



**CITY OF NOVI CITY COUNCIL  
NOVEMBER 28, 2022**

**SUBJECT:** Approval of Resolution authorizing submission of a grant application to the Oakland County Senior Centers Grant Program for the Development of Pickleball Courts at Meadowbrook Commons. Total estimated development cost, including \$250,000 grant, is \$577,364.

**SUBMITTING DEPARTMENT:** Parks, Recreation and Cultural Services

**BACKGROUND INFORMATION:**

Oakland County is using American Rescue Plan Act (ARPA) funding to assist senior centers with improvements such as capital, technology, infrastructure, and equipment improvements or professional development. The grants will award up to \$250,000 in matching funds to senior centers and nonprofit senior organizations located in Oakland County. Matching funds may include in-kind, past, current, or future investments in senior centers, recreational facilities for senior activities, or other investments providing long-term benefits to senior residents.

The grant program was announced on October 25, opened October 31, and applications are due December 9, 2022. Projects must be completed by December 31, 2026.

Prior to the grant opening, the PRCS Commission had discussed with staff the lack of pickleball courts on the east side of Novi. Staff discussed the potential installation of four courts at Meadowbrook Commons with KMG staff (the Meadowbrook Commons contracted management company) and with City Engineering to determine if the project would be feasible. KMG staff were in favor due to the additional health and socialization aspect the courts would bring to the facility and the potential to make it more attractive to future residents. The courts would also fill a need for courts on the east side of Novi as currently, four permanent courts are located at Wildlife Woods Park, and an additional four temporary courts are provided during limited hours at ITC Community Sports Park. These courts are currently not meeting the demands of citizens desiring open play, tournaments, programs, and classes.

City Staff worked with Spaulding DeDecker to develop a conceptual site plan featuring four courts with nets and fencing, shade and benches, and connector pathways to

Meadowbrook Road and an existing parking lot on the grounds of Meadowbrook Commons. The courts would be open to all city residents from dawn to dusk. Set hours may be posted for use by Meadowbrook Commons residents only, if deemed necessary, after the courts are opened, and usage patterns are evaluated.

PRCS and KMG staff conducted a focus group meeting with Meadowbrook Commons residents on Monday, November 21. Discussion included the potential pickleball courts, an expanded fitness room, program opportunities, and more. Residents raised questions about hours of operation, restrooms, and who could use the courts. Several residents spoke in favor saying that even though they couldn't play, they would like to watch and thought it would be good for the facility long term. Many residents spoke about having relatives or friends who played and how enjoyable it was.

PRCS intends to submit a grant application to fund the addition of four courts with nets and fencing, shade and benches, and connector pathways. Spalding DeDecker has estimated the cost at \$577,364. If the grant application is approved, the City would receive \$250,000 in Oakland County funds for the project. The City's match would be \$327,364. City Management is suggesting these funds be allocated from the Senior Housing Fund, which currently has a fund balance of XXXXX.

The proposed project and grant submission was discussed with the PRCS Grants Committee and the PRCS Commission on November 17. Both bodies have recommended submission of the grant with the proposed matching funds as presented.

The grant application requires a certified resolution from the highest governing body. Notification of grant approval will occur in late January 2023. If approved, city staff would proceed with the project as soon as the county funds are allocated.

**RECOMMENDED ACTION:** Approval of Resolution authorizing submission of a grant application to the Oakland County Senior Centers Grant Program for the Development of Pickleball Courts at Meadowbrook Commons. Total estimated development cost, including \$250,000 grant, is \$577,364.

**OAKLAND COUNTY SENIOR CENTERS GRANT PROGRAM  
RESOLUTION OF AUTHORIZATION  
CITY OF NOVI  
MEADOWBROOK COMMONS ACTIVITY CENTER PICKLEBALL COURTS**

WHEREAS, City of Novi supports the submission of an application titled, "Wildlife Woods Park Pickleball Court Additions and Parking Lot Expansion" to the Oakland County Senior Centers Grant Program for Development of Pickleball Courts at Meadowbrook Commons Activity Center, 25075 Meadowbrook Road, Novi MI 48375; and,

WHEREAS, City of Novi is hereby making a financial commitment to the project in the amount of \$327,364 matching funds, in cash and/or force account; and,

NOW THEREFORE, BE IT RESOLVED that City of Novi hereby authorizes submission of a Oakland County Senior Centers Grant Application for \$250,000, and further resolves to make available its financial obligation amount of \$327,364 (56%) of a total \$577,364 project cost, during the 2024-2025 fiscal year.

