

TOWN COUNCIL STAFF REPORT

Subject: Agreement with AllSport America, Inc. for the installation of a Sport Court Modular Overlay Surface on Community Tennis Courts 5/6 and the installation of 6 regulation Pickleball Courts on the existing ice rink site.

Meeting Date: March 1, 2023

Written by: Stuart Brown, Parks and Recreation Director

RECOMMENDATIONS:

Authorize the Town Manager to execute an Agreement with AllSport America, Inc. for the installation of a Sport Court Modular Overlay Surface on Community Tennis Courts 5/6 and the installation of 6 regulation Pickleball Courts on the District/MCOE Ice Rink/RecZone site in the amount of \$275,000, including a not to exceed contingency of \$10,600.

BACKGROUND:

This agreement combines two work items into one agreement with AllSport America Inc. to install a Sport Court Modular Overlay Surface on Community Tennis Courts 5/6 along with the installation of six (6) regulation Pickleball Courts on the District/MCOE Ice Rink site.

Town Council approval of the new 5-year lease agreement with the Mammoth Unified School District (District) and Mono County Office of Education (MCOE) for the extended use of the Multi-use Facility (ice rink) site provides the Town with the opportunity to convert the site to a community Pickleball and Multi-Use Complex. Based on community feedback, requests from recreation enthusiasts and support from the Parks and Recreation Commission, the Town is planning to install, operate, and maintain six (6) regulation pickleball courts to meet the recreation and athletic needs of the community. In addition, the site may include such activities as horseshoes, corn hole, or similar games with a maintained picnic area, restrooms, trash, lights, etc. Funds for this project totaling \$100,000 were approved by Town Council as part of the FY2022/23 Town Budget process.

On September 7, 2022, Town Council allocated \$175,000 to repair and reopen courts 5/6 that are currently closed for play. Staff evaluated several forms of treatment and surfaces that met the budget allocation, have the best warranties, longevity (minimizes or eliminates effects of future cracks/heaving), shock absorption, playability (bounce/grip/wear), long-term maintenance, and a relatively short timeframe for completion. After public input, review of the material by staff and players, and approval from the Parks and Recreation Commission, staff selected a Sport Court Modular Overlay Surface. Upon approval by Town Council, work will be scheduled this June/July. The attached agreement (Exhibit A) with AllSport America Inc. in the amount of \$264,400 is to

install a Sport Court Modular Overlay Surface on Community Tennis Courts 5/6 and install six (6) regulation Pickleball Courts on the District/MCOE Ice Rink/RecZone site. A not to exceed contingency of \$10,600 is included for any required work and any agreed upon enhancements to the project totaling \$275,000. If funds are available, new basketball backboard and hoops may be installed at Shady Rest Park.

ANALYSIS/DISCUSSION:

A. Installation of a Sport Court Modular Overlay Surface on Community Tennis Courts 5/6

On September 7, 2022, Town Council allocated \$175,000 from the 4th quarter to repair and reopen courts 5/6 that are currently closed for play (see court layout below). After public input, review of the material by staff and players, and support from the Parks and Recreation Commission, staff selected the new SportGame™ Pickleball, a product of Sport Court (AllSport America, Inc.) - the leading multi-sport flooring system providers and installers. Sport tiles eliminate cracks, offer excellent traction, ball response and superior shock absorption, along with lateral forgiveness technology that lessens impact compared to any other traditional outdoor surfaces. The tiles are 100% recyclable, are made in the USA and come with a 15-year warranty.



