

#2

Mike Geisel
City Administrator



690 Chesterfield Pkwy W
Chesterfield MO 63017
Phone 636-537-4711
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OFFICE OF THE CITY ADMINISTRATOR

TO: Mayor & City Council
Date: February 23, 2022
RE: Pickleball Analysis

Staff's analysis of potential pickleball locations is attached and provides detailed cost estimates for each location. What is not addressed, is the source of funds for each location. As you are aware, the 2022 approved budget includes \$300,000 for pickleball courts.

With the additional site work and increased costs, both potential sites will require a substantial additional investment. Please remember, these are still cost estimates, not final bid pricing. The source of the additional funds may very well impact your decision as to the desired location.

The estimated cost to construct 4 pickleball courts at the suggested Central Park site is \$761,890. An additional required investment of ~\$465,000.

The estimated cost to construct 6 pickleball courts at the suggested Chesterfield Valley Athletic Complex site is \$1,134,553. An additional required investment of ~\$835,000.

However, the source of the additional funds is very different:

If the pickleball courts are constructed at Central Park, there are sufficient funds in the existing parks COP proceeds (associated with the land acquisition issuance) to cover the additional required investment. ***No general fund or park fund reserves are required.***

If the pickleball courts are constructed at the Chesterfield Valley Athletic Complex, the Central Park COPS proceeds cannot be used. The additional ***\$835,000 would have to be taken from either General Fund – Fund Reserves or Parks Fund – Fund Reserves.***

Staff looks forward to sharing the analysis with you at the upcoming PR&S Committee.

Memorandum

Department of Public Works



TO: Michael O. Geisel, P.E.
City Administrator

FROM: James A. Eckrich, P.E. *gme*
Public Works Director / City Engineer

DATE: February 22, 2022

RE: Location of Pickleball Courts – Central Park and CVAC

#2 ↗

The Parks, Recreation and Arts Committee of City Council (PRA) has recently directed Staff to study both Central Park and the Chesterfield Valley Athletic Complex (CVAC) and make recommendations for two to four pickleball courts at Central Park and additional courts at the CVAC.

On December 16, 2021 I issued a memorandum regarding pickleball at the CVAC. That memorandum details the preferred location for pickleball courts at the CVAC; specifically within the existing parking lot at the west end of the CVAC, near the A concession stand. As detailed within that memorandum, this location can relatively easily be converted to pickleball courts, and is located adjacent to shade and restrooms. The loss of parking, while not ideal, could potentially be offset by a parking lot addition west of the entrance road. Although the property west of the access road is not owned by the City, we believe we could secure an easement or parking agreement with that property owner (the Monarch-Chesterfield Levee District). The general area is shown below:

