



Memorandum

To: Saint Anthony Village Parks and Environmental Commission
From: Katie Koscielak – Project Manager
Date: 05/28/2025
Re: Well House No. 5 Pickle Ball Courts

This memo has been prepared in response to the iterative discussion between City Staff and the Parks and Environmental Commission regarding the existing tennis/pickleball courts located adjacent to Well House No. 5 (off of Silver Lane). Recently the City hosted a Parks Summit (March 2025) to review current and future priorities for the City's park facilities and amenities. Those in attendance included the Mayor, members of the City Council, Commissioners from the Parks and Environmental Commission, and City staff. Members of the community that were also in attendance to provide feedback included the School District, Sports Boosters, and Community Services representatives. Over the course of the Summit, the need for a dedicated pickleball facility was discussed and ultimately determined that the existing tennis/pickleball court located adjacent to Well House No. 5 would be the most practical location for a dedicated facility.

Provided with this memo is a proposed layout for the dedicated pickleball courts utilizing the existing City owned property while preserving as many of the mature trees to the west as feasible. The proposed layout includes the following amenities that do not currently exist:

- Dedicated parking outside of the existing Well House No. 5 driveway (still allowing access to Public Works).
- Concrete sidewalks to connect the existing sidewalk along Silver Lane to the pickleball court entrance.
- Permanent pickleball net system (existing system is a portable/temporary system).
- Benches and bike racks to enhance the experience of the pickleball users.
- An alternate bid item to upgrade the proposed fencing to a “heavy duty” fence has also been provided to provide noise canceling benefits to the site (this option would need to be included with the construction of the courts as the layout of the fencing would be impacted).
- Alternate bid items for consideration that could be added after the pickleball courts are constructed: landscaping to provide screening and enhance the natural features within the property, lighting, and portable restroom with enclosure.

To meet ADA requirements for the installation of the new courts, the concrete sidewalk connecting from Silver Lane to the entrance to the courts is required. All pickleball courts must be designed so that users do not cross over another court in order to reach their court.

Attached is the estimate of probable construction cost to construct the space as provided in the attached layout and described above. The estimate is a high-level master plan estimate (incorporating 2025 construction costs) and does not account for actual site conditions, final design (including aesthetic finish decisions), and plan preparation/bidding.



St. Anthony Pickleball Improvements

ESTIMATE OF PROBABLE COSTS

The following is a high-level master plan estimate and does not account for actual site conditions, final design, or unknowns. It assumes the project will not necessitate a stormwater BMP or NPDES permit. Parking lot does not include curb & gutter or stormwater.

No.	Spec	Item	Units	Quantity	Unit Price	Total Price
BASE BID - CONCEPT ONE						
1	2021.501	MOBILIZATION (5%)	LS	1	\$14,697.50	\$11,907.50
2	2104.503	REMOVE FENCE & GATES	LF	400	\$12.00	\$4,800.00
3	2104.503	REMOVE CURB & GUTTER	LF	50	\$15.00	\$750.00
4	2104.518	REMOVE PAVEMENTS	SF	9,200	\$0.75	\$6,900.00
5	2105.607	SELECT GRANULAR (CV)	CY	800	\$35.00	\$28,000.00
6	2106.501	EXCAVATION - COMMON	LS	1	\$40,000.00	\$40,000.00
7	2108.504	GEOTEXTILE FABRIC	SY	1,000	\$2.00	\$2,000.00
8	2211.507	AGGREGATE BASE CLASS 5 (COURTS)	CY	200	\$70.00	\$14,000.00
9	2211.507	AGGREGATE BASE CLASS 5 (PARKING)	CY	70	\$70.00	\$4,900.00
10	2360.504	4-INCH BITUMINOUS (PARKING)	SY	320	\$30.00	\$9,600.00
11	2360.504	3.5-INCH BITUMINOUS RAP-FREE (COURT)	SY	800	\$32.00	\$25,600.00
12	2502.503	4" PERF DRAINTILE	LF	480	\$30.00	\$14,400.00
13	2502.503	4" PVC SOLID	LF	140	\$35.00	\$4,900.00
14	2502.602	PVC CLEANOUT	EACH	6	\$500.00	\$3,000.00
15	2502.602	CONNECT TO EXISTING STORM SEWER	EACH	1	\$3,500.00	\$3,500.00
16	2521.518	6-INCH CONCRETE W/BASE	SF	1,550	\$14.00	\$21,700.00
17	2531.503	CONCRETE MAINTENANCE CURB	LF	360	\$40.00	\$14,400.00
18	2540.602	PICKLEBALL NET SYSTEM	EA	4	\$4,500.00	\$18,000.00
19	2540.602	BENCHES	EA	4	\$2,600.00	\$10,400.00
20	2540.602	BIKE RACK	EA	1	\$1,500.00	\$1,500.00
21	2557.502	CHAIN LINK MANGATE	EA	2	\$1,500.00	\$3,000.00
22	2557.502	CHAIN LINK MAINTENANCE GATE	EA	1	\$2,500.00	\$2,500.00
23	2557.503	8' HIGH 3-RAIL CHAINLINK FENCE	LF	340	\$95.00	\$32,300.00
24	2557.503	4' HIGH 2-RAIL CHAINLINK FENCE	LF	50	\$75.00	\$3,750.00
25	2557.503	FENCE PROTECTOR	LF	50	\$16.00	\$800.00
26	2563.601	TRAFFIC CONTROL	LS	1	\$5,000.00	\$5,000.00
27	2573.503	SILT FENCE / BIOLOG	LF	400	\$3.50	\$1,400.00
28	2575.504	EROSION PREVENTION CAT 20	SY	450	\$2.00	\$900.00
29	2575.505	SEEDING TYPE I TURF MIXTURE	ACRE	0.1	\$6,000.00	\$600.00
30	2575.505	ACRYLIC COLOR COAT & LINE STRIPING	SY	800	\$18.00	\$14,400.00
31	2564.602	SIGN PANELS (ADA)	EA	1	\$350.00	\$350.00
32	2582.501	PAVEMENT PARKINGS	LS	1	\$600.00	\$600.00
TOTAL BASE BID SCHEDULE						\$305,857.50

ALTERNATE BID						
A1	2540.602	RESTROOM ENCLOSURE (BUDGET)	EA	1	\$10,000.00	\$10,000.00
A2	2550.601	ELECTRICAL WORK (BUDGET)	LS	1	\$50,000.00	\$50,000.00
A3	2557.503	FENCE UPGRADE (HEAVY DUTY)	LF	340	\$85.00	\$28,900.00
A4	2571.601	LANDSCAPING (BUDGET)	LS	1	\$10,000.00	\$10,000.00
TOTAL ALTERNATE BID SCHEDULE						\$98,900.00