

M E M O R A N D U M

TO: Tom Harmer, Town Manager
FROM: Carolyn Brown, Support Services Director
Isaac Brownman, Public Works Director
DATE: May 20, 2019
SUBJECT: Pickleball Courts Feasibility Study Update

Recommended Action

None, informational only.

Background

After requests from the pickleball community for additional pickleball opportunities, the Town Commission directed the Town Manager to move forward with a feasibility study for adding four pickleball courts in the area between the Library and four existing tennis courts on the North side of Bay Isles Road.

Town staff began by exploring the site feasibility, parking, potential revenue, and capital costs. In addition, in April of 2018, staff sent out a survey to Tennis Center members to understand their level of support and to identify concerns they may have. The greatest concern expressed by the Tennis Center members was the noise associated with pickleball and the disruption to the concentration needed for tennis. There were also concerns regarding parking and the assurance that no tennis courts would be removed. Staff discussed these items with the Town Commission at the May 21, 2018 Special Budget Workshop meeting.

Planning level order of magnitude estimates for design and construction for adding four pickleball courts was estimated at approximately \$200,000. As part of the 5-Year capital improvement budgeting process, it was determined that \$100,000 would be allocated in the FY20 budget to match private funding that could potentially be raised towards this effort.

On December 3, 2018, the Commission authorized a budget amendment to facilitate moving forward with hiring a firm to provide professional services for high level planning, design and cost estimates. The budget amendment for FY19 was approved for \$20,000 of the \$100,000 in funds allocated in the FY20 budget from the Sarasota County Infrastructure Surtax Fund.

Since that time, George F. Young was hired and has finalized a concept plan (“sketch”) and opinion of probable cost. The following outlines the findings and work completed by staff and George F. Young:

1. **Concept** – Staff met onsite with George F. Young on several occasions. After conducting an on-site assessment, it was determined that the least impact to area residents would be to place the courts in the area where the shell parking lot is currently located.

2. **Parking** - Parking behind the library would be available as well as in the grass area between the library lot and the tennis courts. Staff contacted the pastor of the All Angels by the Sea Episcopal Church regarding potential use of their grass parking during the weekdays and on Saturdays. On Sundays, the parking lot at Town Hall would be available for parking. The pastor agreed to discuss the idea with the church members and follow up with staff with their response.
3. **Opinion of Probable Cost** – George F. Young conducted research on the costs of other public pickleball courts as well as estimated costs associated with required site work such as clearing, grubbing and earthwork needed for the project and grass parking. Below is a cost estimate:

A – Earthwork and Grassed Parking

Item No.	Description	Unit	Estimated Quantity	Unit Price Estimate	Bid Price
1	Clear and Grub	AC	0.13	\$10,000.00	\$1,300.00
2	12' Type 'B' Stabilization (LBR 40)	SY	670	\$8.00	\$5,360.00
3	6" Crushed Concrete Base (LBR 100)	SY	670	\$15.00	\$10,050.00
4	2" Topsoil	SY	700	\$4.00	\$2,800.00
5	Sod	SY	700	\$2.50	\$1,750.00
6	Erosion Control Silt Fence	LF	300	\$2.50	\$750.00
	Subtotal - A				\$22,010.00

B – Earthwork and Courts

Item No.	Description	Unit	Estimated Quantity	Unit Price Estimate	Bid Price
1	Clear and Grub	AC	0.17	\$10,000.00	\$1,700.00
2	Erosion Control and Silt Fence	LF	500	\$2.50	\$1,250.00
3	Pickleball Courts 2 61'x61' Pads = 4 Courts) Complete	EA	2	\$36,000.00	\$72,000.00
4	Sidewalk Connections	LF	100	\$10.00	\$1,000.00
	Subtotal - B				\$75,950.00

Subtotal A + B \$97,960.00

Total with Contingency (20%) \$117,552.00

4. **Acoustical Solutions** – After conversations and feedback from other municipalities where pickleball courts are within close proximity to private homes, staff researched pricing on exterior sound blankets/acoustical fencing. Information received indicates that noise can be reduced by approximately 10 – 12 decibels, or an approximate 50% reduction in sound as perceived by the human ear. The cost varies depending on the number of panels installed, however costs for this project are estimated at approximately \$16,000 to cover 2 1/4 – 2 1/2 sides of each of the two sets of courts. Staff recommends

including acoustical fencing as part of this project to avoid noise to neighbors and tennis players.

5. **Total Estimated Project Costs** – Based on the information provided, total project estimates are **\$133,552**. This does not include any beautification improvements such as additional landscaping /shrubbery or other aesthetic elements.

