

Northam Park Service Building & Tennis Complex

City Council

November 13, 2023



PARKS & REC
City of Upper Arlington

Park Use Study Process

Summer 2023



PARKS & REC
City of Upper Arlington

Schedule

- **Tennis Court Use Analysis Presented to PRAB - May 10**
 - **Recommend a process to determine use of open space**
- **Evaluation System Introduced at PRAB Meeting - July 17**
- **Online Community Engagement - July 18 to August 18**
 - **About 50 emails received**
- **Parks & Rec. Staff at Community Events**
 - **Summer Celebration - July 20**
 - **Northam Park Playground and Tremont Pool - July 21**
 - **Farmers Market - July 26**
 - **National Night Out - August 1**
- **PRAB Update and Vote on Recommendations - August 29**



Communication

- **Updates on Northam improvements webpage**
- **Postcard, mailed to 540 homes around Northam Park, and distributed at libraries, pools, etc.**
- **Flyer Connection (UA Schools resource)**
- **Sign at Park Service Building**
- **City Insight and Activity Link e-news updates**
- **Blogs – July 7, 26, August 23**
- **Social Media Posts**



Potential Uses (Based on 2018 Comprehensive Plan)

- Asphalt Tennis Courts
- Basketball
- Dog Park
- Open Shelter
- Pickleball Courts
- Playground
- Sand Volleyball
- Skate Park



Weighted Evaluation Criteria

Weighted Evaluation Criteria	Scoring Weight
Does the use fit within the available space?	8
Is the location appropriate to the proposed use?	8
Does the use enhance the offering of other existing uses in the park?	8
Does the use support the goals of the 2018 Comprehensive Plan?	6
Does the use fulfill an unmet need from the 2018 Comprehensive Plan?	6
Is the use better accommodated in Northam than other City parks?	6
Does use address inquiries received since the Comprehensive Plan was finalized?	4
Is there a reasonable maintenance and operation impact?	2
Is the use consistent with national benchmarking?	2
Available Scoring Weight	50

Amenity Evaluation	Scoring Value
Yes	2
Maybe	1
No	0

Available Scoring Weight (50) x Amenity Evaluation (2) = 100 Possible Points



Use Evaluation Scores

- **Open Shelter - 100**
- **Pickleball Courts - 92**
- **Asphalt Tennis Courts - 68**
- **Basketball Courts - 52**
- **Sand Volleyball - 48**
- **Playground - 48**
- **Skate Park - 40**
- **Dog Park - 22**

07/29 – PRAB Passes a motion to support the Northam Park Open Space recommendation plan as proposed by the Parks and Recreation Staff with pickleball courts and the asphalt tennis courts as an optional consideration



