

anthem

community council

Memorandum

To: ACC Board of Directors

From: Dawn Dworak, Management Analyst

C: Neal Shearer, Community Executive Officer

Date: May 17, 2018

Re: *Pickleball Court Final Design and Costs – Authorization to Proceed*

Recommendation

Staff requests Board guidance and authorization to proceed with the pickleball court final design and construction budget.

Background

Please refer to previously issued Board Memo, dated April 18, 2018 (attached) for background, scope, and timeline of the project, which remains unchanged. Staff has worked diligently with the approved contractors to incorporate the concerns and recommendations received from the Board at the April 2018 Open Meeting.

Project Cost

The attached itemized cost breakdown represents a basic project scope totaling \$711,150, which includes construction management, architectural, engineering, allowances for signage, drainage and permit fees and a 10% contingency.

The extensive landscaping work and improvements for this project will be performed by BrightView, and will be funded by utilizing a portion of the ACC credits and allowances provided through BrightView's contract. The ACC currently has approximately \$65,000 in landscape credits, and we anticipate that the total cost of landscaping, as detailed on the attached drawings for the pickleball project is \$32,874. Landscaping scope includes capping off and rework of existing irrigation lines, installation of new trees, shrubs, sod and decomposed granite groundcover, as needed to meet County requirements, and to provide sound buffering along the school boundary (south side).

It is Staff's practice to share with the Board those options, which can enhance the overall project through visual appeal, security and safety, and/or resident recommendations. Those are listed below. Staff recommends that the Board gives these prudent consideration, as the cost to include any approved modifications would be less expensive at the point of initial construction rather than at a later date. Various Discretionary Scope Items (elements to enhance player convenience, aesthetics and security) are presented on the attached costing analysis and any such options that are approved will increase overall project cost, if selected. These include:

- Additional Site Furnishings - \$65,878 – includes 6 picnic tables, 10 benches, 1 bike rack, 4 trash receptacles
- Center Kiosk - \$20,000 – includes storage, clock, chilled beverage filler, lighting and bulletin board
- Security Cameras - \$10,800 – includes two PTZ high definition cameras and associated hardware
- Plumbing for Court Maintenance - \$18,067 – includes water line from pump house to courts with 5 hose bibs for court maintenance
- Reduce Court Count to 8 - (\$49,949) – would reduce total available courts from 10 to 8

Following a presentation on the final design and costs on May 23, staff, Elite Sports Builders and EMC2 Architecture will be prepared to answer Board questions.

Attachments:

- Board Memo dated April 18, 2018
- Line Item Budget from staff inclusive of Elite Sports Builders scope items.
- Final design sketches from EMC2
- Enhancement Fund Cash Flow – for reference

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community council

Memorandum

To: ACC Board of Directors
From: Dawn Dworak, Management Analyst
C: Neal Shearer, Community Executive Officer
Date: April 19, 2018
Re: *Pickleball Court Conceptual Design – Authorization to Proceed*

Recommendation

Staff requests Board feedback and authorization to proceed with the overall pickleball courts concept design in order to fine tune design details, and finalize the construction budget for review and approval at the May Board meeting.

Background

On February 28, 2018, staff received Board approval to proceed with the Design Build Team of Elite Sports Builders and EMC2 Architecture to develop the conceptual design and estimate for the new Anthem Pickleball Court project. This project is part of the Master Plan and scheduled for completion in Q4 of 2018. Various meetings were held that included ambassadors from the Anthem Pickleball Club. Decisions regarding design, details and elements were a collaborative effort between all team members, which addressed quality, functionality, durability, Anthem park standards, maintenance requirements and pickleball player preferences. Attached are three views of the concept design, which will be presented in more detail at the Board meeting. The items listed below were identified in the original RFP-Q and used as a baseline for design and scope development, which will be refined as the process continues.

