

Memorandum



#4

To: Mike Geisel, City Administrator
From: Tom McCarthy
Director of Parks, Recreation and Arts
Date: 5/20/2022
Re: Pickleball Information

As directed by the Parks, Recreation & Arts Committee of Council, I have investigated the opportunity to site pickleball courts in what is currently the rear parking area at the west side of the Y. The new Director, Tim Peters, and the Vice-President of Operations-West District, Tricia Meinhold expressed the following conditions for us to move forward with siting municipal pickleball courts on the west parking lot behind their building, to also facilitate their use of Central Park to conduct their summer camp. They currently erect their tents and conduct their summer camp program at the site being considered as a pickleball court alternative location.

1. The City and Y would develop a 30-year lease for the land for \$1.00, with a ten-year mutually agreeable renewable option.
2. We would have to permit and provide space for their summer camp in the northern portion of the main field of Central Park. Within the designated area, we would allow the Y to erect two 20' x 30' tents, and one 10' x 10' tent for the duration of the Y summer camp program. Their program operates generally for the three months of June, July, and August. The area required would be 300' x 150' (just over 1 acre) and would be enclosed by a fence, at the Y's sole expense.
3. Camp usually runs from the middle of June to the third week of August from 7:00am -6:00pm Monday- Friday, but the tents and fenced space would be in place continuously for the three months.
4. The summer camp participants will also need access to bathrooms and potable water in close proximity to their segregated fenced area. The existing Amphitheater restrooms would be acceptable.
5. If the pickleball courts were constructed at the proposed location west of the Y, they would allow users to walk around the front of the building and use their restrooms. However, in the long term, it would be preferable to evaluate and consider adding an additional building entry to allow users to have direct access to the interior restrooms.
6. The Y understands that the City will have multiple summer events on the "Fairgrounds" property which will conflict with their summer camp area. They are willing to work around these events as long as there is ample notice given at the beginning of the year. The Y summer camp tents could be used for these events on the weekends, but they would remain in place.

7. The City of Chesterfield would program the courts, run clinics, leagues and otherwise manage\control the proposed pickleball courts. They would request that members of the Y would get resident rates for pickleball programs and court fees.

It should be understood that this remains a concept level analysis. We have developed concept level schematic layouts and cost estimates. Please know that detailed surveys, investigations and permitting may significantly impact current estimates and configuration.

The City's engineering division has developed an estimated cost to prepare a pad ready site, including grading, retaining walls, and parking replacement on the east side of the YMCA Parking lot. Site preparation is estimated to be \$485,930. Using Byrne and Jones prior court installation estimate of \$434,345, if an outdoor restroom is considered, it will add an estimated \$300,000, bringing the sub-total to \$1,220,275. Adding a design and construction contingency of \$285,950 brings the concept level estimated project budget to \$1,506,225.

My biggest concern with putting the courts in the YMCA parking lot is the price and that we tie up a large portion of the main field in Central Park for pretty much the summer from Monday -Friday which will severely limit a large open public space for the public to play in, and we lose the option to have flex space in Central Park for major events as the courts over at the YMCA would be too far away for the space to be included in events.

Map of the space the YMCA tents and green space required for camp attached.

I would like to get a recommendation from the committee on how they would like to move on this at our meeting on June 14 with your approval.



SCALE 1" = 60'

10' X 10'

20' X 30'

VETERANS PLACE DR



FENCED FIELD

150'

300'

Information Provided By:

CITY OF CHESTERFIELD
DEPARTMENT OF
INFORMATION TECHNOLOGY
MAPPING/GIS



Attached hereto, are the prior memoranda describing the previously considered pickleball court locations:

3 courts - Fairgrounds, north of and integral with the Fairgrounds flex space
4 courts (space for two future additional courts) - Fairgrounds, north of and integral with the Fairgrounds flex space: \$761,890
Staff memorandum dated 2/23/2022

Pickleball Court Location Discussion

Staff memorandum dated 1/7/2021

Central Park location (12/2/2021)

Pool Parking lot

Green Space between pavilions

SW of Pool Maintenance Building

Pickleball court recommendation memo (12/22/2021)

City Admin email to Mayor and Council (12/21/2021)

DPW\CE memorandum (12/16/2021)

Revised drawing of proposed courts at west CVAC

6 Courts - Chesterfield Valley Athletic Complex, west parking lot: \$1,134,553
Staff memorandum dated 2/22/2022

Central Park Pickleball Courts memo dated 3/16/22 (office of City Administrator)

Central Park CONCEPTUAL Master Plan (8 acres)

Staff Memorandum dated 10/19/2021

No estimates provided, location only.

Central Park Pickleball Courts
Conceptual Cost Estimate - REVISED (3 Courts No Retaining Walls)

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)	0 CY	\$ 22.00 CY	\$ -
Furnish and Compact Fill (Import Material)	2000 CY	\$ 55.00 CY	\$ 110,000.00
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	0 SF	\$ 50.00 SF	\$ -
Stairs	0 SF	\$ 60.00 SF	\$ -
4" Sidewalk	3270 SF	\$ 7.50 SF	\$ 24,525.00
Curb Ramps	0 EA	\$ 1,200.00 EA	\$ -
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			\$ 174,175.00
20% Construction Contingency			\$ 34,835.00
Site Work for Pickleball Court Subtotal (with contingency)			\$ 209,010.00
Pickleball Courts and Site Furnishings			
Say 80% of Byrne & Jones Proposal for 4 Courts			\$ 318,712.00
Pickleball Courts and Site Furnishings Subtotal			\$ 318,712.00

CENTRAL PARK TOTAL (3 Courts) = \$527,722.00

**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	\$ 10,000.00
Traffic Control	1 LS	\$ 2,500.00	\$ 2,500.00
Excavation and Placement (On-Site Material)	150 CY	\$ 22.00	\$ 3,300.00
Furnish and Compact Fill (Import Material)	2590 CY	\$ 55.00	\$ 142,450.00
Tree Removal	10 EA	\$ 500.00	\$ 5,000.00
Removal and Replacement of Lights	3 EA	\$ 2,500.00	\$ 7,500.00
Mechanically Stabilized Earth Retaining Walls	1440 SF	\$ 50.00	\$ 72,000.00
Stairs	144 SF	\$ 60.00	\$ 8,640.00
4" Sidewalk	4600 SF	\$ 7.50	\$ 34,500.00
Curb Ramps	2 EA	\$ 1,200.00	\$ 2,400.00
6" Type "S" Vertical Curb	180 LF	\$ 15.00	\$ 2,700.00
Convert Curb Inlet to Area Inlet	1 EA	\$ 4,250.00	\$ 4,250.00
Contractor Furnished Staking and Surveying	1 LS	\$ 2,000.00	\$ 2,000.00
Restoration/Seed	2840 SY	\$ 5.00	\$ 14,200.00
Inlet Protection	2 EA	\$ 250.00	\$ 500.00
Silt Fence	250 LF	\$ 4.00	\$ 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

Central Park Pickleball Courts
Conceptual Cost Estimate - REVISED (3 Courts, No Retaining Walls, No Court Lighting)

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	\$ 10,000.00
Traffic Control	1	LS	\$	2,500.00	\$ 2,500.00
Excavation and Placement (On-Site Material)	0	CY	\$	22.00	\$ -
Furnish and Compact Fill (Import Material)	2000	CY	\$	55.00	\$ 110,000.00
Tree Removal	10	EA	\$	500.00	\$ 5,000.00
Removal and Replacement of Lights	3	EA	\$	2,500.00	\$ 7,500.00
Mechanically Stabilized Earth Retaining Walls	0	SF	\$	50.00	\$ -
Stairs	0	SF	\$	60.00	\$ -
4" Sidewalk	3270	SF	\$	7.50	\$ 24,525.00
Curb Ramps	0	EA	\$	1,200.00	\$ -
6" Type "S" Vertical Curb	180	LF	\$	15.00	\$ 2,700.00
Convert Curb Inlet to Area Inlet	1	EA	\$	4,250.00	\$ 4,250.00
Contractor Furnished Staking and Surveying	1	LS	\$	2,000.00	\$ 2,000.00
Restoration/Seed	2840	SY	\$	5.00	\$ 14,200.00
Inlet Protection	2	EA	\$	250.00	\$ 500.00
Silt Fence	250	LF	\$	4.00	\$ 1,000.00
Site Work for Pickleball Court Subtotal					\$ 174,175.00
20% Construction Contingency					\$ 34,835.00
Site Work for Pickleball Court Subtotal (with contingency)					\$ 209,010.00
Pickleball Courts and Site Furnishings					
Say 80% of Byrne & Jones Proposal for 4 Courts (no court lighting)					\$ 254,712.00
Pickleball Courts and Site Furnishings Subtotal					\$ 254,712.00

CENTRAL PARK TOTAL (3 Courts) = \$463,722.00

YMCA Pickleball Courts and Parking Addition
Conceptual Cost Estimate

Line Item	Quantity	Unit Price	Unit Totals
General			
Mobilization	1 LS	\$ 5,000.00	\$ 5,000.00
Permitting	1 LS	\$ 5,000.00 LS	\$ 5,000.00
Pickleball Courts	1	\$ 434,344.00	\$ 434,344.00
Restroom Facility and installation	1	\$ 300,000.00	\$ 300,000.00
Removal of Existing Improvements	1 LS	\$ 15,000.00 LS	\$ 15,000.00
Traffic Control	1 LS	\$ 3,000.00	\$ 3,000.00
Mechanically Stabilized Earth Retaining Walls	2150 SF	\$ 50.00 SF	\$ 107,500.00
Furnish and Compact Fill (Import Material)	1250 CY	\$ 55.00 CY	\$ 68,750.00
Inlet Protection	1 EA	\$ 250.00 EA	\$ 250.00
Silt Fence	210 LF	\$ 4.00 LF	\$ 840.00
Type 5 Aggregate Base (4")	10 SY	\$ 10.00 SY	\$ 100.00
Type "C" Bituminous Concrete Pavement 5"	10 SY	\$ 30.00 SY	\$ 300.00
6" Type "S" Vertical Curb	65 LF	\$ 15.00 LF	\$ 975.00
4" Sidewalk	1230 SF	\$ 7.50 SF	\$ 9,225.00
Stairs	91 SF	\$ 60.00 SF	\$ 5,460.00
Sod/Restoration	3400 SF	\$ 10.00 SF	\$ 34,000.00
Parking Area			
Tree Removal	4 EA	\$ 500.00 EA	\$ 2,000.00
Mechanically Stabilized Earth Retaining Walls	710 SF	\$ 50.00 SF	\$ 35,500.00
Furnish and Compact Fill (Import Material)	265 CY	\$ 55.00 CY	\$ 14,575.00
Type 5 Aggregate Base (4")	470 SY	\$ 10.00 SY	\$ 4,700.00
Type "C" Bituminous Concrete Pavement 5"	470 SY	\$ 30.00 SY	\$ 14,100.00
4" White Striping	399 LF	\$ 2.00 LF	\$ 798.00
12" RCP	15 LF	\$ 75.00 LF	\$ 1,125.00
Storm Manhole	2 EA	\$ 3,750.00 EA	\$ 7,500.00
Grated Inlet with Side Intake	1 EA	\$ 3,600.00 EA	\$ 3,600.00
Connect to Existing Storm Sewer	1 EA	\$ 1,000.00 EA	\$ 1,000.00
Silt Fence	250 LF	\$ 4.00 LF	\$ 1,000.00
Wheel Stops	20 EA	\$ 150.00 EA	\$ 3,000.00
6" Type "S" Vertical Curb	255 LF	\$ 15.00 LF	\$ 3,825.00
42" Fence	100 LF	\$ 85.00 LF	\$ 8,500.00
Sod/Restoration	100 SY	\$ 5.00 SY	\$ 500.00
Pickleball Courts and Parking Area Subtotal			\$ 1,091,467.00
20% Construction Contingency			\$ 218,293.40
Engineering Design - 15% of Construction Cost			\$ 196,464.06
Pickleball Courts and Parking Area Total (with contingency and design)			\$ 1,506,224.46

YMCA TOTAL (4 Courts and Parking) = \$1,506,224.46



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: 5/19/22

Chesterfield YMCA 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 YMCA 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,

M. Davis-G.

Martha Davis-Goldstein
Project Manager | Court Specialist
Byrne & Jones Construction | Sports Division
Cell: (314) 412-9830



ASPHALT | CONCRETE | STABILIZATION | MICROSURFACING | SPORTS



PROJECT	Chesterfield YMCA Pickleball	DATE	5/19/22
TO	Thomas McCarthy	PLANS	Chesterfield YMCA 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 (5)

- Remove necessary trees
- Excavate and grade subgrade, court area to achieve 1% slope
- Install retaining wall per plans
- Install 6" aggregate base for court area
- Install 4" aggregate base for concrete sidewalk, pad, and stairs
- Install court divider posts with sleeves foundations
- Install post-tension concrete court system
- Install concrete sidewalk, pad, and stairs
- Install shelter footings and structure
 - **Structure materials furnished by owner**
- Install 5' black vinyl coated chain link fencing with 3 walk gates and 1, 20' drive gate
- Install acrylic surfacing and striping for pickleball play
- Backfill for areas of our work

Total Investment: \$636,245





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

ALTERNATES

- Remove installation of sport lighting **Deduct:\$110,000**
- Remove excavation, rock, and backfill from scope **Deduct: \$57,000**
 - Excavation includes demo of existing parking lot, prep for courts, prep/backfill for retaining wall, sidewalks, stairs, etc.
 - Rock work would include removing 4" and 6" sections
- Remove retaining wall from scope **Deduct: \$34,910**

WARRANTIES

- 1 year general contractors 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. Assumes large enough power source on site and within 100' of courts for lighting installation
7. Price does not include any Ameren fees or installation.
8. Price does not include any rock excavation, breaking, blasting or removals.
9. Price does not include any handling or removal of contaminated or unsuitable soils.
10. Any modification to rock, concrete, and material type must be mutually agreed upon.
11. Price does not include any pavement repairs due to construction traffic.
12. Price does not include any work not specified in the above scope of work.
13. Unless otherwise noted, Soil Stabilization is not included in this proposal.
14. 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.
15. *B&J has four TIPS Cooperative Purchasing Contracts including Sports Fields, Courts, or Tracks; Paving; and General Trades, Labor and Materials. Contact #'s: 20020501, 20020502, 200602, and 200201*
16. 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
Cell: (314) 412-9830

ACCEPTED BY :

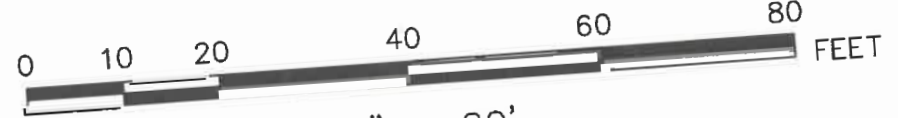
Print Name, Title

Signature

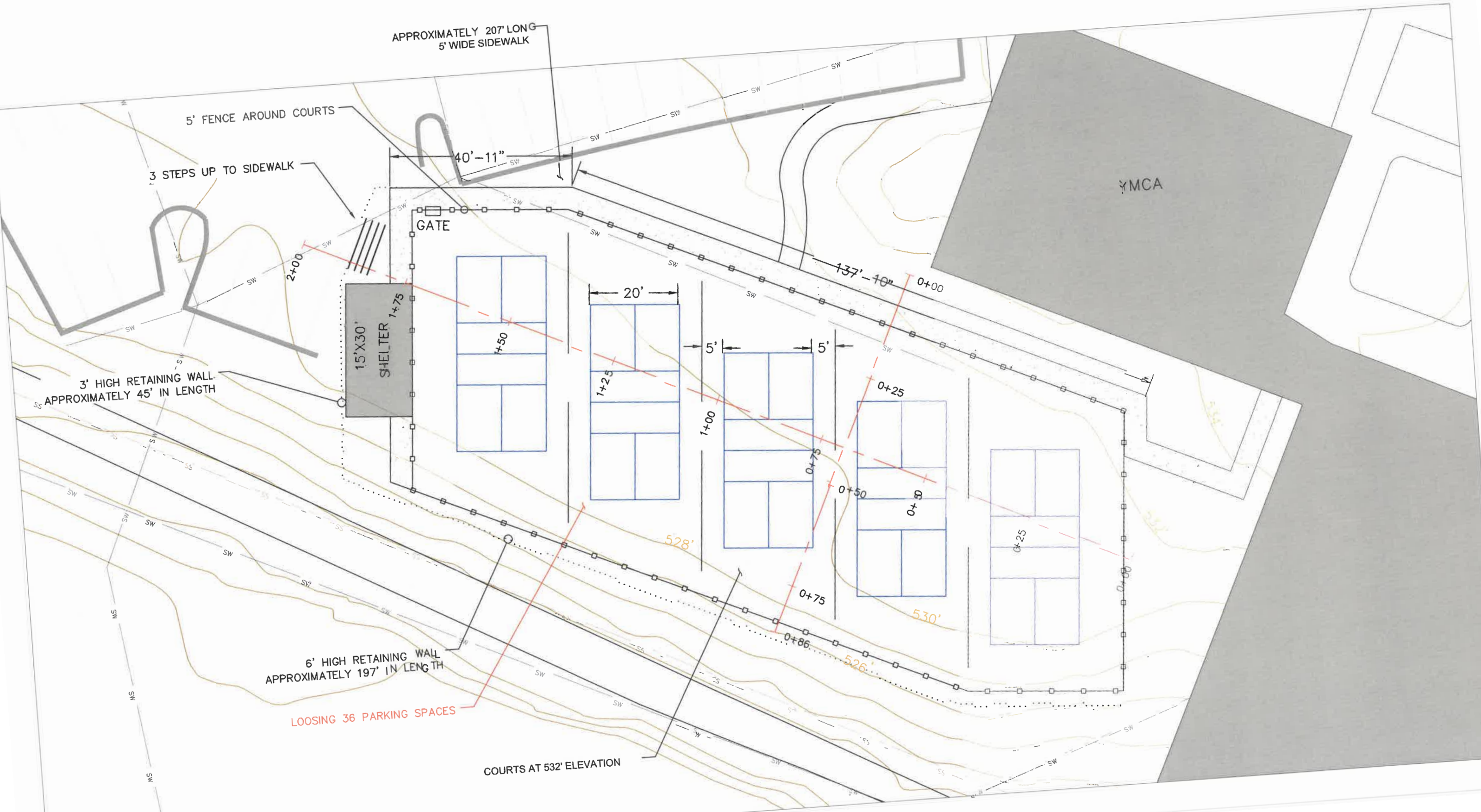
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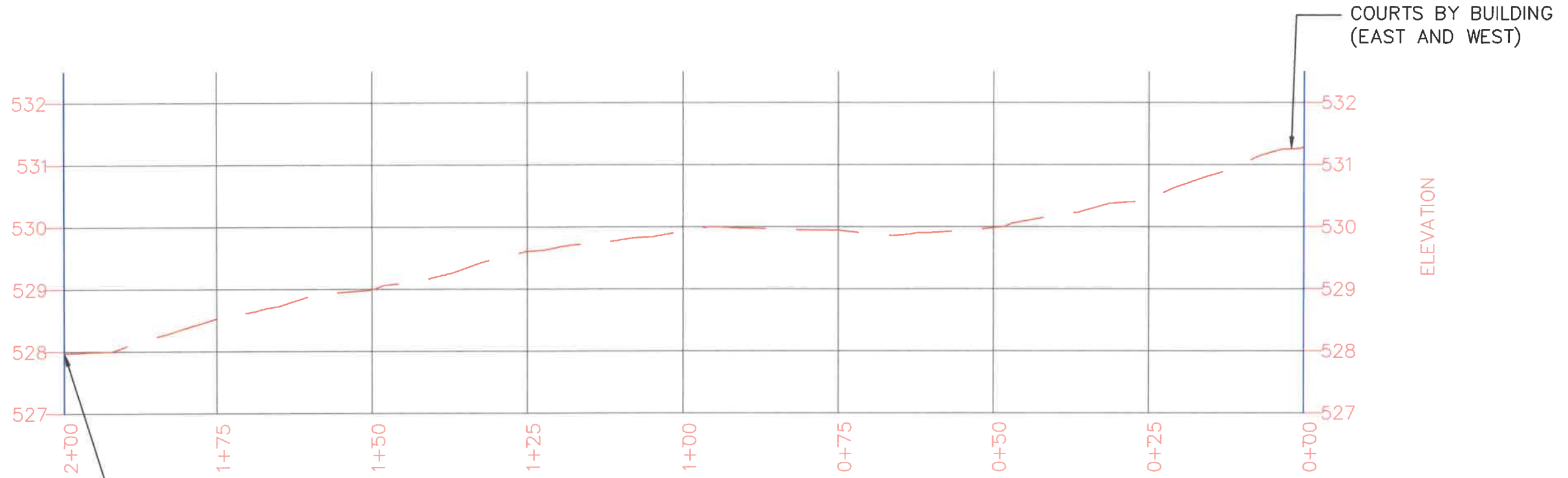
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1" = 20'
B size 11x17 PAPER



