



STAFF REPORT

Agenda Item: 3D

Report To: Parks and Recreation Commission

Meeting Date: October 1, 2019

Staff Contact: Jennifer Budge, CPRP, Parks and Recreation Director

Agenda Title: For Discussion Only: Review and discussion regarding the current inventory, condition, and future planning for sport courts in Carson City

Staff Summary: This item is a continuation of a discussion at the August Parks Commission meeting and is intended to review the current inventory of courts, condition and planning for future needs within Carson City.

Agenda Action: Formal Action/Motion

Time Requested: 10 Minutes

Proposed Motion

Item is for discussion only

Board's Strategic Goal

Sustainable Infrastructure

Previous Action

N/A

Background/Issues & Analysis

Carson City is host to numerous sports courts throughout the City for basketball, pickle ball and tennis. Unfortunately, the aging infrastructure in most locations is beyond repair and in need of replacement. This item is intended to review the current inventory of courts, their condition, and provide direction for staff in planning needs for the future and in anticipation of the fiscal year 2021 budget.

Inventory

REGIONAL PARKS:

- Centennial Park- 8 tennis courts (3 are closed/unplayable. 2 of these 3 are anticipated to be repaired with FEMA (Federal Emergency Management Agency) funds from the 2017 floods. The remaining 5 courts are in need of repair.)
- Mills Park- 2 tennis courts and 2 multipurpose courts (2 tennis courts are closed/unplayable. 2 that are playable have dual striping for tennis and pickle ball utilizing a shared net, but are in need of repair. Pickle ball Association with support of the Foundation for Carson City Parks and Recreation has raised funds to temporarily repair the 2 unplayable courts.)

NEIGHBORHOOD PARKS:

- John Mankins Park: 1 tennis court, 2 half basketball courts. (in need of repair)
- Ross Gold Park: 2 tennis courts (in need of repair)
- Park Terrace Park: 3 full court basketball courts (in need of repair)
- Schulz Ranch Park: 1 full basketball court

INDOOR FACILITIES:

- Multipurpose Athletic Center (MAC): 6 courts available for drop-in use, but have enough nets to accommodate 12 for tournament play. (Courts are in excellent condition)

Funding

Funding for repairs and maintenance is a delicate balancing act for the Department, as funding sources are often limited or restricted. Residential Construction Tax can only be used in neighborhood parks of 25-acres or less and can replace infrastructure, but cannot be used for maintenance. Quality Of Life funding is not eligible for all locations, but is the primary funding source for maintenance and capital improvements in the park system. Where possible, staff makes efforts to leverage these two funding sources with grants. The United States Tennis Association offers matching grants, but for tennis only and regional sites are typically preferred. The tennis contingent within the Foundation for Carson City Parks and Recreation has offered \$10,000 toward the courts at Centennial Park. Other sources of funding might be Community Development Block Grants (must be an ADA project), Land and Water Conservation Funds, donations, or a private foundation. With future developments, such as Schulz Ranch or Lompa, required to have a Homeowners Association or Landscape Maintenance District, those locations will have dedicated funding toward maintenance needs.

Costs for repair/replacement

Attached is a quote for repairs of the existing courts throughout the City. Staff is interested in pursuing a long term fix, which would reduce on-going maintenance and the need for repairs every 3-5 year, such as the post-tension concrete (PTC) method. This method is a significant initial investment, but requires minimal maintenance for 20+ years. PTC can cost \$65,000-\$70,000 for removal and replacement of 1 tennis court or 4 pickle ball courts. PTC would require material testing and projects over \$100,000 would be subject to formal bidding, require plans and prevailing wages.

Need/Demand

There have been numerous requests for both pickle ball and tennis. The tennis community is frustrated, and rightfully so, with the lack of useable courts in the City and is often traveling outside of the City to play if they have the resources to do so. With the increase of pickle ball, we have had many requests for dedicated outdoor courts within the City. Since the costs are so great, staff proposes a regional approach to best accommodate the demand as much as possible, while not increasing the inventory significantly. Below is a conceptual approach to tennis and pickle ball needs in Carson City.