Basic Project Scope Items Include:

- 10 post-tension concrete pickleball courts (including play surface, striping, posts and nets). The minimum court dimensions meet the USAPA preferred standards for new construction, including total court space of 64' x 34' with overruns of 10' at the end and 7' at the sides of each court.
- LED lighting for each court, resulting in 6 poles with 8 light heads for each pair of courts. This configuration will maximize court coverage and create Class III quality lighting for tournament play.

- 8-ft. coated chain link fencing with windscreen on the west and south perimeter
- 4-ft. coated chain link fencing at the north and east sides with fencing between courts
- Individual entry gates to each numbered court
- 12-ft. wide perimeter walkway with broom finish to allow space for spectator seating, and 6-ft. wide walkways between courts
- New light bollards at extended pathways

The cost of the basic project scope items is approximately \$615,000, which includes construction management, architectural, engineering and permit fees, but no contingency amount.

Discretionary Scope Items (elements to enhance player convenience, aesthetics and security) Include:

- An exterior concrete gathering area with (3) shade sail features and (6) picnic tables
- Central area kiosk with clock, wind sock, display enclosure, power and storage
- Trash receptacles
- Spectator backless benches
- A post-mounted security camera(s) with pan, tilt and zoom capabilities
- Potable water line extension and plumbing for court maintenance convenience, and a chilled water fountain/bottle filler
- Signage for court numbers and rules

Discretionary items are still undergoing review and will be presented to the Board in a menu format with associated costs at the May meeting, in order to facilitate discussion and Board direction. The maximum cost of all discretionary items could be approximately \$100,000, which is why it is important that the project team evaluate these items for best pricing and present the Board with a menu of options to consider. At the May meeting, staff also will identify the discretionary items that the ACC will order and install in-house, in an effort to reduce costs.

The extensive landscaping work and improvements for this project will be performed by BrightView and will be funded with ACC credits provided through BrightView's contract. The ACC currently has approximately \$65,000 in landscape credits and the total cost of landscaping for the pickleball project is estimated at \$30,000, depending on the final design. Landscaping scope includes capping off and rework of existing irrigation lines, installation of new trees, shrubs and decomposed granite groundcover, as needed to meet County requirements, and to provide sound buffering along the school boundary (south side).

Project Funding

This Pickleball Court project will be funded by the Enhancement Fund, which had a balance of approximately \$1.4 million at the end of March 2018. There will be sufficient Enhancement Funds to complete this project in 2018.

Suggested Project Approach and Tentative Timeline:

- April 25: Receive Board approval to move forward with the proposed conceptual design.
- April 26- May 16: Hold final design meetings and fine tune all project details and pricing

- May 23: Present final design and the project costs/budget for Board approval, and seek authorization to complete construction drawings
- July 1: Construction drawings complete and ready for County plan review submittal
- July/August: Receive County approval and building permit
- August/September-December: Construction project duration

Following a presentation on the concept design on April 25, staff, Elite Sports Builders and EMC2 Architecture will be prepared to answer Board questions.

Attachments:

- Conceptual drawings from EMC2
- Line Item Budget from Elite Sports Builders (subject to further review)

Anthem Community Council

Project:: **Anthem Pickleball Courts**

Estimate No: **5**

Design/Build: **EMC2 & Elite Sports Builders**

By: **ACC - DMD**

Plans: **Various Plans**

USF:

Dated: **5/11/2018**

Date: **5/17/2018**

Item	Basic Scope Items	Code	Div.#	Qty	U/M	Unit Price	Total	Category Total	Notes:
1	General Conditions								
2									
3	Project Management, site fencing, dumpster, j-john, dust permit, water and water meter permit	01050	01	1	ls	29,994.00	29,994		
4	Architectural design, civil, structural, electrical and landscape engineering, printing and geotech services	01050	01	1	ls	46,752.00	46,752		
5	Subtotal							76,746	Elite
6	Site Work								
7									
8	10 Post tension concrete courts: excavation and cut grades, haul off grass, place ABC, form, pour and finish concrete, independent testing, set net posts	02100	02	1	ls	223,838.00	223,838		
9	Prep and apply Acrylotex system surfacing and striping, install nets and fill joints.	02100	02	1	ls	28,817.00	28,817		
10	Supply and install 8' chain link fencing with windscreen at west & south perimeter and 4' chain link fencing on north and east perimeter with individual gates to each court.	02100	02	1	ls	52,530.00	52,530		
11	Excavate, form and pour concrete walks at perimeter and between courts.	03300	03	1	ls	68,267.00	68,267		
12	Subtotal							373,452	Elite
13	Lighting								
14									
15	Supply and install 40 LSI LED light heads with 30 light poles, subpanel and service run to pool pump house.	16000	16	1	ls	164,302.00	164,302		
	Subtotal							164,302	Elite