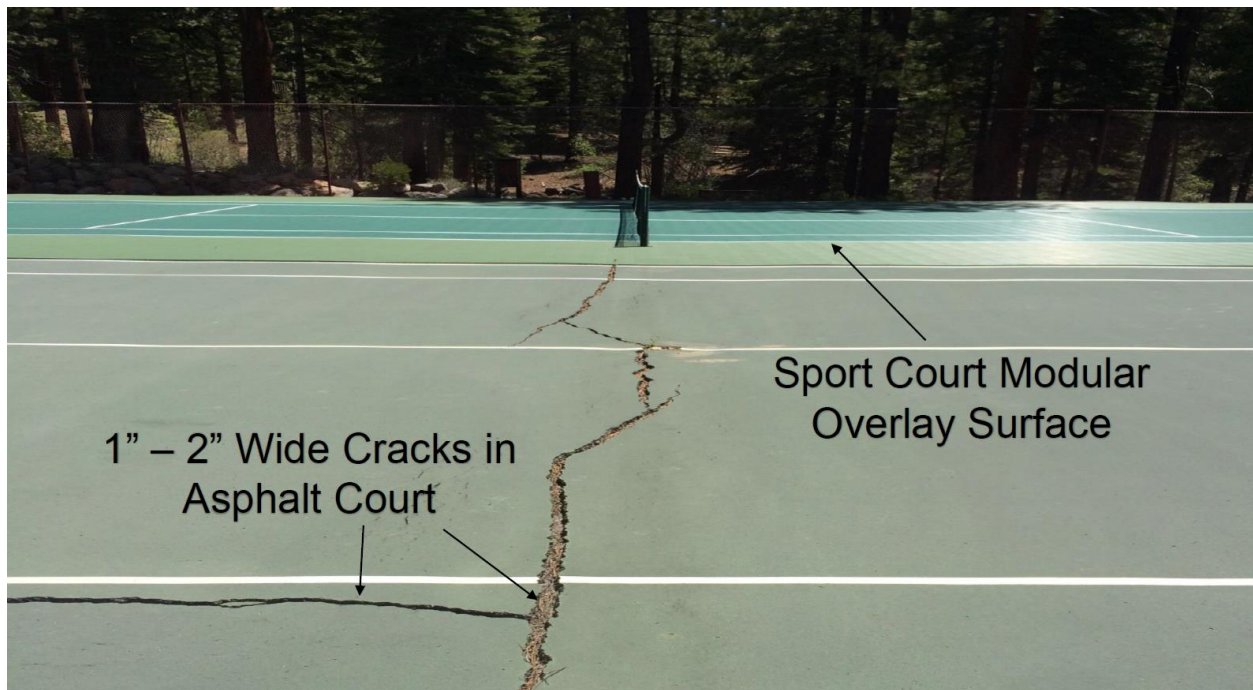
The Sport Court modular system suspends over the existing cracked tennis court surface so cracks cannot telegraph through. This system also provides the opportunity to make repairs to the existing asphalt tennis court if needed in the future. The product is developed with UV stabilizers at the manufacturing level to protect from color fading enhancing color retention. The engineered design of the surface also supports lateral movements for tennis, pickleball and many other sports. Patented in the system is lateral forgiveness – reducing injury, fatigue, and joint stress.

AllSport America, Inc. Scope of Work

The scope of work with AllSport America Inc. is included in detail in the agreement, and in summary includes the following: (i) repairing community courts 5/6 in preparation for the installation of the SportGame Pickleball Overlay Surface (approx. 14,400 sq. ft.) – colors to be affirmed by the Parks and Recreation Commission, installing one (1) fixed height tempered-glass basketball system on court #1 and striping two (2) tennis courts on courts 5/6, one basketball key on court #1, and optimal striping for one set of (1) pickleball lines on court #2. Based on the condition of the two sets of net posts, these may also have to be replaced, which would be covered by the contingency funds.

Work is contracted to begin in June and be completed by no later than June 30, 2023, unless the Project is changed or amended by the Town in writing. Weather may impact the installation time as well.

An example of a deteriorating asphalt surface and Sport Court tile installed on the upper court.



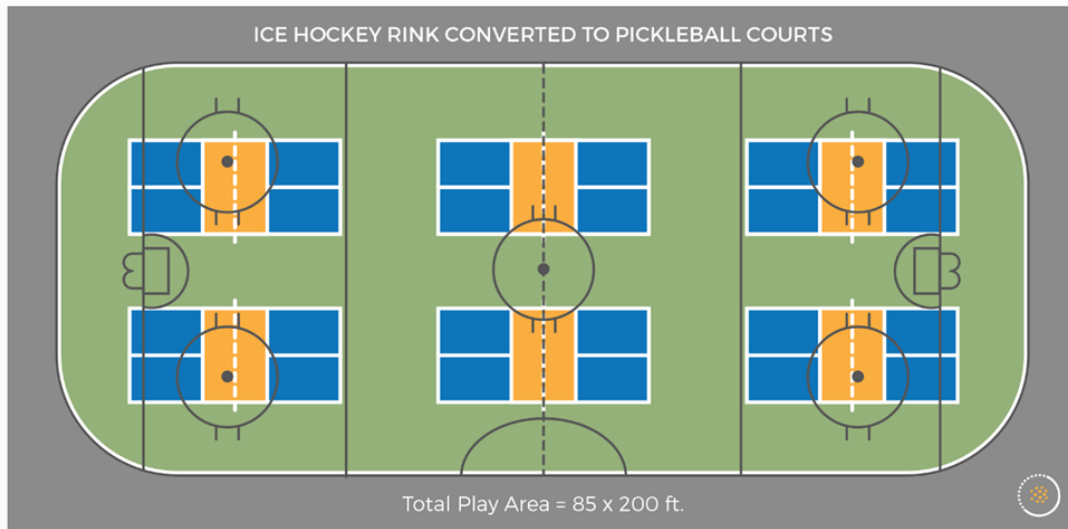
An example of a completed tennis court with the Sport Court surface.