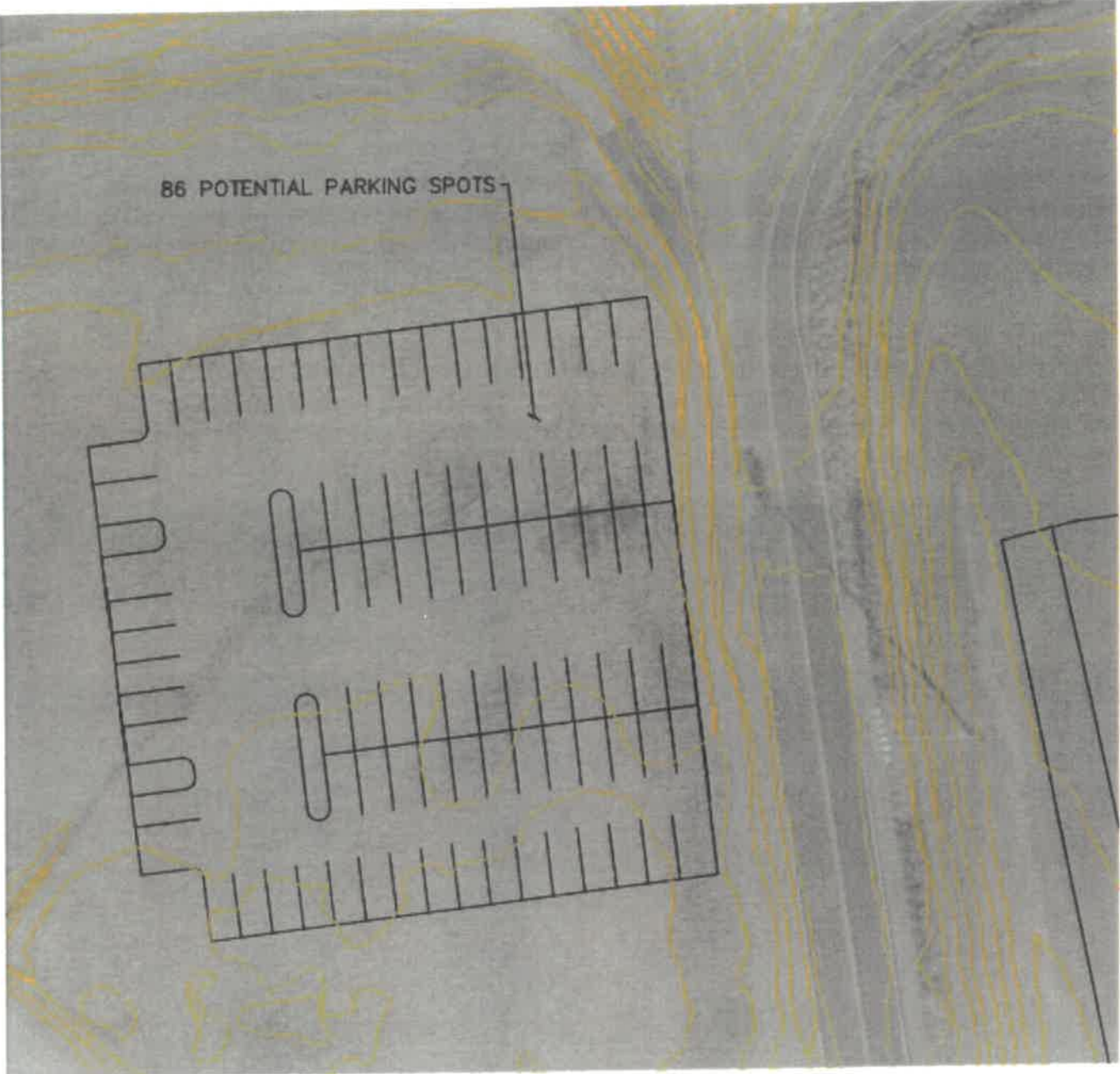


The pickleball courts could be laid out as shown in the drawing below:



This layout would likely necessitate the construction of a short retaining wall (approximately one-foot in height) and would consume approximately 54 parking spaces. The majority of the parking spaces can be saved and the parking lot will still flow and function as originally intended. The pickleball courts will drain to the south and will result in a negligible increase in impervious area. Accordingly, the stormwater within the existing parking lot can be accommodated by the existing infrastructure. Additional impervious surface will be created by the construction of a new parking lot to the west and stormwater facilities will be necessary in that area.

In order to offset the loss of parking, the City Staff would pursue property acquisition, an easement, or parking agreement with the Levee District for the use of the area immediately west of the entrance road. This subject has been broached with the Levee District, and they are conceptually agreeable to such an arrangement. A schematic parking lot design is shown below. This proposed parking lot would add 86 spaces, resulting in a net gain of 32 spaces. As this site is currently unimproved and in close proximity to the Levee, the construction of a parking lot would require MSD and Levee District approval. This process could commence concurrently with the construction of the pickleball courts.



If Council approved the construction of pickleball courts near the A concession stand at the CVAC, the estimated costs are as shown on the next page. Please note that

these costs are based upon a preliminary site evaluation, and actual costs may vary substantially once a final design is completed. Additionally, these costs assume the land or easement for the additional parking lot can be acquired at no cost. The detailed cost estimate is attached and labeled as Appendix A.

Sitework	\$89,000
Construction of six pickleball courts	\$680,553
Parking Lot (including design and permits)	\$365,000
TOTAL	\$1,134,553

CENTRAL PARK

As you know, the original location delineated for pickleball courts within Central Park was the southwest corner of Chesterfield Parkway and Main Circle Drive. The City Council has determined that this location should not be considered for pickleball, and the PRA has directed Staff to study Central Park and offer an alternate location within Central Park.

In response to the direction from City Council, the City Staff has studied Central Park and looked into three other options for pickleball courts. While two of these options contain challenges, one appears to be ideal for pickleball courts. First, let us consider the two options that are NOT recommended, starting with an option just south of Burkhardt Place, west of the YMCA.



This location, shown above on the previous page in red, was quickly dismissed as a viable pickleball alternative. The grade of the site, lack of parking, proximity to restrooms, and size of the site make it unattractive as a location for pickleball courts.

The second location we investigated was the eastern portion of the aquatic center parking lot, shown below. This location has some advantages, including proximity to restrooms, nearby parking, and drainage accommodations within the existing lot. However, the layout of the parking lot and grade of the parking lot (4.4% here vs. 1.5% at CVAC) make this a difficult space to use for pickleball. Additionally, it is not ideal to lose the parking spaces that would be consumed by these courts. While this space is not impossible, it was not chosen as the preferred option. You will note from the drawing below that orienting pickleball courts in the desired north/south configuration cannot be accommodated without impacting the drive aisles.