Anthem Community Council

Project:: **Anthem Pickleball Courts**

Estimate No: **5**

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By: **ACC - DMD**

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USF:

Dated: **5/11/2018**

Date: **5/17/2018**

Item	Basic Scope Items	Code	Div.#	Qty	U/M	Unit Price	Total	Category Total	Notes:
16									
17	Signage			1	allowance	5,000.00	5,000	5,000	ACC
18	County Drainage Requirements			1	allowance	17,000.00	17,000	17,000	ACC
19	County Plan Review and Permits			1	allowance	10,000.00	10,000	10,000	ACC
20									
21	TOTAL							646,500	
22	Recommended Contingency (10%)							64,650	
23									
24									
25	TOTAL							711,150	
26									
27	Landscaping Improvements - Bright View Credits								Note:
28	Cap any abandon lines under hardscape areas, furnish and install decomposed granite at west and south of courts, furnish and install new trees, plants and grass per approved plans.			1	ls	32,874.00	32,874		Utilizing Brightview Contract Credits for these items. No cost to the project or ACC
29	Total Credits							32,874	
30									
31									
32	Discretionary Item Alternates - for Consideration and Selection:								
33	1 Custom Center Kiosk - In Design								
34	Masonry and steel structure to include storage, chilled bottle filler, enclosed bulletin board, clock, lighting for signage and metal roofing to match park elements.			1	allowance	20,000.00	20,000		
35	Total Added Cost							20,000	Elite
36									
37	2 Site Furnishings								
38	6 picnic tables, 10 backless benches, 4 trash receptacles, 1 bike rack with freight			1	ls	24,042.00	24,042		Supplied by Exerplay, ACC P&F will install
39	3 - 15x15 USA Shade single post umbrellas			1	ls	41,836.00	41,836		Elite Sports
40	Total Added Cost							65,878	

Anthem Community Council

Project:: **Anthem Pickleball Courts**

Estimate No: **5**

Design/Build: EMC2 & Elite Sports Builders

By: ACC - DMD

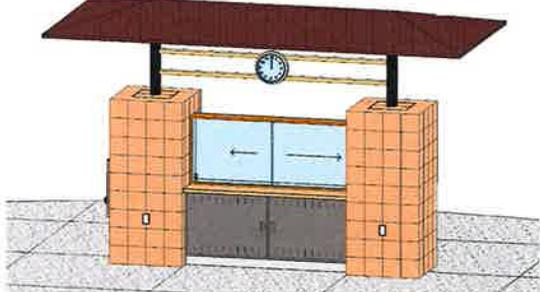
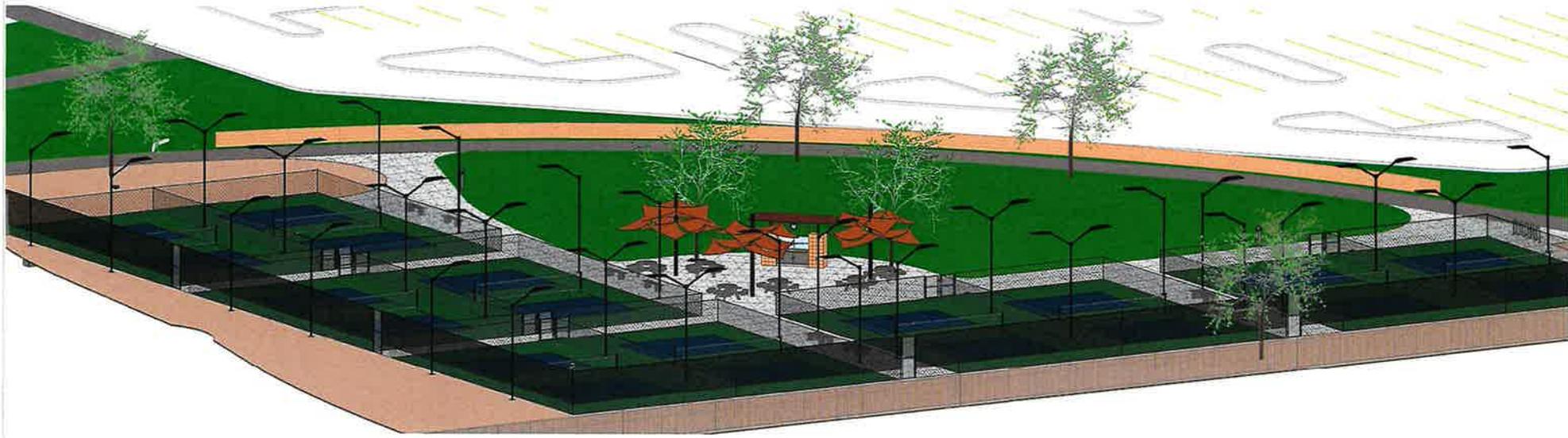
Plans: Various Plans

