



Council Agenda Report

From: Freda Berman, Public Works Director

Subject: Authorization of the Pickleball Court Complex at Sherwood Park to be Bid for Construction

CEQA Determination: The pickleball court complex is categorically exempt from the California Environmental Quality Act (CEQA) under the Class 3 exemption, which applies to the construction of small facilities. (State CEQA Guidelines, section 15303.)

Date: June 4, 2024

Facts

1. On August 3, 2021, City Council received a report regarding pickleball court capacity and approved initiation of design services for the construction of a pickleball court complex at Sherwood Park to include up to eight lighted courts, restrooms, and parking improvements.
2. On September 7, 2021, City Council received a report regarding the allocation of American Rescue Plan Act 2021 funds and approved \$833,500 of those funds for the pickleball court project.
3. On October 5, 2021, City Council awarded a contract for design services to SSA Landscape Architects, Inc. for the pickleball court complex construction project.
4. Originally, the pickleball courts were envisioned to be located on the south side of Scott Street adjacent to Sherwood Dog Park. However, during initial design development it was determined that flood plain considerations and accommodations made that site unfeasible. The project was relocated to the north side of Scott Street adjacent to Sherwood Well #9. That site presented challenges as well with mandated design adjustments required for well operation and maintenance. The final pickleball complex design includes seven lighted courts, restrooms, parking improvements and associated amenities.
5. The City's Parks and Recreation Advisory Committee endorsed the design on August 8, 2022, and City Council approved the design and authorized preparation on construction bid documents on August 16, 2022.
6. Preliminary estimates indicated that the pickleball complex would cost approximately \$1.2 million to construct. The revised estimate, based on the final design and the current contracting environment as well as the cost of materials, estimates the project cost at \$3.4 million, an increase of \$2.2 million, or 183%.

Community Outreach

As design concepts were developed, interested members of the public had the opportunity to attend two public workshops, one on December 15, 2021, and the second on May 3, 2022. The Parks and Recreation Advisory Committee first reviewed the concepts on May 9, 2022, and then on August 8, 2022. Public input was incorporated by SSA Landscape Architects into the final design plans.

Options

1. Take no action;
2. Authorize the Pickleball Court Complex at Sherwood Park be bid for construction with an estimated construction cost of \$3.4 million; or
3. Provide alternative direction to staff.

Analysis and Conclusions

Development of final construction bid documents for the Pickleball Complex construction project has been slow due to a variety of factors:

1. Changing the site from the south side to the north side of Scott Street required a design restart.
2. Significant public input required multiple changes to the design of the courts.
3. The location of the complex directly adjacent to Sherwood Well #9 necessitated not only careful coordination with the Utilities Department, but additional work by SSA subconsultants to assure the construction of the courts and amenities would not negatively impact well operation and maintenance.
4. Construction plans were submitted to the City's Building Department for review in early 2023 and have required a series of corrections. The corrected 100% plans were submitted for final approval the first week in May 2024 and are expected to be ready for bid in June.

The current contracting environment and cost of materials and supplies has increased substantially. The estimated cost of the project has increased from approximately \$1.2 million to \$3.4 million. This is a conservative estimate with an expectation that submitted bids may be lower.

Fiscal Impact

The current capital improvement budget already has appropriated \$833,500 of American Rescue Plan Act (ARPA) monies and \$354,500 of parks and recreation development impact fees to the project cost. Taken with project expenditures incurred-to-date, the project is underfunded by approximately \$2.5 million.

Parks and recreation development impact fees can fund up to 30% of the overall pickleball project, consistent with the Development Impact Justification Study. This equates to about \$750,000, of which there are adequate DIF reserves to cover this portion (anticipated to be over \$4.0 million at the end of the fiscal year). The remaining \$1.75 million must come from unrestricted resources and City General Fund reserves are already at minimum levels. City Council could redirect American Rescue Plan Act funds dedicated towards the South Vine Street Bridge for this project to fund this shortfall. This would result in an increased construction loan in approximately three years when that project is underway.

CEQA

The pickleball court complex is categorically exempt from the California Environmental Quality Act (CEQA) under the Class 3 exemption, which applies to the construction of small facilities. (State CEQA Guidelines, section 15303.)

Recommendation (Option 2)

Authorize the Pickleball Court Complex at Sherwood Park be bid for construction with an estimate construction cost of \$3.4 million.

Attachments

1. Approved Pickleball Complex Concept Plans