



CITY OF NOVI CITY COUNCIL
JUNE 5, 2023

SUBJECT: Approval to award engineering design services to Spalding DeDecker for design of four pickleball courts and expanded parking at Meadowbrook Commons in the amount of \$57,268.47.

SUBMITTING DEPARTMENT: Parks, Recreation, and Cultural Services
Department of Public Works, Engineering Division

EXPENDITURE REQUIRED	\$ 57,268.47
AMOUNT BUDGETED	\$ 78,000
APPROPRIATION REQUIRED	\$ 0
LINE ITEM NUMBER	574-000.00-977.110

BACKGROUND INFORMATION:

Pickleball has seen a surge in popularity in recent years, particularly among older adults. The City recently added pickleball courts to Wildlife Woods Park, which see frequent usage. In December 2022, PRCS submitted a grant application for \$250,000 to the Oakland County Senior Centers Grant Program for development of pickleball courts at Meadowbrook Commons Activity Center. In late January, PRCS was notified that upon recommendation of the Healthy Aging Oakland County Ad Hoc Committee, the grant application was approved in the amount of \$150,000. The grant will help fund the addition of four courts with nets and fencing, shade and benches, and connector pathways.

PRCS and KMG staff have met twice with a focus group of four Meadowbrook Commons residents, who have provided input on court design, programming, rules, and other items. Based on their feedback, the location of the courts is being moved to the northeast corner of the property (Meadowbrook and Cherry Hill Roads) due to concerns with sound and disruption of the natural area in the area originally planned by the gazebo. The group also discussed expanding the parking lot in front of the

Meadowbrook Activity Center as part of the project. An expansion will allow closer proximity parking to the center, which is frequently filled during classes and special events. Additionally, the PRCS commission was presented the project at their May 18 meeting and unanimously approved it for consideration by the City Council.

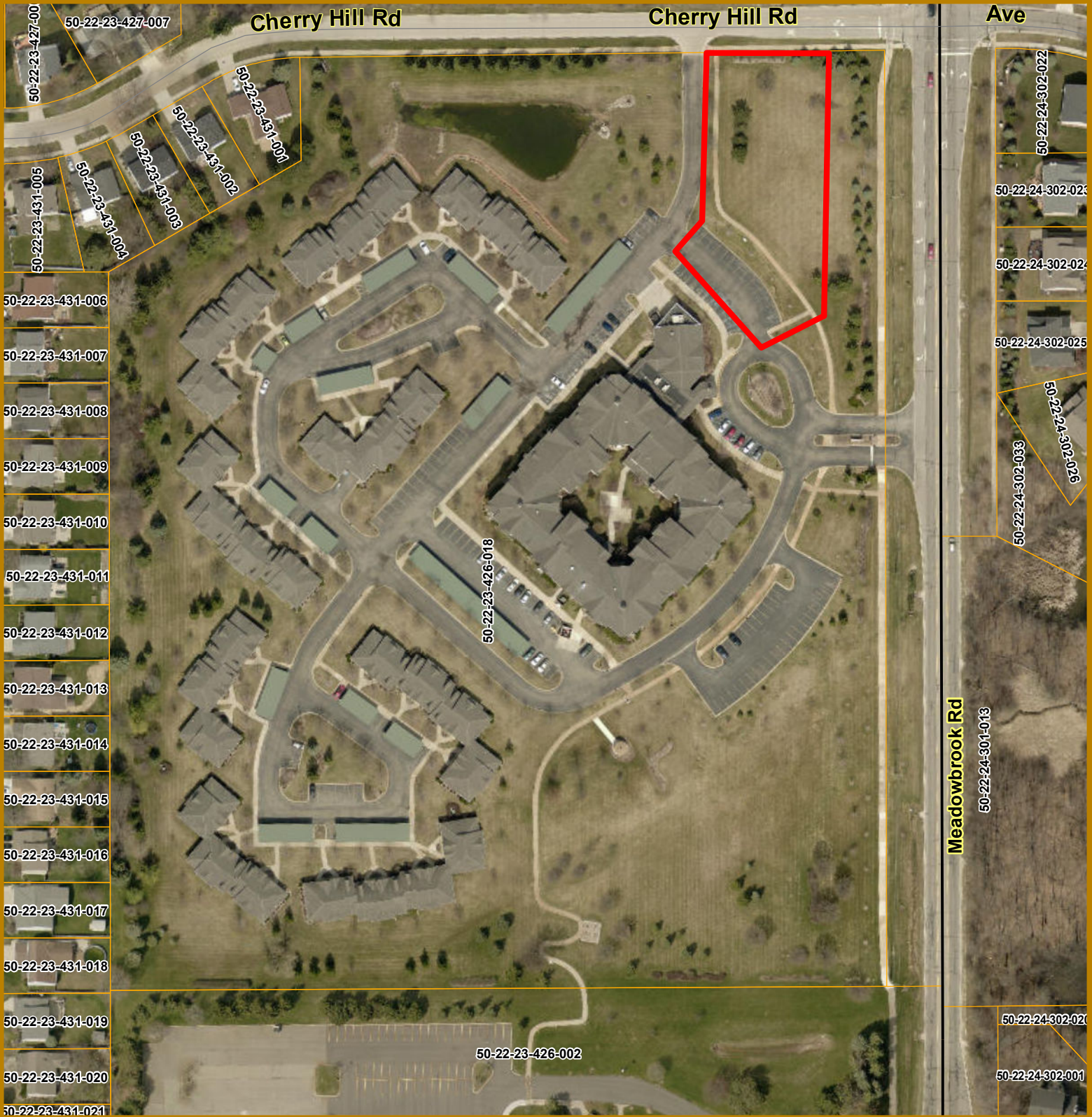
The proposed design will consist of four recreational level pickleball courts at the northeast end of the Meadowbrook Commons property. The courts will be fenced in and include benches, shade canopies, and walkways connecting to the parking areas. A concrete pad will be constructed on the north end of the courts for a portable restroom. Future plans may include the addition of a permanent restroom. There are no plans to provide lighting on the courts. Parking specific to the pickleball courts will be added along the east side of the access drive off Cherry Hill Road. The visitor lot at the entrance of the building will also be expanded.