Construction Bid





PARKS & REC
City of Upper Arlington

PRO STORAGE



TENNIS/PARK STORAGE



SPORTS STORAGE



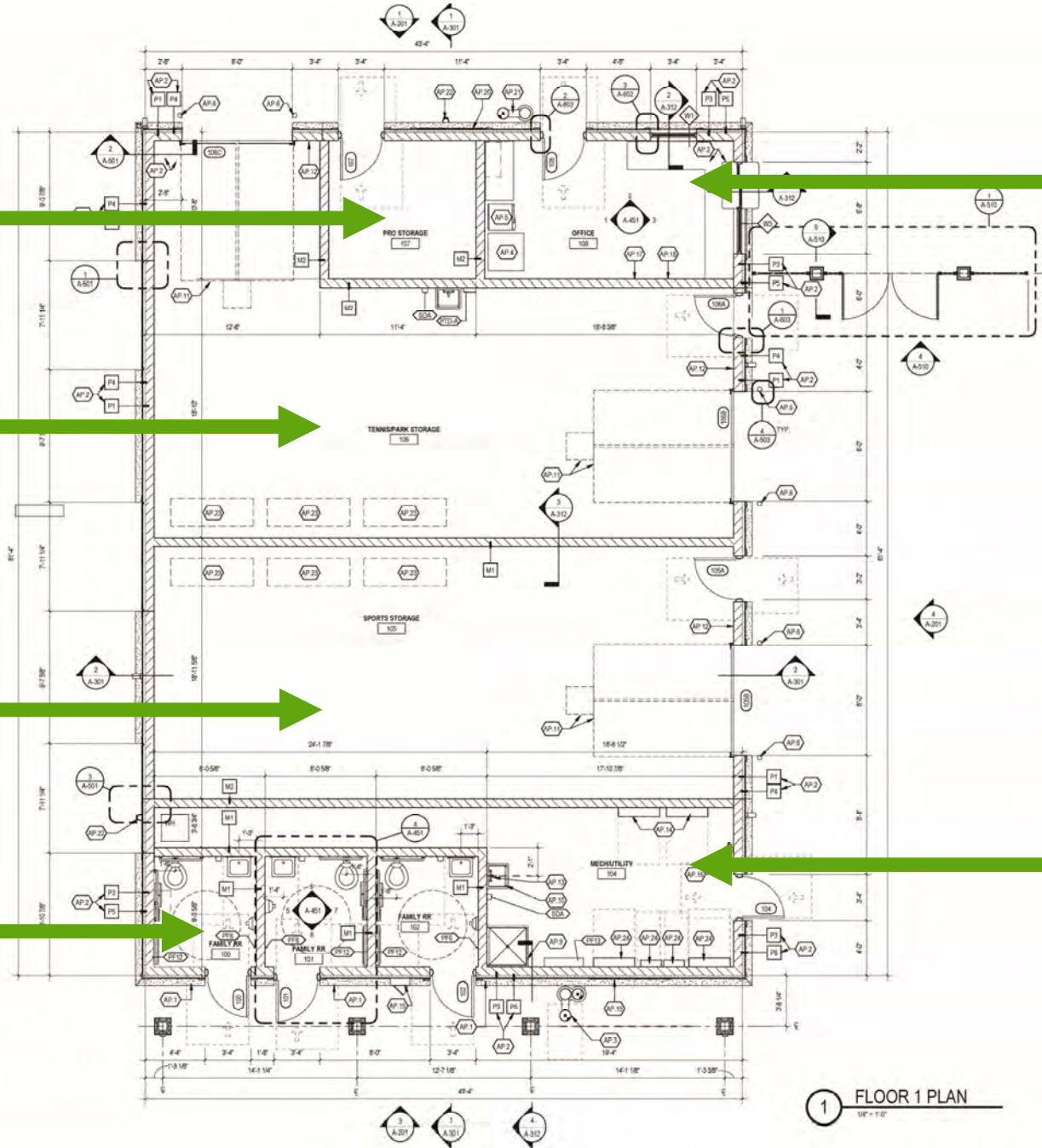
3 YEAR ROUND RESTROOMS



OFFICE



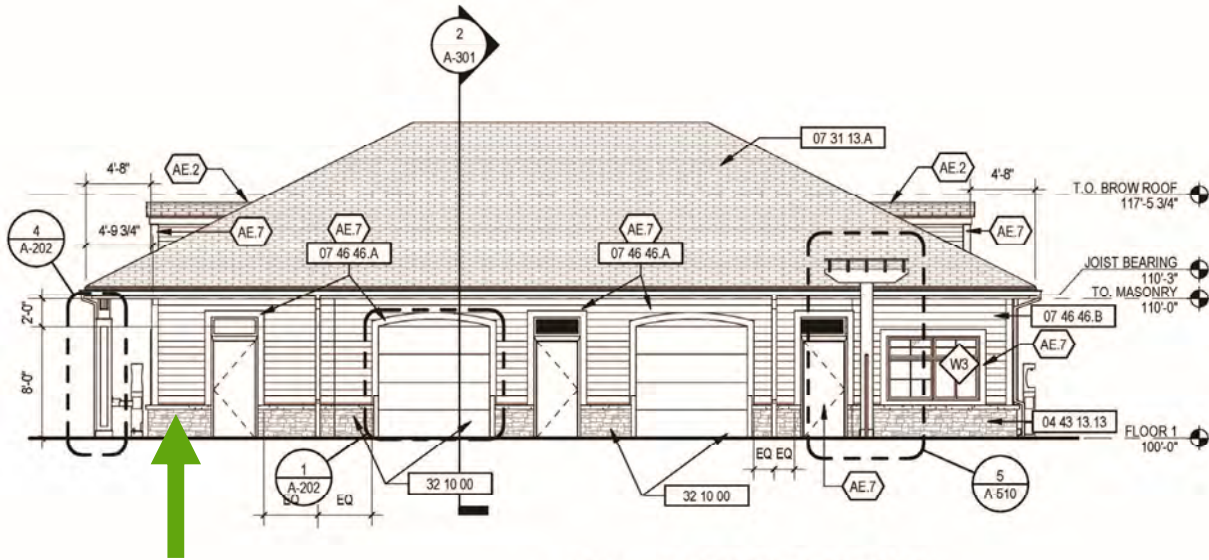
