset to the City that will serve the residents of Norman for years to come.



## Project Goals

### Provide:

- 14 Field Youth Baseball/Softball Complex
- Restroom and Concession Facilities
- Adequate Parking & Circulation
- Preserve the Veteran's Memorial
- Continue to Host Valued Community Events
- Provide Economic Boost
- Coordination of Improvements with Griffin Park

## Public Input

- Create Sense of Arrival
- Preserve Mature Trees
- Spatial Organization
- Need for Recreational Amenities
- Preserve Arboretum
- Security Lighting
- Scoring | Wi-Fi

# Existing Site

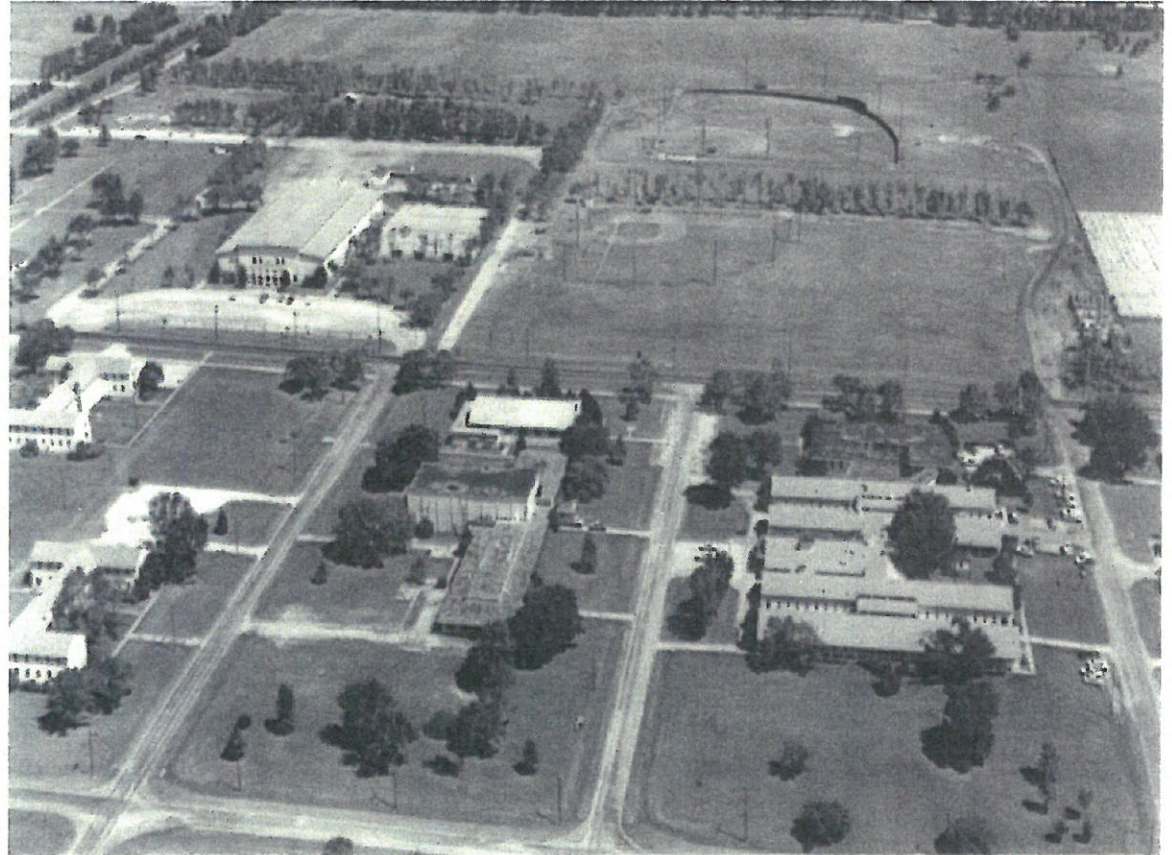
# Reaves Park Sports Complex



### EXISTING SITE

Reaves Park sits on the northern portion of what was originally the Naval Air Technical Training Center (NATTC) and U.S. Naval Hospital know as South Base. Commissioned on September 20th, 1942, the base's north entrance was located at Jenkins Avenue and Timberdell Road, the northwest corner of what is now Reaves Park. Five barracks buildings for Women Accepted for Volunteer Emergency Service (WAVES) were located in the southwest corner of the park between Jenkins Avenue and Lawrence Avenue north of E. Constitution Street where the Reaves Center and Arboretum are currently found. The base's entertainment and recreation venue, the Great Oak Auditorium, set on what is now the Park Maintenance facility site and accommodated 6,000 service men and women. Open space and recreation fields and courts occupied the rest of the site much like they do now. The pine trees found throughout the park around the picnic area and along Jenkins and Timberdell Road are visible in photos from that era.

Current Reaves Park facilities serve many users and provide a variety of recreational activities. Three pairs of adult softball fields, each with a restroom and concession building occupy the north end of the park and are separated from the rest of the park by a drainage channel flowing from Jenkins Avenue to the OU golf course. The existing timber play structure and picnic area near the center of the park are surrounded by mature trees that provide ample shade and host valued community events such as the Medieval Fair, 5K Fun Run and Fourth of July festivities annually. An existing park restroom that serves the playground and picnic area needs renovation or replacement. The Cleveland County Veterans Memorial is located south of the playground and picnic area on the north side of the Arboretum. The Youth Services Center constructed in 1974 is now a park building available to rent for events at the corner of Jenkins Avenue and E. Constitution Street which sees minimal use. The existing park maintenance facility that sets east of Lawrence Avenue is schedule for demolition to make room for new baseball fields once a new maintenance facility is constructed at Griffin Park. Six youth baseball fields and a two-story concession and restroom building are located directly east and north of the maintenance facility. Existing parking does not provide enough spaces for tournament and league events and limited access points, dead end parking and one-way circulation contribute to congestion and access issues that frustrate users. Records indicate there are three capped oil wells on park property.



