



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: R-1718-66

File ID: R-1718-66 **Type:** Resolution **Status:** Consent Item

Version: 1 **Reference:** Item 20 **In Control:** City Council

Department: Parks and Recreation **Cost:** **File Created:** 11/22/2017
Department

File Name: Reaves Park Master Plan Adoption **Final Action:**

Title: RESOLUTION R-1718-66: A JOINT RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AND THE TRUSTEES OF THE NORMAN MUNICIPAL AUTHORITY ADOPTING THE REAVES PARK MASTER PLAN AND DIRECTING CITY STAFF TO IMPLEMENT THE RECOMMENDATIONS OF THE PLAN.

Notes: CTION NEEDED: Acting as the City Council and Norman Municipal Authority, motion to adopt or reject Resolution R-1718-66.

ACTION TAKEN: _____

Agenda Date: 12/05/2017

Agenda Number: 20

Attachments: R-1718-66, Reaves Park master plan

Project Manager: Jud Foster, Director of Parks and Recreation

Entered by: james.briggs@normanok.gov **Effective Date:**

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File R-1718-66

Body

BACKGROUND: On October 13, 2015, the citizens of Norman voted to fund the NORMAN FORWARD Quality of Life Projects with a limited term ½% sales tax increase for 15 years. This initiative included a number of high priority projects outlined in the 2014 Library Master Plan Update, the 2009 Norman Parks and Recreation Masterplan and additional projects designed to provide recreational opportunities for Norman residents. One such project was the Reaves Park Sports Complex.

The Reaves Park Sports Complex Project is to include the removal of the existing Park Maintenance facility at Reaves Park, demolition of the existing adult softball complex, and re-development of the existing youth baseball fields to provide space for 14 new youth baseball and softball fields, which will accommodate all ages for those sports at one facility. Doing this will remove those sports from Griffin Park, so that the new soccer complex can be provided as described in the NORMAN FORWARD initiative's Griffin Sports Complex Project. The adult softball league currently at Reaves Park will be relocated to a new Community Park site to be purchased and developed as another part of NORMAN FORWARD, while this project is being completed. The new youth baseball/softball complexes at Reaves will include all new playing surfaces, fencing and lights, new restroom &

concession facilities and a new system of park drives and parking areas, along with improved pedestrian circulation, park amenities and storm water retention. The Master Plan for Reaves also addresses long-term design concepts for the festival grounds, arboretum, play areas, open space and landscaping in the park.

In December 2016, Request for Proposal RFP-1617-31 for Professional Design Services for the Reaves Park Sports Complex was advertised in the Norman Transcript. The RFP was sent to several Architects, Landscape Architects and Engineers throughout the state and regional area and also advertised in Bid News, Southwest Construction News and Dodge Report. Completed proposals were received from 11 design teams.

The Review committee selected three firms for interviews and subsequently recommended engaging the services of Halff Associates, Inc., (Halff) from OKC for this project. Halff engaged the services of Hornbeek & Blatt, from Oklahoma City to assist with architecture work; Atkins Engineering, to assist with civil engineering and surveying; Horner Associates Engineers for Sports Lighting Design; White & Associates to assist with cost estimating; and Terracon Engineering to assist with geotechnical engineering. On March 21, 2017, the Trustees of the Norman Municipal Authority/City Council (NMA/Council) approved Contract K-1617-113 with Halff Associates, Inc., to provide the following summarized Scope of Services:

- Task 1 - Project Management/Coordination
- Task 2 - Public Involvement
- Task 3 - Design Survey
- Task 4 - Master Planning
- Task 5 - Geotechnical Investigation
- Task 6 - Schematic Design & Design Development
- Task 7 - Construction Documents
- Task 8 - Bidding Assistance
- Reimbursable Expenses

DISCUSSION: Following is a timeline of significant milestones that occurred during the Master Planning Process:

- October 13, 2015 - Citizens voted to fund the NORMAN FORWARD Quality of Life Projects
- December 2016 - RFP issued for Professional Design Services for the Reaves Park Sports Complex
- March 21, 2017 - Trustees of the Norman Municipal Authority/City Council approved Contract K-1617-113 with Halff Associates, Inc.
- April 14, 2017 - Reaves Park Ad Hoc Committee discussion
- May 8, 2017 - Reaves Park Ad Hoc Committee discussion
- June 7, 2017 - Reaves Park Ad Hoc Committee discussion
- July 19, 2017 - Reaves Park Ad Hoc Committee discussion
- August 10, 2017 - Reaves Park Ad Hoc Committee discussion
- September 9, 2017 - Draft Master Plan Presentation to Norman Board of Park Commissioners - Board voted unanimously to endorse and recommend adoption by NMA/Council
- October 17, 2017 - Draft Master Plan presented at NMA/Council Study Session
(Recommendations from Council included adding all bleacher shade and inclusive playground in primary priority list for bid in Phase I)
- October 25, 2017 - Halff Associates revised plan to include bleacher shade in base bid in exchange for a portion of the parking and pond excavation, pond liner and fountain (which were changed to Add-Alternates for the Phase I Bid). Also, the Inclusive Playground will be included in the Add-Alternate bid list for Phase I.

A significant amount of public input went into formulating the recommendations that are presented in the Master Plan; that input is reflected in the final document. The Master Plan has been revised several times to include priorities of the Reaves Park Ad Hoc Committee. The final draft of the Master Plan was supported unanimously by the Norman Board of Park Commissioners with no revisions. The Master Plan is forward looking and intentionally goes beyond the originally-contemplated NORMAN FORWARD Reaves Park Sports Complex Project. The overall plan will provide guidance for future development of the Reaves Park site. "Phase I" of the Master Plan is

intended to address the highest priority needs that were identified in the NORMAN FORWARD Reaves Park Sports Complex Project.

RECOMMENDATION: It is recommended that Norman Municipal Authority/City Council adopt Resolution R-1718-66 which adopts the Reaves Park Sports Complex Master Plan.