USF:

Dated: 5/11/2018

Date: **5/17/2018**

Item	Basic Scope Items	Code	Div.#	Qty	U/M	Unit Price	Total	Category Total	Notes:
41									
42	3 Security Cameras								
43	High Definition PTZ Cameras (2)			1	ls	10,800.00	10,800		
44	Total Added Cost							10,800	Titan Security
45									
46	4 Plumbing - Maintenance of Courts								
47	Run water line from pump house and install 5 hose bibs for court maintenance			1	ls	18,067.00	18,067		
48	Total Added Cost							18,067	Elite
49									
50	5 Cost savings to reduce court count to 8:								
51	Delete 2 courts			1	ls	-49,949.00	-49,949		
52									
53	Total Deduct							-49,949	Elite



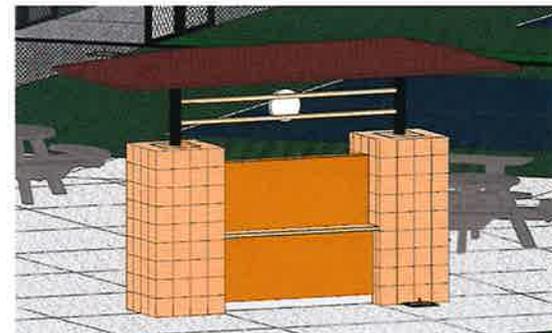
PICKLEBALL COURT
ANTHEM COMMUNITY COUNCIL



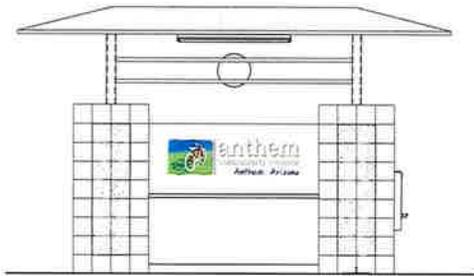
LEARNING PLACES & GROWING SPACES



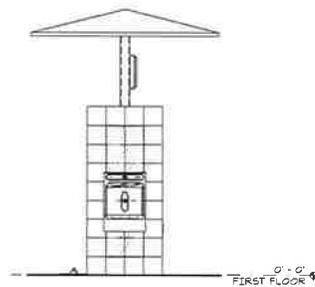
PICKLEBALL COURT
ANTHEM COMMUNITY COUNCIL