*Photo Courtesy of Cleveland County Historical Society*

# Site Analysis

## Reaves Park Sports Complex



## Site Photos



### **Drainage:**

Site drainage should be seen as an opportunity to provide green spaces, innovative design solutions and create usable amenities within the park and not viewed as a utilitarian function to relegate to the unused portions of the park. Low impact development or green infrastructure best practices reduce the quantity of storm water runoff while improving the quality by filtering out pollutants. Detention and retention basins can be planned and designed to function as storm water storage facilities, park amenities, educational opportunities and sources for irrigation water storage facilities.





# Site Analysis

## Reaves Park Sports Complex

### Site Photos

#### **Paving:**

Vehicular and pedestrian paving and circulation are critical to the functionality and success of an athletic complex. Lack of sufficient entrances/exits, limited circulation due to one-way drives, lack of parking and bottlenecks create frustrations for users that may deter them from using a facility. Safety is a top priority. A complex should provide safe, accessible surfacing that allow users to flow from parking areas to event spaces safely by limiting pedestrian and vehicular conflicts and meeting current ADA guidelines. Paving to allow emergency access to internal areas of the complex while giving players and spectators clean, dry surfaces on which to circulate and view events during wet conditions is crucial.



## Site Photos

### **Amenities:**

Comfort is a critical element to a successful facility and there is value in incorporating amenities that cater to not only the players, but the spectators as well. Shaded bleachers, adequate seating areas, site furnishings, and playground areas in close proximity to the bleachers provide valuable amenities to spectators. A well-designed complex of fields can host tournaments but if it does not provide an enjoyable experience for the entire family to spend their weekend, it may not keep users coming back to the facility .



# Site Analysis

## Reaves Park Sports Complex

### Site Photos

#### Fields

Adequate seating, space for equipment, surfacing and shade for players and coaches are critical for efficient game play and organization. Well-drained playing surfaces, infield mixes and turf species minimize down-time during wet weather and improve playability. A sufficient quantity of warm-up areas, bullpens/batting cages and scorekeeper facilities improve the tournament experience while fencing and backstops protect players and spectators.



## Site Photos

**Identity**  
Reaves Park has many features and monuments that contribute to the identity of the park. It is crucial during the master plan process that each and every one is identified and evaluated to determine how they fit into the master plan.





## Reaves Park Sports Complex

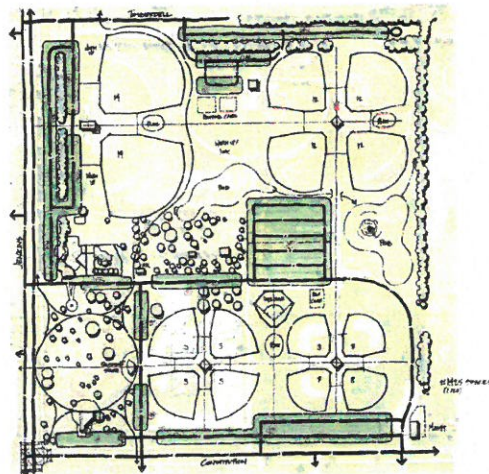
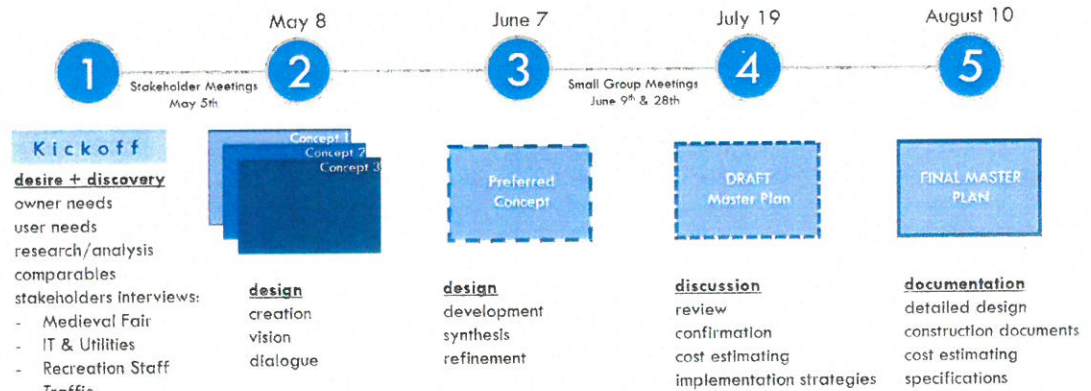
### Design Process

Our team participated in multiple workshops with the Parks and Recreation staff and the Reaves Park Ad Hoc Committee over the course of five months culminating in the presentation of the Draft Master Plan to the Park Board on September 7th, 2017. A kickoff meeting on April 14th in combination with stakeholder meetings with Medieval Fair organizers, City of Norman Information Technology, Utilities, Traffic and Recreation program staff allowed our team to gather information on owner and user needs, understand existing conditions and elements of the park that function well and what elements do not, establish requirements and create a list of desired program elements. The Ad Hoc Committee consisted of:

