



Optimist Park Improvements

“Develop in Place” Approach Presentation – 02/25/2025

MLOP DESIGN HISTORY

2003 – 1st Conceptual

2011 – 2nd Conceptual

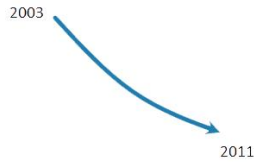
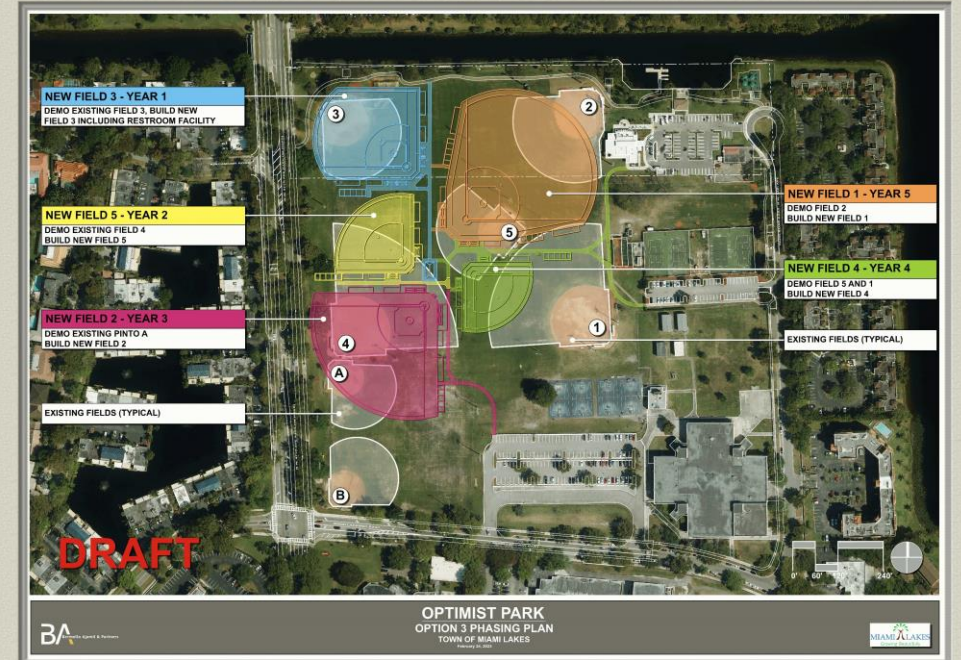
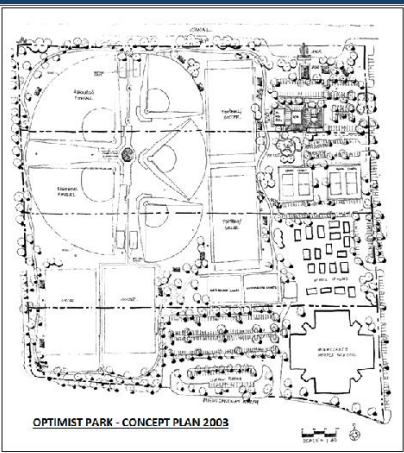
2018 – Design Contract Established

2022 – Design Conceptual Approved

2022- GOB Failed

2023 – Phased Approach Design

NOW



PROPOSED SITE PLAN- “DESIGN IN PLACE APPROACH”



IMPLEMENTATION STRATEGY

Strategic Phasing

- **Logical Sequencing:** Develop master construction documents for entirety of project to use as a roadmap in enhancing the site
- **Incremental Upgrades:** Introduce new features in manageable segments to show progress while managing budgets
- **Coordinated Implementation:** Coordinate implementation to minimize disruption to used areas, allow program continuity and prevent redo
- **Cost Conscience:** Leverage economies of scale where possible
- **Adaptive and Flexible:** Allow for mid-phase adjustments without going backwards

