



**BUSINESS OF THE CITY COUNCIL  
CITY OF MERCER ISLAND**

**AB 6465  
May 7, 2024  
Consent Agenda**

**AGENDA BILL INFORMATION**

<b>TITLE:</b>	AB 6465: Luther Burbank Sport Courts Renovation Appropriation Request and Update on Lighting Design	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
<b>RECOMMENDED ACTION:</b>	Appropriate \$376,190 to construct the Luther Burbank Park Sport Courts Renovation.	

<b>DEPARTMENT:</b>	Public Works
<b>STAFF:</b>	Jason Kintner, Chief of Operations Clint Morris, Capital Division Manager Sarah Bluvas, CIP Project Manager
<b>COUNCIL LIAISON:</b>	n/a
<b>EXHIBITS:</b>	n/a
<b>CITY COUNCIL PRIORITY:</b>	3. Make once-in-a-generation investments to update and modernize aging infrastructure, capital facilities, and parks.

<b>AMOUNT OF EXPENDITURE</b>	\$ 921,190
<b>AMOUNT BUDGETED</b>	\$ 545,000
<b>APPROPRIATION REQUIRED</b>	\$ 376,190

**EXECUTIVE SUMMARY**

The purpose of this agenda bill is to appropriate \$376,190 from the Capital Improvement Fund and available American Rescue Plan Act (ARPA) funds to construct the Luther Burbank Park Sport Courts Renovation and to provide an update on the lighting design.

- The Luther Burbank Park Sport Courts Renovation project (PA0143) is included in the 2023-2024 Biennial Budget and Capital Improvement Program for \$545,000 for design and construction.
- The project received a \$193,000 grant from the King County Parks Capital and Open Space grant program.
- On July 18, 2023, the City Council accepted the Parks & Recreation Commission’s recommendation ([AB 6309](#)) to permanently stripe the courts for pickleball only and approved the preferred court configuration for eight pickleball courts. The Council also directed staff to explore adding court lights to the project scope.
- Permits to construct the project were approved in April 2024, and staff anticipate commencing construction in June 2024.

## BACKGROUND

Luther Burbank Park features three asphalt sport courts that were constructed in 1972, below grade and on top of dense soil. Over the last 50 years, the subgrade has settled, tree roots have intruded under the pavement, and the courts have become cracked and wavy, affecting recreational play and general useability.

The 2022 Parks, Recreation, and Open Space Plan (PROS Plan) identifies the Luther Burbank sport courts as a preferred site for converting some tennis courts to pickleball. To address the court repair needs and the strong community interest in creating dedicated pickleball courts, the City Council approved the Luther Burbank Park Sport Courts Renovation capital project (PA0143) with the 2023-2024 Biennial Budget and Capital Improvement Program (CIP). The original project scope included repairing and resurfacing the existing courts, installing new nets, and restriping to provide playable courts for tennis and pickleball. However, through discussions with peer organizations, community engagement, and deliberation with the Parks & Recreation Commission (PRC), converting the courts to pickleball as the primary use was proposed.

On July 18, 2023, the City Council accepted the Parks & Recreation Commission's recommendation to stripe the courts for pickleball only and approved the court configuration for eight pickleball courts. Additionally, the Council directed staff to explore the feasibility of installing electrical conduit and junction boxes to support future court lighting ([AB 6309](#)). Staff worked with DA Hogan, a leading provider of design and engineering services for sport courts and athletic fields, to finalize the design and secure permits for construction, which includes renovating and resurfacing the asphalt courts and installing electrical conduit and junction boxes. Permits have been approved, and staff anticipate commencing construction in June.

This project will be constructed using the King County Directors Association (KCDA) purchasing cooperative. Historically, the City has used KCDA to purchase commodities and allied services for products ranging from garbage cans to synthetic turf. Recent parks projects constructed through a purchasing cooperative include the Bike Skills Area at Deane's Children's Park (completed November 2023) and the north infield turf replacement at Island Crest Park (completed March 2024).

Since the competitive bidding process is already completed through KCDA, using KCDA is a faster process than the phased design/bid/construct process typical with other types of public works projects. Staff and the consultant reviewed KCDA's vendor list for sport/athletic court projects and selected Beynon Sports, a subsidiary of Tarkett Sports/FieldTurf, designers and builders of tennis and pickleball facilities throughout the Northwest.

