

# Independent Analysis of Pickleball for University Park Country Club

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## Scope of Work

In May 2021, the University Park Recreation District (RD) staff requested an independent, unbiased evaluation of the opportunity for pickleball to be added to the amenities provided by the University Park Country Club. Recognizing that pickleball is rapidly growing as a major sport among adults in the U.S., the RD was interested in knowing more about its availability in the area and where pickleball courts that meet its Mission, Vision and Core Values could be located withing the Club.

The PB Advisory Team was asked to do 3 major tasks

1. Review existing member/resident surveys and other Club documents that might provide useful information on the interest and importance of having a pickleball program at University Park.
2. Prepare a competitive analysis of Clubs that have pickleball programs to help to understand what UP needs to do to offer competitive programs.
3. Evaluate all possible locations in UP to site up to 8 high quality pickleball courts that are consistent with the Mission, Vision and Core Values of the UPRD

This report presents the data collected by and findings of the Team.

## Task 1 – Review existing documents

To complete this task, the Team reviewed resident and member surveys previously conducted by the Club, information gathered by the Racquet Sports Focus Group, the Fawley-Bryant work for the University Park Recreation District (UPRD), conducted informal interviews with tennis players, pickleball players and explored the Club's experience in running an ad hoc pickleball program to determine the extent of interest in pickleball in the Club. There is clear interest in pickleball in University Park (UP). But, the full extent of the interest is still unclear.

They also spoke with a few pickleball professionals and a couple of realtors to determine if pickleball is a major factor for home demand. It was found that, for home buyers looking to purchase in UP, although some people may ask whether pickleball courts exist, the major influence on their decision-making is the green space and the beautifully treed Park Boulevard.

## Task 2 – Competitive analysis

Literature was reviewed, visits were made and clubs were contacted to learn whether they have pickleball programs, how many and what type of pickleball courts they have, what the fees are for members and guests to play on their courts, among other things. **Table 1** provides a summary of the findings. As can be seen, many pickleball courts exist in communities that could be in competition with UP. Some of the courts are managed within their homeowners' associations, some are part of their country clubs. Fees are charged by most clubs. For courts within HOAs, members and their guests play low fees, if any.

Many public courts are also available usually at low cost to residents. In many cases, these courts are of lower quality and may require the players to bring their own balls and nets. There are two kinds of public courts; indoor and outdoor. Indoor courts like at Taylor and Longwood Run are played on multipurpose floors. These use portable nets and the spaces beyond the actual court are often small. Outdoor courts are generally laid out on a tennis court with different color lines for P-Ball and sometimes require that the players bring their own portable nets. If portable nets are provided, it's generally done by a Rec District employee ... who sometimes doesn't show!

Table 2 lists the facilities in the area that have pickleball courts.

Table 1

## PICKLEBALL BENCHMARKS

Venue	Do you have pickleball?	# of courts	Lighted	Location	Category	Cost	Noise Complaints	Tennis Conflicts
Boca Royale	yes	4	0	Near tennis	Racquets	\$1900 IF, \$1020 dues	no	yes
Bradenton CC	yes	6	0	Near homes	Social	\$2000 IF \$3684 dues	no	n/a
Bradenton ElCon	yes	4	0					
Cascades	yes	2		Near tennis	HOA	Residents only	no	
Esplanade The Heights (Honoree)	yes	planned						
Esplanade (on Malachite)	yes	8	y	Near homes	HOA	Residents 0, guest \$5	no	n/a
Heritage Oaks	no							
Heron Creek	no							
Lakewood Ranch	yes	12	y		Tennis	\$3000 IF, \$2088 dues		
Laurel Oak	yes	6	y	Tennis center	All	\$1200 IF, \$2748. (social)	not since fencing mats	no
Mission Valley Oaks	yes	4			Racquets			
Palm Aire	yes	8	0	Near tennis & homes	Social	\$750 IF, \$2472 dues/	no	no
Ritz Carlton	no							
River Strand	yes	8	y	Across lake from homes	Racquets	F:\$1500 S: \$1200		
Rosedale	no							
The Meadows	yes	2		Near community center	HOA/Tennis	Residents with "Renaissance Access card" or Tennis Member		
Venetian Golf & River Clu Waterlefe	planning 4 no		0	Planned in isolated area: away from tennis. FPL easement		Plan not approved noise & safety concerns. Appealing	See article	

Table 2

# PUBLIC PICKLEBALL BRADENTON & SARASOTA

## ○ Bradenton

- G.T. Bray Recreation Center 10
- John H Marble Park 2
- Lakewood Ranch Park 5
- Palmetto Tennis Courts 2
- University Place Community Park 1

## ○ Sarasota

- By-Pass Park/Foxworthy Campus 8
- Colonial Oaks Park 2
- Englewood Sports Complex 10
- Fruitville Park 4
- Hecksher Park 2
- Laurel Park 4
- Longwood Park 1 ... plans for more
- Newtown Estates Park 4
- Nokomis Community Park 4
- Pinebrook/Wellfield Park 2
- Siesta Beach 4
- Twin Lakes Park 4
- Woodmere Park 4
- Youth Athletic Complex 1

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## Task 3 – Evaluation of all potential pickleball sites

To conduct a comprehensive analysis of potential sites for PB in UP, a multi-pronged approach was taken.

1. All vacant, unused sites owned by the UPRD were identified and located on Google Earth.
2. The layout and sizing of an 8-pickleball complex was designed
3. Criteria to evaluate the sites were developed
4. Each site was visited and notes were taken
5. Each site was evaluated against each criterion
6. Sites that were not eliminated underwent more detailed analysis to obtain all of the relevant information possible to select a preferred site

All of the vacant sites owned by the UPRD that could possibly house the pickleball complex were identified. The sites are both off of the main Club campus where the tennis and croquet courts and the tennis and golf pro shops and the Park Grille are located, and around Neighborhoods. [Figure 1](#) shows all of the sites mapped on Google Earth. More information on the sites is provided in [Table 3](#).

**Figure 1**

# UPRD OWNED SITES EVALUATED



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Table 3

## ALL POTENTIAL UPRD OWNED SITES

### ○ Off Campus

- 1) FPL Power Lines
- 2) Preservation by hole #1
- 3) Heavy equipment storage by hole 4
- 4) #10 Conservation Areas: Byhole #26
- 5) Land behind driving range
- 6) Between Boltons & Wilton Crescent
- 7) Between Marlow and hole 21

### ○ On Campus

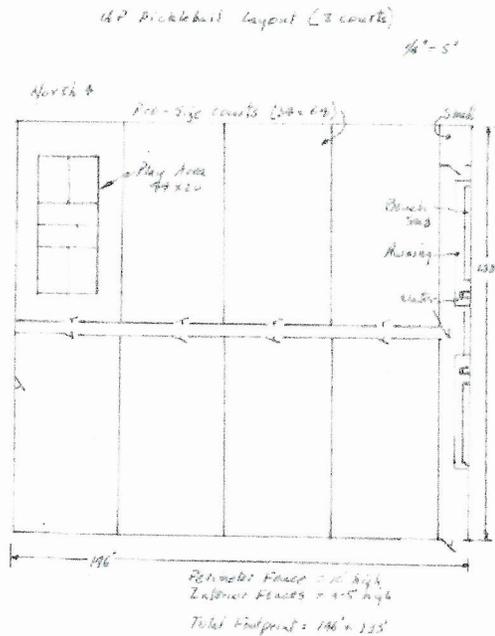
- 8) Parcel L
- 9) Croquet Area
- 10) Between tennis courts 4 and 10
- 11) At tennis courts 10 and 11
- 12) Parking lot northeast corner

The size and layout of the courts are important to determine the size of the footprint the courts will make on each of the potential sites. Guidance given by the Club management called for an 8-court complex, sized to pro court dimensions with a bench for players and bystanders that is covered from the sun, a water fountain, 10-foot fences surrounding the entire complex, 3–4-foot fences separating the courts and sound mitigation, as necessary.

Figure 2 shows the layout and dimensions of the courts proposed to be built. They should be oriented so that play occurs to the north and south. And, in wooded areas to prevent debris from dropping on the courts, trees must be cleared on all sides of the court complex an additional 10-30' depending upon the tree density, height and span of the trees.

**Figure 2**

## UP PICKLEBALL LAYOUT



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Evaluation criteria to evaluate each site were developed. The criteria were derived from documents written by the UPCA Board President, several UPRD Board members, Hawley-Bryant in their work for the RD and other sources. The criteria were driven by the Club's Mission, Vision and Core Values, which is provided as [Attachment 1](#).

[Table 4](#) provides the final evaluation criteria. All are important. But a few are considered showstoppers. These include:

- Inability of the site to house the entire pickleball complex including 8 pro-sized courts and extra cleared space around the courts in heavily treed areas.
- Need to clear a significant number of trees to fit the site.
- Non-compliance with environmental requirements
- No ingress and egress to the sites
- Located where response to emergencies will be impeded and access to the site will be impeded for emergency responders
- Noise levels significantly above ambient at key receptor sites (e.g., residences, outdoor dining area at the Park Grille).

#### Table 4

##### EVALUATION CRITERIA

The evaluation criteria derive from UP's Mission, Vision and Core values

1. pickleball experience
  - a. Space to expand to a minimum of 8 Pro size courts with amenities
  - b. North-south orientation
  - c. Water, power, parking, restrooms
2. impact on Club campus
  - a. Best use of Club overall "footprint"
  - b. Maintain campus spaciousness and natural look
  - c. Aesthetics
3. Environmental stewardship
  - a. Environmental impact on site development
  - b. impact on tree canopy
  - c. screen from main road and residential areas
  - d. compatible 60/40 natural/developed
4. Cost, timing and impacts of implementation
  - a. Cost to install the complex, including mitigation
  - b. Construction complexity
  - c. Disruption impact on Club during construction
  - d. Ready for 2022 or 2023 season
5. Ease of operation
  - a. Court maintenance – leaf/debris issues
  - b. Physical access, parking and toilets
  - c. Oversight from fitness/tennis center
  - d. Ingress/egress pathways
6. Safety
  - a. Easy access to assistance if emergency arises.
7. Acceptable noise levels
  - a. Little or no discernable noise heard at receptor sites

The evaluation team reviewed each site on Google maps to better understand their surroundings and visited each site noting issues that the sites could run into.