ELEVATION

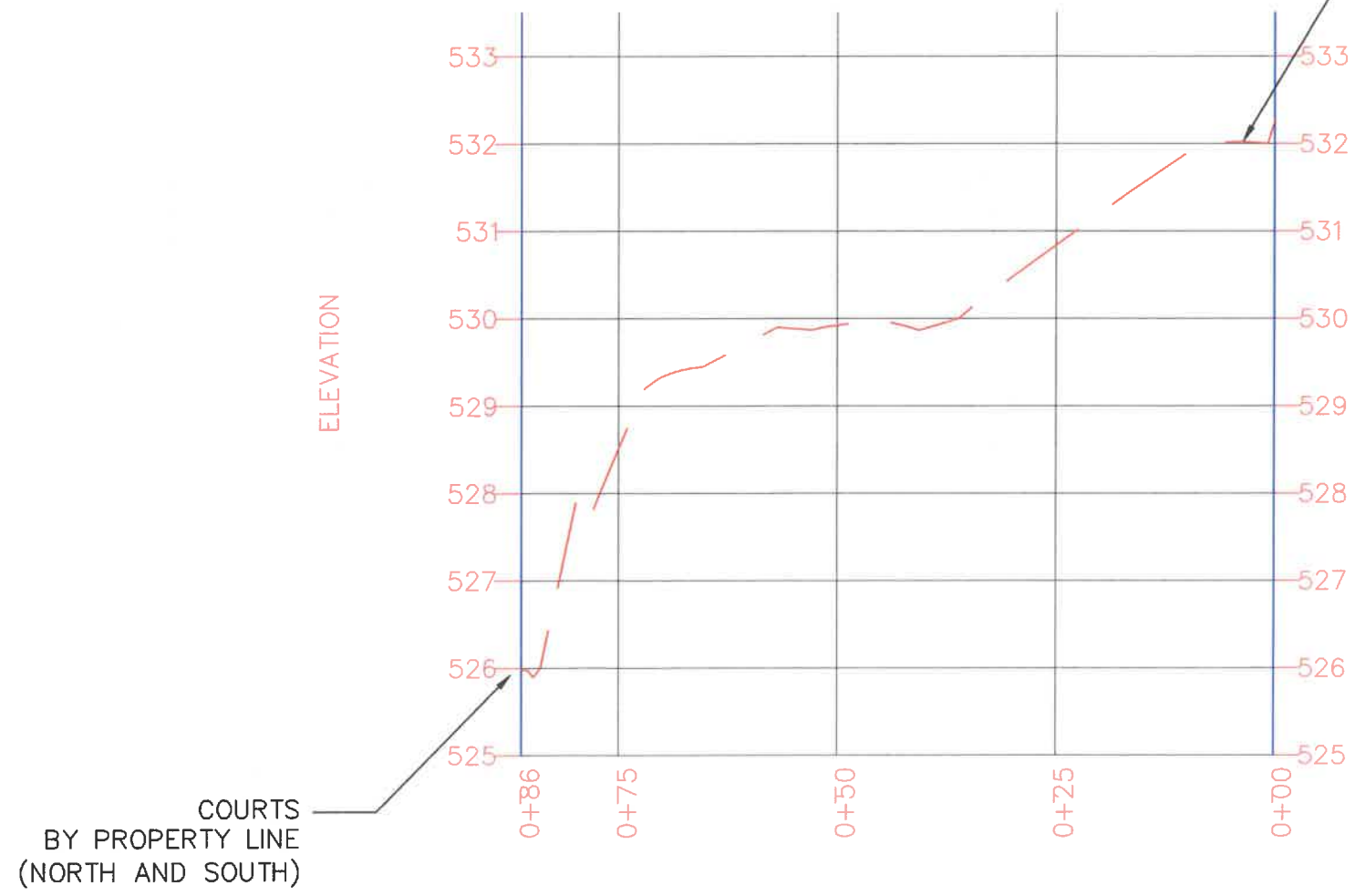


ELEVATION

COURTS BY PARKING LOT (EAST AND WEST)

COURTS BY BUILDING (NORTH AND SOUTH)

ELEVATION

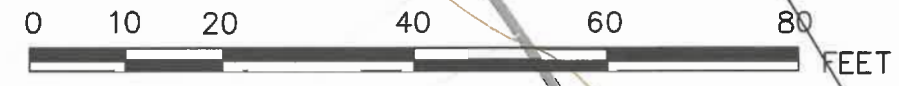


ELEVATION

COURTS BY PROPERTY LINE (NORTH AND SOUTH)

WEST SIDE OF YMCA (PROPOSED COURTS)

YMCA



1" = 20'
B size 11x17 PAPER



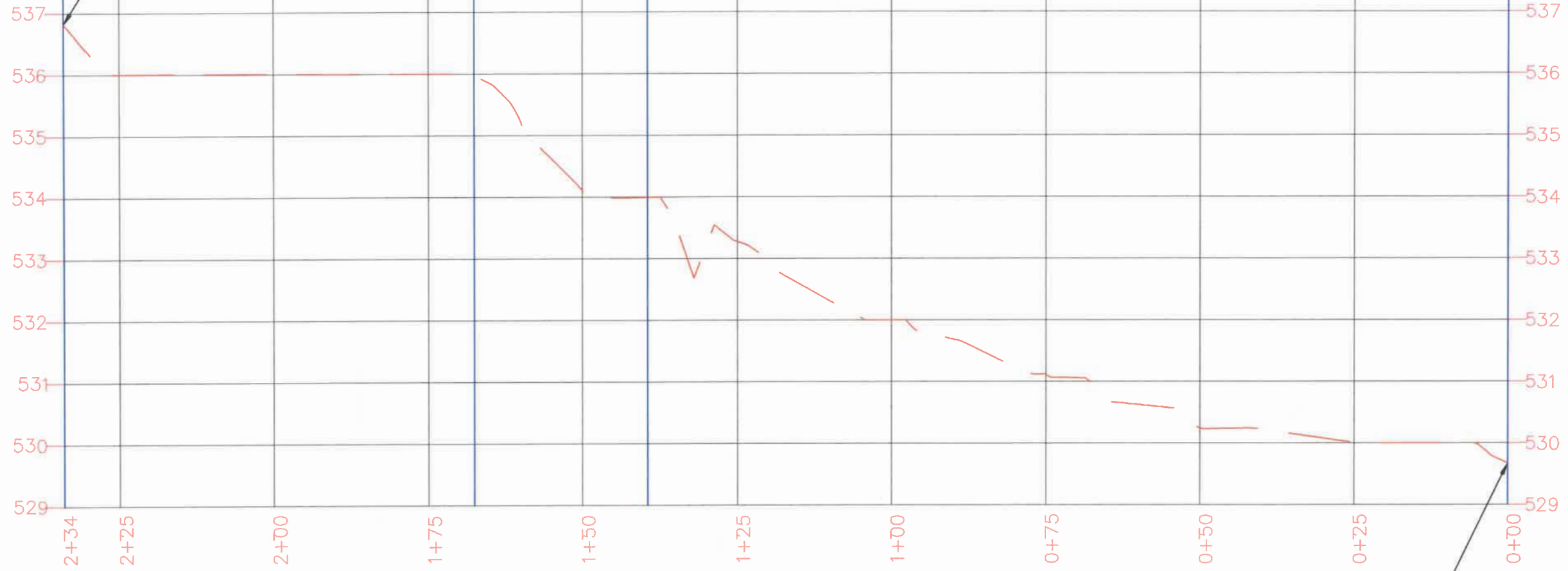
WIDEN PARKING LOT BY 15'
TO GAIN 22 PARKING SPOTS

3 1/2' HIGH RETAINING WALL
APPROXIMATELY 205' IN LENGTH



WEST SIDE
OF PROPOSED PARKING
(EAST AND WEST)

ELEVATION

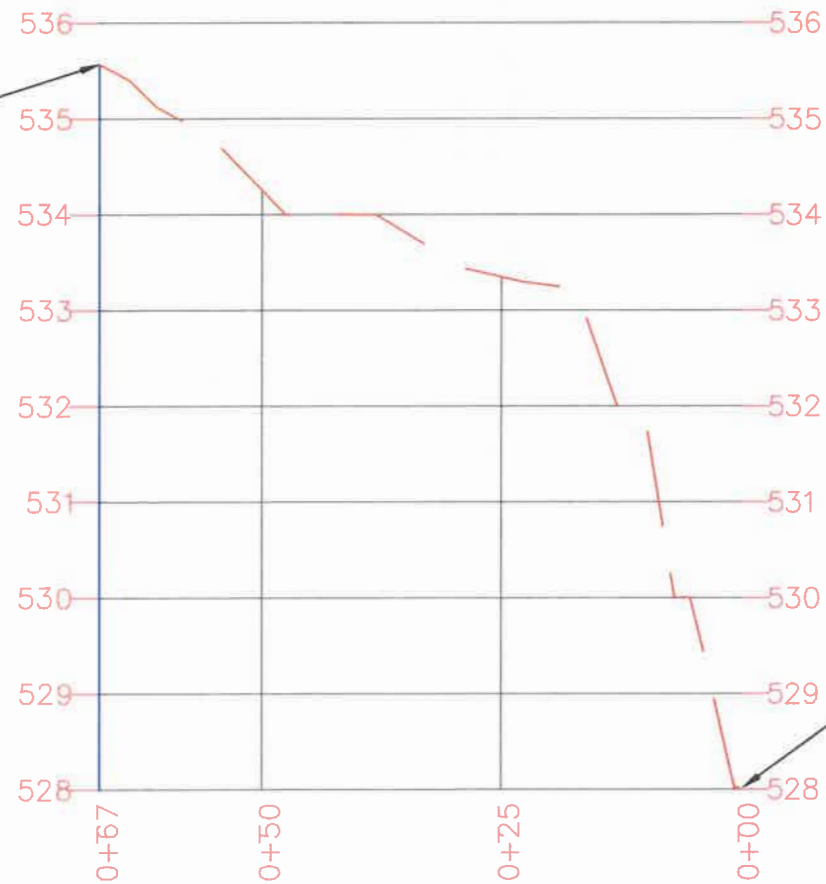


ELEVATION

EAST SIDE OF
PROPOSED PARKING
(EAST AND WEST)

NORTH SIDE OF PROPOSED PARKING
(NORTH AND SOUTH)

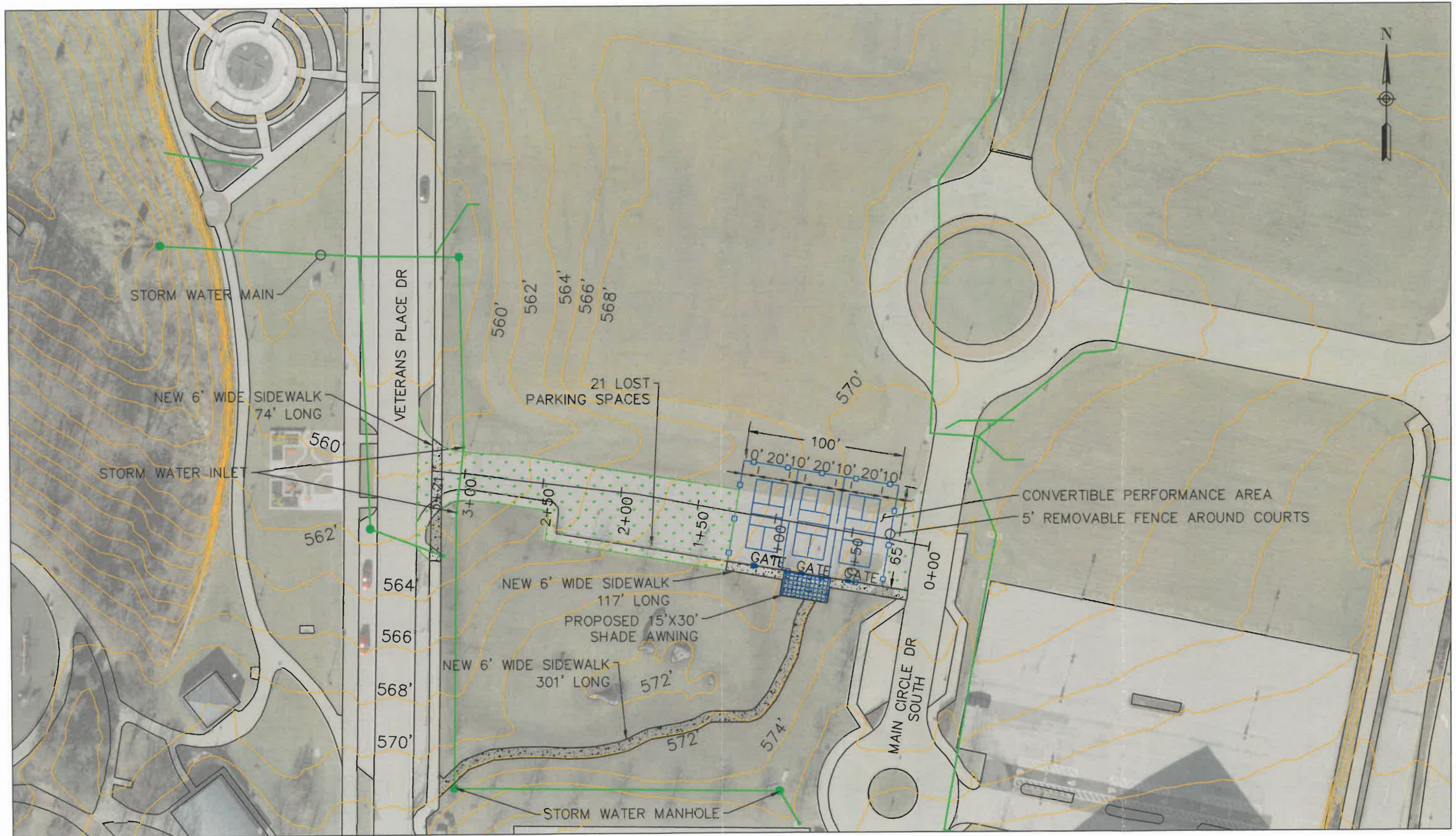
ELEVATION



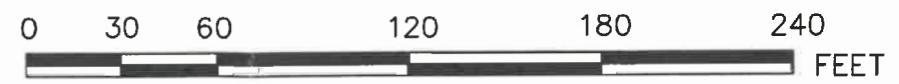
ELEVATION

SOUTH SIDE OF PROPOSED PARKING
(NORTH AND SOUTH)