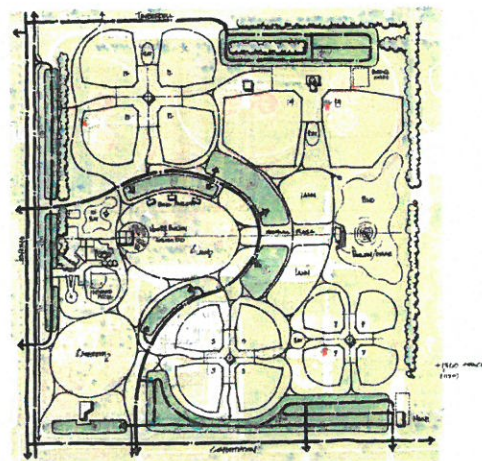
**Garry Armstrong** - Chair, Asst. Dir. OU Fitness & Recreation  
**Ann Marie Eckart** - Medieval Fair  
**Debbie Hoover** - Norman Park Board Chair  
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With this information in hand, the design team researched comparable sports complexes and identified opportunities and constraints of the site by preparing a site analysis. Using all this information, the team created three distinct master plan concepts to present to Parks and Recreation Staff and the Ad Hoc Committee for discussion. Each concept illustrated both advantages and disadvantages of potential site access, vehicular and

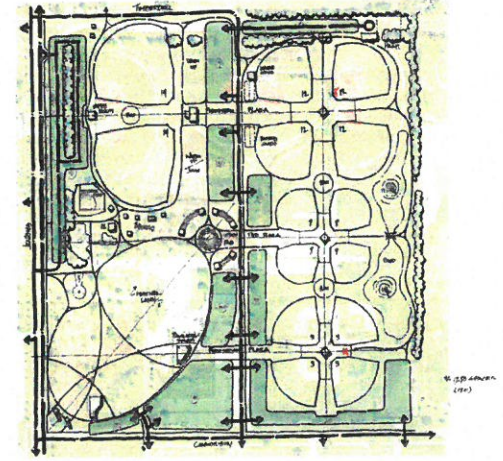
### Ad Hoc Committee Meetings



Concept 1 - Around the Horn



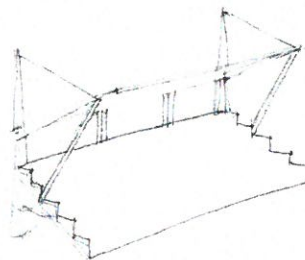
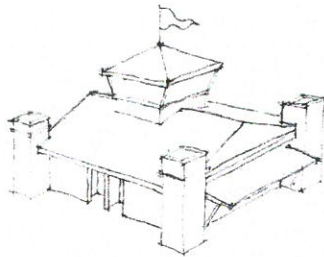
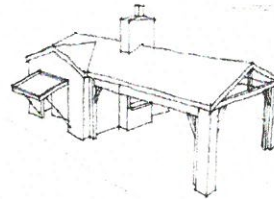
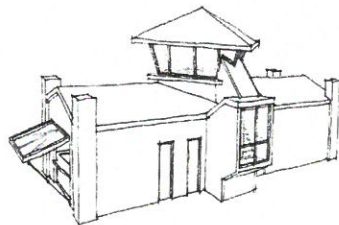
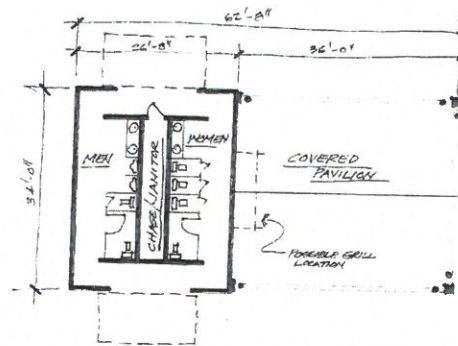
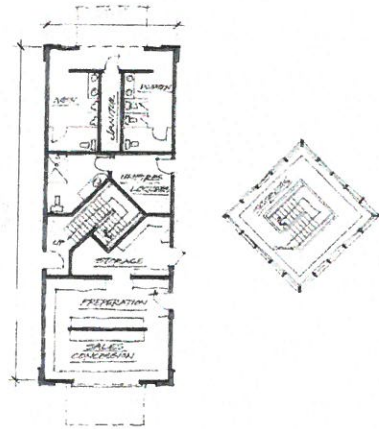
Concept 2 - Realigned Drive



Concept 3 - Just a Bit Outside

# Design Process

## Reaves Park Sports Complex



pedestrian circulation and field layouts. The result of the review of these 3 concepts was a thoughtful, collaborative discussion amongst everyone involved to reach a consensus on a preferred concept to proceed with to refine into a draft master plan.

There were elements from each concept that the Ad Hoc Committee deemed desirable so the draft master plan evolved into a hybrid of all the initial concepts. After refinement, the design team worked to prepare a preliminary conceptual cost estimate of all the proposed improvements. The cost estimate was presented to Parks and Recreation staff and the Ad Hoc Committee where it became clear to everyone that the master plan would need to be implemented in multiple phases. A follow-up meeting regarding project costs provided information and options for discussion that allowed the Committee to prioritize improvements. Staff, Committee members and the design team carefully studied costs and difficult decisions were made. As a result, improvements were placed into three categories:

**Primary Priority Elements:** These improvements are must-have items that are necessary to fulfill the commitments, included in the Norman Forward Project tax proposal, and provide a functional and successful athletic complex when it opens.

**Secondary Priority Elements:** These improvements are desirable and may be considered for implementation if budget allows or if additional funding becomes available.

**Future Priority Elements:** These improvements are unable to be implemented within the budget at this time but should be included in the long-term planning of the park.