Next, using all of the information gathered, each site was evaluated against the criteria. **Table 5** shows the results of the evaluation for the sites that were eliminated from further consideration. Most of these sites were eliminated for safety reasons since they are far removed from the racquets center that would create serious risks in the event of a serious injury or medical emergency. Several sites also were eliminated because they are located in conservation areas and/or would require removal of a significant

number of trees. Noise impacts from the sites were viewed using the Team’s best judgements since noise studies had not yet been conducted at this stage of the review.

**Table 5**

## SITES ELIMINATED WHEN EVALUATED TO CRITERIA

Sites	Pickleball Experience	Impact on Club Campus	Environmental Stewardship	Cost, timing and impact	Ease of Operation	Noise	Safety
FPL Power Lines			Green				Red
Preservation land by hole #1			Red	Red			Red
Land in Maintenance Area	Red		Yellow			Green	Red
Conservation area By hole #2			Red	Red			Red
Behind Driving Range		Red	Red	Red	Red		Red
Wetlands Between Bolton &			Red				Red
Conser Land Marlow & hole			Red	Red			Red
Between Tennis #4 & #10	Red		Green	Green	Green		Green
Parcel L			Red	Red			Red

*Green: Meets criteria*  
*Yellow: some concerns*  
*Red: Show Stopper*

Two sites within the Club’s campus were among the casualties in the first round of evaluations – the vacant area between tennis courts 4 and 10 and Parcel L. The vacant land was eliminated because, most importantly, the proposed pickleball complex could not be configured to fit there without compromising some design features of the courts. In addition, although the results of the sound study were not available at the time of the site elimination, it was recognized that this would be the site for pickleball that would most likely cause significant noise to Wimbledon lanais that could not be mitigated. The noise study later confirmed this by inference.

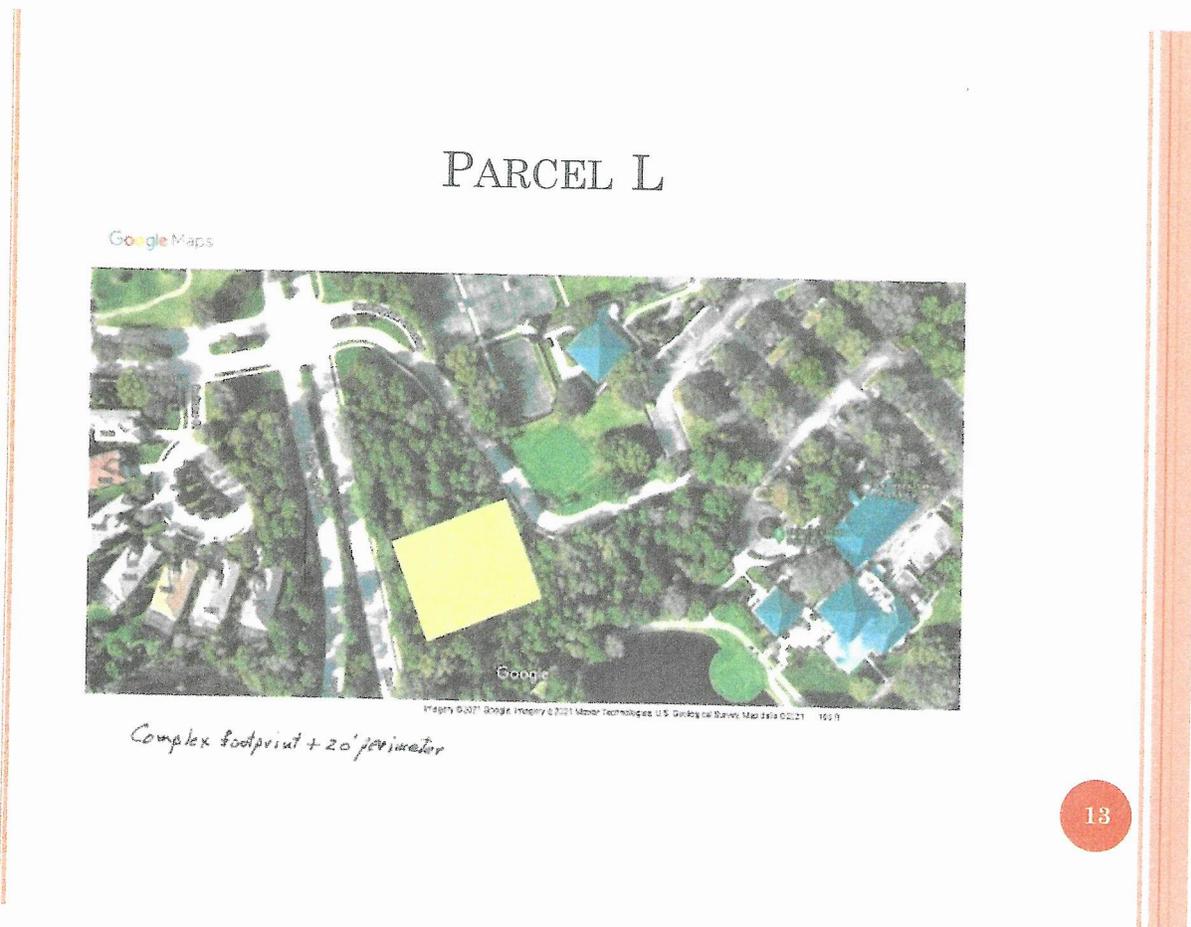
Parcel L was studied in great detail before concluding that it should be eliminated from further study. It failed on 2 counts. First, building the courts on Parcel L violated the Club’s Mission, Vision and Core Values because it would result in removing about 100 good sized trees and many palmettoes, forever changing the landscape of this important piece of property. “Environmental stewardship – Commitment to preserving our natural landscape and considering the environmental impact of our decision” is one of 4 core values in the Club’s Mission statement. Not only will the removal of the trees result in significant environmental damage, it will add significantly to the cost of building the courts there. Manatee County’s Tree Removal policy ([Attachment 2](#)) dictates rules for removal and mandatory replanting of trees. Depending upon the size of the trees removed, up to 3 trees must be planted for every 1

removed. And, in the case of Parcel L, the footprint of the pickleball complex must be expanded by 20'-30' on a side to remove trees because of root and overhang issues that would be problems for the operation of the courts.

For completeness, the team, with the assistance of Curtis Nickerson and some of his crew, staked out the pickleball complex on Parcel L and surveyed the trees there. Since it was too difficult to walk through the entire area, they counted trees in a sample area and extrapolated to the entire site. About 100 trees that will have to be replanted at between 1 to 3 trees for each 1 removed were estimated to be within the footprint of the complex. **Attachment 3** summarizes the tree count within the footprint.

Considering that other possible projects are being considered for Parcel L – walking paths and a common use area that would serve to improve the visual of the Club upon entrance to the Club's facilities – a very significant area will lose its natural canopy. **Figure 3** shows the expected footprint of the pickleball complex assuming a 20' barrier around all sides on Parcel L. As can be seen from the Figure, the pickleball complex is so large that it will likely be seen from both of the roads on its eastern and western borders.

**Figure 3**



In addition, construction of the pickleball complex on Parcel L creates a very complex and likely very costly option. Besides the cost of tree removal and replanting, the property would require significant ground preparation, including landfill, drainage and possibly retaining devices to hold earth in place.

Potable water and electricity must also be brought to the site. In addition, there are uncertainties about how regulatory agencies will treat the project on the land and what additional requirements they may impose.

Finally, other concerns about the complex being built on Parcel L exist. Since the complex will be out of view from the main racquets complex, oversight will be more difficult. Cameras can be installed to help to address this concern. Finally, there is concern about safety since access to the complex will require crossing the road entering into the Club's activities areas. Over a period of perhaps 1/2 hour, there could be 40-50 pickleball players crossing the entrance road and then again when they leave. The large number of golf carts and autos carrying people who are rushing to make tee times as well as commercial and other traffic driving on the road, create a concern for the safety of these players.

As a result of this phase of the evaluation, 3 sites remained for detailed analysis: (1) on the croquet court and building a new court in the open space between tennis courts 4 and 10, (2) northeast section of the parking lot, and (3) building the courts on tennis courts 10 and 11 and moving the tennis courts to the open area between tennis courts 4 and 10.

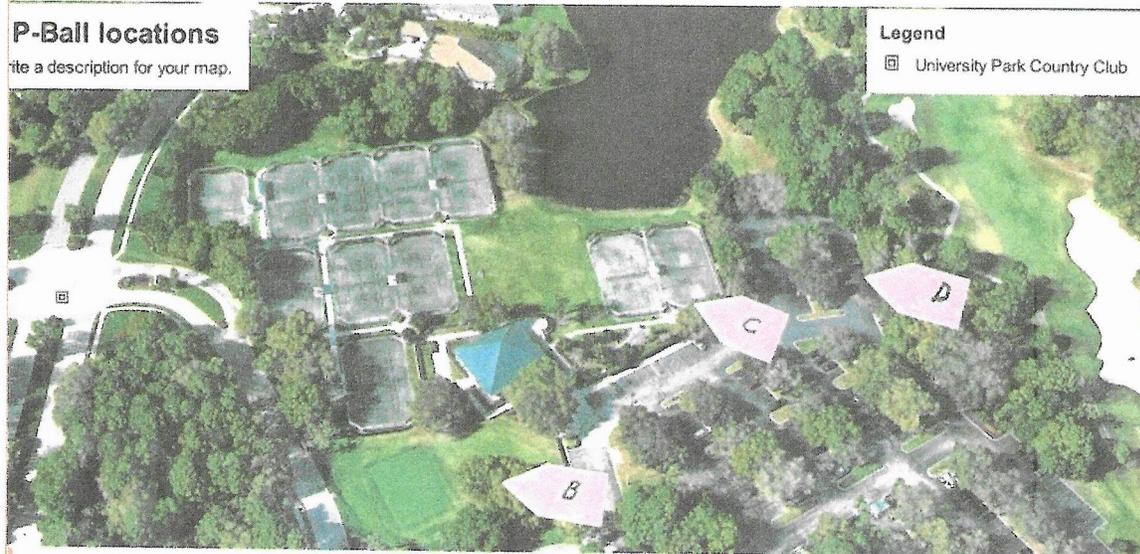
### **Detailed evaluation of remaining sites**

An extensive analysis was conducted of the sites that passed the first part of the site evaluation. Several steps were taken to fully understand the sites and the impacts that pickleball on them could have. These included:

1. Map each site with the 146'X133' footprint of the pickleball complex (adjusting for the proper 10' to 30' tree buffer was not necessary for these sites since they were not in heavily treed areas).
2. Conduct a noise study to determine if any sites should be eliminated because of significant noise impacts that could not be mitigated on key receptor sites.
3. Evaluate each site against the evaluation criteria.
4. Determine the unique factors for each site that impact of the cost of each option. Conduct first order cost analyses of each viable site
5. Rank the sites

**Mapping.** Each site was mapped on aerial maps from Google Earth using the dimensions of the pickleball complex plus. **Figure 4** shows the remaining 3 sites with pickleball added. Two of the 3 sites are proposed to be located on sites now housed by either the existing croquet court or on two existing tennis courts (courts 10 and 11). The displaced courts would be rebuilt in the open area between tennis courts 4 and 10. The third site would be placed on the NE part of the parking lot displacing 55 parking spaces that would need to be recovered by redesign of the parking lot or by adding parking spaces on the croquet court and moving the court to the vacant land between tennis courts 4 and 10.