Planning Concept

Centennial Park- Remove and replace all 8 tennis courts with new tennis courts. If in good condition, this location could once again be a tournament venue and eligible for Culture and Tourism Authority endorsements, which would have a positive impact .

Mills Park- This Park Master Plan needs to be updated. As part of that public input process, consider removing and replacing the existing courts with an expanded pickle ball complex, with 1 tennis court remaining. This activity would complement existing park schedules, add a positive component to the park, and Mills is more conducive to pickle ball as it is protected from the winds.

John Mankins Park- Repair existing (consider dual striping for tennis and pickle ball at this location)

Ross Gold Park- Remove and replace existing with tennis only (as recommended by the Parks and Recreation Commission)

Park Terrace Park- Replace or reduce existing basketball courts.

Schulz Ranch Park- Maintain existing concrete basketball court.

Applicable Statute, Code, Policy, Rule or Regulation

N/A

Alternatives

Item is for discussion only.



4/10/19

TO: Carson City Parks and Recreation Dept.

FROM: Cody Taylor
Beynon Sports
503-539-7930
CTaylor@beynonsports.com

Carson City Parks

Beynon Sports is pleased to present this proposal. Due to the deteriorated state of the asphalt base no warranty is being offered. Prevailing wages and taxes are not included in pricing. Quote assumes failing asphalt to be removed is at 1/4" average depth, if additional milling is found to be required pricing will be provided for approval prior to work taking place.

SCOPE #1 – CENTENNIAL PARK- 8 TENNIS COURTS:	
Scope:	<ul style="list-style-type: none"> Remove loose/heaving asphalt. Pressure wash court surface. Flood court surface, mark low areas that hold water over the depth of a nickel. Patch and repair low areas, fill *cracks. Apply approximately 3297 linear feet of Guardian Crack Repair System. Apply one coat of Black Acrylic Resurfacer to the entire court surface. Apply two Fortified Plexipave Color Filler coats to the entire court surface. Apply one Fortified Plexipave Color Finish coat to the entire court surface. Lines will be accurately laid out, taped, primed and painted with two coats White Textured Line Paint.
3 FEMA Courts:	\$ 47,642.00
5 Courts:	\$ 73,663.00

SCOPE #2 – MILLS PARK- 4 TENNIS COURTS:	
Scope:	<ul style="list-style-type: none"> Remove loose/heaving asphalt and concrete. Pressure wash court surface. Flood court surface, mark low areas that hold water over the depth of a nickel. Patch and repair low areas, fill *cracks. Apply approximately 1032 linear feet of Guardian Crack Repair System. Apply one coat of Black Acrylic Resurfacer to the entire court surface. Apply two Fortified Plexipave Color Filler coats to the entire court surface. Apply one Fortified Plexipave Color Finish coat to the entire court surface. Lines will be accurately laid out, taped, primed and painted with two coats White Textured Line Paint.
Terms:	\$ 62,248.00



SCOPE #3 – ROSS GOLD PARK- 2 TENNIS COURTS:	
Scope:	<ul style="list-style-type: none"> • Remove loose/heaving asphalt. • Pressure wash court surface. • Flood court surface, mark low areas that hold water over the depth of a nickel. • Patch and repair low areas, fill *cracks. • Apply approximately 1652 linear feet of Guardian Crack Repair System. • Apply one coat of Black Acrylic Resurfacer to the entire court surface. • Apply two Fortified Plexipave Color Filler coats to the entire court surface. • Apply one Fortified Plexipave Color Finish coat to the entire court surface. • Lines will be accurately laid out, taped, primed and painted with two coats White Textured Line Paint.
Terms:	<u>\$ 53,432.00</u>