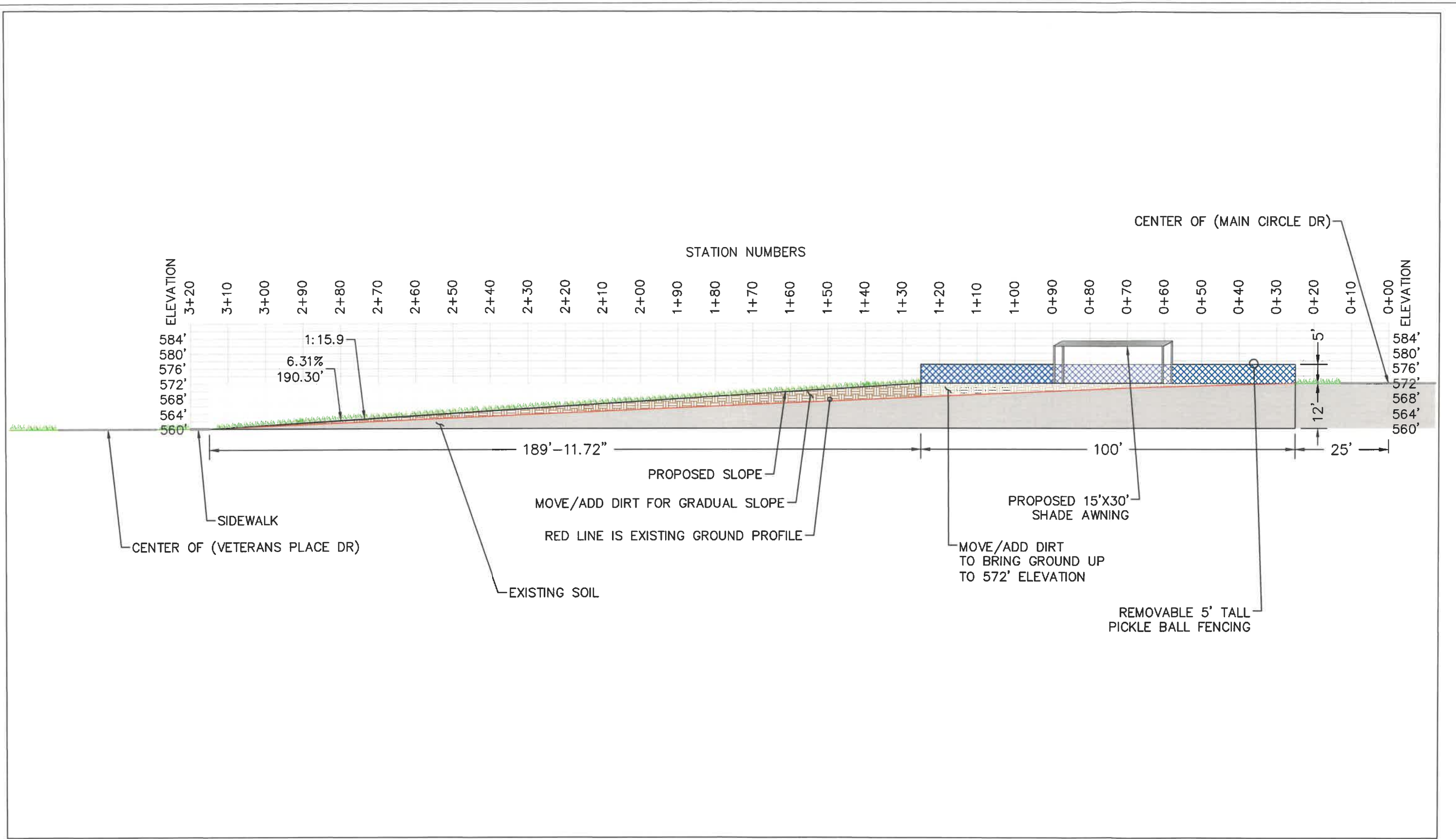
EAST SIDE OF YMCA
(PROPOSED PARKING)



TOPOGRAPHICAL LINES
CENTRAL PARK



1" = 60'
B size 11X17



PROFILE
CENTRAL PARK



1" = 25'
B size 11X17

#2

Mike Geisel
City Administrator



690 Chesterfield Pkwy W
Chesterfield MO 63017
Phone 636-537-4711
Fax 636-537-4798

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. *JAE*
Public Works Director / City Engineer

DATE: February 22, 2022

#2 *JAE*

RE: Location of Pickleball Courts – Central Park and CVAC

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:

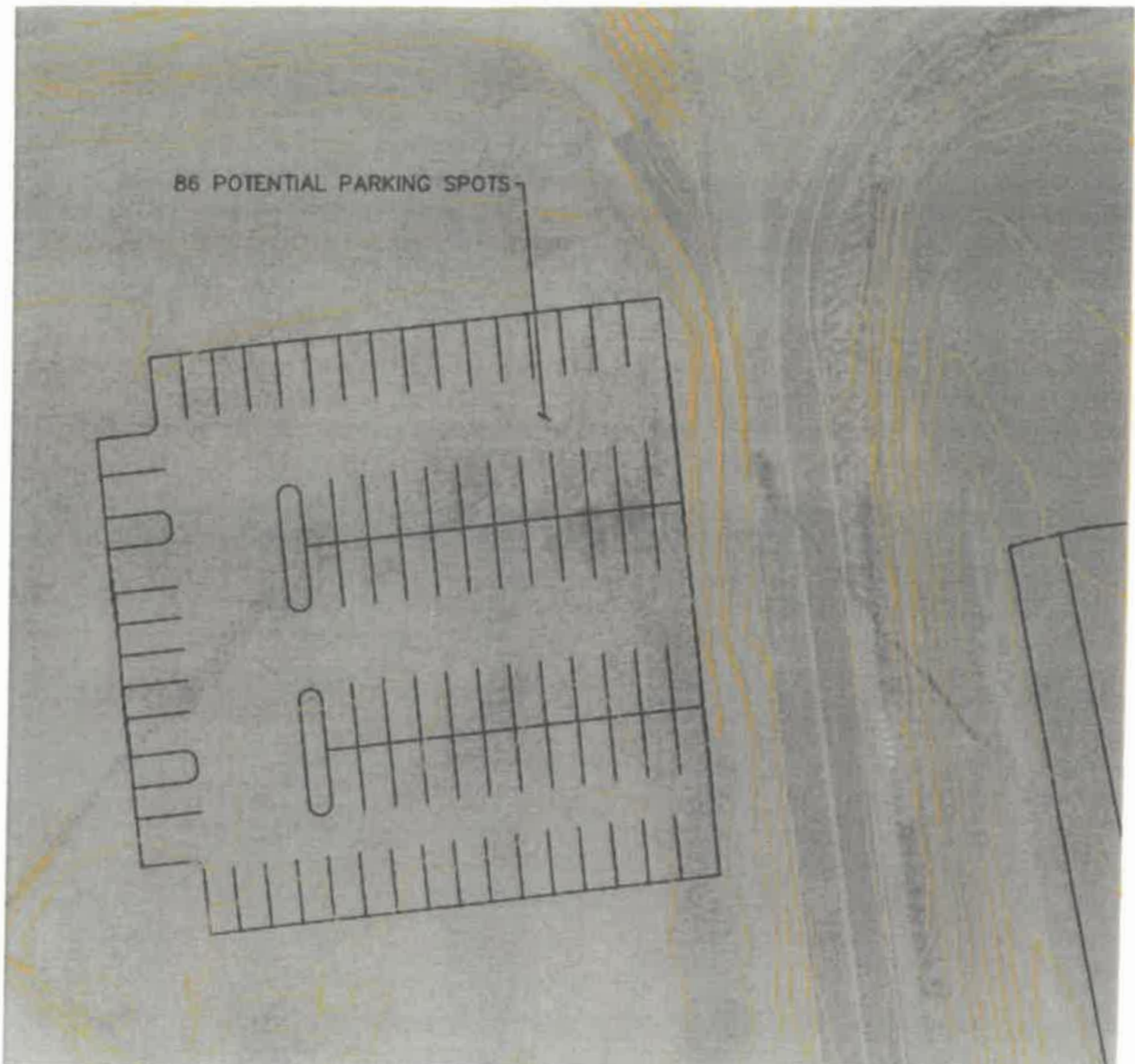


The pickleball courts could be laid out as shown in the drawing below:



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)	<u>\$365,000</u>
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.

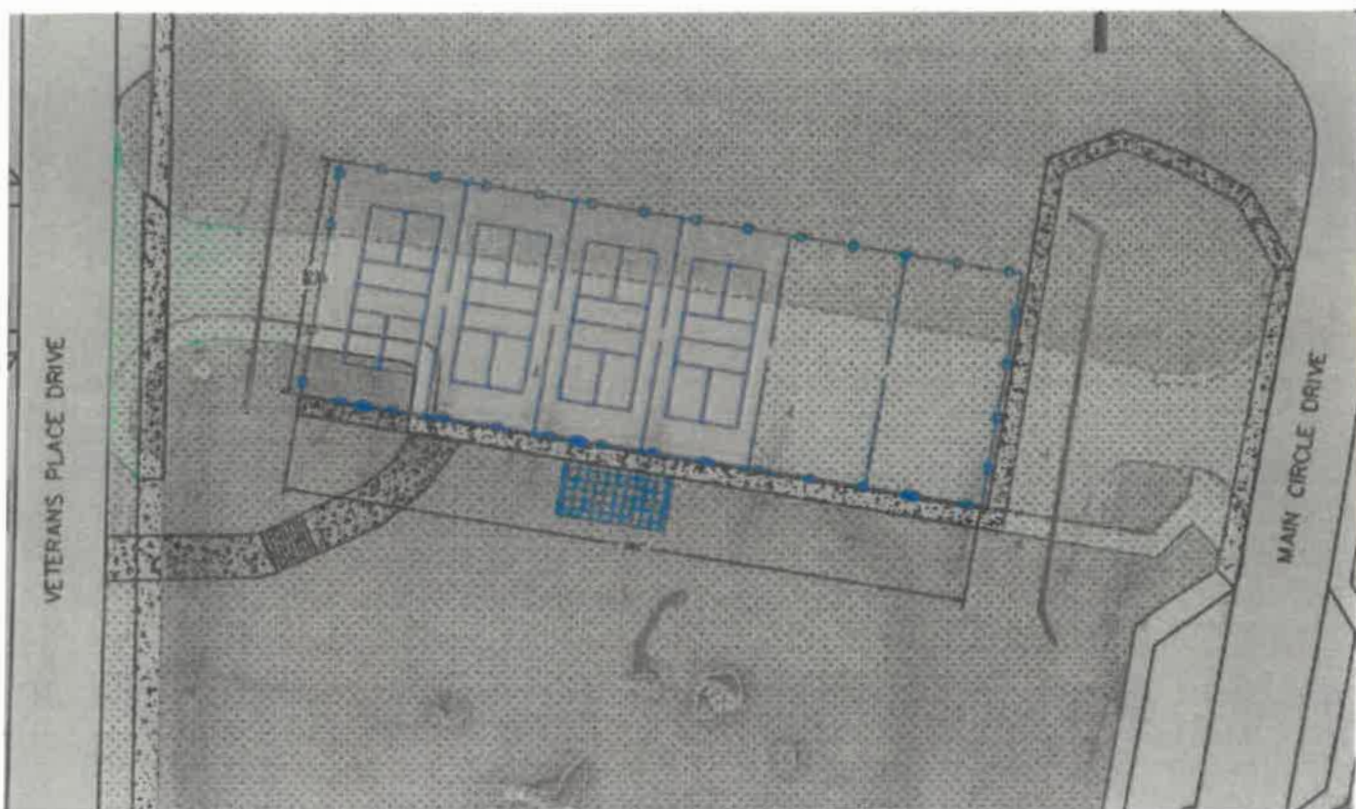


It quickly became apparent that there was a third alternative that seems to meet all of the needs for pickleball, at a desirable location within Central Park. This location is shown below, in blue.

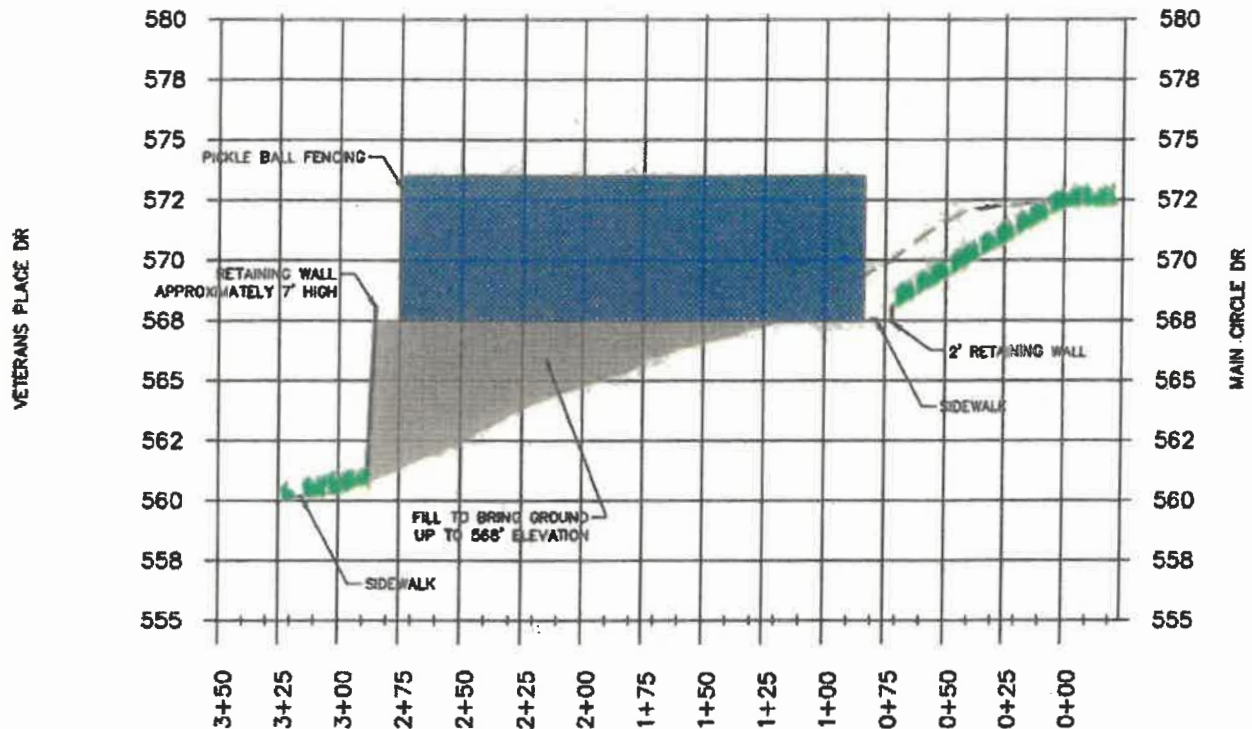


As you can see, this is within an existing small parking lot located immediately west of Main Circle Drive and north of The Awakening. The area is close to parking and public restrooms, and not immediately adjacent to Chesterfield Parkway. Further, because the area is currently paved, it minimizes the 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.



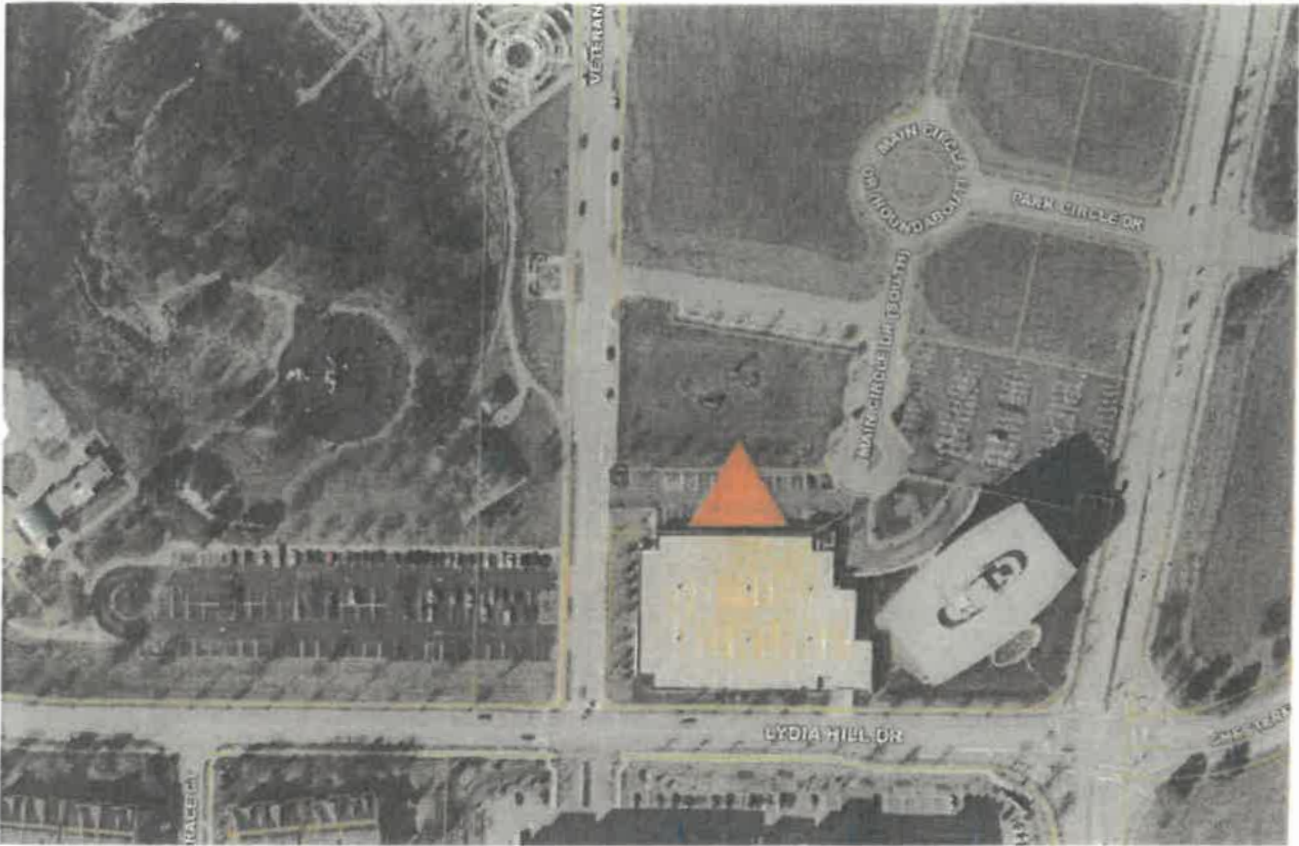
An approximate eight-foot maximum height retaining wall would be constructed at the west end of the lot in order to reduce the grade of the existing lot and accommodate the grade necessary for pickleball. A small retaining wall, two feet in height or less, may also be necessary on the east end of the 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	\$ 10,000.00
Traffic Control	1 LS	\$ 2,500.00	\$ 2,500.00
Excavation and Placement (On-Site Material)	150 CY	\$ 22.00	\$ 3,300.00
Furnish and Compact Fill (Import Material)	2590 CY	\$ 55.00	\$ 142,450.00
Tree Removal	10 EA	\$ 500.00	\$ 5,000.00
Removal and Replacement of Lights	3 EA	\$ 2,500.00	\$ 7,500.00
Mechanically Stabilized Earth Retaining Walls	1440 SF	\$ 50.00	\$ 72,000.00
Stairs	144 SF	\$ 60.00	\$ 8,640.00
4" Sidewalk	4600 SF	\$ 7.50	\$ 34,500.00
Curb Ramps	2 EA	\$ 1,200.00	\$ 2,400.00
6" Type "S" Vertical Curb	180 LF	\$ 15.00	\$ 2,700.00
Convert Curb Inlet to Area Inlet	1 EA	\$ 4,250.00	\$ 4,250.00
Contractor Furnished Staking and Surveying	1 LS	\$ 2,000.00	\$ 2,000.00
Restoration/Seed	2840 SY	\$ 5.00	\$ 14,200.00
Inlet Protection	2 EA	\$ 250.00	\$ 500.00
Silt Fence	250 LF	\$ 4.00	\$ 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



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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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Byrne & Jones
SPORTS CONSTRUCTION

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ST. LOUIS, MO 63044
PHONE: (314) 567-7997
FAX: (314) 567-1828

WWW.BYRNEANDJONES.COM/sports

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.