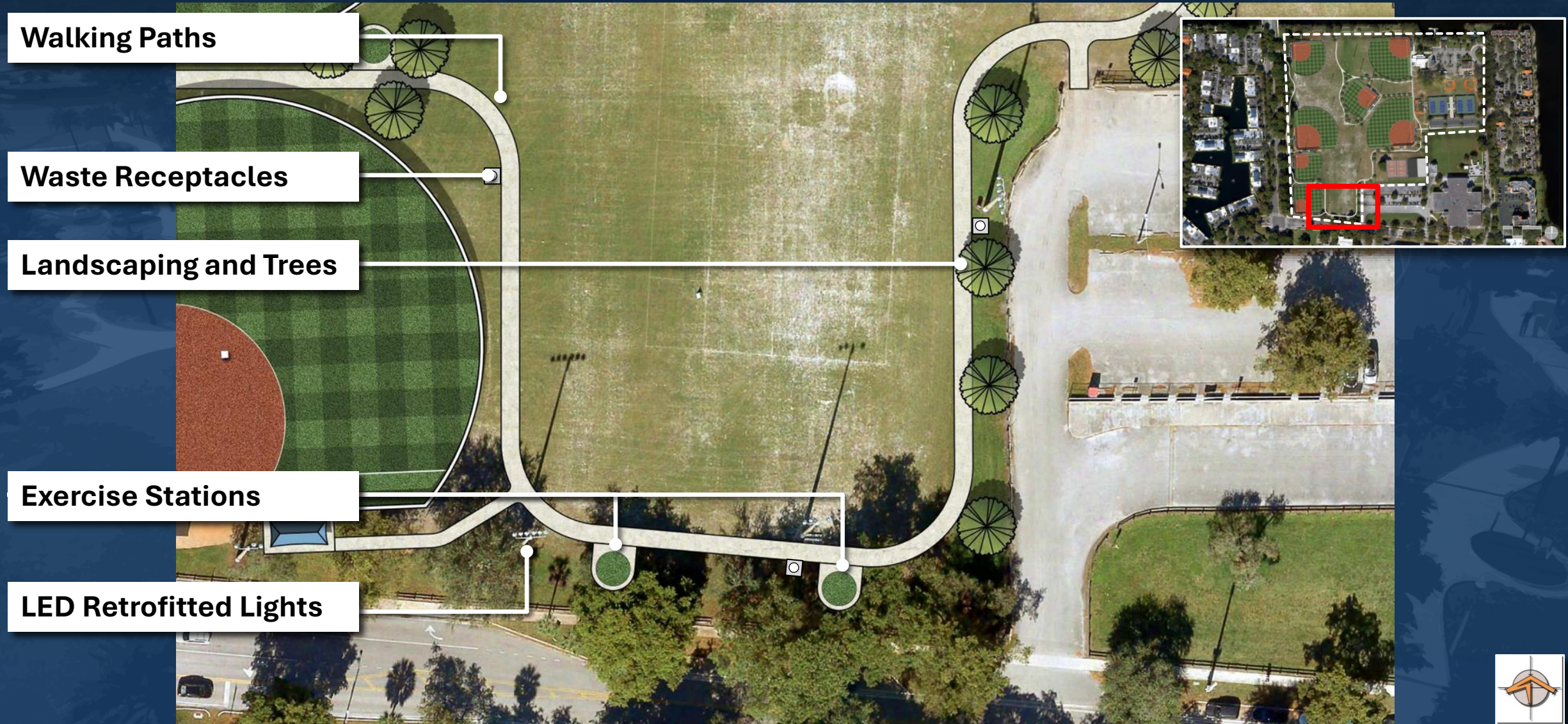
OVERALL IMPROVEMENTS PLAN



FIELD IMPROVEMENTS



GENERAL EXERCISE AND WELLNESS IMPROVEMENTS



SPORTS COURT IMPROVEMENTS

Landscaping and Trees

Walking Paths

Airnaseum



PARKING AND TENNIS IMPROVEMENTS

New Fencing

**Bleachers w/
Shade Structure**

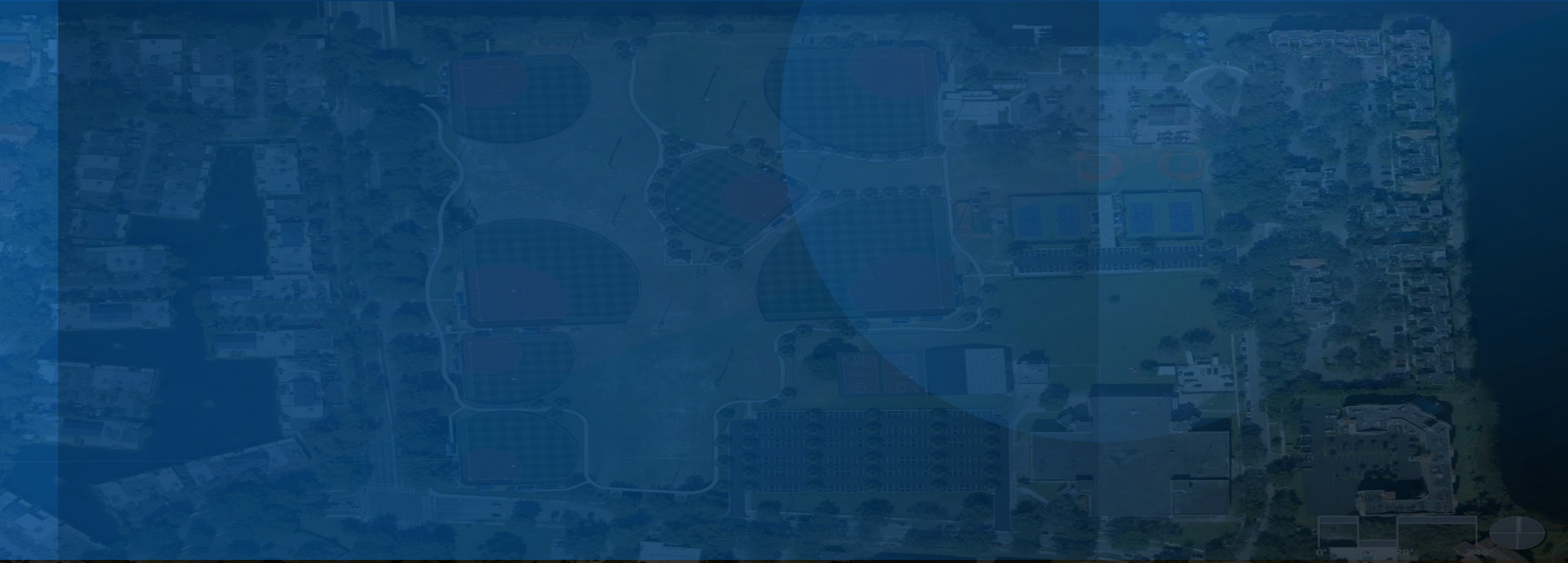