The courts will be open to the entire Novi Community. PRCS plans to offer pickleball classes and programs at the courts to meet growing demand.

City engineering consultant, Spalding DeDecker prepared a scope of services for design of the pickleball courts and expanded parking. The attached design engineering services proposal outlines the detailed scope of services. The design fee for this project will be \$57,268.47 (9.5% of the estimated construction cost of \$602,826). Spalding DeDecker's engineering fees are based on the fixed fee schedule established in the Agreement for Professional Engineering Services for Public Projects. Design of this project would begin following award.

RECOMMENDED ACTION: Approval to award engineering design services to Spalding DeDecker for design of four pickleball courts and expanded parking at Meadowbrook Commons in the amount of \$57,268.47.

Meadowbrook Commons Pickleball Courts and Parking Expansion Location Map



Map Author: Runkel
Date: 5-25-23
Version #: 1.0

MAP INTERPRETATION NOTICE
Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

 **Project Area**



City of Novi

Engineering Division
Department of Public Works
26300 Lee BeGole Drive
Novi, MI 48375
cityofnovi.org



May 24, 2023

Rebecca Runkle, PE
Engineering
City of Novi
26300 Lee BeGole Drive
Novi, Michigan 48375

**Re: Meadowbrook Commons
Pickleball Courts and Parking Expansion
Proposal for Design Engineering Services
Job No. NV21003**

Dear Rebecca Runkle:

Spalding DeDecker (SD) is pleased to provide the following proposal for engineering design services to construct new pickleball courts, sidewalk, a concrete pad for temporary sanitary facility, and expanding the parking area for the senior center.

Project Understanding

The City desires to provide pickleball courts at the Meadowbrook Commons property and SDA worked with the City and input from the residents to best determine a location for proposed courts.

The senior center at Meadowbrook Commons will greatly benefit from increasing the available parking.

All improvement will be made northeast of the existing building, close to Meadowbrook Road and Cherry Hill.

Proposed Scope of Services

Our scope of services will include the following:

- Meet with City staff to finalize detailed scope of the project.
- Prepare a topographic survey of the area of improvements
- Prepare preliminary plans for review
- Apply for applicable permit approvals

- Prepare engineering plans and specifications for bidding and construction. The plans will include:
 - Cover Sheet
 - Notes and Details
 - Topographic Survey and Demolition Plan
 - Proposed pavement plan with Detailed Grading
 - City Standard Details, as needed
- Assist with the bidding process
 - Publish bid documents to electronic plan rooms
 - Prepare bid tabulation
 - Make Recommendation for Award
 -

Proposed Fees

Based on our pre-qualification status with the City, engineering design fees are typically based on a pre-determined percentage of the pre-design construction cost estimate. A preliminary cost estimate for the project has been generated with an estimated cost of \$602,826.00. Based on this estimated cost, the fee for this project is:

Design Phase Services (9.5% of estimated cost) - **\$57,269.00**

Project Schedule

The following summarizes the anticipated schedule for the project:

<u>Milestone</u>	<u>Completed By</u>
Council Award	6/5/2023
Topographic Survey	7/14/2023
30% Plans	7/21/2023
90% Plans and Specifications	8/18/2023
100% Bid Package and Advertising	8/29/2023
Bid Opening	9/20/2023
Construction Contract Award by Council	10/2/2023
Construction Start, estimated	10/24/2023
Construction Complete, estimated	11/30/2023



Thank you for the opportunity to provide this proposal for Engineering Services. Please do not hesitate to contact me if you have any questions or comments regarding this submittal.