AYES:

NAYES:

ABSENT:

MOTION APPROVED.

I HEREBY CERTIFY, that the foregoing is a Resolution duly made and passed by City Council of City of Novi at their regular meeting held on November 28, 2022, at 7 p.m. in Novi, MI, with a quorum present.

\_\_\_\_\_  
City Clerk

Dated: \_\_\_\_\_

# Meadowbrook Commons Pickleball Courts

Existing Gazebo

Proposed Pickleball Courts

Existing Outdoor Fitness Stations

Proposed Concrete Sidewalks

Meadowbrook Road



## OPINION OF PROBABLE CONSTRUCTION COST

PROJECT NAME: Meadowbrook Commons Pickleball Courts  
 CLIENT NAME: City of Novi  
 PREPARED BY: NG/TER

PROJECT NO: NV21003  
 DATE: 10/03/22

NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT
<b>Pickleball Court Expansion</b>					
1	Bonds, Insurance and Mobilization (10% Max)	1	LS	\$ 34,600.00	\$ 34,600.00
2	Pre-Construction Audio-Visual	1	LS	\$ 1,800.00	\$ 1,800.00
3	Soil Erosion Control Measures	1	LS	\$ 3,500.00	\$ 3,500.00
4	Tree Protection	50	LF	\$ 24.00	\$ 1,200.00
5	Non-Contaminated Hazardous Waste Removal	197	CY	\$ 55.00	\$ 10,835.00
6	Grading	1	LS	\$ 10,000.00	\$ 10,000.00
7	Underdrain, 3-inch w/Geowrap	432	LF	\$ 48.00	\$ 20,736.00
8	Underdrain, 6-inch w/Geowrap	115	LF	\$ 72.00	\$ 8,280.00
9	Agg Base, 4-inch, Limestone	1,183	SY	\$ 22.00	\$ 26,026.00
10	Reinforced Court Pavement	9,000	SF	\$ 11.00	\$ 99,000.00
11	Acrylic Resurfacer, As Needed	60	GAL	\$ 60.00	\$ 3,600.00
12	Liquid Acrylic Surface	9,000	SF	\$ 2.00	\$ 18,000.00
13	Court Line Paint	800	LF	\$ 3.00	\$ 2,400.00
14	Pickleball Net, Complete	4	EA	\$ 3,000.00	\$ 12,000.00
15	8-Foot Chain Link Fence	453	LF	\$ 38.00	\$ 17,214.00
16	Chain Link Gates	4	EA	\$ 420.00	\$ 1,680.00
17	Benches	4	EA	\$ 1,800.00	\$ 7,200.00
18	Canopy Shade	4	EA	\$ 24,000.00	\$ 96,000.00
19	Sidewalk, Conc, 4 Inch	1,375	SF	\$ 8.00	\$ 11,000.00
20	Restoration	1	LS	\$ 7,500.00	\$ 7,500.00
<b>Estimated Construction Cost Subtotal</b>					<b>\$ 392,571.00</b>
ENGINEERING FEES (10.0%):					\$ 39,258.00
ROW ACQUISITION (\$2700/PERMANENT EASEMENT):					\$ -
GEOTECHNICAL (2.5%):					\$ 9,815.00
DESIGN CONTINGENCY (20%):					\$ 9,815.00
CONSTRUCTION ADMINISTRATION (7.25%):					\$ 28,462.00
Crew Days:	25	DAYS @	\$ 800.00	\$	20,000.00
CONSTRUCTION MATERIAL TESTING (2.5%):					\$ 9,815.00
CONSTRUCTION CONTINGENCY (15%):					\$ 67,628.00
<b>OPINION OF PROBABLE CONSTRUCTION COST</b>					<b>Total Estimated Construction Cost: \$ 577,364.00</b>

*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.*