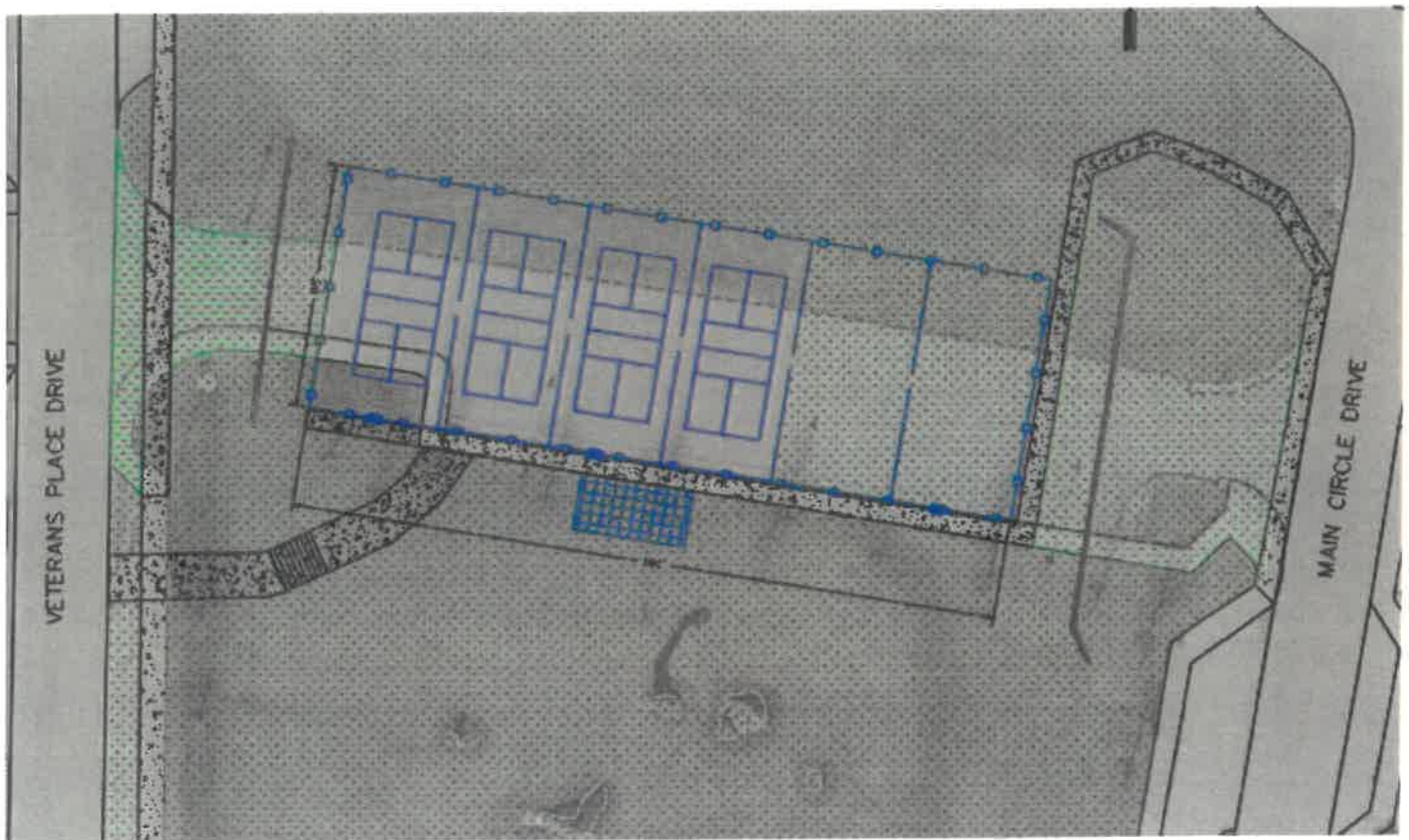


It quickly became apparent that there was a third alternative that seems to meet all of the needs for pickleball, at a desirable location within Central Park. This location is shown below, in blue.