SPALDING DEDECKER ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Taylor E Reynolds".

Taylor E Reynolds, PE
Project Manager

OPINION OF PROBABLE CONSTRUCTION COST

PROJECT NAME: Meadowbrook Commons Pickleball Courts - Pickleball and Senior Center Parking
CLIENT NAME: City of Novi
PREPARED BY: NG/TER

PROJECT NO: NV21003
DATE: 05/15/23

NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT
Pickleball and Senior Center Parking					
1	Bonds, Insurance and Mobilization (10% Max)	1	LS	\$ 53,100.00	\$ 53,100.00
2	Pre-Construction Audio-Visual	1	LS	\$ 2,700.00	\$ 2,700.00
3	Soil Erosion Control Measures	1	LS	\$ 5,500.00	\$ 5,500.00
4	Tree Protection	220	LF	\$ 24.00	\$ 5,280.00
5	Non-Contaminated Hazardous Waste Removal	411	CY	\$ 55.00	\$ 22,605.00
6	Soil Samples	1	LS	\$ 2,000.00	\$ 2,000.00
7	Curb and Gutter, Rem	330	FT	\$ 11.50	\$ 3,795.00
8	HMA, Rem	22	SY	\$ 10.00	\$ 220.00
9	Sidewalk, Rem	1,600	SF	\$ 3.00	\$ 4,800.00
10	Tree, Rem, Less than 6 inches	12	EA	\$ 200.00	\$ 2,400.00
11	Agg Base, 4-inch, Limestone	1,290	SY	\$ 22.00	\$ 28,380.00
12	Agg Base, 8-inch Limestone	1,160	SY	\$ 27.00	\$ 31,320.00
13	Sidewalk, Conc, 4 inch	1,990	SF	\$ 8.00	\$ 15,920.00
14	HMA	255	TON	\$ 200.00	\$ 51,000.00
15	Curb and Gutter, Conc	600	FT	\$ 29.00	\$ 17,400.00
16	Pavement Marking, 4 inch, White	808	FT	\$ 2.00	\$ 1,616.00
17	Grading	1	LS	\$ 30,000.00	\$ 30,000.00
18	Concrete Pavement, 6 Inch	220	SF	\$ 9.00	\$ 1,980.00
19	Parking Area Storm Sewer Improvements	1	LS	\$ 20,000.00	\$ 20,000.00
20	Relocate Light Post	2	EA	\$ 3,000.00	\$ 6,000.00
21	Underdrain, 3-inch w/Geowrap	432	LF	\$ 48.00	\$ 20,736.00
22	Underdrain, 6-inch w/Geowrap	115	LF	\$ 72.00	\$ 8,280.00
23	Reinforced Court Pavement	9,000	SF	\$ 11.00	\$ 99,000.00
24	Acrylic Resurfacer, As Needed	60	GAL	\$ 60.00	\$ 3,600.00
25	Liquid Acrylic Surface	9,000	SF	\$ 2.00	\$ 18,000.00
26	Court Line Paint	800	LF	\$ 3.00	\$ 2,400.00
27	Pickleball Net, Complete	4	EA	\$ 3,000.00	\$ 12,000.00
28	8-Foot Chain Link Fence	453	LF	\$ 38.00	\$ 17,214.00
29	Chain Link Gates	4	EA	\$ 420.00	\$ 1,680.00
30	Benches	4	EA	\$ 1,800.00	\$ 7,200.00
31	Canopy Shade	4	EA	\$ 24,000.00	\$ 96,000.00
32	Restoration	1	LS	\$ 10,700.00	\$ 10,700.00

Estimated Construction Cost Subtotal \$ 602,826.00

ENGINEERING FEES (9.5%): \$ 57,269.00

ROW ACQUISITION (\$2700/PERMANENT EASEMENT): \$ -

GEOTECHNICAL (2.5%): \$ 15,071.00

DESIGN CONTINGENCY (20%): \$ 14,468.00

CONSTRUCTION ADMINISTRATION (8.0%): \$ 48,227.00

Crew Days: 35 DAYS @ \$ 800.00 \$ 28,000.00

CONSTRUCTION MATERIAL TESTING (2.5%): \$ 15,071.00

CONSTRUCTION CONTINGENCY (15%): \$ 104,119.00

OPINION OF PROBABLE CONSTRUCTION COST **Total Estimated Construction Cost: \$ 885,051.00**

In providing opinions of probable construction cost, the Client understands that the Consultant has no control over the cost or availability of labor, equipment or materials, or over market conditions or the Contractor's method of pricing, and that the Consultant's opinions of probable construction costs are made on the basis of the Consultant's professional judgement and experience. The Consultant makes no warranty, express or implied, that the bids or the negotiated cost of the Work will not vary from the Consultant's opinion of probable construction cost.