Out of the \$100,000 originally allocated for this project, there is currently approximately \$90,000 remaining after payment to George F. Young for their work. Based on the current estimates, the project is approximately \$43,552 underfunded. The original funding concept included private fundraising for up to half of the cost. In addition, there is a potential for grant funding for the construction of the project.

Next Steps

After reviewing the location and plans as outlined above with the Town Commission, next steps include obtaining feedback from various stakeholders including pickleball players, members of the Tennis Center (including Friends of Tennis), and the public in late Fall. The staff will investigate potential grant opportunities and follow up with the pickleball representatives that have been advocating for the project regarding their fundraising efforts associated with the project. Finally, staff will continue to work with All Angels by the Sea Episcopal Church on a potential parking agreement.

Attachments

PowerPoint presentation



Pickleball Courts Feasibility Study Update

Town Commission
Regular Workshop Meeting
May 20, 2019



Background

- Pickleball community requested additional pickleball courts.
- On March 28, 2018, Town Commission directed the Town Manager to investigate area adjacent to the library.
- Town staff explored the site feasibility, parking, potential revenue and capital costs.
- Town staff received feedback from Tennis Center members.



Background continued

- Planning level estimates for the project were \$200,000.
- December 3, 2018, budget amendment approved for up to \$20,000 of the \$100,000 allocated for FY20.
- Staff hired George F. Young to provide professional services for high level planning, design and cost estimates.



George F. Young Concept



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TOWN OF LONGBOAT KEY LONGBOAT KEY, FLORIDA 34122												George F. Young, Inc. 10000 W. STATE ROAD 112, SUITE 200 BOCA RATON, FLORIDA 33433 TEL: 561-993-1100 FAX: 561-993-1101 WWW.GEORGEFYOUNG.COM				TOWN OF LONGBOAT KEY-PICKLEBALL COURTS DEVELOPMENT CONCEPT PLAN (E.T.N. & T.H.N. M.S. S.H.A.L.E)				161220002 C1			

George F. Young Concept (close-up)





George F. Young - Estimate

Item No.	Description	Unit	Estimated Quantity	Unit Price Estimate	Bid Price
A	Earthwork and Grassed Parking				
1	Clear and Grub	AC	0.13	\$10,000.00	\$1,300.00
2	12" Type 'B' Stabilization (LBR 40)	SY	670	\$8.00	\$5,360.00
3	6" Crushed Concrete Base (LBR 100)	SY	670	\$15.00	\$10,050.00
4	2" Topsoil	SY	700	\$4.00	\$2,800.00
5	Sod	SY	700	\$2.50	\$1,750.00
6	Erosion Control Silt Fence	LF	300	\$2.50	\$750.00
				Subtotal - A	\$22,010.00
B	Earthwork and Courts				
1	Clear and Grub	AC	0.17	\$10,000.00	\$1,700.00
2	Erosion Control Silt Fence	LF	500	\$2.50	\$1,250.00
3	Pickleball Courts (2 61'x61' Pads= 4 courts) Complete	EA	2	\$36,000.00	\$72,000.00
4	Sidewalk connections	LF	100	\$10.00	\$1,000.00
				Subtotal - B	\$75,950.00
				Subtotal A + B	\$97,960.00
				Total with Contingency (20%)	\$117,552.00



Acoustical Fence

- After conversations with other municipalities where pickleball courts are in close proximity to private homes, staff recommends acoustical fencing be part of the project.
- Sound from pickleball could be reduced by 10 – 12 decibels or an approximate 50% reduction in sound as perceived by the human ear.
- Costs are estimated at \$16,000 to cover 2 1/4 – 2 1/2 sides of each of the two sets of courts.

Acoustical Fence Location





Acoustical Fence (photo 1)





Acoustical Fence (photo 2)





Acoustical Fence (photo 3)





Budget

Cost Estimate Courts & Parking	\$117,552
<u>Acoustical Fencing</u>	<u>\$ 16,000</u>
	\$133,552
Total Town Budget (Surtax)	\$100,000
<u>Conceptual Engineering & Est.</u>	<u>(\$ 10,000)</u>
	\$ 90,000
<i>Difference</i>	\$ 43,552



Next Steps

Should the Commission support the location and plans:

- Staff will plan for feedback opportunities in the fall with pickleball group, tennis members and public
- Staff will look into any grant opportunities that may exist
- Staff will confer with pickleball representatives on the status and their plans associated with private fundraising efforts
- Continue discussions with All Angels by the Sea Episcopal Church regarding a possible shared parking agreement to the north



Questions

End of Agenda Item