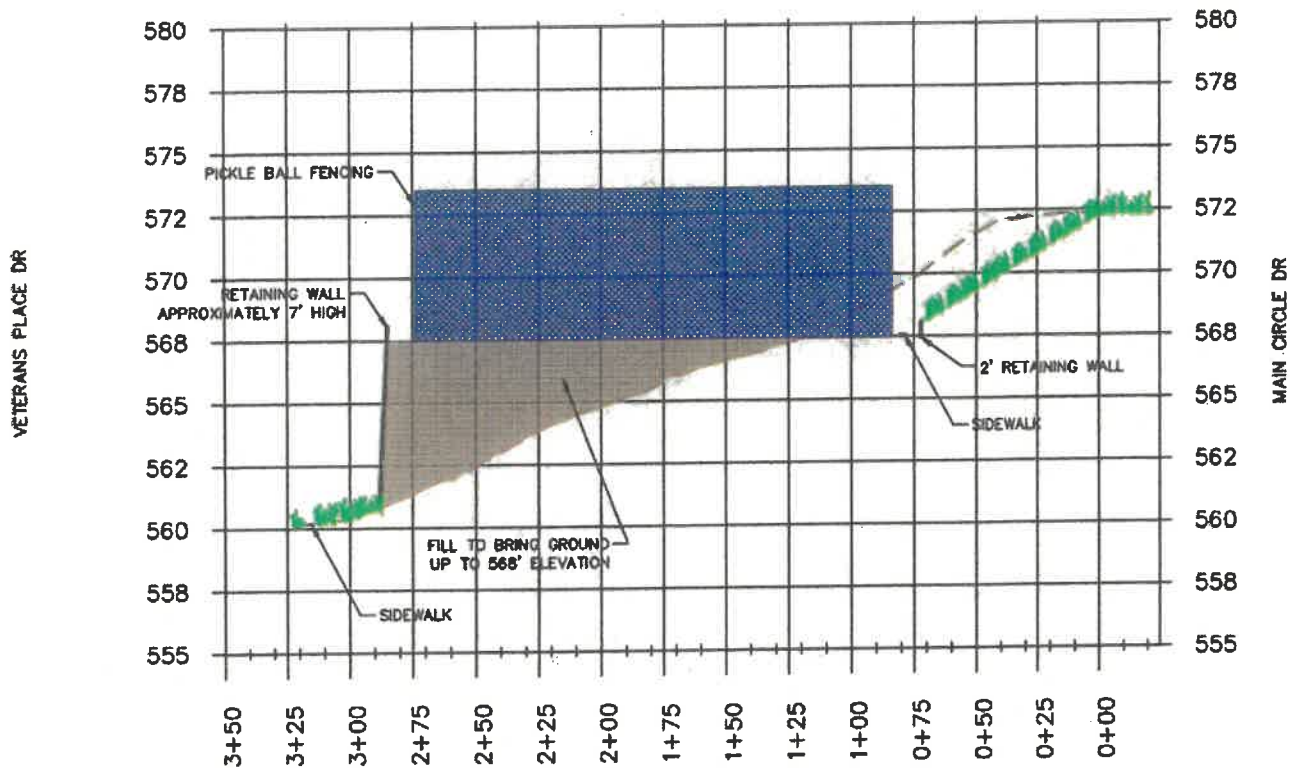


As you can see, this is within an existing small parking lot located immediately west of Main Circle Drive and north of The Awakening. The area is close to parking and public restrooms, and not immediately adjacent to Chesterfield Parkway. Further, because the area is currently paved, it minimizes the loss of green space while allowing for additional plaza and flex space for community events. However, it does eliminate 21 existing parking spaces.

In order to convert this space to pickleball courts, the lot would need to be modified to eliminate the vehicular connections to Main Circle Drive or Veterans Place Drive. As shown on the drawing below, we believe this site could easily accommodate four to six pickleball courts.



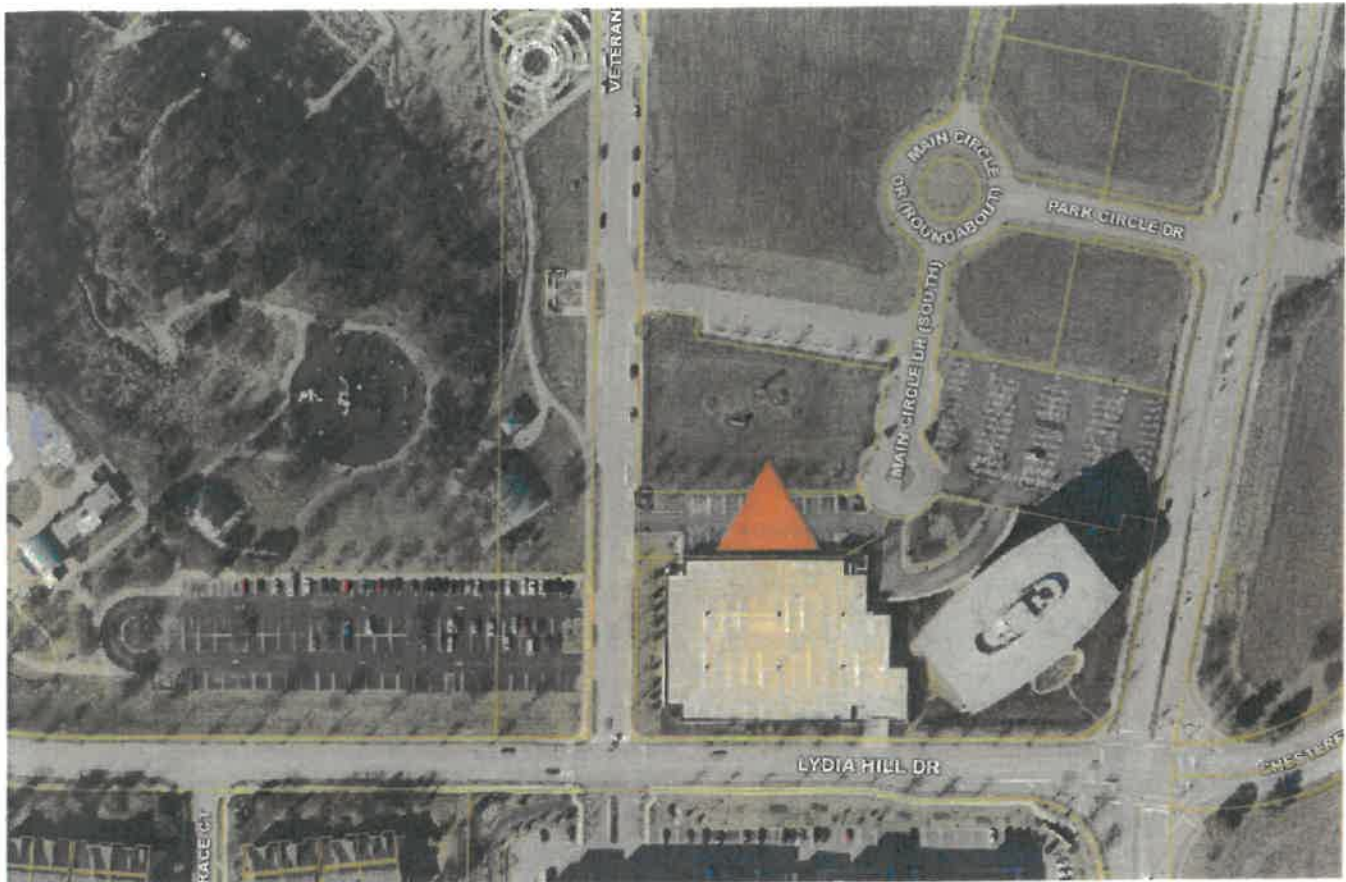
An approximate eight-foot maximum height retaining wall would be constructed at the west end of the lot in order to reduce the grade of the existing lot and accommodate the grade necessary for pickleball. A small retaining wall, two feet in height or less, may also be necessary on the east end of the lot. The following drawing shows a conceptual cross section of the area and how the retaining walls would allow the site to be improved for pickleball courts.