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



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WWW.BYRNEANDJONES.COM/sports

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

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

POST-TENSION PICKLEBALL COURTS

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



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Best Regards,

M. Davis-G.


Martha Davis-Goldstein
Project Manager – Court Specialist
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Cell: (314) 412-9830
marthadg@byrneandjones.com

Signature



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Memorandum

To: Mike Geisel, City Administrator
From: Tom McCarthy 
Director of Parks, Recreation and Arts
Date: 1/7/2021
Re: Pickleball Court Location Discussion



Attached is information to help in the discussion of finding a home for pickleball courts to be installed somewhere in the City of Chesterfield.

1. Central Park pickleball court discussion location memo from 12/2/2021
2. Pickleball court recommendation memo for Council 12/22/2021
3. E-mail from Mr. Geisel to the Mayor and City Council on December 21, subject Pickleball Courts.
4. James A. Eckrich's memo on Location of Pickleball Courts dated December 16, 2021
5. A better drawing of potential courts at the West end of the CVAC

With your approval I would like to move this back to the Parks, Recreation & Arts Committee of Council as directed by the full Council and I will be requesting that the committee approve a location for the pickleball courts. If this occurs I would request that we then bring the recommendation back to the full Council for their direction.

Memorandum



To: Mike Geisel, City Administrator
From: Tom McCarthy
 Director of Parks, Recreation and Arts
Date: 12/2/2021
Re: Central Park Pickleball Court Location Discussion

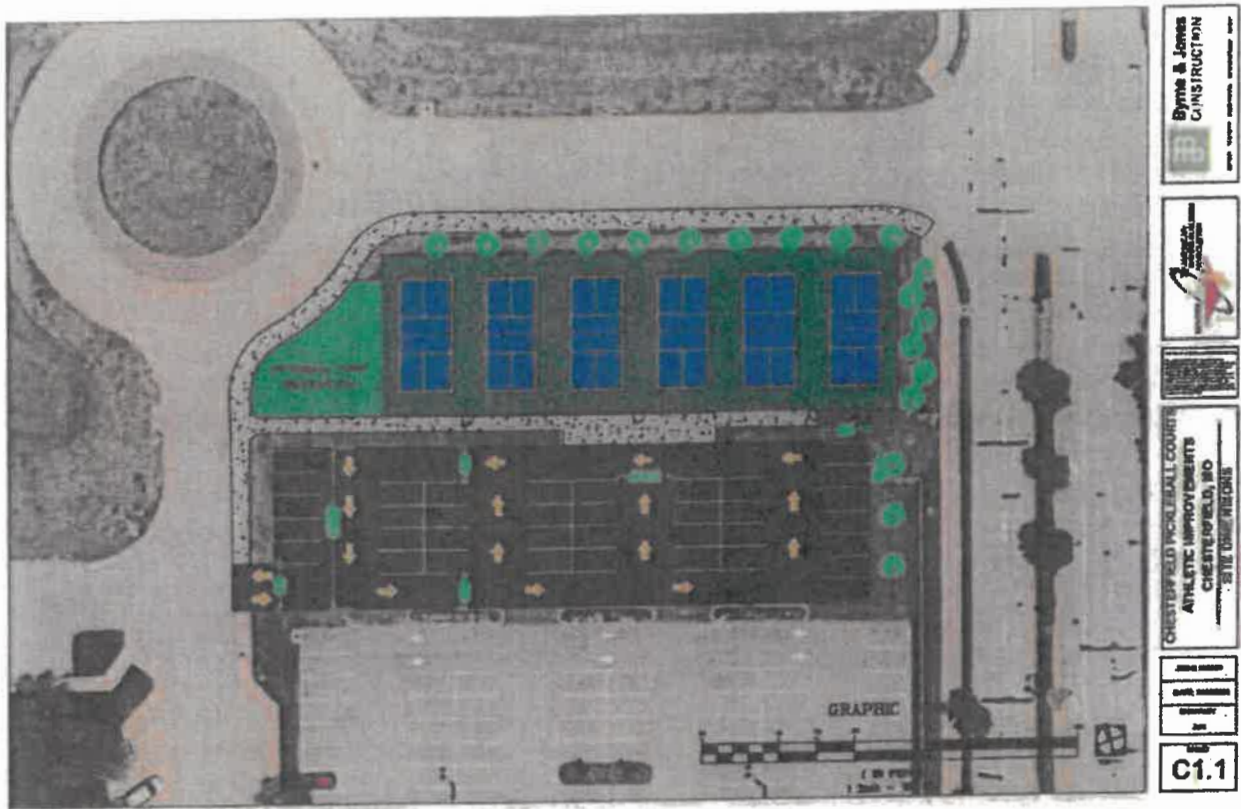
Attached is information to help in the discussion of finding a home for the six pickleball courts that are to be installed in Central Park, which are funded by the ARPA money and part of the updated Central Park Master Plan. I have attached the Central Park conceptual layout that was provided at our last Parks, Recreation and Arts Committee of Council meeting on October 27 for your review with some additional information to help in the conversation. Attached you will find the updated layout of the courts and some additional pictures of traditional pickleball courts to help in the discussion. There were three other locations mentioned.

- One (1) was the pool parking lot, which would reduce the parking in the main parking for the pool, pavilions and playground by fifty spaces leaving us with only 138 spaces for parking.
- The second spot (2) was the green space between the two pavilions, south of the parking lot and just north of the playground. This space is actually not large enough for the six pickleball courts.
- The third (3) space which was mentioned was southwest of the pool maintenance house. There are several issues here; building on a hill is tough, no parking or restrooms nearby.



- KEY**
- ENTERTAINMENT PLAZA AREA
 - ICONIC PAVILION / SHADE STRUCTURE
 - MAIN REINFORCED EVENT LAWN / OPEN TURF
 - KEY ENTRANCE PLAZAS
 - CENTRAL CIRCULATION SPINE / PLAZA
 - POTENTIAL STAGE SETUP LOCATION
 - SLOPED / TERRACED SEATING LAWN
 - STREET BUILDOUT, VENDOR / EVENT STAGING
 - EXISTING STREET / CIRCULATION MAINTAINED
 - REMOVE EXISTING STREET CONNECTION
 - OVERLOOK PLAZA / PERGOLA
 - POTENTIAL FUTURE PARKING
 - ACCESSIBLE PARKING
 - ENTRY SCULPTURE / FEATURE
 - SCULPTURE / ARTWORK INCORPORATION
 - PICKLEBALL COURTS (6 TOTAL)



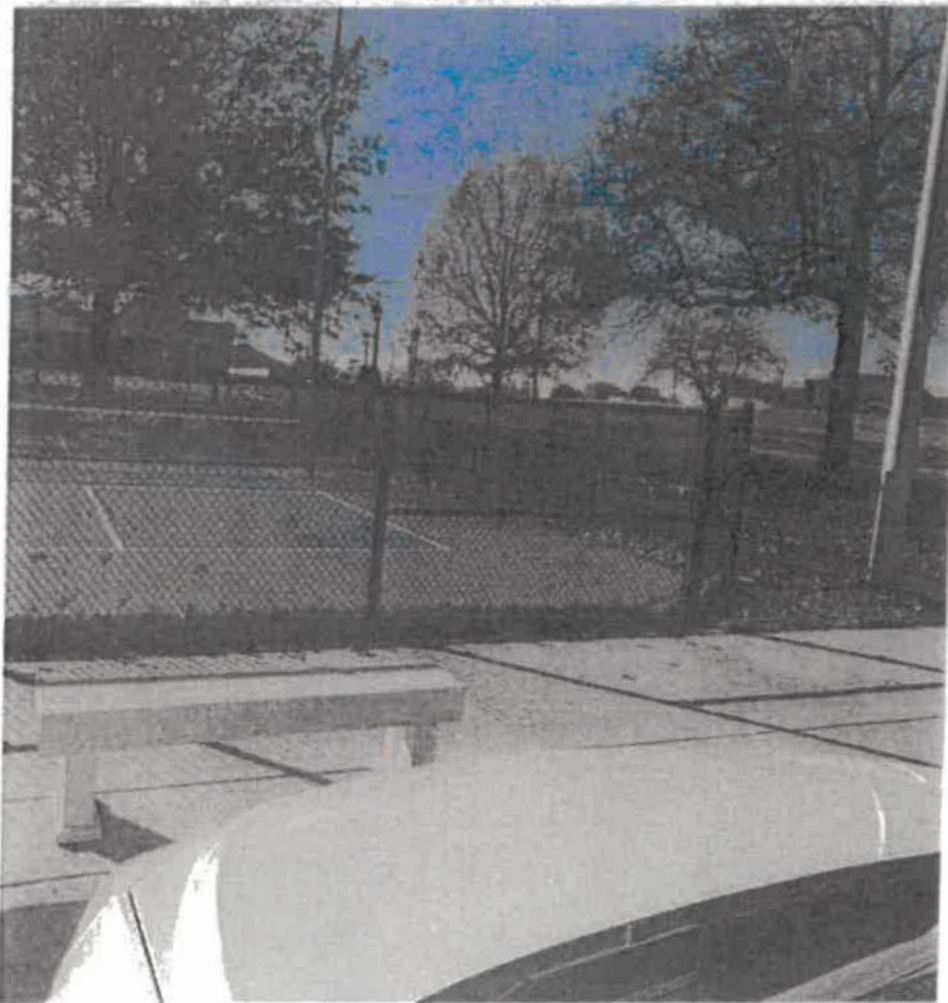


Six pickleball courts Central Park in Parcels 2 & 4 on the south side of Parks Circle Drive and the Parkway.

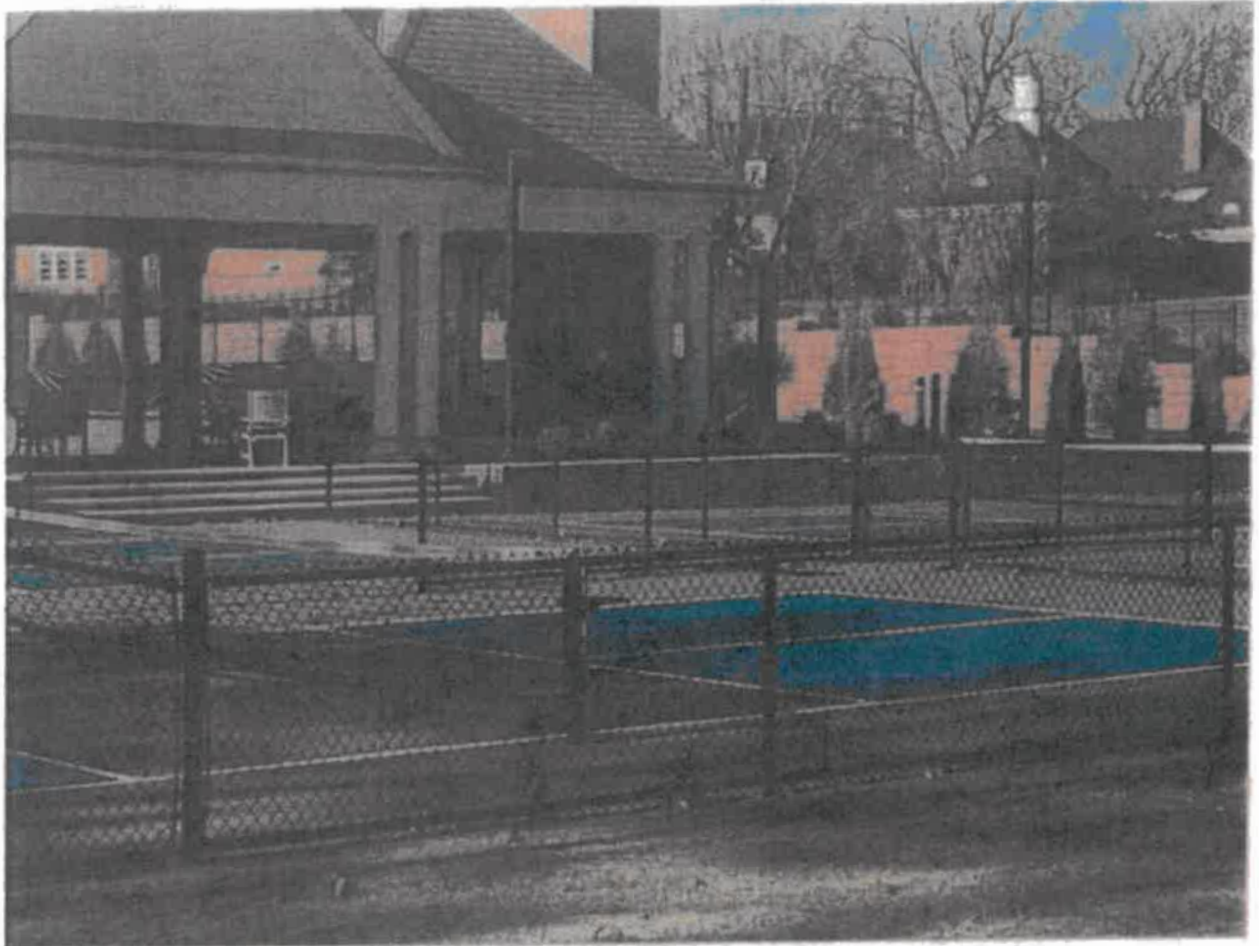


There is one other item that we need to discuss and that is the fencing around the courts. On all the courts around town and across the country black vinyl coated fencing is preferred which prevents the balls from leaving the court space and has a pretty good visual appeal at a reasonable cost versus an aluminum five-foot picket fence that would also require a mesh or net to keep the balls in the court. This would be a maintenance concern, yearly cost and have more of a wall look around the courts. With the traditional black vinyl fence we would put in landscaping to surround the perimeter of the courts to enhance the park setting using trees and bushes. I was unable to find any courts in town that use a picket fence around courts. Below are the two cost comparisons for the two styles of fencing.

5' Black Vinyl Coated Fencing 480'	\$22,000
5' Black Aluminum Picket Fencing with netting 480'	\$45,000
(netting would need to be replaced every other year. Current cost for netting is \$5,000)	



Des Peres Pickle ball courts at the main entrance to their City Park where City Hall is located off Manchester Road. Black vinyl fencing



Warson Woods Country Club pickleball courts with the black vinyl fencing



Manchester Parks and Recreation Pickleball courts in the main park at the entrance with black vinyl fencing.



Kings Point with vinyl fencing



Tower Grove Pickleball courts with black vinyl fencing

With your approval I would like to move this forward to the Parks, Recreation & Arts Committee of Council and I will be requesting that the committee approve a location for the pickleball courts, parking for the courts and also make a recommendation on the fencing to be used for the courts. If the Parks, Recreation & Arts Committee of Council approves this I would request that we move this on to the full Council for their approval on these items so I can then move forward.

Memorandum



To: Mike Geisel, City Administrator
From: Tom McCarthy
Director of Parks, Recreation and Arts
Date: 12/22/2021
Re: Pickleball Court Recommendation

The Parks, Recreation and Arts Committee recommended that the pickleball courts budgeted in 2022 be constructed on the undeveloped 32 acre site at the east end of the CVAC. The recommendation came after more than an hour discussion and debate at our meeting. The recommendation that came out of the Parks, Recreation and Arts Committee of Council meeting on December 8, 2021 was as follows.

Councilmember Hurt moved to put ten pickleball courts, fencing and shade structures on the 33 acres of the CVAC as close to restrooms and water as possible and if additional funding is needed then it should be considered. Councilmember Monachella seconded the motion. Councilmember Budoor commented that whatever the location ends up being, it should be done quickly as the city is behind many others in offering pickleball courts to residents. There being no further discussion, the motion was passed by a voice vote of 4 to 0.

After this meeting, several development issues were identified by City Engineer \Director of Public Works Jim Eckrich, that I was previously unaware of. However, the Committee did discuss the inability to extend potable water and sanitary sewerage, but I was completely unaware of the sand berm, need for fill dirt and several other major issues that seems to make the property east of the F quad parking lot not viable based on Jim Eckrich's memo titled Location of Pickleball Courts on December 16, 2021. We have also received considerable input, mostly by e-mail about the proposed location.

Additional information; the memo that started the Pickleball location discussion in Central Park, and the draft meeting results from our meeting on December 8, 2021 are attached.