#### **Figure 4**



**Noise Study.** A company that specializes in noise studies, including studies conducted specifically for pickleball, Keane Acoustics, was hired to evaluate the noise impacts from each of the potential pickleball sites on key receptors. Keane was provided details on the 3 sites being considered and the receptors the Team believed were the most likely to be adversely impacted by pickleball play on the sites. It was decided to include Parcel L in the noise study in the event the RD Board decided to consider the site in the future.

Michael Keane from Keane Acoustics reviewed the receptor site suggestions made, visited University Park and looked at the potential sites and gathered detailed information on the ambient noise at each of the receptor sites. Members from the Neighborhood Committees for the Neighborhoods most likely to be impacted – the Boltons, Albemarle and Wimbledon – viewed the testing and confirmed that the sites selected in their neighborhoods were appropriate. **Figure 5** shows each possible pickleball site considered and the receptors used for the study.

**Figure 5**



*Blue w/letters = Possible Pickleball sites  
 Yellow w/numbers = Receptor sites*

Using extensive data collected by Keane over their years of noise analyses, and factoring in the ambient noise measured at each site, the distance from the sites to the receptors, buildings and other things that would influence the noise heard, and other factors, analyzed the potential incremental noise that could be expected at each receptor site from each pickleball site due to pickleball play with both 4 and 8 courts with and without sound abatement. His draft report indicated that 2 sites for pickleball, the parking lot and tennis courts 10 and 11, would cause significant noise at the first few homes in Wimbledon, even with noise abatement. This was a function of how close the sites were to the receptor at Wimbledon, the lake in between the sites and the homes, and that the lanais of the homes were in direct line with the noise that would be created.

Considering what was learned from the draft report, the Team, in consultation with Mr. Keane, identified an alternative site option that could be a very viable pickleball complex location – Site X, tennis courts 5 and 6. The noise advantages of these courts are: a berm that is already in place that could block some of the sound to the north (Wimbledon) and east (hole 14, the Boltons and Eaton) and the direction the sound would travel to the lanais at Wimbledon would be blocked by the homes themselves before reaching the lanais, the most sensitive noise receptors in the homes. Mr. Keane was asked to include this new site in his final analysis, which he did. The final report is provided as

**Attachment 4.**

The final report indicates that noise from Site X would be negligible because of the berm and the angle the noise would travel, using the homes to block the noise coming to the lanais. It reconfirmed that 2 sites should be eliminated because of the sound impacts they will have even with sound mitigation (parking lot and tennis courts 10 and 11). It also identified other noise impacts from the other sites on the tennis courts from both Site X and the croquet court.

The noise impacts to tennis players on the tennis courts, although appearing to be significant, are not. In his report, Mr. Keane states:

“ There are currently 11 tennis courts immediately adjacent to proposed sites X, B, C and D. It is likely that pickleball play will be plainly audible on the majority of the courts for these five proposed pickleball sites. While the sound of pickleball play sounds different than tennis, both types of noise created are impulsive and in a similar category. Keane Acoustics is not aware of complaints of pickleball sound disturbing tennis play, so it is likely tennis players will be more tolerant of the noise (or not notice it) when compared with residents outdoors or sitting out on their patios.”

In his report, Mr. Keane recommended that Site X be selected as the site of choice from a sound perspective. He also indicated that Parcel L and the croquet court were acceptable sites from a sound perspective.

**Evaluation of the 2 remaining sites.** With the sound study completed, each of the remaining 2 sites were evaluated against the evaluation criteria.

**Site X.** Figure 6 is an aerial view of the site with pickleball courts replacing tennis courts 5 and 6 which in turn were moved to the open area between tennis courts 4 and 10. Space is available for the 8-court complex. The area is surrounded on the west and north by a berm that would serve as a sound buffer and would block line of sight of the courts from Park Blvd and Wimbledon. Moving the tennis courts would afford an opportunity to address physical problems the courts have been facing, including lack of emergency access to the tennis courts, root damage caused by nearby trees and drainage issues, during the construction process killing two birds with one stone. But, moving the tennis courts to the open area will largely block the visual from the fitness center and would require a continuation of the shrubbery behind courts 10 and 11 over to an area near current court 9 to shield Wimbledon from the new relocated tennis courts.

**Figure 6**

## SITE X

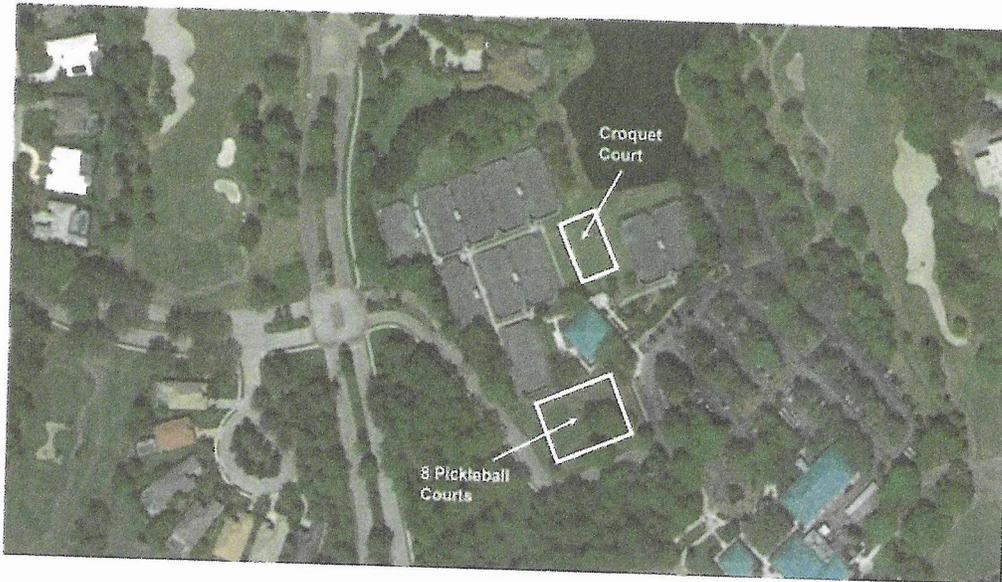


**Croquet court.** Figure 7 is an aerial view of the croquet court with the pickleball complex inserted and a new croquet court built in the open area between tennis courts 4 and 10. Moving the croquet court to the open space would allow the courts to be rebuilt to higher standards than current. Although the visual from the fitness center will change with the court relocated there, it will be somewhat more aesthetically acceptable than tennis courts placed in the same area.

**Figure 7**

# CROQUET COURT

Concept Diagram for Pickleball Courts at UP



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**Cost analysis of the 2 sites.** Detailed cost estimates for each option were not conducted since they would be very difficult and premature. However, rough cost estimates were developed based upon cost proposals for building the pickleball and tennis courts on land that has been prepared and with utilities in place that were provided by 2 contractors.

The costs of building pickleball and tennis courts include: permitting, fees, engineering costs, all of which are usually obtained by the contractor who is reimbursed by the owner), site preparation, including utilities (owner responsibility), court construction, fencing, windscreen curtains, lighting (only for tennis), sound barriers, shade canopy, bench and water cooler (contractor). Some of the owner costs can be, at least in part, conducted by UPRD maintenance staff.

Cost estimates for building the 8 pickleball complex and 2 tennis courts were requested from 2 contractors – Welch Tennis Courts, and Ritzman Courts. Both indicated that costs of building courts have risen significantly because the cost of materials, labor and energy have risen significantly. Welch, the only contractor to estimate the cost of tennis courts, estimated the cost of building 2 tennis courts on land that is cleared and prepared to tight specifications to be approximately \$155,000 (not using Hydrogrid) plus about \$20,000 for things like engineering, the canopy, tennis court equipment, among other things. If the courts are to be lighted, they would cost an additional \$50,000. In addition, site preparation costs need to be factored in. We guesstimate these costs to be on the order of \$25,000-\$50,000 to prep the site for 2 tennis courts in the open area between tennis courts 4 and 10. Therefore,

the total cost of building 2 tennis courts on the open area is estimated to be between \$200,000-\$275,000.

Welch estimated the cost of the 8 pickleball complex to be \$220,000 plus an extra \$45,000 for things like the sound barrier. They did not provide in their proposal the cost to build a covered spectator area with water fountains. We estimate that additional cost to be \$50,000. On top of these costs, are the other costs for preparing the site and other things discussed above. We estimate these additional costs to be on the order of \$50,000 to \$100,000. Therefore, a rough estimate for the total cost of building the 8 court pickleball complex is approximately \$365,000-\$415,000 using Welch and our numbers combined. Welsh's full proposal is provided as [Attachment 5](#).

Ritzman estimated the cost of building the pickleball complex (less the canopied spectator's area) to be \$291,000 if a fully prepared site is provided. Adding the cost of the spectator's area (\$50,000) and \$50,000-\$100,000 for site preparation, the cost of building the complex with Ritzman would be approximately \$390,000-\$440,000. Ritzman's proposal is provided as [Attachment 6](#).

The rough cost of building a new full-sized croquet court on the field between tennis courts 4 and 10 was derived from information obtained from Sarasota County. In 2016, the Sarasota County Croquet Club and the Sarasota Recreation Department paid \$55,000 (\$27,500/court) all-in to build 2 full-size croquet courts in the County. Considering that the price of materials and labor have increased significantly since then, it is estimated that the all-in cost to build one new full-sized croquet court in the open area between tennis courts 4 and 10 (including \$15,000 for a shaded sitting area and fountain) would be between \$45,000 and \$80,000. An estimate from the UPRD staff puts the cost at between \$88,000 and \$105,000 or \$10-\$12/square foot plus \$15,000 for the structure and fountain. Fawley-Bryant, in their master plan briefing, estimated \$100,000-\$250,000 for a new croquet court in the open area.