A secondary benefit of choosing this site is that in addition to pickleball, the area can be converted to accommodate community event space desired by the Parks, Recreation, and Arts Department. Per Parks, Recreation, and Arts Director Tom McCarthy “This checks of some of our concepts and ideas that came out of the Central Park Master Plan process such as creating flexible space for more community programs and removing the existing street connection between Park Circle Drive and Veterans Place Drive, thus creating a plaza area. The addition of the pickleball courts here also seeks to more directly integrate ‘The Awakening’ into the park, which was mentioned in the Master Plan. I believe this is by far the best place in Central Park for the pickleball courts and it increases the City’s flexible event space. In the future this area is ideal for ‘back of house’ space during large scale events, or the courts could also be used for a large tented space to add additional shaded areas during park events.” In order to allow for these accommodations, the pickleball courts would need to be constructed in such a manner that the nets and fencing could be removed during large events.

One complication of the use of this site for pickleball courts is the vehicular flow along Main Circle Drive. As you know, the construction of the remaining section of Main Circle Drive north from the roundabout to Veterans Place Drive is scheduled for construction in 2022. This section of road allows the closure of Veterans Place Drive during large events and permits cars to travel around the area utilizing Main Circle Drive. Removing this parking lot (and the drive lane contained therein) means that vehicles will need an alternate means to travel from Veterans Place to Main Circle Drive at the south end of the park. Fortunately, this can be accommodated by the

City acquiring an easement (or use agreement) over the parking lot owned by Gershman, shown on the next page in orange. By acquiring the rights to this parking lot, the City could successfully route vehicles around Central Park any time Veterans Place Drive is closed, as we have actually done during prior events.



If Council approves the construction of pickleball courts within the current parking lot north of The Awakening, the estimated costs are as follows. Please note that these costs are based upon a preliminary site evaluation, and actual costs may vary substantially once a final design is completed. Additionally, these costs assume the adjacent parking lot or easement can be acquired at no cost. The detailed cost estimate is attached and labeled as Appendix B.

Sitework	\$363,500
Construction of four pickleball courts	<u>\$398,390</u>
TOTAL	\$761,890

Please note that \$143,000 of the sitework cost is related to fill material (furnish and compaction). That line item could be substantially reduced if a fill source can be located and fill material donated. Another option to reduce costs would be to regrade the area immediately north of this site to generate the required fill material.

Conclusion

It is the City Staff's findings that these are the two preferred locations for pickleball courts at the CVAC and Central Park. Should you have questions or need additional information, please let me know.