## ISSUE/DISCUSSION

### ADDITIONAL APPROPRIATION REQUEST

A significant design question for this project was how to provide construction access to the site, as the project requires delivering heavy equipment and hot mix asphalt (HMA) onto the courts. To overcome the site's access challenges, the design team proposed cutting a construction road into the hill at the south end of the facility. This construction road would then be formalized into a path from the Luther Burbank north parking lot to the courts' existing southern gate. Designing the construction access required geotechnical assessment and civil engineering work that was not originally scoped for the project, which increased design time and expense. Building the access also requires significant grading, and the route will be formalized as an ADA accessible concrete walkway after court construction is complete. These complexities were not accounted for in the construction estimate developed by DA Hogan during project scoping.

The approved 2023-2024 Biennial Budget includes \$545,000 for design and construction of the Luther Burbank sport courts renovation. Approximately 35% of this project budget comes from a \$193,000 grant received from the King County Parks Capital and Open Space grant program, \$150,000 from the King County Parks Levy, and the remaining \$202,000 is funded by the Capital Improvement Fund.

The design and construction complexities of the sport courts renovation have increased the overall cost to complete the project. The original contract with DA Hogan was executed in April 2023 for \$40,000. Added services for lighting development, civil engineering, permitting facilitation, construction management, and subconsultant coordination raised the contract amount to \$87,000. Tarkett Sports/FieldTurf submitted a proposal of \$634,384 to complete construction, which includes renovating and resurfacing the asphalt courts and installing electrical conduit and junction boxes. Additional soft costs, including design, geotechnical assessment, permitting, project management, construction management/inspection, and Washington State Sales Tax, brings the total estimated project cost to \$921,190. The updated project budget is shown in the table below.

<b>PA0143 LUTHER BURBANK PARK SPORT COURTS RENOVATION (PICKLEBALL)</b>	
<b>PROJECT BUDGET</b>	
<b>Description</b>	<b>TOTAL</b>
Construction (Expanded Project Scope)	\$634,384
Washington State Sales Tax @ 10.2% (rounded to nearest \$1)	\$64,708
<b>Total Construction Contract with KCDA/Tarkett</b>	<b>\$699,092</b>
Construction Contingency (10%)	\$63,439
Professional Services – Design + Construction Management	\$87,000
Professional Services – Geotechnical Assessment (COMPLETED)	\$10,815
Permitting (COMPLETED)	\$4,500
Project & Construction Management – City staff/outside support	\$50,000
1% for Art in Public Places Fund transfer	\$6,344
<b>Total Estimated Project Cost</b>	<b>\$921,190</b>
<b>Total 2023-2024 Budget Available for Project PA0143</b>	<b>\$545,000</b>
<b>Budget Appropriation Needed</b>	<b>\$376,190</b>

To construct the sport courts renovation, an appropriation of \$376,190 is requested. A combination of savings in the Capital Improvement Fund from delayed capital project work (\$240,000) and available American Rescue Plan Act (ARPA) funds (\$136,190) is proposed to support the requested appropriation.

#### **UPDATE ON LIGHTING DESIGN**

In November 2023, consultants from Stantec Engineering evaluated opportunities to install lighting at the courts and developed a base electrical plan that includes conduit and junction boxes for a future lighting system. This base plan was included in the permit submittal approved earlier this month and will be installed as part of the sport courts construction planned for this summer. Stantec is currently finalizing a full lighting design that could be constructed as a future second phase of court improvements. Staff anticipate returning to Council later this year for direction on lighting the new pickleball courts.

#### **NEXT STEPS**

Upon approval of the additional appropriation for the Luther Burbank Park Sport Courts Renovation project, staff will contract with Tarkett Sports/FieldTurf through KCDA. The construction timeline and additional details will be added to Let's Talk ([www.mercerisland.gov/lbpcourts](http://www.mercerisland.gov/lbpcourts)), and project awareness signage will be installed on-site. Construction is planned to begin in June, and staff are planning for a two-month construction period, barring any major unforeseen issues or delays.

For City Council awareness, the City received a special event permit application from the Rotary Club of Mercer Island to host a pickleball tournament at the sport courts August 23-25, 2024. Current project status has been communicated to the Rotary Club, and staff from the Recreation and Capital divisions will continue to coordinate messaging about construction timing and progress.

## **RECOMMENDED ACTION**

Appropriate \$240,000 from the Capital Improvement Fund and \$136,190 in ARPA funds to construct the Luther Burbank Park Sport Courts Renovation.