MECHANICAL



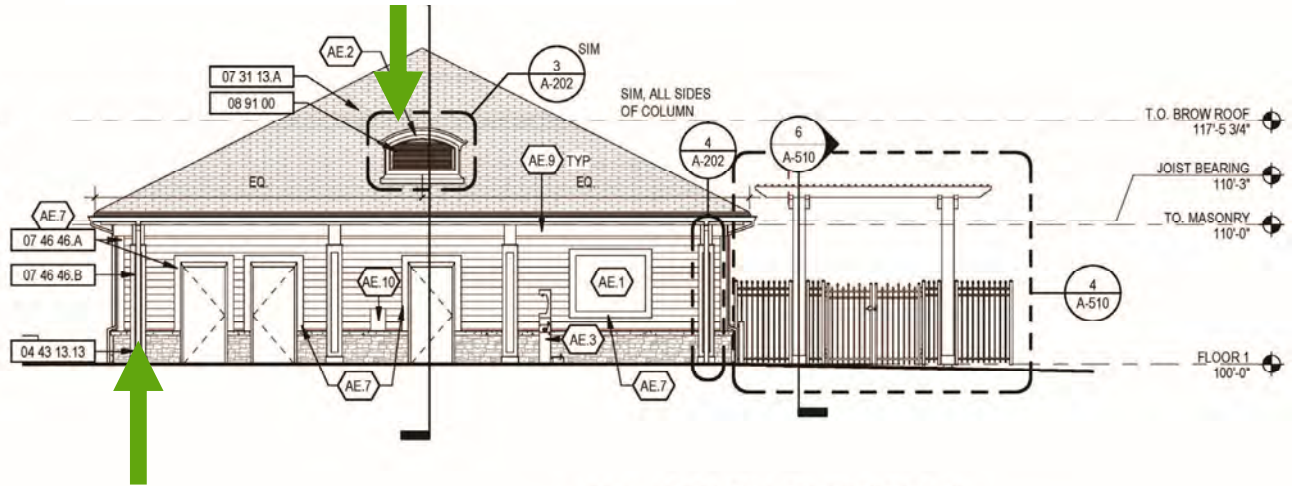
1 FLOOR 1 PLAN
1/8" = 1'-0"



PARKS & REC
City of Upper Arlington

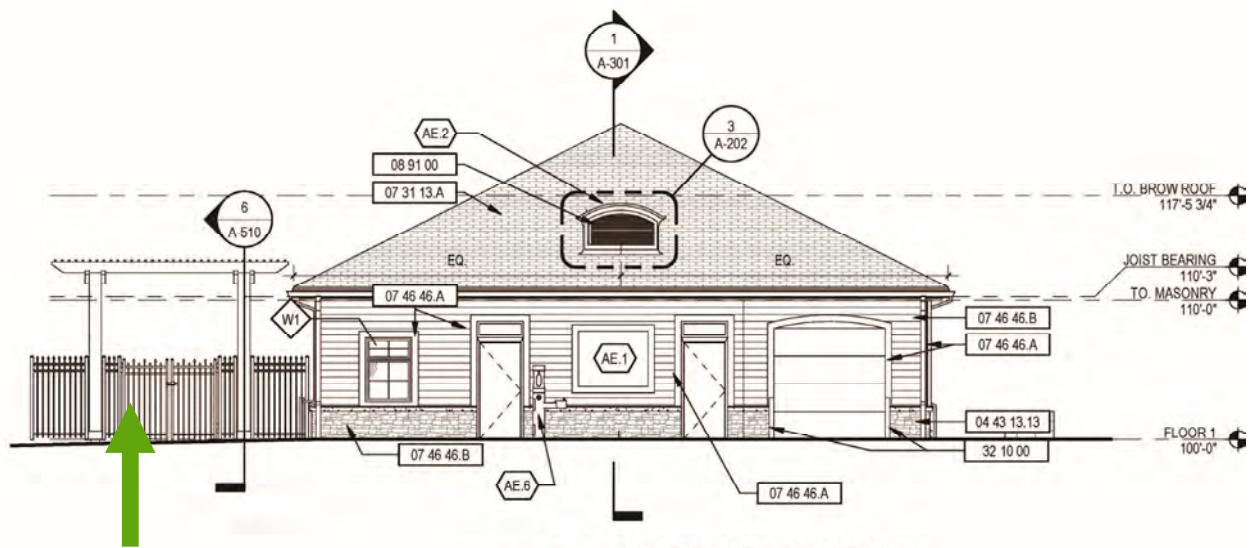
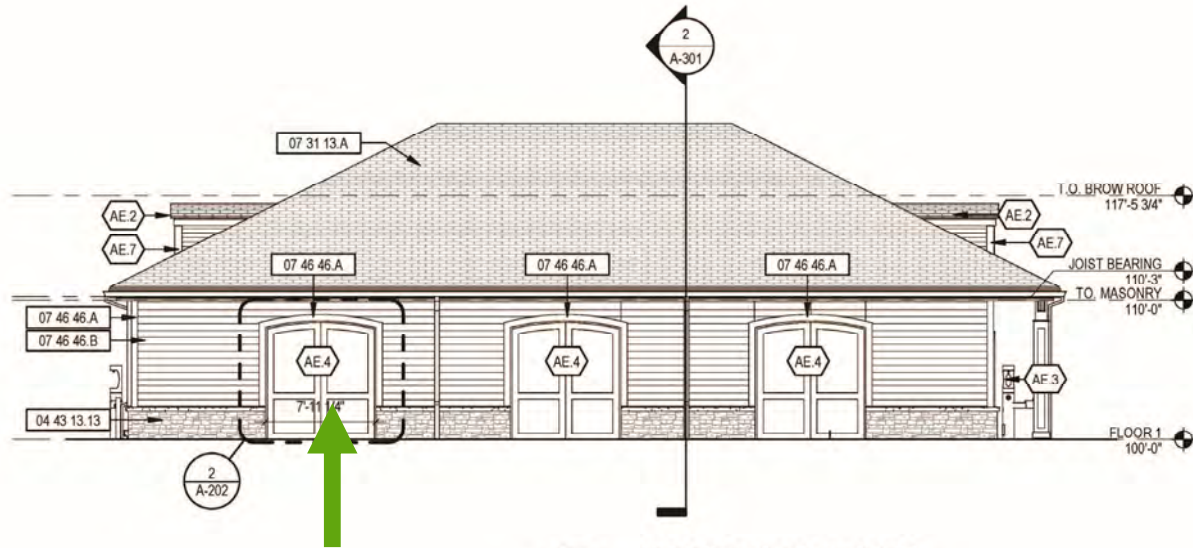


