

STAFF REPORT

DATE: November 29, 2022
TO: Ty Lasher
FROM: Brian Hayes
RE: Master Plan Proposals



SUMMARY: During the formulation of the 2022 budget last summer, Council requested a recreation master plan be conducted to determine current and future needs of the department. In addition, the need to create a master plan for Bel Aire Park was included since the Woodlawn expansion made some changes to the area. As requested by Council, Recreation staff sought proposals to create master plans of the Recreation Complex, Bel Aire Park, and Central Park.

HISTORY: Since its beginning, the Bel Aire Recreation Complex has grown without a formal master plan. The City has been fortunate to have a group of forward thinking resident volunteers, governing bodies, and staff with good vision for the community. Over the years the current outdoor Rec Complex components were built by these folks without the benefit of adequate budgeting, engineering, and professional design. As a result, outdoor ADA access is minimal and facility updating is desired.

Bel Aire Park is the oldest park in Bel Aire originally built when the city was an improvement district. It has been updated several times throughout its lifespan. Currently the tennis court surface is dilapidated and the park will soon be gaining some space due to the current Woodlawn expansion.

Central Park is the newest Park in the city and discussions are underway to repurpose/expand its components.

DISCUSSION: Staff felt efficiencies could be obtained by contracting with one firm to complete master plans for all projects. Staff originally contacted several firms to provide proposals to create master plans for the Rec Complex and Bel Aire Park. The request was later revised to include updating Central Park's master plan as a local developer is interested in funding pickleball courts at this location and council is discussing remodeling the pool into a splash pad. The request for proposals asked for Site Analysis and Conceptual Designs that would include public engagement and master plan documents for all 3 locations. Staff identified the following items to be considered while going through the planning process for all 3 locations; ADA access, playground safety surfacing, paved trails, tennis court replacement/relocation, pickleball/fitness/multi court additions, pool/splash pad conversion, sports lighting, and other potential improvements.

The following attached master plan proposals were submitted;

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| • Landworks Studio | \$19,210 |
| • Mid-Kansas Engineering Consultants | \$40,000 |
| • Landworx Engineering | \$52,400 |

FINANCIAL: \$20,000 was budgeted in the Recreation and Park Department's 2022 budgets to update master plans of the respective departments.

RECOMMENDATION: Staff recommends accepting the proposal submitted by Landworks Studio for \$19,210 to update the master plans of the Bel Aire Recreation Complex, Bel Aire Park, and Central Park.