APPENDIX A

CVAC Pickleball Courts and Parking Area Conceptual Cost Estimate

Line Item	Quantity	Unit Price	Unit Totals
Site Work for Pickleball Courts			
Mobilization	1 LS	\$ 5,000.00	\$ 5,000.00
Removal of Existing Improvements	1 LS	\$ 4,000.00 LS	\$ 4,000.00
Traffic Control	1 LS	\$ 1,500.00	\$ 1,500.00
Mechanically Stabilized Earth Retaining Walls	370 SF	\$ 50.00 SF	\$ 18,500.00
Curb Ramps	2 EA	\$ 1,200.00 EA	\$ 2,400.00
Inlet Protection	2 EA	\$ 250.00 EA	\$ 500.00
Silt Fence	200 LF	\$ 4.00 LF	\$ 800.00
Pulverize and Grade Existing Asphalt Parking Lot	1 LS	\$ 20,000.00 LS	\$ 20,000.00
Crushed Stone Base (Wedge Course for leveling)	260 TN	\$ 45.00 TN	\$ 11,700.00
Type 5 Aggregate Base (4")	70 SY	\$ 10.00 SY	\$ 700.00
Type "C" Bituminous Concrete Pavement 2"	70 SY	\$ 10.00 SY	\$ 700.00
Type "X" Bituminous Concrete Pavement 6"	70 SY	\$ 43.00 SY	\$ 3,010.00
Crosswalk Pavement Striping	1 LS	\$ 1,500.00 LS	\$ 1,500.00
Wheel Stops	26 EA	\$ 150.00 EA	\$ 3,900.00
Site Work for Pickleball Court Subtotal			\$ 74,210.00
20% Construction Contingency			\$ 14,842.00
Site Work for Pickleball Court Subtotal (with contingency)			\$ 89,052.00
Parking Area (~160'x160' and 86 spaces +/-)			
Mobilization	1 LS	\$ 5,000.00 LS	\$ 5,000.00
Permitting	1 LS	\$ 5,000.00 LS	\$ 5,000.00
Type 5 Aggregate Base (4")	2900 SY	\$ 10.00 SY	\$ 29,000.00
7" Portland Cement Concrete Pavement	2900 SY	\$ 55.00 SY	\$ 159,500.00
4" White Striping	1650 LF	\$ 2.00 LF	\$ 3,300.00
Wheel Stops	86 EA	\$ 150.00 EA	\$ 12,900.00
Water Quality	1 LS	\$ 20,000.00 LS	\$ 20,000.00
4" Sidewalk Path from Parking Area to Pickleball Courts (6' Wide)	2970 SF	\$ 7.50 SF	\$ 22,275.00
Crosswalk Pavement Striping	1 LS	\$ 1,500.00 LS	\$ 1,500.00
Curb Ramps	2 EA	\$ 1,200.00 EA	\$ 2,400.00
Restoration/Seed	700 SY	\$ 5.00 SY	\$ 3,500.00
Parking Area Subtotal			\$ 264,375.00
20% Construction Contingency			\$ 52,875.00
Engineering Design - 15% of Construction Cost			\$ 47,587.50
Parking Area Total (with contingency and design)			\$ 364,837.50
Pickleball Courts and Site Furnishings			
See Byrne & Jones Proposal			\$ 680,553.00
Pickleball Courts and Site Furnishings Subtotal			\$ 680,553.00

CVAC TOTAL (6 Courts and Add'l Parking) = \$1,134,442.50

APPENDIX B

Central Park Pickleball Courts Conceptual Cost Estimate

Line Item	Quantity		Unit Price		Unit Totals
Site Work for Pickleball Courts					
Mobilization	1	LS	\$ 5,000.00		\$ 5,000.00
Removal of Existing Improvements	1	LS	\$ 10,000.00	LS	\$ 10,000.00
Traffic Control	1	LS	\$ 2,500.00		\$ 2,500.00
Excavation and Placement (On-Site Material)	150	CY	\$ 22.00	CY	\$ 3,300.00
Furnish and Compact Fill (Import Material)	2590	CY	\$ 55.00	CY	\$ 142,450.00
Tree Removal	10	EA	\$ 500.00	EA	\$ 5,000.00
Removal and Replacement of Lights	3	EA	\$ 2,500.00	EA	\$ 7,500.00
Mechanically Stabilized Earth Retaining Walls	1440	SF	\$ 50.00	SF	\$ 72,000.00
Stairs	144	SF	\$ 60.00	SF	\$ 8,640.00
4" Sidewalk	4600	SF	\$ 7.50	SF	\$ 34,500.00
Curb Ramps	2	EA	\$ 1,200.00	EA	\$ 2,400.00
6" Type "S" Vertical Curb	180	LF	\$ 15.00	LF	\$ 2,700.00
Convert Curb Inlet to Area Inlet	1	EA	\$ 4,250.00	EA	\$ 4,250.00
Contractor Furnished Staking and Surveying	1	LS	\$ 2,000.00	LS	\$ 2,000.00
Restoration/Seed	2840	SY	\$ 5.00	SY	\$ 14,200.00
Inlet Protection	2	EA	\$ 250.00	EA	\$ 500.00
Silt Fence	250	LF	\$ 4.00	LF	\$ 1,000.00
Site Work for Pickleball Court Subtotal					\$ 302,940.00
20% Construction Contingency					\$ 60,588.00
Site Work for Pickleball Court Subtotal (with contingency)					\$ 363,528.00
Pickleball Courts and Site Furnishings					
See Byrne & Jones Proposal					\$ 398,390.00
Pickleball Courts and Site Furnishings Subtotal					\$ 398,390.00