DECORATIVE DORMER



STONE WATERTABLE 4 EAST ELEVATION
1/8" = 1'-0"

DECORATIVE COLUMNS 3 SOUTH ELEVATION
1/8" = 1'-0"



FAUX DOORS 2 WEST ELEVATION
1/8" = 1'-0"

ENTRY PERGOLA 1 NORTH ELEVATION
1/8" = 1'-0"





PARKS & REC
City of Upper Arlington

Design and Construction Schedule

- **Bid Advertisement - October 2, 2023**
- **Bid Opening - October 27, 2023**
- **City Council - November 13 & November 20, 2023**
- **Notice to Proceed - January 8, 2024**
- **Building Demolition - Winter 2024**
- **Tennis Court Demolition - August 2024**
- **Project Complete - Winter 2025**



Construction Bids (10/27/2023)

Project Budget - \$3,900,000

	Cost Estimate	Low Bid
Base Bid.....	\$3,433,298.....	\$2,461,917
Contingency.....	\$343,330.....	\$246,192
Project Totals.....	\$3,776,628.....	\$2,708,109 (28% Below Estimate)
Alternate 1 (9 th Clay Court).....	\$99,360.....	\$73,571
Alternate 2 (Tennis Shade).....	\$50,000.....	\$30,211
Alternate 3 (6 Pickleball).....	\$270,000.....	\$255,823
Alternate 4 (Shade Structure).....	\$50,000.....	\$74,480
Alternate 5 (Shade Structure).....	\$50,000.....	\$70,526
Additional Contingency	\$51,936.....	\$50,461
Project Totals.....	\$4,347,924.....	\$3,263,181



Bid Comparison (2022 to 2023)

August 2022

Low Base Bid = \$2,580,000

Average Base Bid = \$2,839,864

- 2,400 SF Building
- 3 Clay Tennis Courts
- 170 SF of Asphalt Path

October 2023

Low Base Bid = \$2,467,000

Average Base Bid = \$2,722,574

- 2,400 SF Building
- 8 Clay Tennis Courts
- 19,350 SF of Asphalt Path

Cost Savings Items

- Two Building Combined into One
- No Locker Rooms / Kitchen
- Outdoor Patio Space Reduced
- No Modifications to Court Lighting
- Waterline installed with West Field Renovation
- Preferable Construction Schedule



Staff Recommendations

- **Base Bid and Alternates 1-5 fit within the Project Budget**
 - **Nine Clay Tennis Courts**
 - **Six Asphalt Pickleball Courts**
 - **Three Shade Structures**
- **Recommend adding underground irrigation via council approved change order**
- **Total Cost of \$3,780,443 (Including 10% Contingency) - \$3.9M Budget**



Project Scope

- 9 clay tennis courts with below grade irrigation
- 6 asphalt pickleball courts
- 3 year round restrooms
- Storage for athletics (shed will be removed)
- Enhanced connection between Tremont Elementary and Park
- Expanded buffer between Tremont Pool and the Tennis Complex
- Improved park loop path
- 8 additional shade trees
- 3 shelters provided in key locations



Questions?



PARKS & REC
City of Upper Arlington