B. Installation of 6 regulation Pickleball Courts on the District/MCOE Ice Rink/RecZone site

Town Council approval of the new 5-year lease agreement with the Mammoth Unified School District (District) and Mono County Office of Education (MCOE) for the extended use of the Multi-use Facility (ice rink) site provides the Town with the opportunity to convert the ice rink site to a community Pickleball and Multi-Use Complex. Based on community feedback, requests from recreation enthusiasts and support from the Parks and Recreation Commission, the Town is planning to install, operate, and maintain six (6) regulation pickleball courts to meet the recreation and athletic needs of the community (see Exhibit below). In addition, the site may include such activities as horseshoes, corn hole, or similar games with a maintained picnic area, restrooms, trash, lights, etc. Funds for this project totaling \$100,000 were approved by Town Council as part of the FY2022/23 Town Budget process. The conversion of this surface to a new recreational amenity was pursued in lieu of removal of the existing improvements.

Exhibit – Conversion of Ice Rink to 6 Pickleball Courts



Programming

The facility will be made available for public recreation use on a first come, first-serve basis, with the exception of MUSD/MCOE and Town Parks and Recreation programs that will have priority use. Staff have discussed the many uses for the dedicated Pickleball complex that includes school PE uses, parks and recreation summer camp and program uses, and scheduled adult Pickleball clinics, programs and potential local/regional tournaments hosted by the local Pickleball Club.

AllSport America, Inc. Scope of Work

The scope of work with AllSport America Inc. is included in detail in the agreement, and in summary includes the following: (i) preparing the multi-use facility (ice rink) concrete surface for installing six (6) sets of pickleball sleeve posts and nets, and installing Cushion Extreme Pickleball sub-surface on the entire playing area. The colors of the courts will be affirmed by the Parks and Recreation Commission. The Project shall begin in June and be completed by no later than June 30, 2023 unless the Project is changed or amended by the Town in writing.

Project Contingency

Staff has included a not to exceed \$10,600 contingency in the agreement to address any items not included in the scope of work that will need to be addressed. For example, contingency funds may be needed to replace the poor state of the two (2) sets of tennis posts on courts 5/6, in addition to any other required work to complete the projects. If sufficient funding remains in the contingency, staff is seeking Town Council’s approval to replace the basketball backboard at Shady Rest Park that is past its useful life and experiences high visitation in summer.

FINANCIAL CONSIDERATIONS:

The attached agreement (Exhibit A) with AllSport America Inc. in the amount of \$264,400 is to install a Sport Court Modular Overlay Surface on Community Tennis Courts 5/6 and install six (6) regulation Pickleball Courts on the District/MCOE Ice Rink/RecZone site. A not to exceed contingency of \$10,600 is included for any required work and any agreed upon enhancements to the project totaling \$275,000. Funds for the repurposing of the ice rink site of \$100,000 were approved by Town Council as part of the FY2022/23 Town Budget process. On September 7, 2022, Town Council allocated \$175,000 to repair and reopen courts 5/6 that are currently closed for play.

If the proposed work and agreements with the MUSD/MCOE is not pursued the Town will need to spend funds to remove existing improvements. The estimated cost of reconstructing a new post-tension concrete tennis court is estimated to cost \$300,000 and will need to go through a formal bid process. Maintenance of the facilities and programing are incorporated in the Parks and Recreation Department budget.

ENVIRONMENTAL CONSIDERATIONS:

Environmental considerations are outlined under Section 7 in the Town of Mammoth Lakes and MUSD/MCOE new 5-year lease Agreement for the repurposing of the ice rink site.

LEGAL CONSIDERATIONS:

As per Municipal Code Section 3.20.290 – “Exceptions to open market, informal or formal bid competitive bidding procedures and requirements,” the competitive bid process is not applicable

if purchases are: (i) made through cooperative purchasing agreements offering competitive pricing to government agencies (including without limitation those administered by Sourcewell or Omnia Partners); or (ii) made by piggybacking on contracts entered into by other government agencies which allow the town to take advantage of the same contract terms, provided that this exception shall not apply to contracts for which bidding is required by state law, including without limitation Public Contract Code section 20162, or required by the source of funds to be used for the purchase.

This agreement is made through Connor Sport Court International Sourcewell Vendor #031022-GER-3. The Town of Mammoth Lakes (Zone 1) Sourcewell ID is 109725. All cooperative purchasing contracts from Sourcewell have been competitively solicited by a lead public agency and meet rigorous cooperative standards and supplier commitments. Each supplier commits to delivering the highest quality products and services at the lowest possible prices.

ATTACHMENTS:

- A. Letter Agreement with The Town of Mammoth Lakes and AllSport America, Inc. for Tennis Court Repair and the installation of a Modular Overlay Surface on Community Tennis Courts 5/6 and the installation of six Pickleball Courts at The Multi-Use Facility.