CENTRAL PARK TOTAL (4 Courts) = \$761,918.00



Byrne & Jones

SPORTS CONSTRUCTION

13940 St. Charles Rock Road
ST. LOUIS, MO 63044
PHONE: (314) 567-7997
FAX: (314) 567-1828

WWW.BYRNEANDJONES.COM/sports

DATE: 1/27/22

CVAC Pickleball Courts
Attn: Thomas McCarthy
Director of Parks, Recreation and Arts
City of Chesterfield

Dear Mr. McCarthy,

On behalf of Byrne & Jones Construction's Sports Division, I would first like to thank you for the opportunity to submit our proposal for the CVAC Pickleball Project. We have reviewed the project thoroughly and we are confident that we have provided a competitive and attractive package for the district.

Founded in 1976, Byrne & Jones Construction is a privately held construction company in our 45th year of business. In 2020, our revenue was over \$120 million dollars. Despite our rapid growth in recent years, Byrne & Jones Construction remains a debt free organization.

Our Team has been in the Sports Construction Industry for over 35 years. In the early 1980's we began building asphalt running tracks, which quickly led to the installation of all-weather running track surfacing. Since then, we have completed over 500 track projects across the Midwest. In 2004, we broke into the synthetic turf field industry with our first field at Washington University in St. Louis, MO. We now have over 400 athletic field projects under our belts averaging 25+ annually over the last 3 years. Just last year we became one of the few members of the 30/30 club participating in the construction of over 30 fields and 30 tracks.

Our approach to sports construction is unique: we are the most knowledgeable builders in the synthetic and running track business. Currently, we are the only construction company in the *American Sports Builders Association (ASBA)* with **EIGHT (8) Certified Synthetic Turf Field Builders, FOUR (4) Certified Track Builders, and an ASBA Board of Directors** member on staff. Our agenda is NOT to sell track or turf systems. It's to match the best surface to the owner's goals. Our goal is to build the best facility for the owner's needs and budget. By being a turn-key full-service builder, we control the production schedule and eliminate the risks and added mark-up by having subcontractors on the job. Our crews are dedicated solely to our sports division and we have the most advance equipment to build your field according to the owner's and designer's specifications.

Our resume includes work with the NFL, Frontier League, NCAA, Parks & Recreation Departments, private soccer clubs, countless high schools, and **EIGHT (8) ASBA Distinguished Field Awards.**

In the following pages you will find our proposal for your review. If you have any questions or need anything at all, please feel free to contact me directly.

Sincerely,

Matt Hicks, CFB-S
Director of Sales & Preconstruction
Byrne & Jones Construction | Sports Division
314-809-3851



ASPHALT | CONCRETE | STABILIZATION | MICROSURFACING | SPORTS



Byrne & Jones

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ST. LOUIS, MO 63044

PHONE: (314) 567-7997

FAX: (314) 567-1828

WWW.BYRNEANDJONES.COM/sports

PROJECT	CVAC Pickleball Project	DATE	1/27/22
TO	Thomas McCarthy	PLANS	Chesterfield Option 2
FROM	Martha Davis-Goldstein	SPECS	ASBA Standards

GENERAL CONDITIONS

- Provide on-site supervision of all staging area, material and equipment delivery
- Mobilization of necessary material, equipment and labor to the job site
- Professional Surveyor provided for layout of our work
- Payment and Performance bonds included

PICKLEBALL CONSTRUCTION- 6 COURTS

- Arrive on site with aggregate base prepared by others +/- 1'
- Fine grade and dig for footings, drains, and thickened edge
- Install net and fence footings
- Install trench and collection drain
- Install post-tension concrete court system
- Install 8' black vinyl coated chain link fencing around perimeter of courts with 6 gates and windscreens
- Install 4' black vinyl coated chain link fencing dividing the courts
- Install 6x18" concrete curb around tree bed
- Install 10' wide concrete sidewalk and 1 ADA ramp
- Install a 2 coat acrylic surface for the court area
- Install lighting for pickleball play
- Patch and repair asphalt and concrete areas as needed for our work

CVAC Cost
6 Courts
Includes lighting and
sidewalk

TOTAL INVESTMENT: \$680,552.62

ALTERNATES

- Install ProBounce surface in lieu of post-tension concrete (6 courts) Deduct \$41,200
- Remove installation of lighting Deduct \$105,000