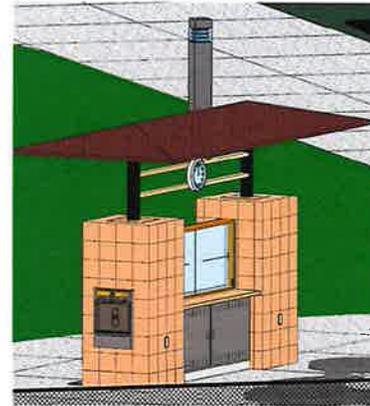
LEARNING FACILITIES & GROWING SPACES



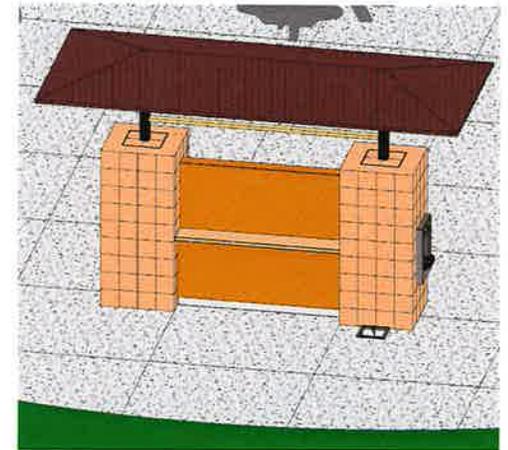
2 ELEVATION @ KIOSK NORTH
1/2" = 1'-0"



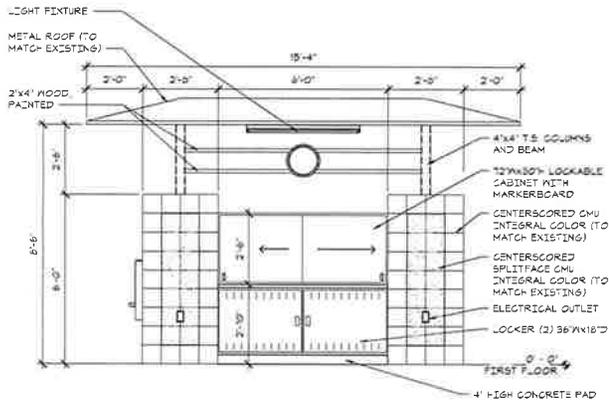
4 ELEVATION @ KIOSK WEST
1/2" = 1'-0"



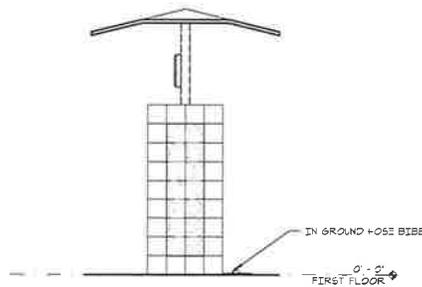
6 SITE PLAN - KIOSK FRONT
1/2" = 1'-0"



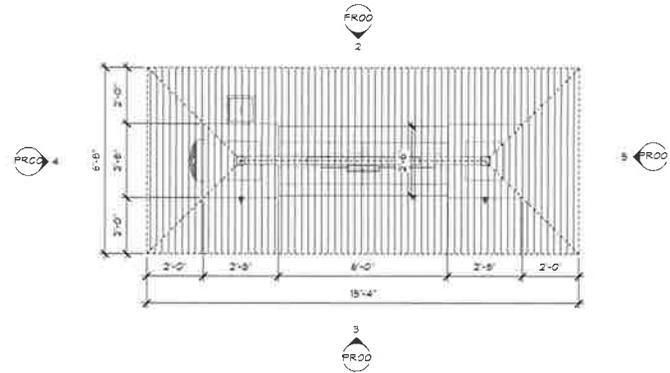
7 SITE PLAN - KIOSK BACK
1/2" = 1'-0"



3 ELEVATION @ KIOSK SOUTH
1/2" = 1'-0"



5 ELEVATION @ KIOSK EAST
1/2" = 1'-0"



1 SITE PLAN - ENLARGED @ KIOSK
1/2" = 1'-0"

PICKLEBALL COURT
ANTHEM COMMUNITY COUNCIL
1/2" = 1'-0"



LEARNING PLACES & GROWING SPACES