



Memorial/ Royal Oaks Park Renovations Summer 2015

February 16, 2015



Topics for Discussion

- Current Status of Tennis Courts and Facilities
- Current Park Facilities
- 2014 Tennis Court Replacement Study
- Comprehensive Plan – Community Input
- Municipal Park Grant Application and Approval
- Park Renovation Details
- Impacts in Summer 2015
- Design Decisions/ Efforts
- Wrap-up/ Questions



Current Status of Tennis Courts

- Present courts are asphalt courts
 - Original construction dates back to 1960's.
 - Approximately 2 overlays (asphalt) and playing surface resurfacing in past.
- Playing surface has been steadily deteriorating over time.
 - Playing surface delaminating – especially between courts 3 and 4.
 - Large chunks/ areas of playing surface lifts up/ hovers when blowing debris off courts.
 - Significant cracking and surface deterioration in playing surface; patched repeatedly.
 - Annual maintenance of courts generally ranges between \$5,000 - \$10,000 depending on extent of crack sealing and surface repair required. Band-aid approach to keep courts playable.
- Lighting is old (20+ years), inefficient/ obsolete, and difficult to control/ time. Multiple issues with proper aiming, timing controls, and electric.
- Fencing is old and deteriorating. Only temporary barrier between sport court (formerly court 1) and courts 2, 3, and 4.



Other Memorial/Royal Oaks Park Facilities

- Playground Equipment, Retaining Wall, and Paved Walkways.
 - 2007 Project, Total Cost \$212,500; Municipal Park Grant funded \$179,800 of total cost.
- Outdoor Fire Pit
- Benches, Picnic Tables
 - 2003 Project, Total Cost \$7,900 for benches and picnic tables in all parks; Municipal Park Grant (\$7,900)
- Drinking Fountains



Aerial View of Memorial/ Royal Oaks Park





2014 Tennis Court Replacement Study

- Performed by Kuhlmann Design Group (KDG) under contract to City of Warson Woods (Summer 2014).
- Pavement core samples and soil borings (3) beneath playing surface.
- Major findings:
 - Significant cracking in playing surface and surface deterioration.
 - Multiple joints with significant separation and evidence of patching to keep playing surface level and intact.
 - Current playing surface repairs are temporary in nature and would need to be performed at increasing intervals without more in-depth structural repair.
- Solution: Replacement of courts, fencing, and lighting. Options:
 1. Asphalt Courts. Remove existing asphalt pavement, remediate unstable soil, new base with asphalt overlay and playing surface. Asphalt joints will eventually require maintenance and affect playing surface (like current).
 2. Post-tension Concrete Courts. Placed over existing asphalt slab. Reduces site work, unsuitable soil remediation or removal. Post-tensioned slab limits cracking and effects on playing surface. **Recommended option.**



Warson Woods Comprehensive Plan Park Facilities – Community Input

- Revisions to Comprehensive Plan addressed a wide variety of city planning issues – to include parks and recreation facilities.
- Specific community input with respect to parks and tennis courts:
 - Improve/ upgrade condition of tennis courts.
 - Picnic Pavilion and Public/ Accessible Restrooms at Memorial/ Royal Oaks Park.
 - Only restrooms in this vicinity are at Warson Woods Swim Club (WWSC), a private swim club open to Warson Woods residents (with annual fee/ membership) between Memorial Day and Labor Day.
 - WWSC restrooms have supported large community events in past (e.g., Fall Festival) **on request** during periods when pool is closed.
- Broad community support for Warson Woods Municipal Parks overall evidenced by August 2014 voter approval of additional ½ cent sales tax for parks and stormwater control.
 - Passed by 2-1 margin; over 50% of city registered voters went to polls.
 - Warson Woods Citizens Group played huge role in mobilizing support