The implementation of Primary Priority improvements will include:

- A new lighted entry drive providing better access and circulation to reduce congestion
- Four youth baseball fields for 5 to 8-year-olds (5-8U)
- An outfield fence and lighting modification project to the existing fields in the southeast baseball quad to create four 9 to 12-year-olds (9-12U) fields.
- 638 new parking spaces and parking lot lighting
- Paving rehabilitation of 338 existing parking spaces
- Stormwater retention pond
- Two prep baseball fields for 13 and 14-year-olds (13-14U)
- Renovation of the existing north concession and restroom building
- Four youth softball fields for 8 to 16-year-olds (8-16U)

Initial Architectural Concepts Sketches for restroom & concession buildings, park restroom pavilion, and bleacher shade structure.





## Reaves Park Sports Complex

## Park Design

### Park Design

The vision for the proposed overall master plan is to create a premier park facility that not only draws regional baseball tournaments and stimulates economic growth, but provides a community park with a balance of activities for everyday users. When complete, the overall master plan will include four 5-8U baseball fields with a restroom and concession building, four 9-12U baseball fields with a restroom and concession building, two 13-14U prep baseball fields with a restroom and concession building, four 8-16U softball fields with a restroom and concession building and an inclusive field for players of all abilities for a total of 15 fields. The existing center restroom and concession building on the north side of the park will be renovated into tournament offices and umpire locker rooms. Field complexes will have chain-link perimeter fencing, field fencing and backstops. Ornamental aluminum fencing will be used at the entries to the complexes. New access drives and 938 paved and lighted parking spaces will provide improved circulation and sufficient parking for tournament events. Player and spectator amenities at each of the field complexes will include shaded bleacher seating and dugouts, bullpens, batting cages, playgrounds, and warm-up areas. A small on-site maintenance facility in the southeast corner of the site will allow for equipment to be kept on-site and a service road along the east property line will provide internal access for maintenance staff at the park. The Master Plan also provides additional festival areas that include expansive event and festival lawns, a performance stage and fishing pier on the 2-acre retention pond and numerous picnic pavilions to attract a variety of additional community events to the park. In addition to the existing playgrounds, an inclusive playground and splash pad are proposed on the west side of the park along with a new park restroom pavilion to replace the existing restroom. The restroom will be large enough to serve the playgrounds, splash pad, and community events. The Veterans Memorial will remain in place and will be enhanced with a memorial plaza to the east, while additional walks and paths create better access to the arboretum and relocated Prairie Peace Path. Renovating the Reaves Center to create a patio area on the north side focusing on the arboretum improves the building's opportunities for use and could create an increase in rental income for the City. Improved pedestrian and vehicular circulation and signage and wayfinding throughout the park improves ADA accessibility and the pedestrian and spectator experience.



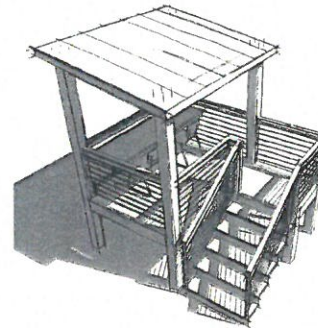
# Park Design

# Reaves Park Sports Complex

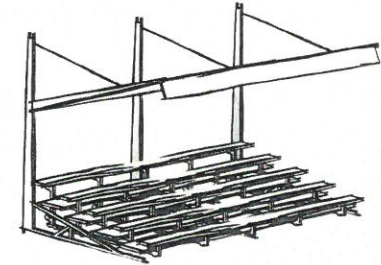
## Architecture

During the design process, it was clear that there was a strong demand for improved restroom and concession facilities. While Reaves Park has two newer concession and restroom buildings at the adult softball fields, only the existing center complex building was identified as desirable for reuse. The Primary Priority Phase will contain two new concrete block and metal roof restroom and concession buildings at the 5-8U baseball and 8-16U softball fields. Restrooms will be fully accessible. The women's restrooms will each contain 3 water closets and 2 lavatories. The men's restrooms will each provide 1 water closet, 2 urinals and 2 lavatories. A 12'x12' umpire locker/meeting room will be provided with a dedicated restroom. A 12'x14' storage room would be located next to the concession prep room adjacent to the concession area. Mechanical and electrical closets are also provided.

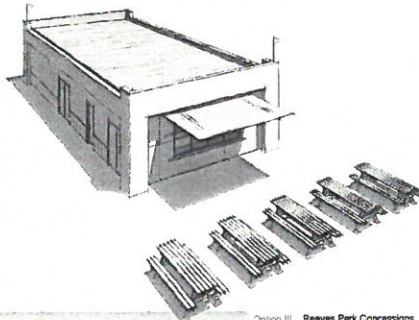
Exterior finishes shall be coordinated with Griffin Park structures to provide design consistency throughout the parks system. While it is not necessary for the structures to appear identical, there is a desire for a similar exterior aesthetic. A new restroom building to replace the existing restroom at the playground/picnic area will be constructed when funding is available. That restroom will be designed to have entrances on each end of the structure to improve ingress/egress circulation and will also serve the new inclusive playground and splash pad. A large open pavilion will be constructed on the back side of the restroom structure overlooking the splash pad to provide a shaded seating area.