Using these figures, the first order costs of installing the pickleball courts on the current croquet site and building a new croquet court (using our lower cost estimate for a new croquet court) in the vacant land between tennis courts 4 and 10 would be roughly \$410,000-\$500,000. The first order cost to build the pickleball complex on tennis courts 5 and 6 and build new tennis courts between tennis courts 4 and 10 would be roughly \$565,000 to \$690,000. Fawley-Bryant, in their master plan briefing, estimated \$250,000-\$350,000 for a new 8 court pickleball complex on Parcel L. It should be noted that the Team would likely estimate the cost of building the courts on Parcel L to be much higher than Fawley-Bryant for several reasons. If we estimated the cost, the footprint for the complex would have been much larger – 20' on each side – to clear trees and brush that would cause debris and root issues in this densely treed area. Second, the cost of tree removal and transplanting to meet Manatee County requirements, a very significant cost, would be factored in. Third, the basic cost of building the courts on land requires permitting, land clearing, drainage issues resolved and the land leveled and prepared for the courts, utilities installed on the site, among other things, which are considerable additional costs for that site. When all of these costs are added to the cost quoted for building the court complex of roughly \$300,000-\$350,000 the overall cost of building the courts on Parcel L would be significantly higher than those quoted by Fawley-Bryant.

#### **Evaluation of the 2 final sites**

The 2 sites – Site X and the croquet court, as well the 2 other options that were eliminated because of noise issues – were then evaluated against the evaluation criteria. Table 6 shows the results. Both remaining sites are viable options. Both have advantages and disadvantages.

Table 6

## Viable Sites Evaluation to Criteria

Sites	Pickleball Experience	Impact on Club Campus	Environmental Stewardship	Cost /Timing	Noise	Safety	Ease of Operation
B- Croquet	Green	Yellow	Green	Yellow	Green	Green	Green
C- Courts 10/11	Green	Green	Green	Yellow	Red	Green	Green
D- NE corner parking lot	Green	Green	Green	Yellow	Red	Green	Green
X- courts 5/6	Green	Green	Green	Yellow	Green	Green	Green

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### Comments and Conclusions

Based upon the information collected in this study, the following summary comments and conclusions are made:

#### Final Site Evaluation Comments

- **Site B Croquet field**
  - Aesthetics upon entrance to Club will change but can be screened with appropriate landscaping
  - For most part, retains current view to lake from tennis facility
  - Some uncertainty about land below croquet field
  - New croquet court can be regulation size at a significant cost
  - Impact of pickleball noise on tennis unknown but expected to be minimal
- **Site X current tennis courts 5/6**
  - Uses existing berms for initial noise abatement
  - Keeps racquet sports within the tennis facility
  - Addresses current lack of access for emergency medical support

- Corrects current problems with courts 5 and 2 for root intrusion
- Very significant cost of two new tennis courts mitigated by needed tennis court repair
- The noise study concluded with a preference for Site X

***Final Site Evaluation Conclusions***

- There is no “perfect” location at UP for pickleball
- There are two viable locations both of which will require a financial and time commitment to construct 8 courts.

# ATTACHMENT #1

## Mission Vision Core Values UPCC

- **Our Mission**
  - Deliver to members and guests ever evolving lifestyle experiences that are engaging and inclusive by providing exemplary service, facilities and amenities.
- **Our Vision**
  - To be the preeminent gathering place for members and guests to meet, socialize and enjoy lifestyle opportunities that exceed their expectations in a modern Club environment that enhances our residential community .
- **Our Core Values**
  - Values that are truly important direct the decisions we make, define our character, and preserve what is special about our Club. They are:
    - Integrity, Trust & Mutual Respect – Acting ethically in the best interest of our members, staff and community
    - Quality – Striving to be the best that we can be in all that we do.
    - Fiscal Responsibility and Transparency – Openly communicating our financial position and ensuring that operating budgets and reserves are sufficient to meet the current and future needs of the Club
    - Environmental stewardship – Commitment to preserving our natural landscape and considering the environmental impact of our decision

# Attachment #2

## Tree Removal Instructions

Manatee County Customers

### 1.) Application materials. Materials include...

- a. Application
- b. Affidavit of Ownership
- c. Aerial
  - i. Tree removal locations
  - ii. Tree replacement location (or landscaping plan)
- d. Removal replacement plan/ landscaping plans

### 2.) Information needed

- a. Why are trees being removed?
- b. How many trees are being removed?
- c. Location of trees being removed. Shown on aerial
- d. What size are the trees to be removed? (Measure DBH- Diameter at breast height, or DBH, is the standard for measuring trees. DBH refers to the tree diameter measured at 4.5 feet above the ground.)
  - i. This number may be used to determine replacement ratio (see below)
- e. Where will replacement trees go?
  - i. Replacement trees do not necessarily have to be in the same location as removed trees

### 3.) Standard Conditions for Approval

- a. Replacement trees shall be planted on a 1:1 ratio -or-

Existing Tree Size	Required Replacement Caliper Minimum	Ratio of Replacement Trees to Removed Trees
4"—15" D.B.H.	3"	1:1
16"—30" D.B.H.	4"	2:1
Over 30" D.B.H.	4"	3:1

- b. Replacement Canopy trees shall be 2.5" caliper, 25-30 gallons, minimum height 10 feet
- c. Replacement understory trees shall be 1.5" caliper, 25-30 gallon with a minimum height of 6 feet
- d. Replacement palms shall be grouped minimum (2) palms with an overall height of 15 feet
- e. All trees must be graded Florida #1 as specified in the Florida Grades and Standards for Nursery Plants

- f. Installation and maintenance of landscape and irrigation shall be in accordance with Section 701.8 of the Manatee County Land Development Code.
- g. Tree removal includes the removal or grinding of stumps to at least 6" below grade
- h. Trees shall be removed in a manner that soil erosion from wind and rain be kept to the absolute minimum level. The methodology used for sediment and erosion control shall avoid the creation of large areas of exposed soil.

### **SUGGESTED TREE REPLACEMENT SPECIES:**

**Canopy Trees:** (2 ½ in. caliper, 25-50 gallon with a minimum height of 10ft)

- Black Gum Tupelo
- Hickory
- Live Oak, Highrise Oak, Cathedral Live Oak
- Loblolly Bay
- Longleaf Pine
- Red Maple
- Slash Pine
- Southern Magnolia including Little Gem
- Southern Red Cedar
- Sweetbay Magnolia
- Sweetgum (Rotundiloba-seedless)
- Sycamore
- Winged Elm

**Understory Trees:** (1 ½ in. caliper, 25-30 gallon with a minimum height of 6ft)

- Cherry Laurel
- Crepe Myrtle
- Eugenia – natives only
- Golden/Yellow Trumpet
- Holly – Eagleston
- Japanese Blueberry
- Japanese Privet (Ligustrum Japonica)
- Loquat
- Podocarpus – tree form only
- Queen's Crepe Myrtle
- Red Bay
- Shady Lady Black Olive
- Walter's Viburnum – tree form only

**Palms:** (2 palms are required to replace one tree. Palms must have a minimum overall height of 15 feet at the time of planting)

- Bismarck Palm
- Canary Island Date Palm
- Chinese Fan Palm
- Needle Palm
- Ribbon Palm
- Sabal-Cabbage Palm
- Foxtail Palm

**Tree Fund Alternative**

Tree removal payment in lieu of replacement

- **Fee: \$445.00** per replacement tree at 3" caliper size
- **Fee: \$585** per replacement tree at 4" caliper size

# ATTACHMENT #3

## Parcel L Estimated tree count/size

### Palms Trees: 13

- 2 size 8-12"
- 11 size 12-16"

### Maple Trees: 2

- 2 size 4-6"

### Pine Trees: 43

- 7 size 4-8"
- 15 size 8-12"
- 16 size 12-16"
- 5 size 16-22"

### Oak Trees: 33

- 23 size 4-8"
- 6 size 8-12"
- 2 size 12-16"
- 1 size 21"
- 1 size 24"

### Cherry Laurel: 8

- 8 size 6-12"

Countless palmettos that will likely require some level of "vegetation replacement" by one of the involved agencies (county, dep, or SWFWMD)

# Attachment #4



May 29, 2021

Jack Siegel  
7801 Wilton Crescent  
University Park, FL 34201

Dear Mr. Siegel,

The following is a summary of Keane Acoustics' acoustical review for University Park Country Club.

## Introduction

Keane Acoustics was commissioned to estimate sound level emissions from five proposed pickleball court site locations and explore any physical noise abatement methods and/or any actions that might be utilized to mitigate noise concerns for the nearby properties and residential neighbors.

## Noise Criteria

Noise Limits from the Manatee County Code of Ordinances Sec. 2-21-34 are as follows.

(2) *Maximum permissible sound levels.*

- a) Sound level limits pursuant to this section shall be measured with a sound level meter as a Leq (average sound level) for a minimum thirty (30) second period of time.
- b) *Sound level limits.* No person shall generate or cause to be generated from any source, sound which, when measured in accordance with the requirements of subsection (d) of this section, exceeds:
  1. Sixty (60) dBA or sixty-five (65) dBC during the hours between 7:00 a.m. and 11:00 p.m., Sunday through Thursday. Friday, Saturday and the day prior to a federally recognized holiday, the hours shall be from 7:00 a.m. to 12:00 midnight.
  2. Seventy-two (72) dBA or seventy-seven (77) dBC if the receiving land is a residential use adjacent to a commercial use during the hours between 7:00 a.m. and 11:00 p.m., Sunday through Thursday. Friday, Saturday and the day prior to a federally recognized holiday, the hours shall be from 7:00 a.m. to 12:00 midnight.
  3. Fifty-five (55) dBA or sixty (60) dBC during the hours between 11:00 p.m. and 7:00 a.m., Sunday through Thursday. Friday, Saturday and the day prior to a federally recognized holiday, the hours shall be from 12:00 midnight to 7:00 a.m.