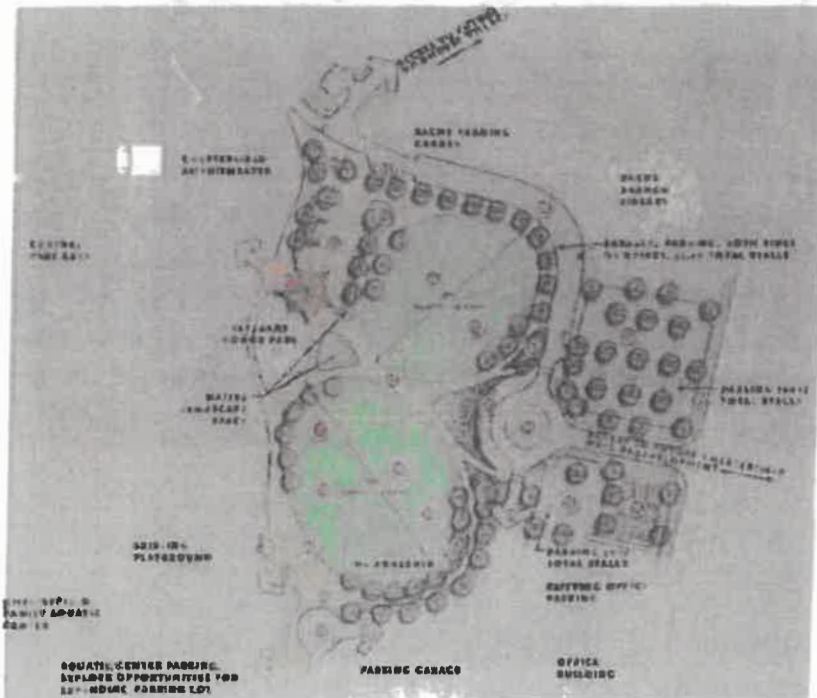
Memorandum

To: Mike Geisel, City Administrator
From: Tom McCarthy
 Director of Parks, Recreation and Arts
Date: 12/2/2021
Re: Central Park Pickleball Court Location Discussion



Attached is information to help in the discussion of finding a home for the six pickleball courts that are to be installed in Central Park, which are funded by the ARPA money and part of the updated Central Park Master Plan. I have attached the Central Park conceptual layout that was provided at our last Parks, Recreation and Arts Committee of Council meeting on October 27 for your review with some additional information to help in the conversation. Attached you will find the updated layout of the courts and some additional pictures of traditional pickleball courts to help in the discussion. There were three other locations mentioned.

- One (1) was the pool parking lot, which would reduce the parking in the main parking for the pool, pavilions and playground by fifty spaces leaving us with only 138 spaces for parking.
- The second spot (2) was the green space between the two pavilions, south of the parking lot and just north of the playground. This space is actually not large enough for the six pickleball courts.
- The third (3) space which was mentioned was southwest of the pool maintenance house. There are several issues here; building on a hill is tough, no parking or restrooms nearby.



- KEY**
- ENTERTAINMENT PLAZA AREA
 - ICONIC PAVILION / SHADE STRUCTURE
 - MAIN REINFORCED EVENT LAWN / OPEN TURF
 - KEY ENTRANCE PLAZAS
 - CENTRAL CIRCULATION SPINE / PLAZA
 - POTENTIAL STAGE SETUP LOCATION
 - SLOPED / TERRACED SEATING LAWN
 - STREET BUILDOUT, VENDOR / EVENT STAGING
 - EXISTING STREET / CIRCULATION MAINTAINED
 - REMOVE EXISTING STREET CONNECTION
 - OVERLOOK PLAZA / PENGOLA
 - POTENTIAL FUTURE PARKING
 - ACCESSIBLE PARKING
 - ENTRY SCULPTURE / FEATURE
 - SCULPTURE / ARTWORK INCORPORATION
 - PICKLEBALL COURTS (6 TOTAL)



There is one other item that we need to discuss and that is the fencing around the courts. On all the courts around town and across the country black vinyl coated fencing is preferred which prevents the balls from leaving the court space and has a pretty good visual appeal at a reasonable cost versus an aluminum five-foot picket fence that would also require a mesh or net to keep the balls in the court. This would be a maintenance concern, yearly cost and have more of a wall look around the courts. With the traditional black vinyl fence we would put in landscaping to surround the perimeter of the courts to enhance the park setting using trees and bushes. I was unable to find any courts in town that use a picket fence around courts. Below are the two cost comparisons for the two styles of fencing.

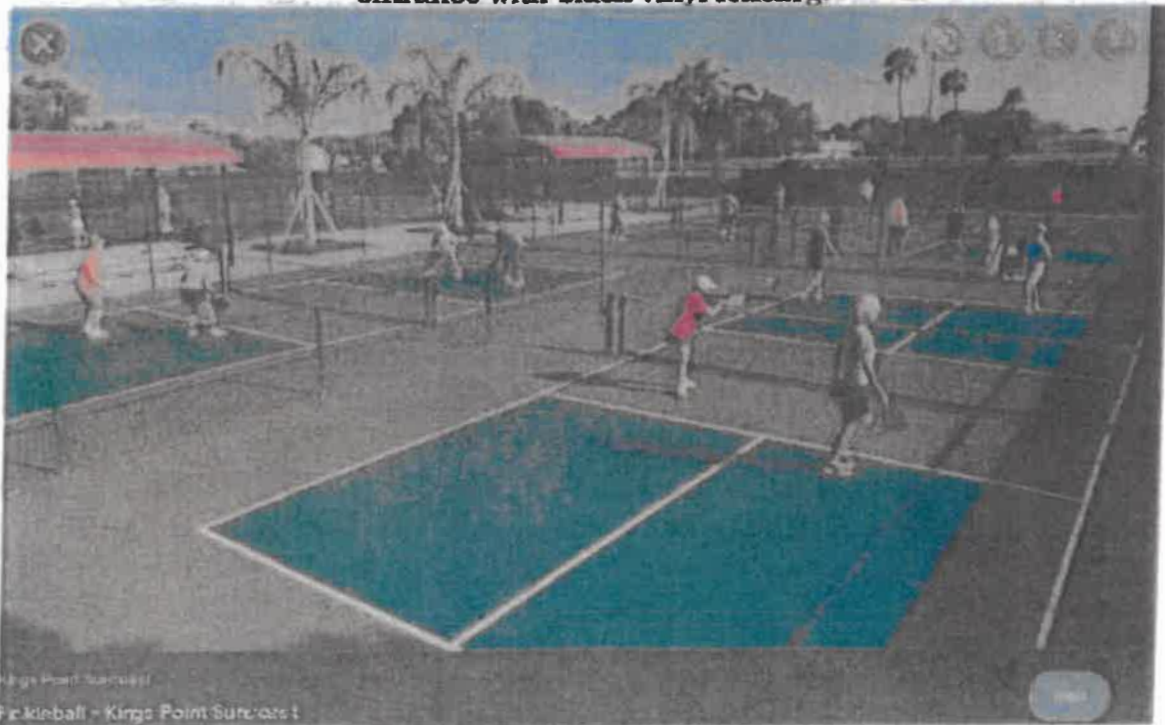
5' Black Vinyl Coated Fencing 480'	\$22,000
5' Black Aluminum Picket Fencing with netting 480'	\$45,000
(netting would need to be replaced every other year. Current cost for netting is \$5,000)	



Des Peres Pickle ball courts at the main entrance to their City Park where City Hall is located off Manchester Road. Black vinyl fencing



Manchester Parks and Recreation Pickleball courts in the main park at the entrance with black vinyl fencing.



Kings Point with vinyl fencing

Mike Geisel

From: Mike Geisel
Sent: Tuesday, December 21, 2021 1:56 PM
To: Aaron Wahl; Barbara McGuinness; Bob Nation; Chris Graville; Dan Hurt; Gary Budoor; Mary Ann Mastorakos; Mary Monachella; Michael Moore; Mike Geisel; Tom DeCampi
Cc: Executive Staff; Molly Taylor (MTaylor@chesterfield.mo.us)
Subject: FW: Pickleball courts
Attachments: 2021.12.15 Pickleball Courts.pdf

Mayor and City Council:

At the last Parks, Recreation and Arts Committee, the committee made a unanimous recommendation as follows:

Councilmember Hurt moved to put ten pickleball courts, fencing and shade structures in the 33 acres of the CVAC as close to restrooms and water as possible and if additional funding is needed then it should be considered. Councilmember Monachella seconded the motion. Councilmember Budoor commented that whatever the location ends up being, it should be done quickly as the city is behind many others is offering pickleball courts to residents. There being no discussion, the motion was passed by a voice vote of 4 to 0.

Unfortunately, no proposals to construct or develop the 33 acre (32 acre) site were reviewed or investigated prior to that meeting. In spite of years of conversations about the lack of existence and inadequacy of infrastructure on North Outer 40, as well as calendar, regulatory, and cost difficulties associated with developing this site, we believe the recommendation was approved without full and complete information.

Please see the attached information drafted by City Engineer\Director of Public Works Jim Eckrich specifically relative to use of the 32 acre site east of the CVAC. Development will be neither timely, nor less expensive.

This PR&A recommendation will appear on the January 4th Council agenda as a recommendation coming out of the PR&A Committee. Staff is willing to provide any additional analysis, information, or respond to other requests. It is imperative that we provide you with full and complete information in order for you to determine what course of action you want to pursue.

If there is concern about these comments that Jim has identified, it may be desirable to hire a third party to complete a full site evaluation to verify the information that staff has provided. Having personally experienced the history of this site and development of the rest of the CVAC, I concur 100% with the comments provided by Mr. Eckrich. The 32 acre site is certainly not the path of least resistance, least cost, or most time effective.

Memorandum

Department of Public Works



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

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

DATE: December 16, 2021

RE: Location of Pickleball Courts

It has come to my attention that the Parks, Recreation and Arts Committee of City Council (PRA) has recently recommended that the pickleball courts budgeted for 2022 be constructed on the vacant City-owned property located at the east end of the Chesterfield Valley Athletic Complex (CVAC). It is my understanding that this decision was made under the presumption that it would be quicker, easier and more cost effective to construct pickleball courts on this undeveloped 32-acre parcel. While I do not purport to be an expert in pickleball, I do believe it is my responsibility as the City Engineer to advise City Council on the drawbacks and difficulties of the use of this site, designated below with a red triangle.



In the past the City Staff has trumpeted the lack of infrastructure on the west end of North Outer 40, and the impacts this has on the use and marketability of the land in that area. Most people do not recognize this, as they only see a thriving sports complex serving over a million people each year. While the CVAC is indeed a premier

sports facility, it is served by a “hodge-podge” of water and sewer facilities. Additionally, its proximity to the Monarch-Chesterfield Levee (Levee) caused a number of difficulties during its development and continues to be a challenge related to certain operational components of the facility.

Instead of speaking in generalities, I am going to attempt to specifically delineate the challenges of this parcel and explain why this parcel may not be the best choice, economically or practically, for pickleball courts.

Drainage

Within the Chesterfield Valley Stormwater Master Plan, the CVAC property is intended to drain from west to east, ultimately draining to Pump Station 4 near Long Road, where it is pumped north of the levee towards the Missouri River. Unfortunately, the drainage improvements along North Outer 40 have never been constructed. Instead, storm water that falls on the eastern portion of the CVAC, including the Admin Building and F Quad, has been redirected to an interim pump station located at the CVAC. *This results in substantial water ponding within and adjacent to the undeveloped parcel.* That water physically cannot drain to the west (with the other CVAC drainage) and there is no infrastructure to allow it to drain to the east as intended. Constructing the necessary drainage ditches would cost an estimated \$3.4 million. The cost is much higher if a more practical (from a land use perspective) and visually appealing piping system is used instead of drainage ditches.

In addition to these problems associated with water draining from the site, it is important to note that storm water also does not drain within the site. In order to prepare the site for development, a substantial amount of fill would be needed to accommodate interior site drainage from north to south. This filling operation would not only be expensive, but it would be logistically difficult due to the proximity of the Levee. When the adjacent CVAC site was developed by the City for the F athletic fields, almost 125,000 cubic yards of fill material was added. That volume of placed fill material, if available, would cost an estimated \$2 million today.

Sanitary Sewer

The distance from the center of the 32-acre parcel to the restrooms at the F Quad is approximately 920 feet “as the crow flies.” There is no infrastructure (sidewalk) on the undeveloped parcel that would lead users to the F Quad restroom. It is possible to construct a sidewalk, but I am not certain that users would find these restrooms close enough, and the pickleball courts cannot be moved to the far north of the property due to the Levee and the existing sand berm (see below).

It is important to understand that currently it is not advisable to extend sanitary sewer facilities from the CVAC to this parcel. The entire CVAC is served by a small single public pump station that was originally designed for only the A and B fields. That system has been extended and “daisy-chained” multiple times to serve the C, D, E, and F complexes in addition to the Parks Maintenance and Parks Administration

buildings. This sewer system is likely over-capacity and would certainly need to be analyzed before being extended any farther. Accordingly, if pickleball courts were pursued on this parcel I do not believe any kind of additional restroom or sewer facilities could be constructed without at least performing a detailed engineering analysis.

As an aside I remain concerned about the long-term viability of the existing sanitary sewer system and pump stations at the CVAC. The City's Engineering Staff will be looking into this further to determine the remaining life of the existing sewer system and what can / should be done to ensure the sewer system functions properly in the future as we host over a million people annually at the CVAC.

Potable Water

The existing water supply system for the CVAC does not provide adequate flow or pressure to allow its extension to serve the undeveloped 32-acre parcel. As you know, the CVAC is serviced by a dead end twelve-inch water main, which is fed from an eight-inch water main on Goddard south of Interstate 64. This a very poor design, as a smaller (eight inch) water main should never be used to feed a larger (twelve inch) dead end water main. In the case of the CVAC the site was designed to be fed by a "looped" twelve-inch water main, with connections at Goddard and Long Road. "Looping" the water main provides many benefits, including additional flow, higher pressure, and redundancy when water main breaks occur. However, when the City constructed the twelve-inch water line across the original CVAC properties, it was never looped/connected to the east. Until the twelve-inch main is extended and "looped", there is an inadequate potable water supply for fire protection and domestic uses at the CVAC. The water service certainly should not be extended to serve another portion of the property, specifically the undeveloped 32-acre parcel. This means that it would not be an option to add water fountains, irrigation, structures requiring "fire flow" or other water features in that area. The estimated cost of extending and "looping" the twelve-inch water line is \$1.2 million.

Regulatory

Perhaps the biggest hurdle to the use of the 32-acre undeveloped parcel is the regulatory requirements the City would encounter. The 32-acre site is encumbered by both a levee easement and a sand berm easement. As with all properties immediately adjacent to the Levee (including all previous development at the CVAC), any physical disturbance (fill, excavation, grading, construction) will require outside engineering analysis and Corp of Engineers review. Because the pickleball courts would likely encroach upon the sand berm, a 408 permit would be required from the Corp of Engineers. Submittal of a 408 permit is a significant endeavor which will require a full under-seepage analysis. In order to secure a 408 permit the City would need to obtain the services of a qualified engineering consultant. A 408 permit would likely take more than one year to acquire.

As the 32-acre site is currently undeveloped, the construction of pickleball courts and related amenities would likely cause MSD to require water quality components. Depending on what is required, these can be extraordinarily difficult to implement in Chesterfield Valley. Immediately adjacent to this site are two water quality basins that have caused the City myriad problems, including the need for complete reconstruction in 2015.

It is my understanding that the Council previously favored construction of pickleball courts in Central Park. That area is generally considered “pad ready” and construction of courts in that area would not cause the problems we would encounter by attempting to develop the site at the east end of the CVAC. That said, I understand there are other problems associated with the Central Park site which have necessitated the City Staff and Council to look for other viable options.

I have consulted with the Director of Parks, Recreation, and Arts, and there may be another option worth considering. The west end of the CVAC contains the A concession stand and restroom. Just north of that concession stand is a parking lot. The southern portion of that lot could relatively easily be converted to pickleball courts. This area is advantageous because it is located immediately next to shade and restrooms. The loss of parking is not ideal, but 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, it may be worth pursuing an easement or parking agreement with that property owner. If the City Council is determined to pursue pickleball courts at the CVAC, it is my recommendation that they authorize the Parks, Recreation, and Arts Director to further study this potential location, including additional work required and cost estimates.



Please note that construction of a parking lot west of the access road does involve many of the same regulatory problems as the construction of the pickleball courts. That said, the timing of the construction of the parking lots is, as I understand it, not as critical as the need for the pickleball courts. The conversion of the existing parking lot near the A pavilion to pickleball courts would be much quicker due to existing infrastructure and the fact that that area is already developed. An additional parking lot west of the access road could be added later as we work through any easement and regulatory issues, all the while residents would be enjoying new pickleball courts.

I hope this memorandum is useful to you and the City Council. My intent is not to be an obstructionist, but to help delineate the obstacles at the 32-acre undeveloped site. Hopefully I have done that, as well as offering another viable alternative. If you have questions or need additional information, please let me know.