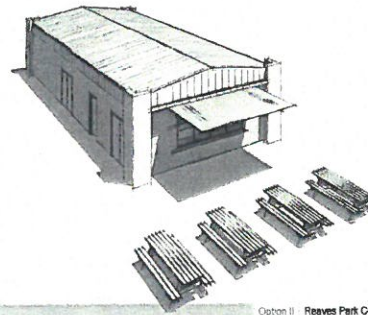
Simplest Open Concession | Reaves Park Concessions



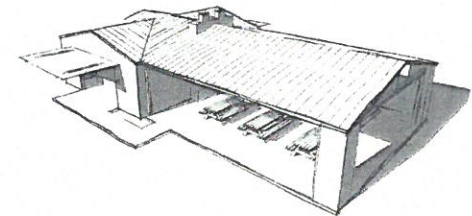
Covered Bleachers | Reaves Park Concessions



Option III | Reaves Park Concessions



Option II | Reaves Park Concessions



Option IV w/ Covered Pavilion | Reaves Park Concessions

# Park Design

## Reaves Park Sports Complex

### Drainage & Stormwater Quality

It is the intent of the design team to keep storm sewer modifications and new storm sewer to a minimum to reduce infrastructure costs. The existing drainage pattern of the site drains from west to east. An existing drainage channel carries runoff from Jenkins Avenue through the site where it exits the park on the east property line and flows into the creek on the OU golf course. A new retention pond will be constructed to meet the city of Norman storm water requirements to retain stormwater on site. The pond will be a wet pond and create an amenity by providing water recreation and fishing when stocked. The pond will serve only Reaves Park, and will not be sized to serve as a regional stormwater management facility. Portions of the existing drainage swale will be rerouted to accommodate paving and recreation improvements. Enhancement of the swale with vegetation will improve aesthetics and assist with filtering out pollutants to improve water quality.



### Trails, Walks, and Paths

As part of Overall Master Plan for Reaves Park, convenient pedestrian connections will be provided throughout the park to allow users to easily walk between field complexes and access all areas of the park. Sidewalks will be constructed of concrete and designed to meet ADA requirements. Emergency access will be provided to all concession and restroom buildings per the requirements of the City of Norman Fire Marshal.



The existing bike path from OU that crosses Timberdell Road will be realigned to allow for the construction of the new softball fields. A proposed 10-FT multimodal path is currently being designed as a separate project for E. Constitution Street from Jenkins Avenue to the east boundary of Reaves Park. The trail design consultant will need to communicate with the Reaves Park design team to ensure trail improvements coordinate with other park improvements. The proposed 10-FT multimodal path along Jenkins Avenue will be constructed as funding becomes available or could be included in the Jenkins Avenue widening project that is planned.

# Park Design

## Reaves Park Sports Complex

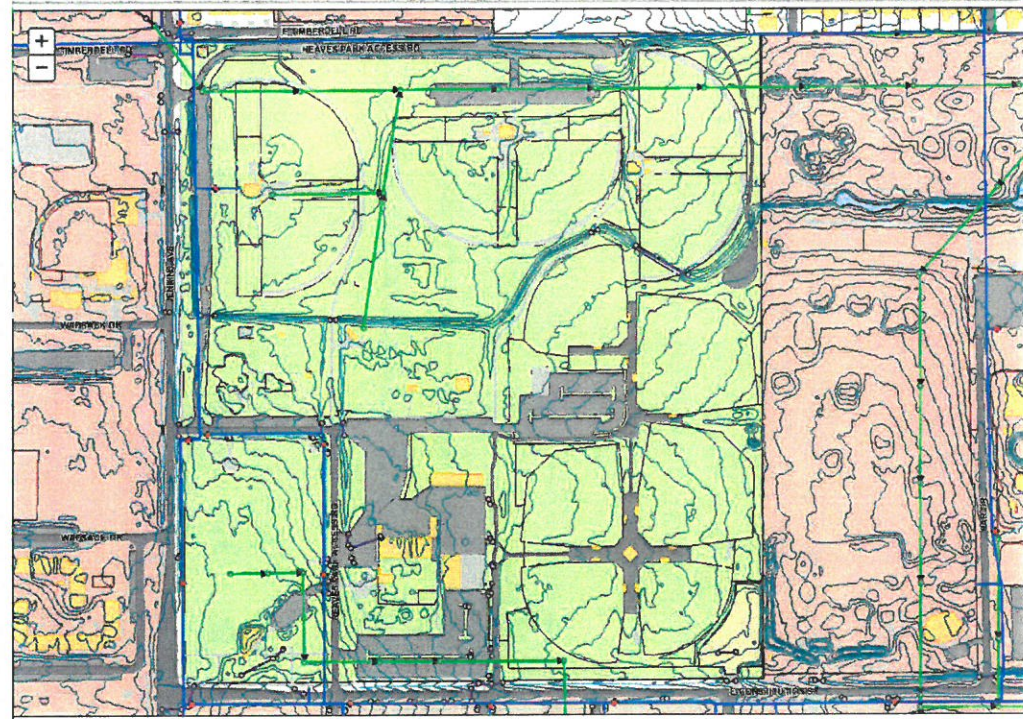
### Utilities

Minor utility improvements are anticipated to serve the new facilities. Improvements will not increase the utility demand significantly so most improvements are expected to consist of establishing service connections from existing point of connections to new structures. All new structures have been located in close proximity to existing utility services to minimize cost.

Irrigation will be provided to all fields with water collected in the proposed retention pond. The pond shall be filled with stormwater runoff and recharged with well water when needed. Discussions with Utilities staff indicate that a grey water distribution line is being planned to be installed on the east side of Jenkins Avenue. When/if grey water is available for irrigation, the irrigation system shall be connected to it.

Electric and telecom utilities exist throughout the site and will be available for additional service connections as needed. Significant telecom and fiber services serving the maintenance facility will remain after it's demolition to provide service to Reaves Park improvements. City of Norman IT staff will evaluate Wi-Fi feasibility throughout Reaves Park.