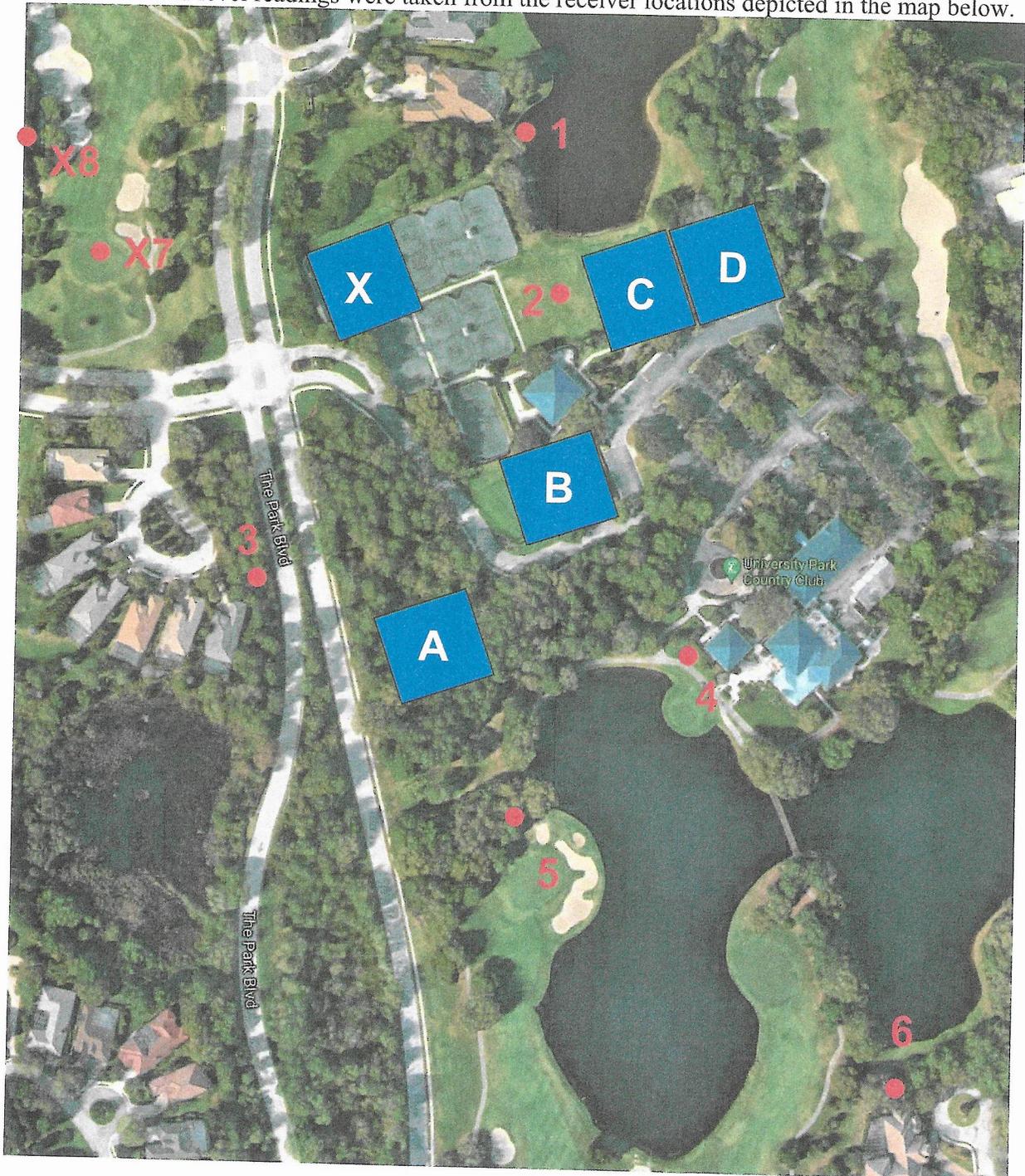
For purposes of assessing noise impact to properties outside University Park Country Club the 60 dBA limit (30 second Leq) would be used.

For purposes of assessing noise impact to properties within the University Park community a comparison to current ambient noise levels will be used.

**Ambient Noise Monitoring**

Ambient noise monitoring was conducted on the morning of Wednesday May 19<sup>th</sup>.

Ambient sound level readings were taken from the receiver locations depicted in the map below.



Monitoring Locations shown in red.  
Possible site locations for pickleball courts shown in blue.

Instrumentation

Measurement instrumentation for the ambient sound measurements consisted of two Bruel and Kjaer Type 2270 Hand Held Analyzers, Serial Nos. 3010848 and 3010767.

A running "logging" style measurement was conducted at 1 second intervals, measuring Leq (equivalent), maximum and minimum values for each second. Both sound level data and digital audio were recorded during the measurements.

Atmospheric Conditions

During the visit, the wind was blowing at 8-15 mph from the ESE and the temperature ranged from approximately 82-86 degrees Fahrenheit. Relative humidity was 61-70%.

Ambient Noise Levels

Measured ambient noise levels are as follows:

Location	Description	Typical Ambient Sound Level (dBA)	Typical Event (Lmax) Sound Level (dBA)	Common Noise Events Experienced in this Location
1	7423 Wimbledon Ct	46-51	50-62	Landscaping crews, trucks, vehicles, aircraft, tennis
2	Tennis Courts	46-54	53-62	Tennis Landscaping crews, trucks, vehicles, aircraft,
3	7628 Boltons Ct	42-52	55-64	Landscaping crews, trucks, vehicles, aircraft
4	Outdoor Dining	46-55	55-62	Background music, golf carts, maintenance vehicles
5	18th Green	44-51	53-63	Landscaping crews, trucks, vehicles, aircraft, golfers, birds
6	6702 Chancery Pl	43-51	55-64	Landscaping crews, trucks, vehicles, aircraft, birds

Note the "Typical Ambient Sound Level" is defined as the background sound without any clearly identifiable noise events (such as motorcycles, aircraft, etc.). This allows a more direct comparison with potential pickleball noise emissions.

Occasional wind gusts during the visit resulted in a fluctuation of ambient noise levels due to rustling of trees and greenery. The lower levels noted in the chart represent a condition with minimal wind. It is possible ambient noise may be an additional 2-3 decibels lower without any wind. These lower sound levels will be used for the noise impact calculations for this project.

**Pickleball Noise Data from other projects**

For purposes of comparison, previously measured data (corrected for distance) has been used to compare ambient noise with anticipated pickleball noise emissions.

The pickleball data is based on the use of newer composite paddles (which have become commonplace in the past several years). Most of the new inexpensive \$30-40 paddles are as quiet as the \$150 professional paddles. The use of older paddles (especially wood paddles) may increase the levels in the table above by 3-8 decibels (roughly 15-40%)

The following tables also take account of other anticipated effects of trees, lakes/ponds, and buildings in the path from noise source to receiving properties.

# # # # # Location	Site A (All values in dBA)							
	Ambient	Ambient	Pickleball	Pickleball	Pickleball	Pickleball	Excess	Excess
	Noise	Noise	4 Courts	4 Courts	4 Courts	4 Courts	Above	Above
	Leq	Lmax	no barrier	no barrier	w/barrier	w/barrier	Noise	Noise
						Average	Max	
1 7423 Wimbledon Ct	44	62	39	46	29	36	-15	-8
2 Tennis Courts	44	62	44	51	34	41	-10	-3
3 7628 Boltons Ct	40	64	49	56	39	46	-1	6
4 Outdoor Dining	46	62	53	60	43	50	-3	4
5 18th Green	42	63	52	59	42	49	0	7
6 6702 Chancery Pl	41	64	44	51	34	41	-7	0

# # # # # Location	Site B (All values in dBA)							
	Ambient	Ambient	Pickleball	Pickleball	Pickleball	Pickleball	Excess	Excess
	Noise	Noise	4 Courts	4 Courts	4 Courts	4 Courts	Above	Above
	Leq	Lmax	no barrier	no barrier	w/barrier	w/barrier	Noise	Noise
						Average	Max	
1 7423 Wimbledon Ct	44	62	47	54	37	44	-7	0
2 Tennis Courts	44	62	56	63	46	53	2	9
3 7628 Boltons Ct	40	64	43	50	33	40	-7	0
4 Outdoor Dining	46	62	49	56	39	46	-7	0
5 18th Green	42	63	52	59	42	49	0	7
6 6702 Chancery Pl	41	64	41	48	31	38	-10	-3

		Site C (All values in dBA)						Excess	Excess
#	#	Ambient	Ambient	Pickleball	Pickleball	Pickleball	Pickleball	Above	Above
#	#	Noise	Noise	4 Courts	4 Courts	4 Courts	4 Courts	Ambient	Ambient
#	#			no barrier	no barrier	w/barrier	w/barrier	Noise	Noise
#	Location	Leq	Lmax	Leq	Lmax	Leq	Lmax	Average	Max
1	7423 Wimbledon Ct	44	62	58	65	48	55	4	11
2	Tennis Courts	44	62	65	72	55	62	11	18
3	7628 Boltions Ct	40	64	34	41	24	31	-16	-9
4	Outdoor Dining	46	62	42	49	32	39	-14	-7
5	18th Green	42	63	43	50	33	40	-9	-2
6	6702 Chancery Pl	41	64	30	37	20	27	-21	-14

		Site D (All values in dBA)						Excess	Excess
#	#	Ambient	Ambient	Pickleball	Pickleball	Pickleball	Pickleball	Above	Above
#	#	Noise	Noise	4 Courts	4 Courts	4 Courts	4 Courts	Ambient	Ambient
#	#			no barrier	no barrier	w/barrier	w/barrier	Noise	Noise
#	Location	Leq	Lmax	Leq	Lmax	Leq	Lmax	Average	Max
1	7423 Wimbledon Ct	44	62	57	64	47	54	3	10
2	Tennis Courts	44	62	58	65	48	55	4	11
3	7628 Boltions Ct	40	64	32	39	22	29	-18	-11
4	Outdoor Dining	46	62	40	47	30	37	-16	-9
5	18th Green	42	63	42	49	32	39	-10	-3
6	6702 Chancery Pl	41	64	30	37	20	27	-21	-14

		Site X (All values in dBA)						Excess	Excess
#	#	Ambient	Ambient	Pickleball	Pickleball	Pickleball	Pickleball	Above	Above
#	#	Noise	Noise	4 Courts	4 Courts	4 Courts	4 Courts	Ambient	Ambient
#	#			no barrier	no barrier	w/barrier	w/barrier	Noise	Noise
#	Location	Leq	Lmax	Leq	Lmax	Leq	Lmax	Average	Max
1	7423 Wimbledon Ct	44	62	47	53	37	44	-7	0
2	Tennis Courts	44	62	63	70	53	60	9	16
3	7628 Boltions Ct	40	64	42	49	32	39	-8	-1
4	Outdoor Dining	46	62	41	48	31	38	-15	-8
5	18th Green	42	63	42	49	32	39	-10	-3
6	6702 Chancery Pl	41	64	39	46	29	36	-12	-5
X7	- 14 <sup>th</sup> Green	~42*	~63*	49	56	39	46	-3	4
X8	- Eaton Ct	~42*	~63*	45	52	35	42	-7	0

\* Estimated values based on measurements in similar locations

### **Corrections for Expansion to 8 Courts**

Calculations were made to determine the resultant sound levels from an expansion from 4 to 8 courts. The overall sound levels will increase by 3 decibels for an expansion from 4 to 8 courts or an increase by 2 decibels for an expansion from 4 to 6 courts. The maximum sound levels per pickleball shot will remain the same but will occur more frequently at a rate equivalent to the increase in the number of courts. These numbers can be added to the tables listed previously in this report.