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WARRANTIES

- o 1 year general contractors warranty
- o 5 year ProBounce surface warranty

NOTES/EXCLUSIONS

1. Includes mobilization in (1) phase.
2. Price based on normal working hours and days with complete access to the job site.
3. Price based on mutually agreeable contract language.
4. Price based on tax exempt pricing.
5. Excludes: Pulverize asphalt parking lot in court and tree bed area
6. Excludes: Grade the pulverized material to achieve rough grade +/- .10'
7. Any modification to rock, asphalt, and material type must be mutually agreed upon.
8. Assumes large enough power source on site and within 100' of courts for lighting installation
9. Price does not include any Ameren fees or installation.
10. Price does not include any pavement repairs due to construction traffic.
11. Price does not include any work not specified in the above scope of work.
12. Unless otherwise noted, Soil Stabilization is not Included in this proposal.
13. This proposal excludes any and all time delays and cost increases arising from or related to COVID-19 virus an any government or third party action in response thereto.
14. **TIPS Contract Numbers 20020502 & 200201**
15. Pricing is good for 30 days from the date listed on the proposal.

Best Regards,

M. Davis-G.

Martha Davis-Goldstein
Project Manager – Court Specialist
Byrne & Jones Construction- Sports Division
13940 St. Charles Rock Road.
St. Louis, MO 63044
Cell: (314) 412-9830
marthadg@byrneandjones.com

Signature



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DATE: 1/27/22

Chesterfield Central Park Pickleball Courts
Attn: Thomas McCarthy
Director of Parks, Recreation and Arts
City of Chesterfield

Dear Mr. McCarthy,

On behalf of Byrne & Jones Construction's Sports Division, I would first like to thank you for the opportunity to submit our proposal for the Chesterfield Central Park Pickleball Project. We have reviewed the project thoroughly and we are confident that we have provided a competitive and attractive package for the district.

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Our resume includes work with the NFL, Frontier League, NCAA, Parks & Recreation Departments, private soccer clubs, countless high schools, and EIGHT (8) ASBA Distinguished Field Awards.

In the following pages you will find our proposal for your review. If you have any questions or need anything at all, please feel free to contact me directly.

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PROJECT	Chesterfield Central Park Pickleball Project	DATE	1/24/22
TO	Thomas McCarthy	PLANS	CentralPark_Pickleball provided by Chesterfield
FROM	Martha Davis-Goldstein	SPECS	ASBA Standards

As a Certified Synthetic Turf Field and Running Track Builder, Byrne & Jones Construction is pleased to provide a quotation for the project listed above to include the scope of work listed below:

GENERAL CONDITIONS

- Provide on-site supervision of all staging area, material and equipment delivery
- Mobilization of necessary material, equipment and labor to the job site
- Professional Surveyor provided for layout of our work
- Payment and Performance bonds included

POST-TENSION PICKLEBALL COURTS

- Arrive on site with aggregate base prepared by others +/- 1'
- Fine grade and dig thickened edge
- Install fence and lighting footings
- Install 6" base aggregate
- Install post-tension concrete court system
- Install 5' black double picket aluminum fencing around perimeter of courts with 3 gates
- Install a 2 coat acrylic surface for the court area
- Install lighting for pickleball play
- Backfill, seed and straw areas as needed for our work



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Central Park Cost
4 Courts
Includes lighting, does not include sidewalk

OPTION #1- 4 POST-TENSION PICKLEBALL COURTS

Total Investment: \$398,390

ALTERNATES

- o Install concrete sidewalk per plans Add \$73,770
- o Install 5' black vinyl coated chain link fencing Deduct \$11,040
- o Install ProBounce surface in lieu of post-tension concrete (4 courts) Deduct \$40,000
- o Remove installation of lighting Deduct \$80,000

OPTION #2- 6 POST-TENSION PICKLEBALL COURTS

Total Investment: \$509,420

ALTERNATES

- o Install concrete sidewalk per plans Add \$73,770
- o Install 5' black vinyl coated chain link fencing Deduct \$14,460
- o Install ProBounce surface in lieu of post-tension concrete (6 courts) Deduct \$65,000
- o Remove installation of lighting Deduct \$105,000

WARRANTIES

- o 1 year general contractors warranty
- o 5 year ProBounce surface warranty

NOTES/EXCLUSIONS

1. Includes mobilization in (1) phase.
2. Price based on normal working hours and days with complete access to the job site.
3. Price based on mutually agreeable contract language.
4. Price based on tax exempt pricing.
5. Excludes: Portable net systems
6. Excludes: Grade the pulverized material to achieve rough grade +/- .10'
7. Assumes large enough power source on site and within 100' of courts for lighting installation
8. Price does not include any Ameren fees or installation.
9. Any modification to rock, asphalt, and material type must be mutually agreed upon.
10. Price does not include any pavement repairs due to construction traffic.
11. Price does not include any work not specified in the above scope of work.
12. Unless otherwise noted, Soil Stabilization is not included in this proposal.
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Best Regards,

M. Davis-G.

Martha Davis-Goldstein
Project Manager – Court Specialist
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Signature



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