All utilities will be evaluated further as the detailed design of the project develops further.



# Park Design

# Reaves Park Sports Complex

## Traffic

The City of Norman has plans to widen Jenkins Avenue to four lanes and add a landscape median as a separate project. As part of these improvements, Timberdell Road on either side of Jenkins Avenue will be realigned to remove the offset intersection condition. These improvements will require the removal of the existing Reaves Park access drive approximately 135-FT south of Timberdell Road. The north entry to Reaves park will be moved to a point on Timberdell Road approximately 750-FT east of Jenkins Avenue. The new internal park drive will intersect Jenkins Avenue, creating a new access point to the park that aligns with N. Wadsack Drive and a proposed median cut on Jenkins Avenue. The proposed parking area along E. Constitution will have access points at Lawrence Avenue, Prebble Avenue and Monitor Avenue. As part of the long range master plan, the existing park access and drive at the Veterans Memorial will be removed and a new curb cut will be constructed 320-FT to the south to align with S. Wadsack Drive. This access will be a right-in/right-out as a median will be present.

Internal to the park, safe vehicle and pedestrian circulation has been prioritized. The new park drive has been designed to reduce vehicle speeds with gentle curves, a 22-FT paving section and street trees that visually constrict the travel corridor. The layout of the central parking lot allows access from both Jenkins Avenue and E. Constitution Street so that a 100-FT section of the drive separating the two parking areas can be closed off if desired, to allow for a large pedestrian crossing across the park drive for special events such as the Medieval Fair. This 100-FT section of paving will also be elevated 6-IN to create a speed table to slow traffic and have no curbs to make it a more accessible, pedestrian friendly crossing during events.

Converting the existing one-way drive in the west parking lot to two-way and adding two-way drive connections in the north parking areas eliminates frustrating one-way drives, dead end parking and improves the circulation of vehicles entering and leaving parking lots.

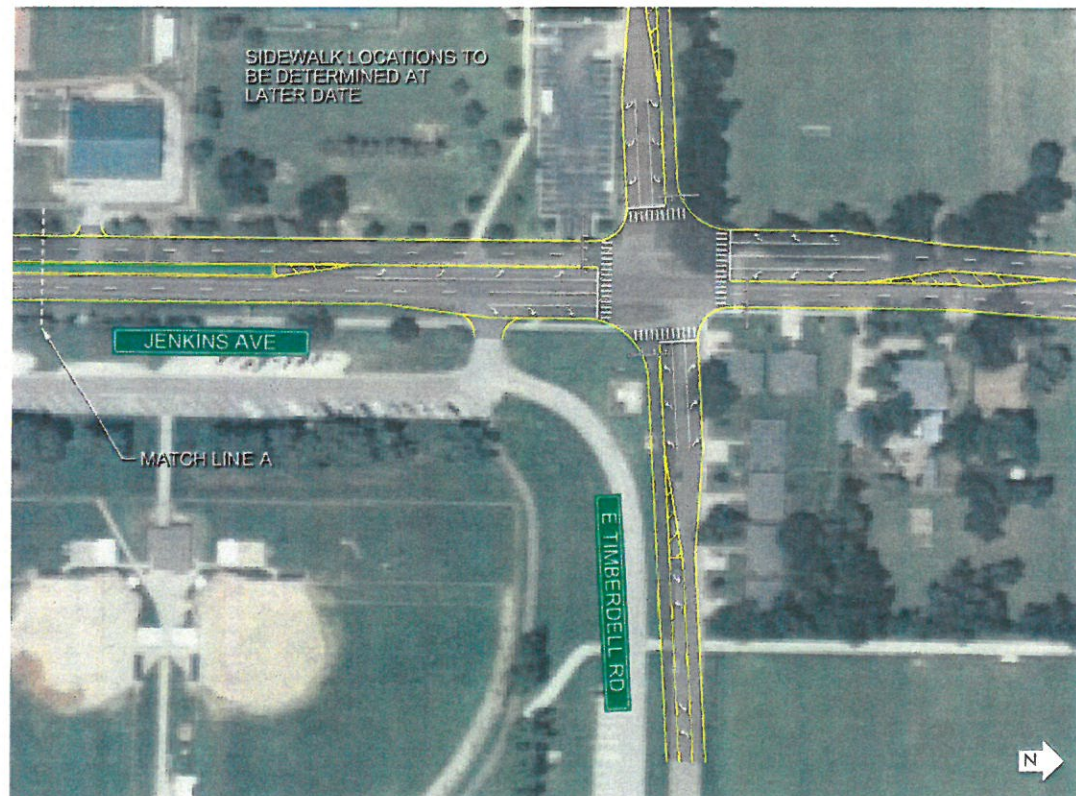


Exhibit from Reaves Park/OU Traffic Impact Study prepared by Garver.