New Hardscape Area

Resurfaced Parking Lot

Landscaping and Trees

Walking Paths





NOW HOW DO WE GET THERE?

YEAR 1 RECOMMENDATION – PROTOTYPE FIELD & RESTROOM



Master Construction Documents



Restroom Building & Path



New Baseball Field #5



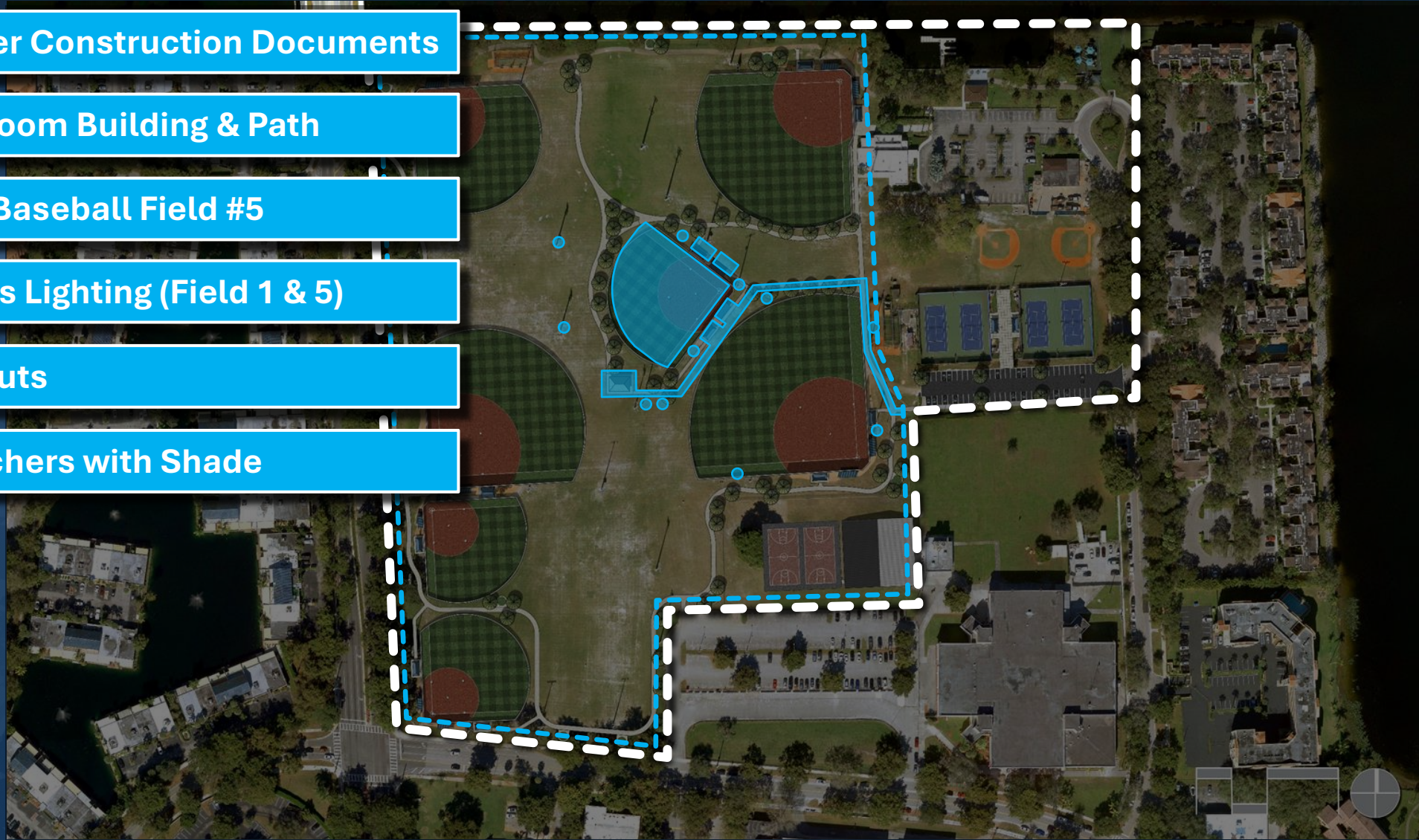
Sports Lighting (Field 1 & 5)