### **Discussion**

Based on Keane Acoustics' experience on other projects, the following have been observed/concluded:

- Pickleball is "noisier" than tennis when measured at the same distance. The type of noise is similar (although tennis impacts sound more muted). Given that the homes closest to the pickleball courts are typically closer to the tennis courts, the sound level of both the tennis and pickleball will often be in a similar range at the homes nearest the pickleball courts.
- The effect of the brand of pickleball is subtle and difficult to quantify in terms of decibel level - benefit is more pronounced with the newer paddles (see narrative above in the Data section of the report).
- Sound levels from the players talking/shouting/laughing can often be louder than the average pickleball play levels (both will be mitigated by the sound barrier).

### **Review of Receiver Sites by Location**

The following are comments specific to each of the receiver locations.

#### *7423 Wimbledon Ct*

This is one of the larger properties to the north of the proposed pickleball site locations that sits on a larger lake/pond. The lanai/pool areas for roughly 8-9 homes are mostly exposed to sites C and D, and mostly shielded from sites X, A and B (buildings, dense trees). The tennis courts are immediately adjacent to this area and tennis play is audible on property (sometimes exceeding 50 dBA). It is likely that distant pickleball sounds from sites A and B (if audible) will likely be masked by tennis play. Site X emissions may be faintly audible at the nearest front yards but should be masked in the back yards and patio areas. The potential noise emissions from Sites C and D may be too high, even when mitigated with a tall noise barrier.

#### *Tennis Courts*

There are currently 11 tennis courts immediately adjacent to proposed sites X, B, C and D. It is likely that pickleball play will be plainly audible on the majority of the courts for these five proposed pickleball sites. While the sound of pickleball play sounds different than tennis, both types of noise created are impulsive and in a similar category. Keane Acoustics is not aware of complaints of pickleball sound disturbing tennis play, so it is likely tennis players will be more tolerant of the noise (or not notice it) when compared with residents outdoors or sitting out on their patios.

*7628 Boltons Ct*

This location is just on the other (west) side of The Park Blvd. While the distance to the proposed court location A is fairly short, a very busy neighborhood road is immediately adjacent (and in between all proposed pickleball sites). Vehicular movements (especially trucks) often exceed 60 dBA at this property. The specific property visited is likely the only property in the neighborhood that has exposure to pickleball noise, which is fairly minimal due to the shielding effect of the SE corner of the house. The exposure to road traffic is much more significant in this location.

Other proposed sites (X, B, C and D) are more distant with large areas of trees and/or buildings in the direct line of sight and are not anticipated to create impact.

*Outdoor Dining*

The outdoor dining area is a central location with the highest level of ambient noise (background music and members talking). While it is likely that pickleball play may be audible at times from sites A and B, the sound levels should be faint compared to activities within and immediately adjacent to the outdoor dining area. Sites C and D are mostly obscured by buildings which should render pickleball noise a negligible contributor to the existing soundscape.

*18th Green*

The 18<sup>th</sup> green is closest receiver location from proposed site A. It is understood that many of the trees in the current line of sight will be removed. While golf tends toward a more quiet experience than tennis, it is unlikely that any faint sounds from site A will create a disturbance, especially if a sound barrier is located in between. Sites X, B, C and D are unlikely to create a noise impact.

*6702 Chancery Pl*

This property is located at the end of a road and is back by a lake which faces both the country club and the 18<sup>th</sup> green. This is one of the more serene locations in the community, but it is not without noise activity. Location A is the nearest potential site and while there will be no direct line of sight (but many trees will be removed), a larger body of water sits in between Location A and this property. It is likely that the noise impact from location A will likely be minimal at the loudest of times (and nothing when compared to parties or wedding receptions at the country club). It is likely that the noise impact from sites X, B, C and D will be negligible.

*7X – 14<sup>th</sup> Green*

The 18<sup>th</sup> green is the closest receiver location from proposed site X. While golf tends toward a more quiet experience than tennis, it is unlikely that any faint sounds from site X will create a disturbance, especially if a sound barrier is located in between. Sites A, B, C and D are unlikely to create a noise impact.

*8X – Eaton Neighborhood*

The Eaton Neighborhood is the closest receiver location from proposed site X. Given the distance and berm effect from the 14<sup>th</sup> green, it is likely that any faint sounds from Site X will be masked by other sounds the vast majority of the time, especially if a sound barrier is located in between. Sites A, B, C and D are unlikely to create a noise impact at this location.

## Noise Mitigation Strategy

### *Noise Barrier*

Based on the fact that the noise receivers for each potential site and the proposed pickleball court appear to be at a similar elevation, a minimum 10' height barrier is strongly recommended (see "footprints" for each potential site as shown in Exhibits X, A, B, C and D corresponding to the sites with the same letter designation).

It is recommended that the barrier material covering the fence is solid and continuous (no gaps) and runs all the way to the ground with an excess of a couple inches that will lay flat on the ground (and can be covered with mulch, sand, or dirt to help create a "seal". The most practical material for this application is 1 lb. /sqft mass loaded material which should reduce noise mitigation cost significantly (See Acoustiblok - Exhibit E). This material can be installed via grommets to a chain link fence.

Note that sound flanking around walls, reflections off of buildings, trees and atmospheric conditions will limit the effect of these barriers to about 10-12 dB of mitigation. The human ear hears a 10 dB reduction as lowering the noise by 50%.

The Acoustiblok barrier product typically has the highest performance/cost ratio, when compared to other mitigation methods (such as masonry/concrete walls or PVC fencing).

Note that some receiver locations will require a reduction of more than 10-12 of pickleball noise to fall below ambient noise levels. In these cases no mitigation system will render the pickleball noise inaudible! It is likely that sites C and D are likely to result in noise complaints for the residents to the North and northwest, even with a noise barrier.

Site X is recommended as the preferred site. Sites A and B are recommended next over sites C and D.

### *Fountains*

Fountains can provide light sound masking within a community and enable faint pickleball noise to better blend into the background. Keane Acoustics can provide recommendations on fountain selection and location on a case by case basis once the pickleball site has been selected.

It is recommended that a noise barrier is considered first, followed by the possible addition of a strategically located fountain (if necessary).

**Conclusion**

In conclusion, Keane Acoustics has conducted a pickleball noise impact study based on onsite ambient noise measurements at the surrounding properties and compared with anticipated noise emissions from pickleball play. A noise mitigation strategy has been recommended to reduce pickleball noise emissions below ambient noise conditions. Preferences regarding the proposed pickleball sites have been given.

Please contact me if you have any comments/questions.

Best regards,

A handwritten signature in blue ink, appearing to read 'MK', with a long horizontal flourish extending to the right.

Michael Keane, P.E.  
President, Keane Acoustics, Inc.

**TABLE OF EXHIBITS**

<b>EXHIBIT A</b>	<b>Recommended Acoustical Barrier Concept Site A</b>
<b>EXHIBIT B</b>	<b>Recommended Acoustical Barrier Concept Site B</b>
<b>EXHIBIT C</b>	<b>Recommended Acoustical Barrier Concept Site C</b>
<b>EXHIBIT D</b>	<b>Recommended Acoustical Barrier Concept Site D</b>
<b>EXHIBIT X</b>	<b>Recommended Acoustical Barrier Concept Site X</b>
<b>EXHIBIT E</b>	<b>Sound Blocking Material for Acoustical Barrier</b>



**EXHIBIT A** Recommended Acoustical Barrier Concept (in red)

**Acoustical material on fence should be a minimum of 10' high.**



**EXHIBIT B** Recommended Acoustical Barrier Concept (in red)

Acoustical material on fence should be a minimum of 10' high.



**EXHIBIT C** Recommended Acoustical Barrier Concept (in red)

**Acoustical material on fence should be a minimum of 10' high.**



**EXHIBIT D** Recommended Acoustical Barrier Concept (in red)

**Acoustical material on fence should be a minimum of 10' high.**

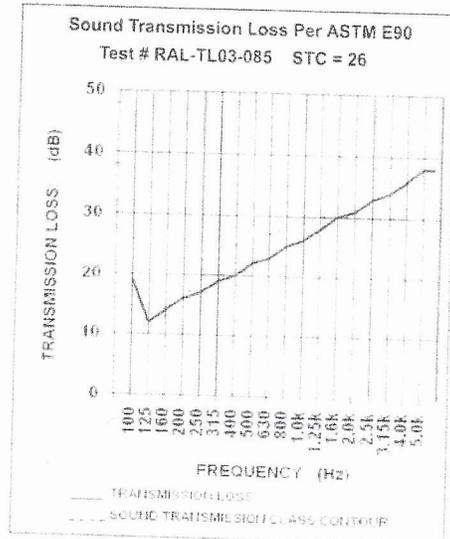


**EXHIBIT X Recommended Acoustical Barrier Concept (in red)**

**Acoustical material on fence should be a minimum of 10' high.**



**16 oz. Acoustiblok® Sound Isolation Material Product Specifications**



Acoustiblok is the most efficient and cost effective solution for controlling transmitted sound in commercial, institutional, and residential construction. A standard wood stud & gypsum board wall with one layer of 16 oz. Acoustiblok (STC 52) blocks more sound than a 12" thick poured concrete slab (STC 51).

UL Classified for application in all wall and floor/ceiling construction in the U300, U400, V400, and L500 categories (277 designs). Acoustiblok assures compliance with life safety and building code requirements.

An Acoustiblok sound barrier material cut easily with a box knife and requires no special tools or skills to install.

Acoustical test reports for numerous wall and floor/ceiling designs are available from Acoustiblok on request. All our test data is taken directly from independent 3rd party laboratories under NVLAP certification.

SOUND TRANSMISSION CLASS is a single number that represents the sound blocking capacity of a partition such as a wall or ceiling.

