



Administrative Report

H.6., File # 26-0182

Meeting Date: 2/10/2026

To: MAYOR AND CITY COUNCIL

From: ELIZABETH HAUSE, COMMUNITY SERVICES DIRECTOR

TITLE

APPROVE A MAINTENANCE AGREEMENT WITH FERANDELL TENNIS COURTS, INC. TO RESURFACE AND RESTRIPE THE TENNIS COURTS AT ALTA VISTA PARK AND CONVERT ONE OF THE TENNIS COURTS TO FOUR PICKLEBALL COURTS FOR AN AMOUNT NOT TO EXCEED \$107,408 AND AUTHORIZE THE MAYOR TO EXECUTE THE AGREEMENT AND RELATED DOCUMENTS

EXECUTIVE SUMMARY

On July 16, 2024, the City Council directed staff to evaluate the installation of pickleball courts at Alta Vista Park, including completion of a CEQA determination. Based on a subsequent Noise Impact analysis, Council found the project exempt from CEQA and approved the conversion of one tennis court (Court 8) into four pickleball courts. Funding for the project (\$90,000) was approved in the 2025-26 Capital Improvement Program. Additionally, staff identified \$85,926 of Proposition 68 grant funding that is available to support the resurfacing. As a result, only 20% of the \$107,408 installation cost will be charged to the existing CIP account. Staff recommends approval of the contract with Ferandell Tennis Courts, Inc. (Ferandell) to complete the proposed court resurfacing and restriping. Following contract approval, staff will return to Council with a budget modification to formally recognize receipt of the Prop 68 grant funds.

BACKGROUND

At its regular meeting on July 16, 2024, the City Council considered community interest in the potential installation of pickleball courts at Alta Vista Park. Following public comment and Council discussion, staff was directed to evaluate potential noise impacts through a Noise Impact Study and to return with a California Environmental Quality Act (CEQA) determination prior to any final decision.

To support this direction, the City retained Yorke Engineering to conduct a comprehensive Noise Impact Study evaluating ambient and projected noise levels associated with proposed pickleball play at two potential locations within the park. The study concluded that conversion of one of the existing tennis courts to pickleball courts would not result in significant noise impacts, with modeled and measured increases at the nearest residential properties remaining well below thresholds for perceptibility and regulatory concern.

Based on these findings, the City Council voted to proceed with the conversion of one tennis court into four pickleball courts at Alta Vista Park and determined that the project is exempt from CEQA, pursuant to Guidelines Section 15301, as documented in the Exemption Declaration and supported

by the Noise Impact Study. Council selected Court 8 for the conversion and directed staff to implement noise mitigation measures, specifically the installation of Acoustiblok panels, a standard, widely-used mitigation measure within the pickleball community. These panels were recently installed by public works personnel in advance of the proposed court resurfacing.

Following Council's direction, staff evaluated how best to implement the pickleball court conversion. Staff determined it would be most efficient and cost-effective to complete the conversion in tandem with an existing CIP project for the resurfacing of the tennis courts at Alta Vista Park.

The Community Services Department, in coordination with the Public Works Department, solicited three quotes for the resurfacing of all eight tennis courts and the restriping of one court for pickleball. Initial cost proposals ranged from \$122,465 to \$172,516. To align the project more closely with the \$90,000 allocated by Council to the CIP, staff worked with all three proposers to reduce costs while maintaining the City's standards for durable, high-quality recreational surfaces. Staff did not recommend resurfacing only a portion of the courts, as this would negatively impact the overall appearance and consistency of the playing surface. Ferandell ultimately provided the most competitive proposal and collaborated with City staff to ensure the use of high-quality resurfacing materials.

While refining the project scope and cost, staff identified unused Proposition 68, per capita, grant funds that could be applied to this project. These funds will be used not only for court resurfacing and restriping, but also to offset costs associated with the Noise Impact Study and noise mitigation materials.

The total project cost under the proposed Agreement with Ferandell is \$107,408. Of this amount, \$85,926 (80 percent) will be funded through Proposition 68, with the remaining \$21,482 funded through the project account. As a result, \$68,518 of the originally allocated CIP funds may be returned to the Quimby Fund for use on other park improvement projects. Additionally, application of Proposition 68 funds toward the Noise Impact Study and Acoustiblok materials will allow for the recovery of an additional \$20,671, which would also be returned to the Quimby Fund.

Staff recommends the City Council approve the attached contract with Ferandell Tennis Courts, Inc. in the amount of \$107,408. Staff is finalizing the necessary documentation to secure the Proposition 68 funding and will return to Council with a budget modification to formally recognize receipt of those funds once complete. If approved, Ferandell will move forward with the resurfacing and restriping beginning the third week of February, with completion of the work anticipated in early March.

COORDINATION

The scope of work, cost proposal refinement, and report were coordinated by the Community Services and Public Works Departments. The contract was reviewed and approved as to form by the City Attorney's Office.

FISCAL IMPACT

The total cost to complete the proposed court resurfacing and restriping is \$107,408. The Capital Improvement Program includes \$90,000 for this work. Proposition 68 funds, in the amount of \$85,926, will be applied to the proposed Agreement with Ferandell, resulting in only \$21,482 of the originally allocated CIP funds being utilized for the project.

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- Agmt - Ferandell Tennis Courts, Inc.
- Insurance - Ferandell Tennis Courts, Inc.