Dugouts



Bleachers with Shade



YEAR ONE RECOMMENDATION STRATEGY

Strategic Phasing

PHASE I: NEW RESTROOM BUILDING AND FIELD #5

Actions:

- Complete master construction documents for entirety of project
- *Develop Prototype Field – FULL upgrade to Field #5, install restroom building and sidewalk access
- Removing last remaining wooden poles and upgrading lighting system with new poles (Field #1)

Rationale:

- Immediate implementation of various top priority items
- Demonstrates committed alignment with the community
- Adds visual model for future phases and enhances the most used ball field

ELEMENT BASED APPROACH (YEARS 2+ PRIORITY)

INFRASTRUCTURE & EARTHWORK

- EARTHWORK REQUIRED FOR DRAINAGE PLANS
- IRRIGATION SYSTEM INSTALLATION
- SOD
- CLAY

P-1

LED SPORTS FIELD LIGHTING

- ALL FIELD LIGHTING RETROFITS (EXCLUDING FIELDS ONE & FIVE)

P-2

BALL FIELD WORK

- BACKSTOPS
- FENCING
- DUGOUTS
 - CONCRETE PADS
- SHADED BLEACHERS
 - CONCRETE PADS
- WARNING TRACK CLAY

P-3

GENERAL EXERCISE & WELLNESS

- WALKING PATHWAYS
- EXERCISE STATIONS
- TRASH RECEPTACLES
- BOLLARDS ALONG PINTO FIELD

P-4

PARKING IMPROVEMENTS

- RESURFACE EXISTING PARKING LOTS
- ADD PARKING CAPACITY WHERE POSSIBLE

P-5

SPORT COURT IMPROVEMENTS

- AIRNASEUM INSTALLATION
- TENNIS COURT IMPROVEMENTS
 - FENCING & NEW SEATING AREA

P-6

LANDSCAPING

- PALMS
- NEW PLANTINGS

P-7

THE PROPOSED PHASED APPROACH CAN CHANGE BASED ON DESIGN AND FUNDING LEVELS

PRELIMINARY BUDGET- DESIGN IN PLACE

| YEAR ONE CURRENT FUNDS | \$1,269,000.00 |
|-----------------------------|-----------------------|
| CONSTRUCTION PLANS (DESIGN) | \$300,000.00 |
| BALL FIELD 5 IMPROVEMENTS | \$551,528.00 |
| LIGHTING FIELD 1 | \$442,750.00 |
| RUST KIT (12 MONTHS) | \$14,400.00 |
| RESTROOM BUILDING | \$461,000.00 |
| CARRYFORWARD TRANSFER | + \$499,322.00 |
| TOTAL | \$1,769,000.00 |

| ELEMENTS REMAINING | PRELIMINARY BUDGET |
|---------------------------------------|-----------------------|
| COMPLETE PATHWAY | \$265,000.00 |
| SPORTS FIELD LIGHTING | \$875,000.00 |
| BALL FIELD BACKSTOPS | \$250,000.00 |
| BALL FIELD FENCING AND DUGOUTS | \$400,000.00 |
| BALLFIELD EARTHWORK | \$1,776,000.00 |
| EXERCISE STATIONS & TRASH RECEPTACLES | \$180,000.00 |
| LANDSCAPING | \$65,000.00 |
| PARKING IMPROVEMENTS | \$375,000.00 |
| SPORT COURT IMPROVEMENTS | \$750,000.00 |
| TOTAL | \$4,963,000.00 |

Cost figures are based on 2024 quotes, 2022 OPCs and contracted vendor pricing which are still subject to change pending bids

KEY NEXT STEPS

- 1. Council Approval**
- 2. Engage Partner Providers (Optimist, MLM, OLL)**
- 3. Engage School Board for JUA Amendment**
- 4. Complete Master Construction Documents with OPC**
- 5. Establish Budget (Immediate & Future)**
- 6. Commence Implementation (Regulatory Permitting and Construction)**

QUESTIONS