Municipal Park Grant Application and Approval 2014 and 2015

- City of Warson Woods submitted Municipal Park Grant Application in October 2015 to St. Louis County Municipal Park Grant Commission
- Major Elements of Park Grant Application:
 - Replace the current four (4) asphalt tennis courts with post-tension concrete overlay on three (3) courts. Two (2) courts will be dedicated for tennis use only and one (1) court will be converted into a multi-purpose sport court.
 - New fencing and energy efficient lighting to replace existing.
 - Add amenities to current park facilities as follows:
 1. Large picnic pavilion to include barbeque and/or fireplace and small utility room for seasonal storage and utility cabinets.
 2. Accessible restroom facilities.
 - Pavilion and restroom facilities placed in footprint of existing Court 1.
- Total Project Cost: \$603,000
 - Municipal Park Grant approved for \$265,000 in January 2015; City of Warson Woods cost-share is \$338,000. Funded with assistance of park sales tax.



Memorial/ Royal Oaks Park Pavilion



ROYAL OAKS PARK - COMMUNITY PAVILION

140034

10-15-14





Memorial/ Royal Oaks Park Site Plan



CITY OF WARSON WOODS
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1400340002
JULY 2014
NOT FOR CONSTRUCTION

DATE: 07/14/2014
PROJECT: 140034
DRAWN: DGN
CHECKED: GDF
DATE: 07/14/2014

TENNIS COURT IMPROVEMENTS

PRE-1



Memorial/ Royal Oaks Park Renovation Details

- Projected schedule: Design efforts start February/ March 2015; Construction Summer 2015; Open Fall 2015
- Cost Estimate includes following major elements:
 - Design Costs , Construction Costs, Construction Contingency, and Construction Supervision Costs for:
 - Large park pavilion with fireplace and/or grilling
 - A multi-purpose sport court with necessary playing surface, striping and basketball goals (fenceline); on post-tension concrete slab
 - Two tennis courts with playing surface, netting, striping on post-tension concrete slab
 - New lighting (6 stands, high-efficiency)
 - New fencing
 - Two accessible restrooms with utility closet, small seasonal storage
- \$265K Municipal Park Grant will fund new amenities (pavilion, restrooms, multi-purpose court striping); City of Warson Woods cost share (\$338K) funds remainder.



Impacts – Summer 2015

- Tennis Court and Playground Impacts:
 - No tennis court access for league or recreational play during most of summer
 - Limited or no playground access during most of summer, especially from pool parking lot; possible access from City Hall Parking Area to south (TBD) on hill
 - Access will be severely limited starting when construction contractor receives notice to proceed for safety and security during construction.
- WWSC/ Pool Access:
 - We will try to maintain driving access to the pool at all times for passenger and cargo drop-off and pick-up.
 - WWSC/ Pool parking may be extremely limited as portions of shared parking lot will probably be needed for construction parking/ staging.
 - Possible access from pool SW gate via a sidewalk/ path installed by city and use of parking area to south (shopping center) to supplement pool parking. Subject to successful negotiation.



Possible Sidewalk/ Path for WWSC Access and Overflow Parking – Summer 2015





Design Decisions

- Pavilion Type and Design:
 - Pre-fab kit or custom design (as shown)?
 - Overall size/ footprint?
 - Amenities (masonry BBQ pit, fireplace, or both); size/ design and layout ideas
 - Utility room and small seasonal storage closet for maintenance/ storage
- Restrooms:
 - 3 season or 4 season (e.g., heated and year round access)?
- Multi-purpose/ Sport Court:
 - Type of playing surface, sports, striping/ marking (ideas: roller hockey, lacrosse, 2 half-court basketball layouts with goals integrated at fenceline/ boundary)
 - Stripe/ equip multi-purpose court for tennis use also or just sport-court?
- We will have several design meetings – either in conjunction with Parks/ Beautification Committee or as separate, ad-hoc meeting
- Meetings will be advertised on City of Warson Woods website (warsonwoods.com)
 - Looking for community input/ active participation/ good ideas



Questions