STC numbers are often called out in architectural specifications, to assure that partitions will reduce noise levels adequately. For performance similar to laboratory test numbers, it is necessary to adhere closely to the construction materials and techniques used in the tested partition.

STC is calculated by comparing the actual sound loss measured when 18 test frequencies pass through a partition, with fixed values for each STC level. The highest STC curve that the measured sound loss numbers fit under, determines the STC rating of the partition.

STC calculations emphasize sound frequencies that match the human voice. A high STC partition will block the sound of human speech, and block noise that interferes with human speech. To estimate high and low frequency performance, consult the Sound Transmission Loss graph included in STC test reports. Impact Insulation Class (IIC) measure transmitted impact noise, and are specified for floor/ceiling assemblies only.

**16 OZ ACOUSTIBLOK  
PHYSICAL PROPERTIES**

- ◆ Minimum STC 26 per ASTM E90-02 & ASTM E413-87
- ◆ Minimum sound attenuation 19 dBA @ 100 Hz
- ◆ Width 54" ± 0.125" (1.372 meters ± 3.175 mm)
- ◆ Material thickness 0.11" ± 0.03" (2.79 mm ± 0.76 mm)
- ◆ Weight 1 lb. square foot (4.89 kg square meter)
- ◆ Color black
- ◆ High UV resistance
- ◆ Heat tolerance: 200 degrees F (93 ° C) for 7 days, less than 1% shrink, no deformation
- ◆ Freezes at -40 ° F (-40 ° C). Do not unroll or flex frozen material. Properties not affected by freeze/thaw cycles
- ◆ No fungal or algal growth and no visible disfigurement, per ASTM D3273 and ASTM D3274 (rating = 10)
- ◆ Tensile strength min. 510 PSI
- ◆ UL Classified, file # R21490
- ◆ Weight, per roll:
  - 30' (9.14 m) = 150 lb. (68 kg)
  - 60' (18.29 m) = 300 lb. (136 kg)
  - 350' (106.68 m) = 1600 lb. (725.75 kg)

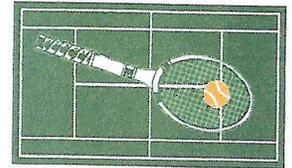
Acoustiblok, Inc. 6900 Interbay Boulevard Tampa, Florida 33616 U.S.A.  
Telephone: +1 (813) 980.1400 Fax: +1 (813) 849.6347 www.acoustiblok.com

**EXHIBIT E Sound Blocking Material for Acoustical Barrier**

**For more information see "Acoustifence" from this manufacturer to see how this is commonly installed.**

# Attachment #5

## Welch Tennis Courts, Inc. World's Largest Builder of Fast Dry Courts



Construction - Resurfacing - Lighting - Accessories

USTA - USPTA  
ASBA - TIY

### HYDROGRID TENNIS COURT AND ALL-WEATHER PICKLEBALL COURT CONSTRUCTION PROPOSAL

Welch Tennis Courts, Inc., (hereinafter referred to as the "Contractor") proposes to furnish the labor, materials, equipment, and services necessary to construct two (2) HydroGrid Tennis Courts and eight (8) All-Weather Pickleball Courts at University Park Country Club in University Park, Florida. In accordance with, and subject to, the terms, conditions and specifications set forth below, the construction work is referred to in this proposal as the "Project."

**1. CONSTRUCTION REQUIREMENTS:** The Owner shall be responsible for determining the physical location of the courts, assuring that the construction plans, and the work described in this proposal comply with all applicable zoning requirements, and deed restrictions, including, but not limited to all applicable set-back requirements. Owner shall be solely responsible for the suitability of the project site and the constructability of the Project upon the property.

This proposal includes an allowance for all permits, fees, and engineering costs; additional costs in excess of these allowances shall be reimbursed by the Owner to the Contractor. The Owner shall be responsible for providing the contractor an onsite dumpster during construction.

The Contractor shall provide the required contractor licensing to construct the Project, along with general liability and workers' compensation insurance. If a waiver of subrogation is required by the Owner, an additional charge of \$250.00 will be added to the contract price. If the Owner requires bonding in the form of payment and performance bonds or insurance in excess of the limits of liability coverage usually carried by Contractor such additional coverage and bonding will be provided at the Contractor's costs.

**2. SITE PREPARATION:** Site preparation, including clearing, grubbing, tree and stump removal, debris removal and rock removal, is *not* included in the price of this proposal. If large rocks, tree roots, tree stumps, debris or other impediments to routine grading of the site are encountered, the Owner shall be responsible for the cost of removing them. If extra fill material is required to achieve the desired finished elevation of the courts, the costs of furnishing such additional fill material, as is needed, shall be borne by the Owner. Grading shall be done to a tolerance of plus or minus one (1) inch of the final sub-grade elevation. Rate and direction of slope for the tennis courts shall be one (1) inch in forty (40) feet all in one plane. Rate and direction of slope for the pickleball courts shall be one (1) inch in ten (10) feet all in one plane. A compaction of 95% (Modified Proctor) is required and the soil shall be free of all roots and vegetation.

### 3. COURT CONSTRUCTION

**HYDROGRID TENNIS COURTS:** The Contractor shall construct two (2) HydroGrid tennis courts with cut corners in a battery measuring 120 feet by 120 feet.

- a. A brick curb, set in mortar, shall be installed around the perimeter of the court battery.
- b. A 20-mil moisture barrier shall be installed over the existing sub-grade.
- c. The base course shall consist of porous material placed with laser-guided grading equipment.
- d. Drainage and irrigation system to be installed within the base course.

- e. The surface course shall consist of one (1) inch of compacted fast drying surfacing material; this material shall be placed with laser-guided grading equipment to provide a smooth and even surface.
- f. Synthetic line tapes, external-wind black net posts and WTC Professional 3.0 nets and synthetic center straps and anchors shall be supplied and installed.

PICKLEBALL COURTS: The Contractor shall construct eight (8) all-weather pickleball courts in two (2) batteries, each battery measuring 136 feet by 64 feet.

- g. Base: The base shall consist of six (6) inches of base material topped with one and one-half (1½) inches of compacted asphalt hot mix, including thickened edges. **Welch Tennis Courts, Inc. cannot guarantee that the asphalt hot mix and/or base material will be free of all impurities (iron, clay balls, wood bits and deleterious material). These materials can be present in the materials received from our suppliers. The presence of such deleterious materials can result in discoloration of the surface and/or raised bumps in the court surface.**
- h. After the asphalt has properly cured, a fiberglass membrane shall be installed over the entire surface area of the courts.
- i. Surface: Two (2) filler coats of Deco Acrylic Resurfacer material shall be applied to the entire court surface, followed by two (2) full coats of Deco Color MP. The courts shall be the Owner's choice of standard colors. No "birdbath" deeper than 1/16 of an inch shall exist after flooding the court(s) and allowing one hour of time to elapse at a temperature of at least at 70 degrees Fahrenheit (21 degrees Celsius) in sunlight.
- j. Court Completion: Regulation playing lines shall be striped using masking tape and white line paint. Permanent external-wind black net posts with WTC pickleball nets shall be installed.

#### 4. FENCING

TENNIS COURTS: The Contractor shall provide and install a total of approximately 412 lineal feet of ten-foot-high and approximately 130 lineal feet of three-foot-high black vinyl fencing.

- a. All terminal posts shall be 3-inch and all line posts will be 2½-inch PC-40 Ameristar Permacoat pipe and top rail will be 1⅝-inch PC Ameristar Permacoat pipe.
- b. All Ameristar Permacoat posts and top rail are high tensile steel, galvanized inside and out with pure zinc. The pipe is then electrostatically powder coated with polyester to provide a superior color coat finish. All fittings are PVC coated.
- c. Fence fabric will be 1¾-inch #9-gauge vinyl mesh on all ten-foot-high fence and 2-inch #9-gauge vinyl mesh on all three-foot-high fencing. Bottom tension wire will be installed on all fencing.
- d. Two (2) walk gates and one (1) maintenance gate will be provided.

PICKLEBALL COURTS: On each pickleball court battery the Contractor shall provide and install approximately 558 lineal feet of ten-foot-high and 784 lineal feet of four-foot-high black vinyl fencing.

- e. All terminal posts shall be 3-inch and all line posts will be 2½-inch PC-40 Ameristar Permacoat pipe and top rail will be 1⅝-inch PC Ameristar Permacoat pipe.
- f. All Ameristar Permacoat posts and top rail are high tensile steel, galvanized inside and out with pure zinc. The pipe is then electrostatically powder coated with polyester to provide a superior color coat finish. All fittings are PVC coated.
- g. Fence fabric will be 2-inch #9-gauge vinyl mesh. Bottom tension wire will be installed on all fencing.
- h. A total of ten (10) walk gates will be provided.

5. **WINDSCREEN CURTAINS:** The Contractor shall provide and install six-foot high open mesh polyester windscreen curtains (WTC Premium) on all ten-foot-high fencing.

6. **LED LIGHTING:** On the two tennis courts the Contractor shall provide and install the LSI Zone LED lighting system including a total of six (6) black powder-coated light poles and sixteen (16) LSI Zone LED fixtures. The Owner shall be responsible for providing wiring and adequate electric supply to the base of each pole, including contactors, switches, breaker, timer and hookup.

7. **SHADE CANOPY:** At the net line between the tennis courts, the Contractor shall provide and install one (1) two-post canopy measuring 8 feet by 16 feet. The canopy shall include a four-inch-thick concrete pad and water cooler (non-ADA). NOTE: Conduit for electric shall extend to three feet outside of the court battery with hookup by the Owner. The Owner is responsible for water and waste to the location of the water cooler.