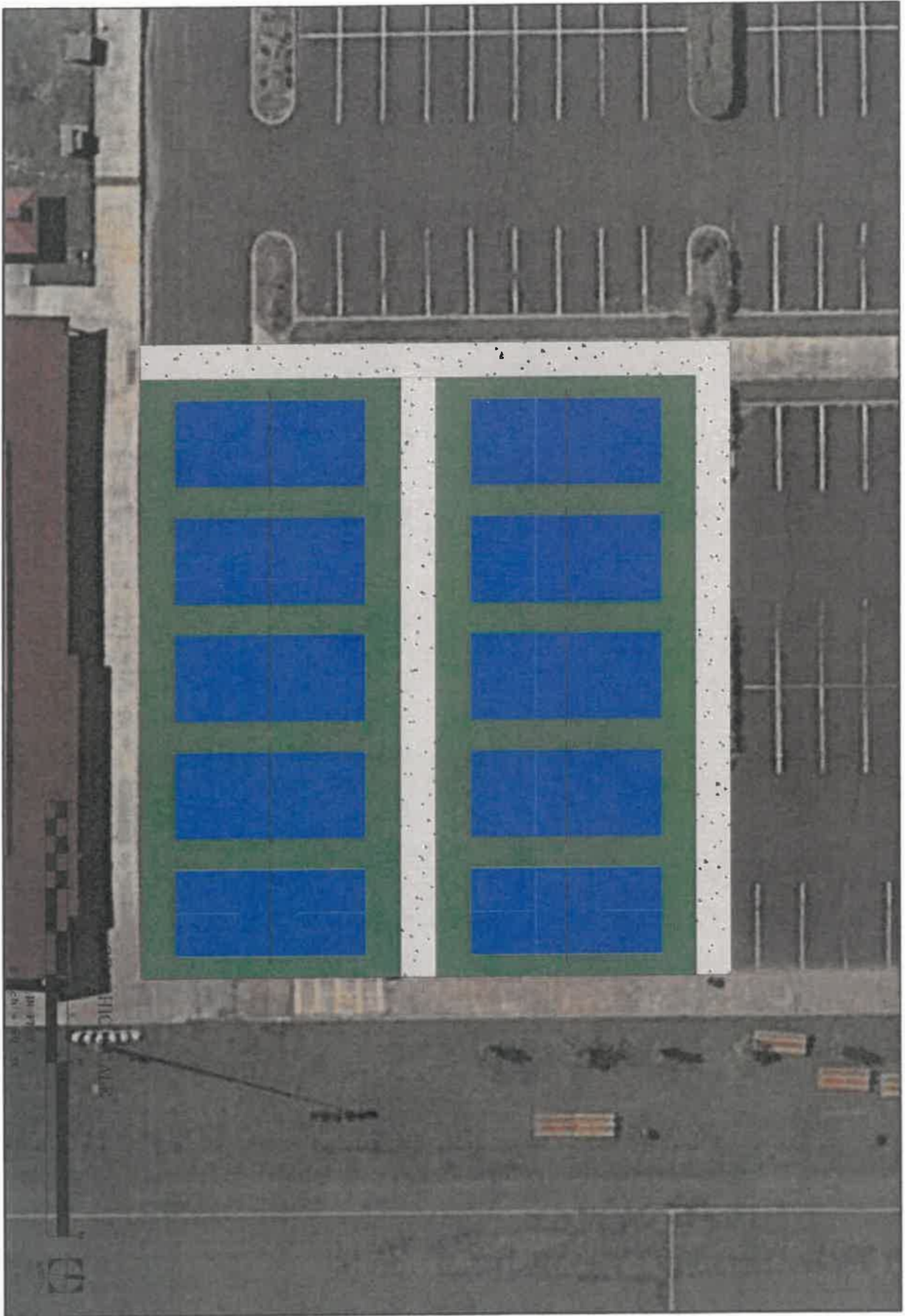
Legend

CVAC A-3 CVAC A-3

tennisball

Google Earth





C1.0
SHEET

JOHN R. BYRNE
DATE: 01/08/2022
DRAWN BY:
AJM

**CVAC PICKLEBALL
ATHLETIC IMPROVEMENTS
CHESTERFIELD, MO
SITE LAYOUT**

BYRNE & JONES CONSTRUCTION
10000 N. MISSOURI AVE.
ST. LOUIS, MO 63143
TEL: 314.433.8800
WWW.BYRNEANDJONES.COM



**Byrne & Jones
CONSTRUCTION**

PAVEMENT | CONCRETE | STABILIZATION | MICROSIURFACING | SPORTS

Memorandum

Department of Public Works



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

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

DATE: February 22, 2022

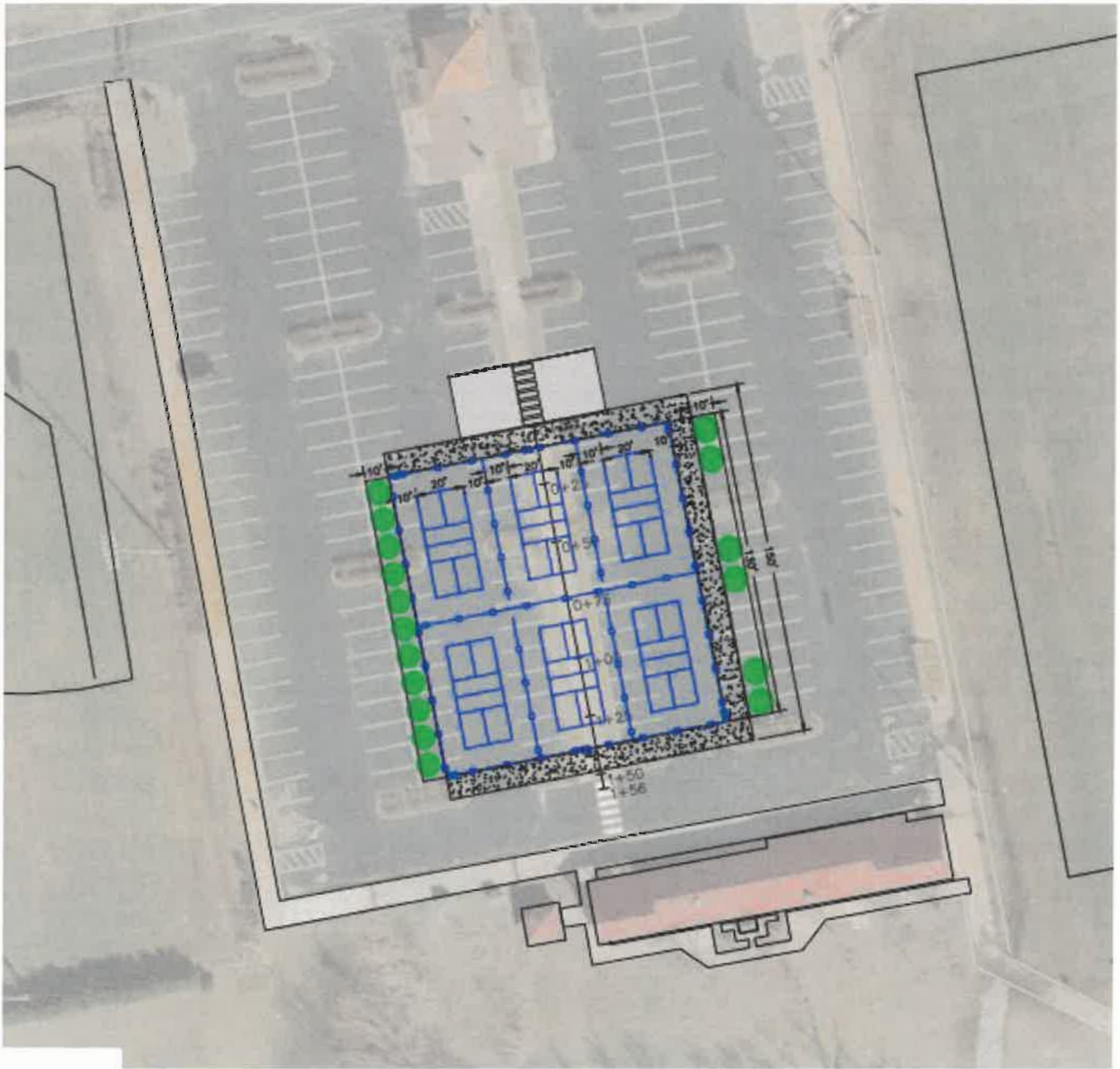
RE: Location of Pickleball Courts – Central Park and CVAC

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)	<u>\$365,000</u>
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.

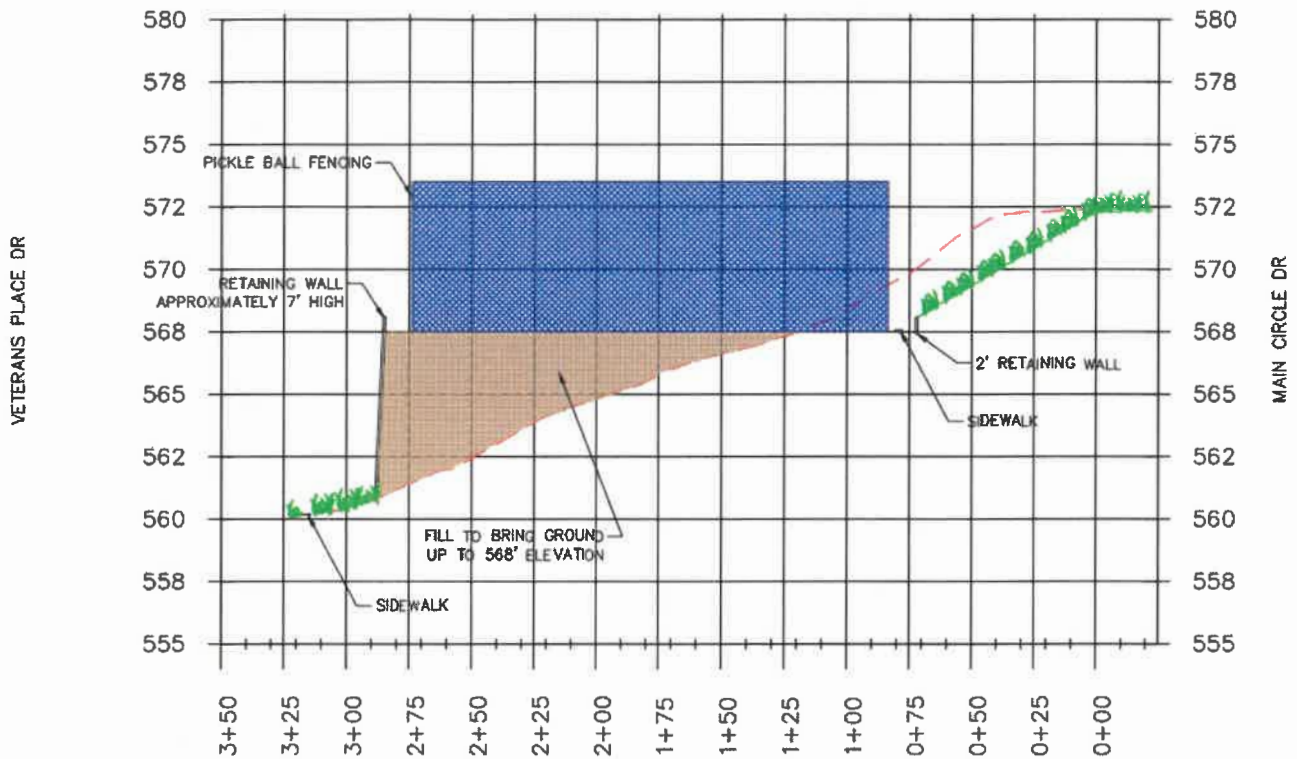


As you can see, this is within an existing small parking lot located immediately west of Main Circle Drive and north of The Awakening. The area is close to parking and public restrooms, and not immediately adjacent to Chesterfield Parkway. Further, because the area is currently paved, it minimizes the 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	\$398,390
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



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

GENERAL CONDITIONS

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

PICKLEBALL CONSTRUCTION- 6 COURTS

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

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





Byrne & Jones

SPORTS CONSTRUCTION

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ST. LOUIS, MO 63044

PHONE: (314) 567-7997

FAX: (314) 567-1828

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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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PHONE: (314) 567-7997
FAX: (314) 567-1828

WWW.BYRNEANDJONES.COM/sports

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.

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



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WWW.BYRNEANDJONES.COM/sports

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.
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.



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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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Memorandum



To: Mike Geisel, City Administrator
From: Tom McCarthy 
Director of Parks, Recreation and Arts
Date: 10/19/2021
Re: Central Park Eight Acre Conceptual Master Plan

The Parks, Recreation & Arts Citizen Advisory Committee reviewed the Central Park Master Plan report developed by SWT with two open houses, citizen, staff and Parks Advisory Committee input. One meeting was in person at City Hall and the other was held on Zoom for resident input. Attached you will find a conceptual plan for the additional eight acres at Central Park. With a price tag of just under nine million dollars for the big picture development there is no way to fund this entire project in the near future, but with grants and other sources of financial assistance we can build out the park over the years. Please keep in mind this is a conceptual plan and over the years things will change and some of the needs will be readdressed as we slowly develop the space. There are some consistencies in the overall project, starting with putting in the loop road from Park Circle Drive to Veterans Place Drive, adding street lights, grading out the main five-acre field that runs along Veterans Place Drive for a large green space for better drainage, everyday use by our residents. The expansion will also lend itself to create opportunities to have additional community events and engagement, adding the six pickle ball courts in parcel #4 or #5 right off Park Circle Drive with some additional parking. We have received the funding for adding the six pickle ball courts through our ARPA funds.

The Parks, Recreation and Arts Citizens Advisory Committee made a motion and voted unanimously to approve the concept of the Central Park Master Plan, and to move the recommendation on to the Committee of Council pertaining to the construction of the loop road, street lighting, grading of the field and the pickle ball courts with additional parking spaces near the courts.

I have attached the Central Park Master Plan and meeting results from our Parks, Recreation & Arts Citizens Advisory Committee meeting on October 9th for your review.

Parks, Recreation & Arts Citizen's Advisory Committee Meeting Results

Saturday October 9th, 2021 at 8:15 AM.

Present

Ward Name

I – Laura Schellenberg

I - Gary Stein

II - Barbara Briggs

III – Alan Politte

IV – Jim Pisoni

Tom McCarthy – Parks Recreation & Arts Director

Mary Ann Mastorakos – Chesterfield City Council

Bob Nation – Chesterfield Mayor

1. Approval of July 14th, 2021 Meeting Results – Meeting was called to order by Vice-Chair Gary Stein at 8:20. Minutes were reviewed and approved.

2. Municipal Planning Grant Central Park Schedule – Handout of the Final Master Plan Report distributed and options discussed to begin implementation with available funds. The committee agreed to start with the loop road, Pickleball courts, main field grading, and lighting. Motion was approved for Tom to forward recommendations to City Council.

3. Logan Park – Phase I plan in process with minor adjustments. Phase II Planning Grant is submitted and awaiting approval.

4. Kilo Art Donation Project – Email update from Rob Kilo: Rob Kilo privately commissioned a Monarch Butterfly statue that is similar to Portal to Metamorphosis. Rob worked with the sculptor, Glory Hartsfield, to create an original custom statue. The statue was approved through the city process and will be provided on loan to the city in 5 year increments. It will be located at the beginning of the Riparian Trail extension at August Hill Drive. The concept of Monarch Plaza will require significant fund raising and possibly city funds for completion.

Tom advised that the Parks and Rec department will mount the statue but there are no additional city funds at this time.

5. Don Collins Memorial – Handout distributed with variety of memorial options and associated costs. Committee will review and discuss further at next meeting.

6. ARPA Funds Update – Handout distributed from the Chesterfield City Administrator outlining the impact of the Federal American Rescue Plan Act (ARPA) on Chesterfield. This detailed how much the city will receive, what the funds can be used for along with any restrictions, and the timing/reporting requirements of the funds. It also included a list of potential items to be funded and the estimated cost of each.

7. Holiday Tree Lighting – Event planned for December 4th at Central Park and will include a Santa Dash, Candy Cane Hunt and Tree Lighting ceremony. Volunteers will be needed to help with the event.

8. Nominations for Chair, Vice Chair and Secretary – Tom reminded the committee to begin thinking about nominations for these positions.

9. Unfinished Business – Tom provided updates on the Eberwein Park trail reconstruction, Monarch Levee Trail extension and Riparian Trail extension.

10. New Business – None.

The meeting was adjourned at 9:10 AM.



Central Park Master Plan

Final Master Plan Report

August 27, 2021

ACKNOWLEDGEMENTS

CITY OF CHESTERFIELD

THOMAS MCCARTHY | DIRECTOR OF PARKS, RECREATION AND ARTS

STEVE JARVIS | ASSISTANT DIRECTOR OF PARKS, RECREATION AND ARTS

JASON BAUCOM | SUPERINTENDENT OF ARTS & ENTERTAINMENT

KARI JOHNSON | SUPERINTENDENT OF RECREATION

ANN-MARIE STAGOSKI | EXECUTIVE ADMINISTRATIVE ASSISTANT

PLANNING TEAM

JAY WOHLSCHLAEGER | PARTNER-IN-CHARGE

SCOTT RUNDE | PROJECT MANAGER

WES HAID | PRODUCTION LEAD



<i>INTRODUCTION</i>	4
<i>INVENTORY AND ANALYSIS</i>	5
<i>ALIGNMENT WITH EXISTING PLANS</i>	8
<i>CONCEPT DESIGN ALTERNATIVES</i>	9
<i>COMMUNITY FEEDBACK</i>	12
<i>FINAL MASTER PLAN</i>	16
<i>COST OPINION / CONCLUSION</i>	21

INTRODUCTION

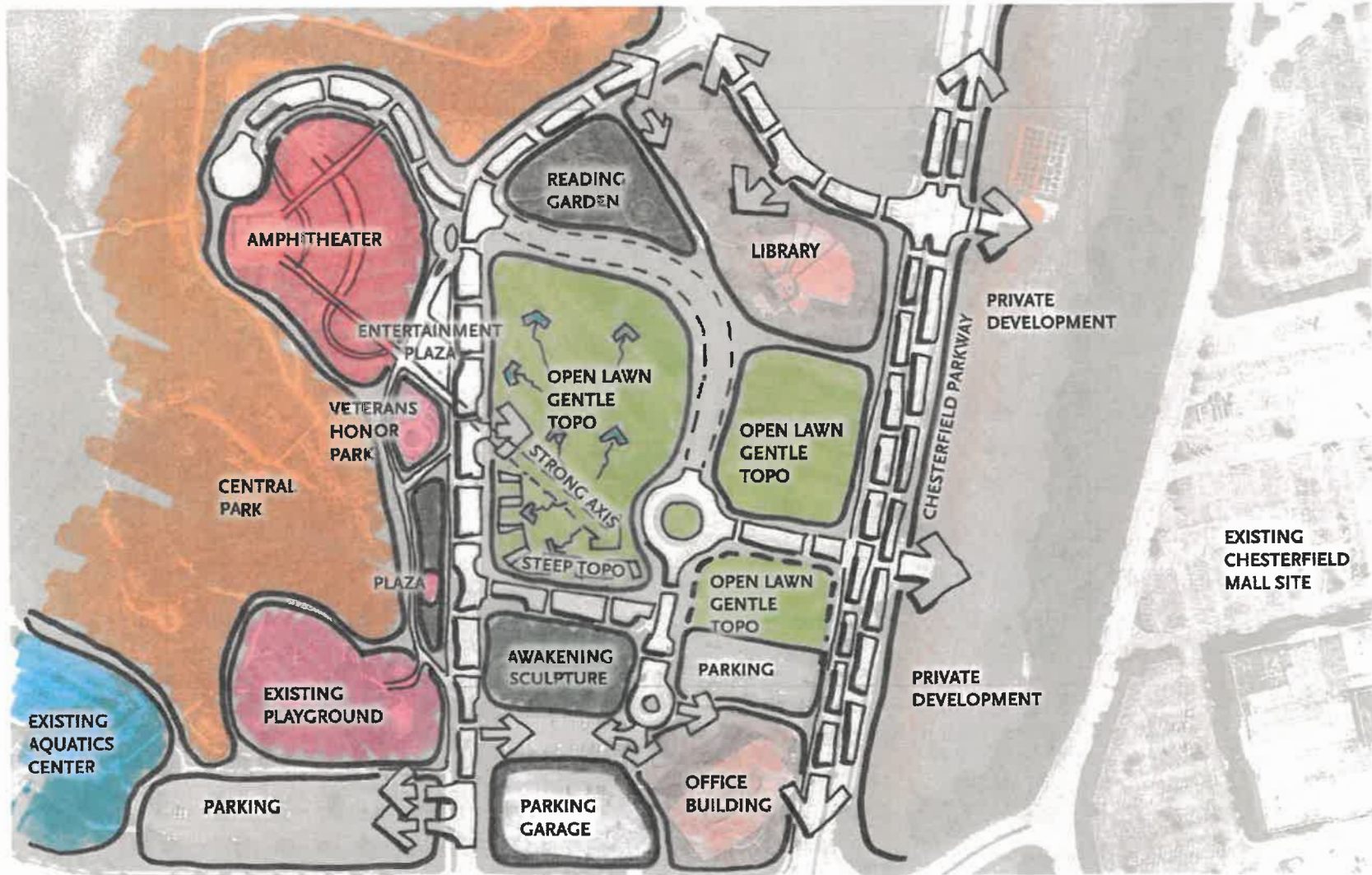
The City of Chesterfield, MO engaged SWT Design in the Winter of 2020 to conduct a parks master plan for an expansion of Central Park. The study area highlighted in the aerial image below includes approximately eight acres of undeveloped land directly to the east of Central Park. As a master plan, this document details the engagement and design process conducted with city representatives and the wider Chesterfield community that resulted in the final master plan concept for the expansion of Central Park. Included in this master plan document is a summary of feedback received from the community, a series of concept plans, the final master plan and an opinion of probable construction cost for the implementation of the master plan.