# Master Plan

# Reaves Park Sports Complex

## Overall Master Plan





## Primary Priority Master Plan (Phase 1)

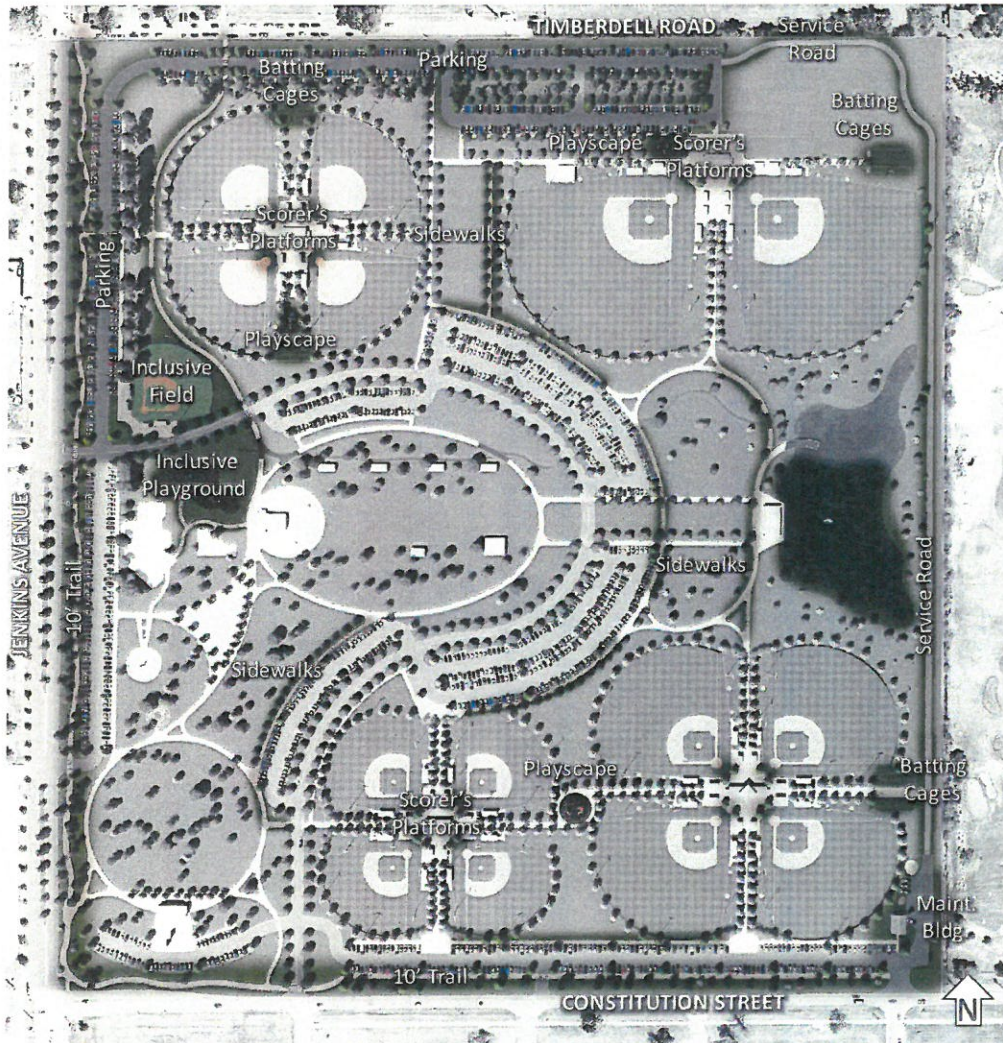
- New Drive Improving Circulation/Ingress & Egress
- 5-8U Fields with RR/Concession
- 9-12U Field Modifications
- New Parking/Existing Parking to Renovate
- 638 new + 338 Existing = 976 Parking Spaces
- Retention/Wet Pond
- 13-14U Fields
- Renovation of Existing RR/Concession Building at the Current Center Adult Softball Complex
- 8-16U Softball Fields with RR/Concession
- Park Drive and Parking Lot Lighting

These improvements fulfill the commitment included the Norman Forward Project proposal and provide a functional and successful athletic complex when it opens.



# Master Plan

# Reaves Park Sports Complex



## Secondary Priority Master Plan (Phase II)

- 10' Trail on Jenkins & Constitution
- Pedestrian Walkway Lighting
- Reestablishment of Existing Trail
- Playscapes
- Additional Sidewalks
- Scorer's Platforms
- Ornamental Aluminum Fence at Gates
- Batting Cages
- Concession/Restroom Building for 13-14U
- Modified Parking for Softball & 13-14U
- Maintenance Building
- Service Road
- Inclusive Playground
- Inclusive Field