SCOPE #4 – JOHN MANKINS PARK- 1 TENNIS COURT & 2 HALF BASKETBALL:	
Scope:	<ul style="list-style-type: none"> • Remove loose/heaving asphalt. • Pressure wash court surface. • Flood court surface, mark low areas that hold water over the depth of a nickel. • Patch and repair low areas, fill *cracks. • Apply approximately 318 linear feet of Guardian Crack Repair System. • Apply one coat of Black Acrylic Resurfacer to the entire court surface. • Apply two Fortified Plexipave Color Filler coats to the entire court surface. • Apply one Fortified Plexipave Color Finish coat to the entire court surface. • Lines will be accurately laid out, taped, primed and painted with two coats White Textured Line Paint.
Terms:	<u>\$ 26,426.00</u>

Exclusions:

- This quotation excludes any prevailing wages, design costs, bonds, union or labor law levies, agency approval or associated fees, protection of sports surface after completion, permits(owners responsibility), moving/removal/replacing any utilities to include sprinklers, remediation of unsuitable soils, multiple mobilizations, logos or other unforeseen costs.
- Asphalt is manufactured with gravel, sand, and liquid petroleum. Most plants produce asphalt using gravel mined from hillsides. Mined gravel may contain clay balls and iron causing small insignificant voids and rust spots that may migrate to the acrylic surface. Since the producer's source of aggregate may vary from time to time, it is impossible to predict whether a particular batch of asphalt from a producer will contain clay balls or iron. If clay balls and or rust spots develop they will not hinder play or hurt the structural integrity of the court and are almost always eliminated after the first resurfacing. The most common problem with asphalt tennis courts is pavement cracking. Cracking in asphalt is caused, at least in part, by the natural tendency of asphalt to shrink as it weathers, oxidizes and ages. In addition, asphalt loses its flexibility as it ages, making it more brittle. Since shrinking and becoming more brittle with age are properties of the material, cracking in asphalt tennis courts is inevitable. This condition is beyond the control of Beynon Sports, its suppliers and sub-contractors. Therefore Beynon Sports will not assume any responsibility if such conditions appear.
- Quote valid for 30 days.
- *Cracks not treated with Guardian will appear/reappear with ground movement and freeze/thaw cycles. Yearly maintenance on your part will be required to re-seal small cracks. If Guardian is accepted micro-fractures on the sides of the repair will appear as a result of the courts movement, this is to be expected and is not a product failure.



- There is no warranty on standard crack repair.
- Suitable water source must be provided by owner.

If you have any questions, please call me at 503-539-7930.

Sincerely,

Cody Taylor
Tennis Operations Manager
Beynon Sports Surfacing, Inc.



If you agree with the terms and conditions of this proposal please initial next to approved option(s), indicate total contract value below, sign and fax/mail back.

We hereby accept the conditions of this offer stipulated herein.

CONTRACT \$

NAME OF PROJECT: _____

Signed this _____ day of _____, 2019

Signature: _____

Printed Name: _____

Billing Name (if different): _____

Billing Address: _____

City: _____ State: _____ Zip Code: _____

Phone Number: _____

Colors

Inside

Outside

Beynon Sports Surfaces, Inc.

Signed this _____ day of _____, 2019

Accepted by: _____

Printed Name: _____

Materials remain property of Beynon Sports Surfaces, Inc. (BSS) until paid in full.

Purchase orders/Contracts should be sent to:

Beynon Sports Surfaces, Inc.

Attention: Lori Johnson

19600 SW 129th Avenue Suite A

Tualatin, Oregon 97062

Tel: 800-423-5875 ext. 238 Fax: 503-692-0491

ljohnson@beynonports.com

The purchase price shall be payable to the contractor by way of check in accordance with the payment schedule. Contractor will issue an invoice to customer upon the occurrence of each of the events listed above, and payment of each invoice is due within ten (10) days following the date of the applicable invoice.

Be sure to visit our website at www.beynonports.com.