EXISTING CONDITIONS

The existing Central Park is approximately 55 acres in size and is located just off Chesterfield Parkway to the west of the Chesterfield Mall property and Sachs Branch Public Library. The existing park has a wide variety of amenities geared to users of all ages and interests. Some of the existing amenities and programming within the park includes trail networks, lake, playgrounds, amphitheater, aquatic center, restrooms, picnic areas, pavilions, memorials, and public art. The expansion area is located directly between Sachs Branch Library to the north and existing office buildings to the south. The site has previously been utilized for agricultural purposes and flexible use space for special events.



SITE ANALYSIS



SITE ANALYSIS, CONT.

FIELD VISIT

The design team visited the project site on February 26, 2021 to view existing conditions of the project site and surrounding context. The expansion project site is largely undeveloped with the exception of sewer structures located within right-of-way for a future roadway that bisects the 8 acre area.

Directly to the east of the expansion parcel the site is bounded by Chesterfield Parkway and the adjacent Chesterfield Mall property. Veteran's Place Drive runs along the west side of the expansion site. The west side of the site also includes the Chesterfield Amphitheater, Veterans Honor Park, and Central Park lake. The Chesterfield Family YMCA and Sach's Branch Library are located to the north of the project site. Directly to the south of the project site includes open space which houses the "Awakening" sculpture along with parking lots, a parking garage and an office building.

The existing site area generally slopes east to west and is currently roughly graded and surfaced with turf type grasses.





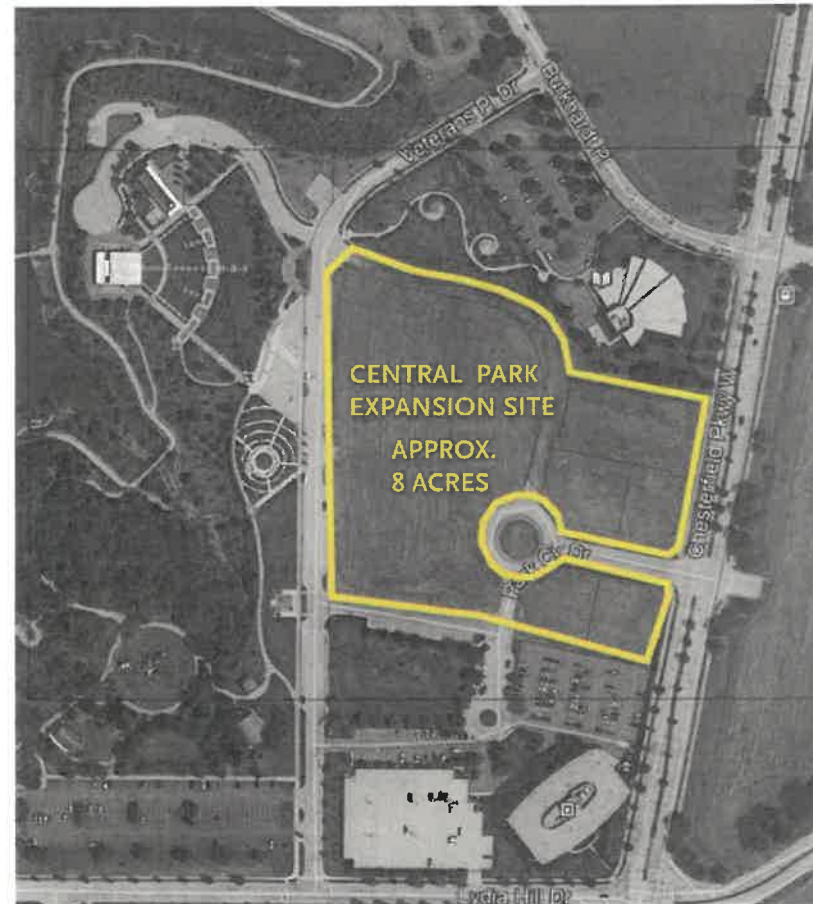
ALIGNMENT WITH EXISTING PLANS

PARKS, RECREATION & ARTS MASTER PLAN KEY RECOMMENDATIONS

- Enhance the new park space for everyday use of residents
- Land has been purchased for expansion of Central Park
- Build Loop Road to provide better traffic flow and additional parking for the park.
- Build pickleball complex in the new space to provide the community with additional park amenities at a central location.

POTENTIAL PROGRAMMING IDEAS BASED ON PREVIOUS PLANNING DOCUMENTS

- Flexible event space for more community programs
- Event / passive use lawn and hardscape plaza space
- Unique shade structures and interactive lighting
- Landforms / berms / terraced seating areas
- Sculpture and public art
- Permanent and/or temporary parking
- Roadway removal / realignment
- Future development / parking around park



CONCEPT DESIGN ALTERNATIVES



- KEY**
- 01 ENTERTAINMENT PLAZA AREA
 - 02 PRIMARY REINFORCED EVENT LAWN / OPEN TURF
 - 03 SECONDARY EVENT LAWN / OPEN TURF
 - 04 KEY ENTRANCE PLAZAS
 - 05 CENTRAL CIRCULATION SPINE / PLAZA
 - 06 POTENTIAL STAGE SETUP LOCATION
 - 07 SLOPED / TERRACED SEATING LAWN
 - 08 STREET BUILD OUT, VENDOR / EVENT STAGING
 - 09 EXISTING STREET / CIRCULATION MAINTAINED
 - 10 REMOVE EXISTING STREET CONNECTION
 - 11 ENTRY SCULPTURE/FEATURE
 - 12 POTENTIAL PARKING OR FUTURE DEVELOPMENT
 - 13 NEW DROP OFF ZONE
 - 14 NEW ROUNDABOUT



CONCEPT A

This concept reflects the formal geometry of the amphitheater and Veterans Honor Park. Extending from the south amphitheater entry walk a central spine connects to the Veterans Honor Park and an expanded Entertainment Plaza before continuing through the expansion property to a new park pedestrian entry at the Park Circle Drive roundabout. The grade in the expansion parcel is proposed to be cut down so it feels like a continuation of the existing park and the addition of walls along Park Circle drive will create an overlook into the park from the roundabout and an entry stair with

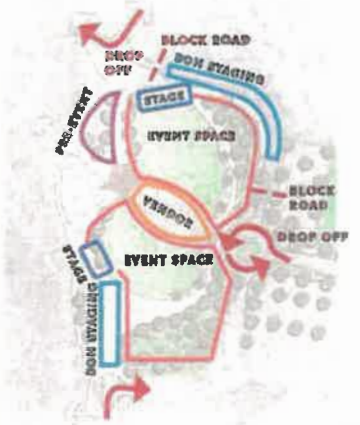
accessible walks down into the expanded park.

Two lawn panels in the center of the property provide open space for festival gathering and open park use. A large plaza at the south end of the park provides a location for event stage setup and seasonal activities. A system of walks throughout the site and along the perimeter connect to the existing park walks and provide shaded seating and vendor booth setup opportunities within the expansion site. Between these walks are additional green space for play, art installations or landscape areas.

CONCEPT DESIGN ALTERNATIVES



- KEY**
- 1 ENTERTAINMENT PLAZA AREA
 - 2 ICONIC PAVILION / SHADE STRUCTURE
 - 3 MAIN REINFORCED EVENT LAWN / OPEN TURF
 - 4 KEY ENTRANCE PLAZAS
 - 5 CENTRAL CIRCULATION SPINE / PLAZA
 - 6 POTENTIAL STAGE SETUP LOCATION
 - 7 SLOPED / TERRACED SEATING LAWN
 - 8 STREET BUILDOUT, VENDOR / EVENT STAGING
 - 9 EXISTING STREET / CIRCULATION MAINTAINED
 - 10 REMOVE EXISTING STREET CONNECTION
 - 11 SOLAR PANELS / SHADE STRUCTURE
 - 12 POTENTIAL PARKING OR FUTURE DEVELOPMENT
 - 13 NEW DROP OFF ZONE
 - 14 ENTRY SCULPTURE / FEATURE



EVENT USE DIAGRAM

CONCEPT B

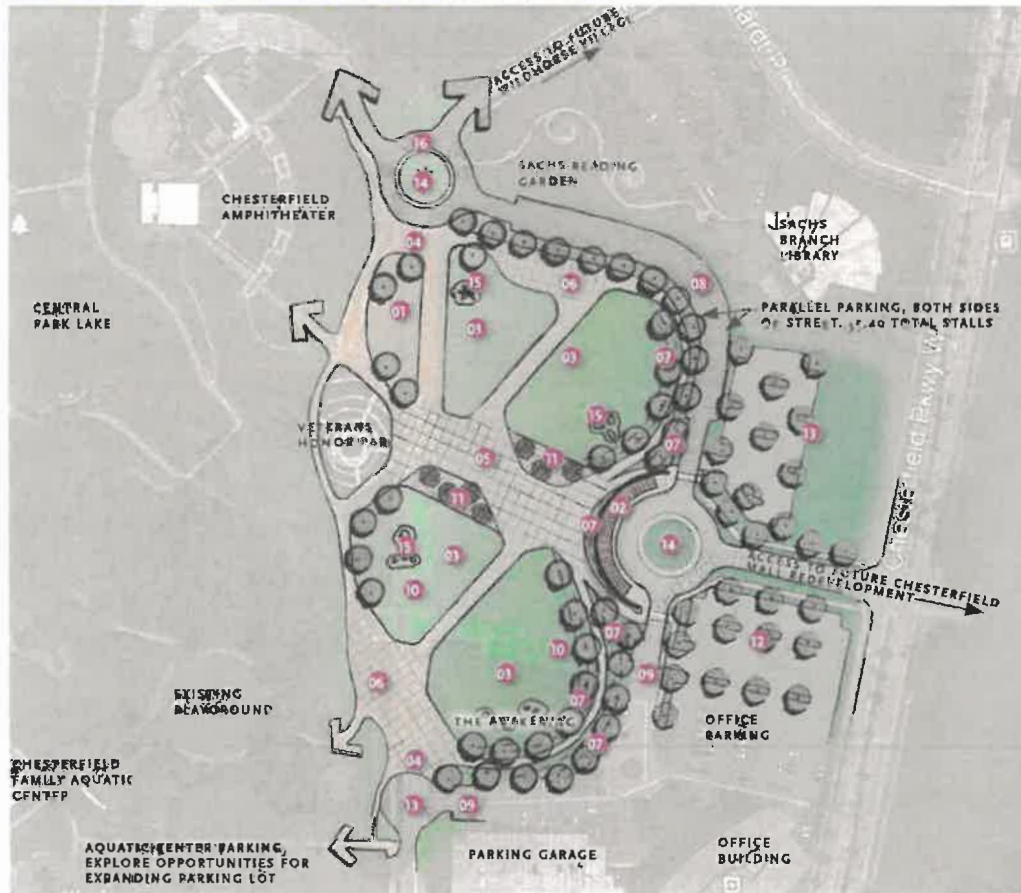
This concept is organized around two large event lawns / open green spaces located north and south of a central plaza. The plaza is anchored on the west edge by a large signature shelter that can be programmed for festivals and provide an additional shelter within the park. The east end of the plaza terminates at the Park Circle Drive entry.

The lawn panels and paved plazas and walks create a multiuse event space and provide a variety of park use areas. Plaza areas at the north and south

ends of park expansion create pedestrian entries and social spaces. These areas are sized and oriented to support festival stages at each location for flexibility in configuration and allow for multiple smaller events to occur at one time within the park. The west side perimeter walk engages tree filled edges to the park and access to shade structures located along the edge of the lawn panels. The tree filled edge on the south side of the park encompasses The Awakening, bringing it even more into the park. Overall the perimeter walks, plazas, and central plaza will support a variety of events and activities while creating a perimeter trail with connections to adjacent sidewalks and internal park trails.



CONCEPT DESIGN ALTERNATIVES



- KEY**
- 01 ENTERTAINMENT PLAZA AREA
 - 02 ICONIC PAVILION / SHADE STRUCTURE
 - 03 MAIN REINFORCED EVENT LAWN / OPEN TURF
 - 04 KEY ENTRANCE PLAZAS
 - 05 CENTRAL CIRCULATION SPINE / PLAZA
 - 06 POTENTIAL STAGE SETUP LOCATION
 - 07 SLOPED / TERRACED SEATING LAWN
 - 08 STREET BUILDOUT, VENDOR / EVENT STAGING
 - 09 EXISTING STREET / CIRCULATION MAINTAINED
 - 10 REMOVE EXISTING STREET CONNECTION
 - 11 SOLAR PANELS / SHADE STRUCTURE
 - 12 POTENTIAL PARKING OR FUTURE DEVELOPMENT
 - 13 NEW DROP OFF ZONE
 - 14 ENTRY SCULPTURE / FEATURE
 - 15 SCULPTURE / ARTWORK INCORPORATION
 - 16 NEW ROUNDABOUT



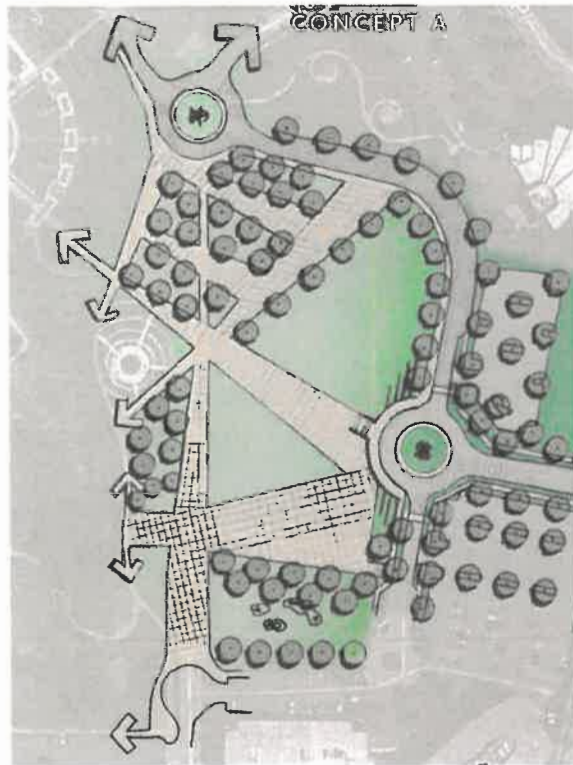
CONCEPT C

Similar to the other concepts the grade in the expansion parcel is proposed to be lowered to match the existing park, creating an overlook at the Park Circle Drive roundabout. The overlook is expanded to include a trellis or shade structure and social gathering space with the stairs and accessible walk down into the park moved to the north and south ends of the overlook. This expanded area will be a landmark from Chesterfield Parkway and within the park, creating a visual entry for Central Park on the east side.

Within the expansion property a central paved spine leads from the east

park entry to the Veterans Honor Park and the expanded entertainment plaza. The event lawn is divided into four panels separated by the spine and internal circulation walks. The Awakening is incorporated into the southeast lawn panel and the other three lawn areas can be activated with sculpture installations. The shape of the lawn panels overlap the central spine creating areas for shade structures that engage the spine and lawn. A smaller plaza at the north end of the park provides a secondary activity area. Perimeter walks connect to the existing park walks and provide shaded seating and vendor booth setup opportunities.

CONCEPT ALTERNATIVES COMMUNITY FEEDBACK



1.52



2.06

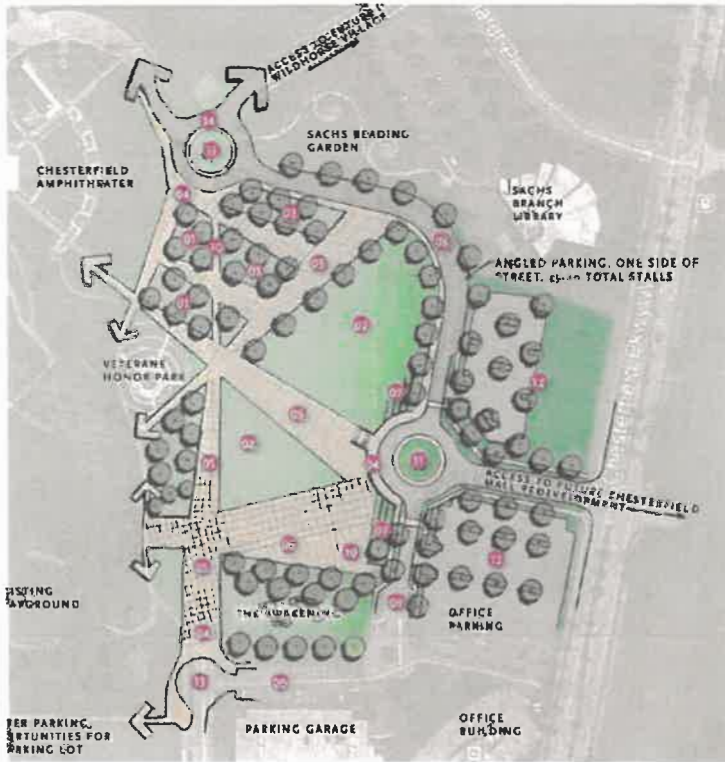


2.46

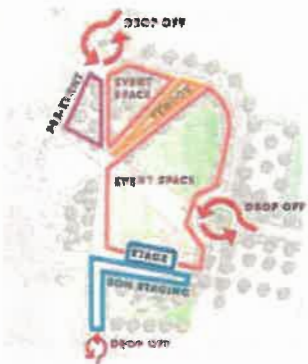
Community was asked to identify their preferences, likes, and dislikes of each concept via an online survey. 50 people participated over approximately two weeks from March 18th to March 31st. Overall the community members who respond to the online survey preferred Concept C. (the numbers below each concept above is an aggregate score based on a number one preference ranking receiving three points, number two priority receiving two points and number three priority receiving one point.)