# Master Plan

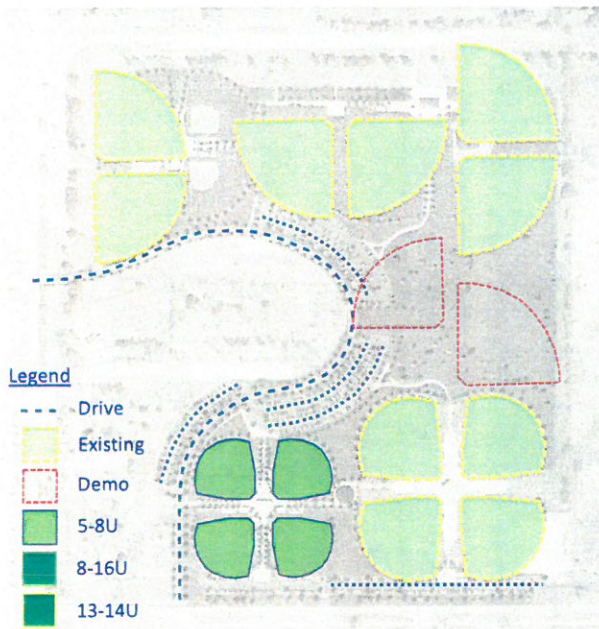
## Reaves Park Sports Complex



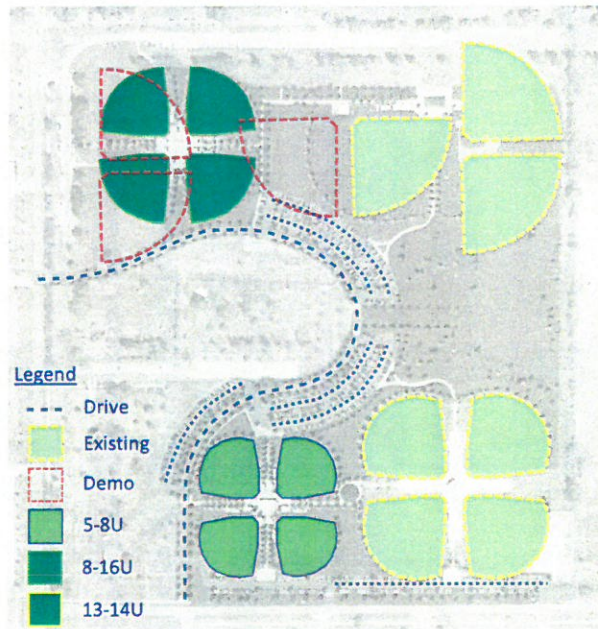
### Future Priority Master Plan (Phase III)

- Complete Renovation of 9-12U Baseball Complex & New Restroom & Concession Building
- Renovated Reaves Center & Parking
- Event Lawns/Picnic Grounds
- Memorial Plaza
- Park Restroom & Pavilion
- Splash Pad
- Parking
- Festival Lawn
- Amphitheater/Stage
- Fishing Pier
- Entry Icons/Gateways

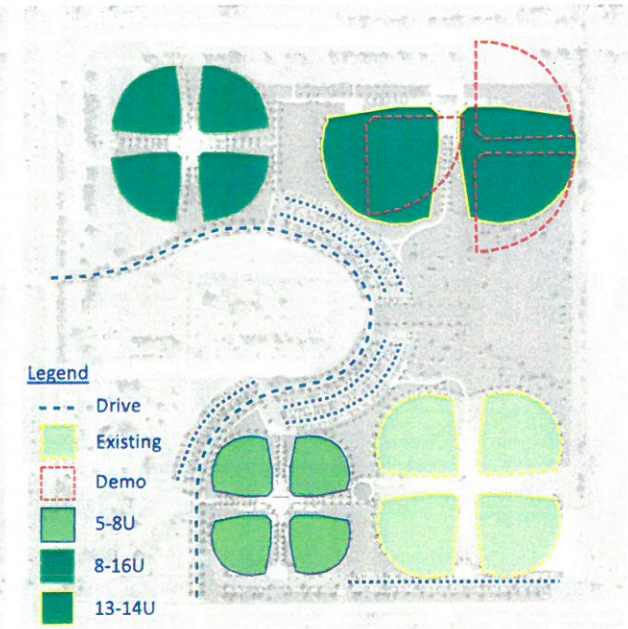
## Proposed Implementation Sequencing



1. Removal of the existing maintenance facility and two baseball fields allows for the construction of four 5-8U baseball fields, entry drive, parking and a retention pond. The excavated material will be used to raise field elevations for better drainage.



2. Removal of three adult softball fields allows for the construction of four 8-16U softball fields while maintaining the use of three adult softball fields.



3. Removal of three adult softball fields allows for the construction of two 13-14U baseball fields.

# Cost Estimate Summary

## Reaves Park Sports Complex



# Reaves Park Sports Complex

# Cost Estimate Summary

Note: Input has been solicited from local contractors. Halff Associates, Inc. has no control over the cost of labor, materials or equipment, the Contractor's method of determining prices or competitive bidding, market conditions or long range project costs. Therefore, our opinions of probable construction costs provided herein are made on the basis of experience and represent our best judgment as Landscape Architects familiar with the construction industry. The firm cannot and does not guarantee that proposals, bids or the construction cost will not vary

Master Plan Cost Estimate - Revised 11/02/2017	Primary Priority	Secondary Priority	Future Priority
Total - Sitework	\$ 1229,090.00	\$ 934,940.00	\$ 513,000.00
Total - 5-8U Baseball	\$ 1,942,674.95	\$ 419,343.00	-
Total - 9-12 Baseball	\$ 219,263.00	\$ 270,565.00	\$ 2,406,037.50
Total - 13-14U Baseball	\$ 1,171,952.98	\$ 794,754.25	-
Total - 8-16U Softball	\$ 1,514,164.38	\$ 1,059,893.00	-
Total Festival Park	-	\$ 300,000.00	\$ 2,229,851.25
<b>SUBTOTAL</b>	<b>\$ 6,077,145.30</b>	<b>\$ 3,779,495.25</b>	<b>\$ 5,148,888.75</b>
Contingency (10% Primary & Secondary, 20% Future)	\$ 607,714.53	\$ 377,949.53	\$ 1,029,777.75
<b>TOTAL</b>	<b>\$ 6,684,859.83</b>	<b>\$ 4,157,444.78</b>	<b>\$ 6,178,666.50</b>

<b>GRAND TOTAL</b>	<b>\$ 17,020,971.11</b>
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Available for Construction \$6,685,340.00  
 Current Amount Under Budget **\$480.17**

Add Alternates (Prioritized list of improvements to be constructed if budget allows)	
Add Alternate #1: 13-14U South Parking	\$ 89,280.00
Add Alternate #2: Full Pond, Excavation, Liner & Aerating Fountain	\$ 153,600.00
Add Alternate #3: 13-14U North Parking Rehab	\$ 6,140.00
Add Alternate #4: Inclusive Playground	\$ 300,000.00
Add Alternate #5: Field Amenities	\$ 100,000.00
Add Alternate #6: Lighting Upgrade to Competition LED	\$ 156,600.00
Add Alternate #7: Batting Cages	\$ 84,000.00