8. **COURT EQUIPMENT:** The Contractor shall provide the following:

**TENNIS COURTS:**

- |                                 |                             |
|---------------------------------|-----------------------------|
| (1) Court Rake (Tow Model)      | (1) Sport Rake (Hand Model) |
| (4) Aluminum Court Number Signs | (2) Clean Court Units       |
| (2) LoveOne Tennis Scoreboards  | (1) Treadblaster Unit       |
| (1) Drag Broom                  | (1) Line Sweeper Unit       |
| (1) 30-Inch Lute                |                             |

**PICKLEBALL COURTS:**

- |                                 |                       |
|---------------------------------|-----------------------|
| (8) Aluminum Court Number Signs | (8) Clean Court Units |
| (1) Court Sponge Unit           |                       |

9. **CONTRACT PRICE:** The Contractor shall construct the courts specified in this proposal/contract for the following contract prices:

HYDROGRID TENNIS COURTS (2)	\$164,930.00
TENNIS COURT WINDSCREENS	\$3,420.00
TENNIS COURT LIGHTING	\$47,800.00
TENNIS COURT CANOPY & COOLER	\$9,630.00
TENNIS COURT EQUIPMENT	\$2,610.00
PICKLEBALL COURTS (8)	\$219,600.00
PICKLEBALL COURT WINDSCREENS	\$4,630.00
PICKLEBALL COURT EQUIPMENT	\$1,150.00
ALLOWANCE FOR PERMITTING/ENGINEERING	\$5,000.00
<b><u>TOTAL</u></b>	<b><u>\$458,770.00</u></b>

**OPTION:** The Contractor shall install ten-foot-high Acoustifence noise-reducing panels on the ten-foot-high perimeter fencing on the north and west sides of the pickleball battery (a total of approximately 279 lineal feet). Fencing on which the Acoustifence is installed will include all three-inch posts placed eight-feet on center. Windscreens on these fence sections would be omitted if this option is chosen.

Add \$33,700.00 \_\_\_\_\_ Initials

10. **PAYMENT TERMS:** Contract amount shall be billed based on AIA Progress Payments and Schedule of Values. **NOTE:** Payment of Contractor's invoices is due upon receipt of the invoice by Owner. Late charges, at the rate of 1½% per month (18% per annum maximum) shall begin to accrue on any unpaid invoice balance, beginning thirty (30) days after the invoice date. Welch Tennis Courts, Inc. reserves the right to stop work in the event of non-payment.

11. **ESCALATION CLAUSE:** If, between the time this agreement is prepared and the date the Project described herein is completed, there is an increase in the cost of materials, equipment, transportation or energy, the price(s) specified herein shall be adjusted by written change order modifying this agreement.

12. **WARRANTY:** Welch Tennis Courts, Inc. shall warranty the completed courts to be free of significant defects in workmanship and materials for a period of one (1) year. The warranty shall commence on the date of completion, but will not be enforceable, unless payment is made in the full amount of the executed contract, including change orders and late payment fees (if applicable). **Cracking of pickleball court surface is not warranted.**

13. **BUILDING REQUIREMENTS.** The Owner shall provide access to the site for tractor-trailers and other vehicles with a weight in excess of twenty tons; provide staked corners for the courts; provide an area adjacent to the site for storing and preparing materials. The Contractor shall exercise reasonable care in utilizing the access and storage areas but cannot be responsible for damage caused by normal construction operations (for example; damage to sod, landscaping, irrigation, sidewalks, pavement, etc.).

The Owner shall notify, locate and mark for the Contractor, prior to construction, any water, sewer, electrical or other conduits, which are located at the courts beneath the ground surface or otherwise obstructed from view, and in the absence of such notice, the Contractor shall not be held liable for any damages to conduits during the course of construction.

The Owner shall provide an onsite dumpster for the Contractors use during construction. In the event the Owner is unable to or would like for the Contractor to provide the dumpster, the Contractor shall coordinate the delivery of a construction dumpster for the jobsite. The costs for the dumpster, including but not limited to pick-up, delivery, monthly/weekly fees, and dump charges, shall be the responsibility of the Owner.

The Owner shall also be responsible for sodding (or other suitable provisions for preventing erosion) around the perimeter of the tennis and pickleball courts. If sod is used, it should be placed approximately one inch below the surface level of the courts to allow for adequate court drainage.

14. **BINDING CONTRACT:** This agreement and all of its terms and conditions shall be binding upon the parties to this agreement and upon the personal representatives, executors, administrators, heirs and successors assigns of either party.

15. **ATTORNEY'S FEES; COSTS OF COLLECTION; VENUE:** In the event that a dispute arises out of this agreement, and a civil action is brought by either party to resolve the dispute, then, in such event, the prevailing party, as determined by the Court hearing the matter, shall be entitled to recover its court costs, including reasonable attorney's fees, from the non-prevailing party. In the event that any sums invoiced by Contractor under this agreement are not paid when due, and suit is brought to enforce this agreement or to recover payment of any balance(s) due and owing by Owners under this agreement, Contractor shall be entitled to recover its costs of collection, including reasonable attorney's fees, regardless of whether suit is brought or not. Any action to enforce this contract or any action arising from this contract (which does not include an action to enforce a construction lien under Chapter 713 of the

Florida Statutes) shall be brought only in a court of competent jurisdiction in Hillsborough County, Florida.

16. **TIME FOR ACCEPTANCE OF PROPOSAL:** This proposal and the prices set forth herein shall be valid for only 30 days from the date of this proposal, and must be accepted within such time.

17. **ENTIRE AGREEMENT/CHANGES TO AGREEMENT:** This proposal, once accepted by Owner, sets forth the entire agreement between the parties, and all oral representations, prior negotiations, understandings, agreements, conditions, and terms discussed between the parties prior to acceptance and signing of this proposal/agreement by Owner are deemed to have merged into this agreement. This agreement may *not* be modified or amended, except in writing, which is signed by all parties to this agreement.

**SALES REPRESENTATIVE**

John Clark

ACCEPTED BY:

\_\_\_\_\_ (OWNER)

DATE: \_\_\_\_\_

\_\_\_\_\_  
Type/Print Name & Title

Accepted and Approved by:

WELCH TENNIS COURTS, INC.

\_\_\_\_\_  
George Todd, Jr., President

DATE: \_\_\_\_\_

**ADDENDUM #1**

This addendum shall become part of the contract documents and shall supersede any verbal or written agreements between Welch Tennis Courts, Inc. and the Owner. Modification of this addendum shall only occur by an executed change order.

## Project Information Sheet

Customer Name: \_\_\_\_\_

Project Address: \_\_\_\_\_

Billing Address: \_\_\_\_\_

Primary Contact: \_\_\_\_\_

Accts Payable Contact: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

\*\*\*\*\*

Color Selection:	Green	Black	N/A	Other
Lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Cabana Frames	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Cabana Canvas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Net Posts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____
Windscreens	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____

\*\*\*\*\*

**Hard Court Contracts Only**

<b>Deco Colors:</b>	<b>Interior Color</b>	<b>Pickleball Line Color</b>
<u>Exterior Color</u>		
<input type="checkbox"/> Light Blue	<input type="checkbox"/> Light Blue	<input type="checkbox"/> Black
<input type="checkbox"/> Dark Blue	<input type="checkbox"/> Dark Blue	<input type="checkbox"/> Blue
<input type="checkbox"/> Light Green	<input type="checkbox"/> Light Green	<input type="checkbox"/> Green
<input type="checkbox"/> Medium Green	<input type="checkbox"/> Medium Green	<input type="checkbox"/> Orange
<input type="checkbox"/> Dark Green	<input type="checkbox"/> Dark Green	<input type="checkbox"/> Red
<input type="checkbox"/> Gray	<input type="checkbox"/> Gray	<input type="checkbox"/> White
<input type="checkbox"/> Red	<input type="checkbox"/> Red	<input type="checkbox"/> Yellow
<input type="checkbox"/> Adobe Tan*	<input type="checkbox"/> Adobe Tan*	
<input type="checkbox"/> Tour Purple*	<input type="checkbox"/> Tour Purple*	

\*Premium Court Color Additional Charges Apply

By signing below the Owner is authorizing Welch Tennis Courts, Inc. to proceed with the selections above and that all information is accurate and true.

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Print Name)

# ATTACHMENT #6



Ritzman Courts, as Contractor, offers to construct eight (8) Pickleball Courts, as Owner, in University Park Country Club, Florida as follows:

## Scope

- I. **Site work:** The Owner shall be responsible for all site work. The site will need to slope in a single plane in one direction on a .833% grade +/- 1/10<sup>th</sup> of a foot tolerance. The constructed courts shall have a profile of 6 ½" inches upon completion. The court shall measure **34ft x 64ft. each.**
  
- II. **Court Construction:** The court shall be constructed of 6 inches of baserock (compacted) and 1 ½" inches of virgin S3 asphalt. Supply and install 6 sets of net post footers with 3-inch pvc sleeves. The footers to measure 24 inches in diameter by 30 inches in depth. Net post footers shall be positioned according to the ASBA standards for pickleball courts. No birdbaths shall exist more than 1/8 of an inch in depth.  
  
**Court Surface:** Cushion systems. Apply a 9-coat cushion system (similar to US open system). 1 coat of acrylic resurfacer, 5 coats of cushion surface, 1 more coat of acrylic resurfacer and 2 color coats. The colors to be chosen by the owner.
  
- III. **Court equipment:** Supply and install eight (8) set of net posts and eight (8) net according to ASBA pickleball standards.
  
- IV. **Fence:** Supply and install black powder/vinyl coated fencing on the North and South of all courts. The fence to be ten 10 ft. and West and East side. The fence to be eight (8) ft. fencing with HT 40 black powder coated 2 ½" line posts and 3 -inch terminal posts with 8-gauge black vinyl coated chain link. The divider fencing between each court shall be 4 ft tall with a 4-foot opening at the net line for access court to court. Supply and install fence padding on all 4ft fence.
  
- V. **Acoustiblock:** Supply and install Acoustiblock on all 10ft fence.

**Price:** The Owner agrees to pay the contract price (excluding options) of (\$290,700.00) in progress payments.

### Options:

1. **Canopies:** Supply and install two (2) canopies of 8ft X 20ft specifications The canopies will 4 by 4-inch aluminum posts, canopy frame to be aluminum as well Frame and posts to be black and canopy top colors to be chosen by the Owner.

**Price: \$27,500.00**

## Specifications

The Contractor shall provide all labor, supplies and equipment for the scope of the project.

The Contractor shall provide all proper insurance and licenses for the project.

# ATTACHMENT #6

The Owner shall provide adequate access to the project site.

The Owner shall provide a water source of the project site.

**Guarantee: The Contractor warrants all work done under this contract against defective materials and workmanship for a period of two (2) years. This warranty excludes: normal wear and tear; damage due to physical abuse, neglect, acts of nature and other conditions beyond the Contractor's control.**

**Upon acceptance and returned to us, this proposal becomes our entire contract.**

**ACCEPTED:**

Signature: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

E-mail: \_\_\_\_\_

RITZMAN COURTS, LLC



Carlos A Guapacha

President/Owner

June 7, 2021

[sales@ritzmancourtsllc.com](mailto:sales@ritzmancourtsllc.com)

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