CONCEPT A - COMMUNITY FEEDBACK SUMMARY



- KEY**
- 1 ENTERTAINMENT PLAZA AREA
 - 2 PRIMARY REINFORCED EVENT LAWN / OPEN TURF
 - 3 SECONDARY EVENT LAWN / OPEN TURF
 - 4 KEY ENTRANCE PLAZAS
 - 5 CENTRAL CIRCULATION SPINE / PLAZA
 - 6 POTENTIAL STAGE SETUP LOCATION
 - 7 SLOPED / TERRACED SEATING LAWN
 - 8 STREET BUILD OUT, VENDOR / EVENT STAGING
 - 9 EXISTING STREET / CIRCULATION MAINTAINED
 - 10 REMOVE EXISTING STREET CONNECTION
 - 11 ENTRY SCULPTURE/FEATURE
 - 12 POTENTIAL PARKING OR FUTURE DEVELOPMENT
 - 13 NEW DROP OFF ZONE
 - 14 NEW ROUNDABOUT



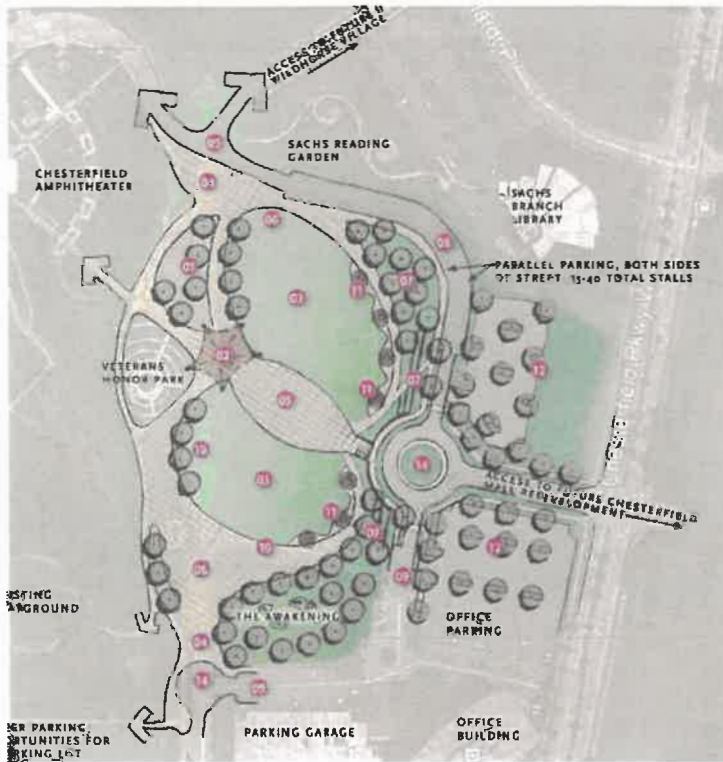
PROS

- Removal of Veteran's Place Dr. thru the Park
- Incorporation of Awakening into the Park
- Green space and separate lawns for use
- Large walkways / paved areas for events
- Incorporation of shade trees

CONS

- Design too angular/geometric/rigid
- More green space should be included/minimize paving
- Would like to see inclusion of shade/pavilion structure
- Additional parking is needed
- Should include location for more than one stage
- Should include feature for use outside festivals / community events
- Concerned closing road will limit access to center of park

CONCEPT B - COMMUNITY FEEDBACK SUMMARY



- KEY**
- ENTERTAINMENT PLAZA AREA
 - ICONIC PAVILION / SHADE STRUCTURE
 - MAIN REINFORCED EVENT LAWN / OPEN TURF
 - KEY ENTRANCE PLAZAS
 - CENTRAL CIRCULATION SPINE / PLAZA
 - POTENTIAL STAGE SETUP LOCATION
 - SLOPED / TERRACED SEATING LAWN
 - STREET BUILDOUT, VENDOR / EVENT STAGING
 - EXISTING STREET / CIRCULATION MAINTAINED
 - REMOVE EXISTING STREET CONNECTION
 - SOLAR PANELS / SHADE STRUCTURE
 - POTENTIAL PARKING OR FUTURE DEVELOPMENT
 - NEW DROP OFF ZONE
 - ENTRY SCULPTURE / FEATURE



PROS

- Like the removal of Veteran's Place Dr. thru the Park
- Like the organization and flexibility of spaces, aesthetically pleasing design, balanced hardscape and softscape areas
- Like the Iconic pavilion, terraced seating and shade structures
- Like the option for multiple events

CONS

- More green space should be included/ minimize paving
- Additional parking is needed
- Awakening feels separated from the park
- Concerned closing road will limit access to center of park
- Consider including park features not geared toward festival use



CONCEPT C - COMMUNITY FEEDBACK SUMMARY



- KEY**
- 1 ENTERTAINMENT PLAZA AREA
 - 2 ICONIC PAVILION / SHADE STRUCTURE
 - 3 MAIN REINFORCED EVENT LAWN / OPEN TURF
 - 4 KEY ENTRANCE PLAZAS
 - 5 CENTRAL CIRCULATION SPINE / PLAZA
 - 6 POTENTIAL STAGE SETUP LOCATION
 - 7 SLOPED / TERRACED SEATING LAWN
 - 8 STREET BUILDOUT, VENDOR / EVENT STAGING
 - 9 EXISTING STREET / CIRCULATION MAINTAINED
 - 10 REMOVE EXISTING STREET CONNECTION
 - 11 SOLAR PANELS / SHADE STRUCTURE
 - 12 POTENTIAL PARKING OR FUTURE DEVELOPMENT
 - 13 NEW DROP OFF ZONE
 - 14 ENTRY SCULPTURE / FEATURE
 - 15 SCULPTURE / ARTWORK INCORPORATION
 - 16 NEW ROUNDABOUT



PROS

- Like the removal of Veteran's Place Dr. thru the Park
- Lots of multifunctional space, like the increase scale of open spaces, seems like it would work well for festivals
- Like the pavilion location, traffic flow and, connection of walkways
- Like the inclusion of art and Awakening into the space
- Like the central spine with shade structures and space for vendors during events.

CONS

- Could you a bit more visual interest
- More continuous green space should be included/ minimize paving
- Concerned closing road will limit access to center of park and limit traffic flow
- Consider including park features not geared toward festival use

FINAL MASTER PLAN - PRESENTED AT OPEN HOUSE 2

OVERVIEW

The final master plan for the Central Park eight acre expansion encompasses the vision of the community which provides a flexible use space that enhances the property for everyday park use as well as potential future events that could be housed on the site. The concept plans developed throughout the process along with input from city officials, staff, and the community are incorporated into the development of the final master plan. This concept plan will complement the existing uses and amenities in the surrounding park area and provides new amenities which will further enhance the functionality, aesthetics, and activity within the space.

FLEXIBLE USE OPEN SPACE

A key element of this plan was to maintain the existing openness of the site to the extent possible while also providing spaces which can be utilized for various uses. The design provides for large connected open spaces to be integrated directly into the east end of the existing Central Park. This will allow for a multitude of uses ranging from everyday passive park use to special events with more intense use of the space.

SITE CIRCULATION

The elimination of Veteran's Place Dr. along the park paired with the removal of the drive directly north of the "Awakening" will provide the space with a more direct connection into the existing trails and pedestrian network located in Central Park. The proposed walkways are designed to strike a balance of providing sufficient size for everyday and special event use, while minimizing the amount of impervious area that is added to the project size. Vehicular circulation will be maintained by implementing the previously planned roadway that connects from Park Circle Dr. north to Veteran's Place Dr. Parking is added along the new drive and the east portion of the property to help ensure sufficient access to the site by community members. ADA accessible parking is planned to be located near key activity hubs on the project site to provide more direct access for special events and the existing Veteran's Honor Park.

LANDSCAPE AND STORMWATER MANAGEMENT

The large open spaces located within the project site will be largely surfaced with turfgrass to allow for maximized flexible uses of the space. The intent of this plan as further detail is developed is to incorporate planting areas where appropriate that are composed of native plant species which will provide habitat and food sources for pollinators and other beneficial native insects and organisms. The periphery of the open spaces should be planted with canopy trees to help provide shade in the area. The design and installation of stormwater BMPs (best management practices) will be coordinated with MSD and incorporated into the site as the project develops.

PAVILIONS AND OTHER SITE AMENITIES

This design includes the incorporation of an iconic shade structure which can function as an activity hub, transition space for special events, and for everyday use. A pergola structure along the existing Park Circle Dr. can provide a comfortable gathering space and overlook into the park. Additional site amenities that should be incorporated into the site as the plan is developed should include site furnishings, utilities to support site uses, lighting, and directional signage. This plan also includes the incorporation of pickleball courts to help provide access to this type of recreational amenity to the surrounding community in this portion of the City. The intent of this plan is to utilize the site's topography to provide seating opportunities along the east edge of the main open space for everyday passive use and special events. It was also mentioned during the public meeting that there was a desire to incorporate public restrooms into the design to allow for better access to this amenity in the area.

PUBLIC ART

This plan seeks to more directly integrate the existing "Awakening" sculpture piece into the park. Additionally, this plan calls for incorporating other public art pieces into the site when opportunity allows.





KEY

- 01 ENTERTAINMENT PLAZA AREA
- 02 ICONIC PAVILION / SHADE STRUCTURE
- 03 MAIN REINFORCED EVENT LAWN / OPEN TURF
- 04 KEY ENTRANCE PLAZAS
- 05 CENTRAL CIRCULATION SPINE / PLAZA
- 06 POTENTIAL STAGE SETUP LOCATION
- 07 SLOPED / TERRACED SEATING LAWN
- 08 STREET BUILDOUT, VENDOR / EVENT STAGING
- 09 EXISTING STREET / CIRCULATION MAINTAINED
- 10 REMOVE EXISTING STREET CONNECTION
- 11 OVERLOOK PLAZA / PERGOLA
- 12 POTENTIAL FUTURE PARKING
- 13 ACCESSIBLE PARKING
- 14 ENTRY SCULPTURE / FEATURE
- 15 SCULPTURE / ARTWORK INCORPORATION
- 16 PICKLEBALL COURTS (6 TOTAL)



FINAL MASTER PLAN - CONCEPT IMAGERY



Example concept imagery presented at open house #2.



FINAL MASTER PLAN - CONCEPT IMAGERY



Example concept imagery presented at open house #2.

FINAL MASTER PLAN - CONCEPT IMAGERY



Example concept imagery presented at open house #2.



COST OPINION / CONCLUSION

Included on the next page is an opinion of probable construction costs for the implementation of the Central Park Expansion master plan. The costs are based on available information obtained by the design team during the master plan phase of work, and should be refined as design development continues and more detail is defined. Costs are based on 2021 construction costs and are subject to fluctuation in the market place. This information is to be used in conjunction with the master plan to establish a logical sequence of budgeted projects to be implemented by the city of Chesterfield.

CONCLUSION

The master plan is only the first step in the successful expansion of the Central Park property. Following the completion of this planning effort, The City will proceed with phasing the design and implementation of this master plan. It is anticipated to complete the design in multiple phases funded through a combination of sources including the Municipal Park Grant program, budgeted funds, and in-house construction services.

1 Demolition & Site Prep				
Item	Quantity	Unit	Unit Cost	Subtotal
Erosion Control	1	al	\$15,000.00	\$15,000.00
Earthwork - Grading	1	al	\$25,000.00	\$25,000.00
Earthwork - Haul Off	1	al	\$150,000.00	\$150,000.00
Roadway Removal	1	al	\$185,000.00	\$185,000.00
Misc. Site Removals (Lighting, Furnishings, Walkways, etc.)	1	al	\$40,000.00	\$40,000.00
Sewer / Water Utility Modifications	1	al	\$100,000.00	\$100,000.00
Electrical Utility Modifications	1	al	\$70,000.00	\$70,000.00
			Subtotal	\$585,000.00
2 Hardscape				
Item	Quantity	Unit	Unit Cost	Subtotal
New Roadway - Incl. base, curbs, and gutters	1	al	\$300,000.00	\$300,000.00
New Comfort Station - Mens/Womens, Family Room, Storage, Med	1	al	\$1,200,000.00	\$1,200,000.00
Concrete Walkway - Standard Broom Finish	124,000	sf	\$10.00	\$1,240,000.00
Asphalt Parking Areas - Including paving, curbs, etc., striping	67,500	sf	\$6.00	\$405,000.00
Pickleball Courts - 6 courts	1	al	\$300,000.00	\$300,000.00
Pergola Structure - approx. 120 LF - metal structure	1	al	\$200,000.00	\$200,000.00
Iconic Pavilion Structure - Tensioned Fabric Structure	1	al	\$750,000.00	\$750,000.00
Site Lighting (Slavaged Street Lighting, Pedestrian Lighting, etc.)	1	al	\$300,000.00	\$300,000.00
Pre-event Area Fencing - 6' Coated Chainlink	580	lf	\$45.00	\$26,100.00
Terraced Seatwalls - Snapped Natural Stone Slabs	125	ton	\$50.00	\$6,250.00
Entry Plaza Hardscape Improvements	1	al	\$120,000.00	\$120,000.00
Pedestrian Guardrail	225	lf	\$150.00	\$33,750.00
Retaining Wall (avg. 3' ht.)	675	sf/ft	\$45.00	\$30,375.00
			Subtotal	\$4,973,975.00
3 Landscape				
Item	Quantity	Unit	Unit Cost	Subtotal
Canopy Trees	85	3" Cal.	\$600.00	\$51,000.00
Flowering Trees	12	2" Cal.	\$440.00	\$5,280.00
Evergreen Trees	12	8" ht	\$480.00	\$5,760.00
Planting Area (Extrubs, Perennials, Amended Topsoil, and Mulch)	35,000	sf	\$4.50	\$157,500.00
Turf (assumed some topsoil can be salvaged from site)	248,300	sf	\$0.75	\$186,225.00
			Subtotal	\$405,765.00
4 Storm Water Enhancement / Bio-swales				
Item	Quantity	Unit	Unit Cost	Subtotal
BMPs WQ Basins	13,500	sf	\$4.00	\$54,000.00
Bio-swales (Parking Lots)	400	lf	\$25.00	\$10,000.00
			Subtotal	\$64,000.00
5 Miscellaneous				
Item	Quantity	Unit	Unit Cost	Subtotal
Bollards	80	ea	\$1,000.00	\$80,000.00
Site Furnishings	1	al	\$50,000.00	\$50,000.00
Sculpture / Public Artwork	1	al	\$75,000.00	\$75,000.00
Entry Signage	1	al	\$50,000.00	\$50,000.00
			Subtotal	\$255,000.00
6 Irrigation				
Item	Quantity	Unit	Unit Cost	Subtotal
Irrigation	142,000	sf	\$1.25	\$177,500.00
			Subtotal	\$177,500.00
			Subtotal:	\$6,461,240.00
			8% Contractor's General Conditions & Mobilization	\$516,899.20
			7% Contractor Overhead and Profit	\$452,286.80
			12% Design and Engineering/Permitting Fees	\$775,348.80
			10% Construction Contingency	\$646,124.00
			Grand Total:	\$8,851,898.80

KEY

ea. - each
lf. - linear foot
ls. - lump sum
sf. - square foot
al. - allowance

sf./f. - square foot of wall face
cy. - cubic yard
sq. - square yard
N.I.C. - not in contract
Cal. - caliper
Ht. - height

Mike Geisel

City Administrator



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A handwritten signature in black ink, appearing to read 'mgeisel', is written over the printed name and title.

OFFICE OF THE CITY ADMINISTRATOR

TO: Mayor & City Council

Date: March 16, 2022

RE: Central Park Pickleball Courts

As directed by the Parks, Recreation and Arts Committee, staff has revised the layout and cost estimates to provide for pickleball courts at Central Park. The Committee also directed that the layout and cost estimates be forwarded directly to City Council. These courts were to be shifted to the east, reduced in number to three courts, and the retaining wall was to be eliminated. The attached concept design drawing reflects the requested layout. **Staffs estimated cost to construct these courts is \$527,725.** However, it should be remembered that these are our engineering estimates and prices are increasing at a rapid rate. These costs do not represent actual construction bids and the sitework quantities are estimated as well, not based on actual surveys or bid proposals.

Staff was also requested to summarize discussions that occurred with Greg Davenport and Patricia Meinhold of the Y, related to potentially constructing courts on the parking area at the southwest portion of their existing parking lot. These discussions are provided in bullet point form below:

- The Y would be willing for us to build the courts on the back lot of YMCA on the west side of the facility. They have no funding assistance available for the courts. The YMCA has no ability to split the cost of the construction of the courts on their property.
- The City may have to lease the land for construction and use of the space.
- The Y would need to find additional parking for the displaced parking spaces.

- The pickleball courts would be closed for eleven weeks during their summer camp season unless we could provide them exclusive use of our pavilions in the park for their program. This would result in canceling the City's current camp programs as well as making the pavilions unavailable to other users.
- The Y desires to program the pickleball courts. That would result in lost revenues for the City as we rely on revenue from our clinics and leagues.
- Grading and construction of a retaining wall would be required.
- External restrooms would need to be built \$350,000-500,000. There is no funding available.
- No shade structures are available.

If you have any questions, please let me know.