

TOURTELLOTTE PICKLEBALL COURT RECONSTRUCTION PROJECT

Project Feasibility Report

City Project Number 11231

August 10, 2026



Project Feasibility Report

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City Of Mankato

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II. CERTIFICATION PAGE

CERTIFICATION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the state of Minnesota.



Mitchell Workmon
Reg. No. 53748

August 10, 2026
Date

III. PROJECT CONTACTS

TITLE	NAME	PHONE	EMAIL
Mayor	Najwa Massad	507.387.9693	nmassad@mankatomn.gov
Councilor at Large	Mike Laven	507.720.8674	mlaven@mankatomn.gov
Councilor Ward 1	Michael McLaughlin	507.720.1093	mmclaughlin@mankatomn.gov
Councilor Ward 2	Dennis Dieken	507.720.1817	ddieken@mankatomn.gov
Councilor Ward 3	Kevin Mettler	507.995.0070	kmettler@mankatomn.gov
Councilor Ward 4	Jenn Melby-Kelley	507.720.2502	jmelby-kelley@mankatomn.gov
Councilor Ward 5	Jessica Hatanpa	507.613.8067	jhatanpa@mankatomn.gov
City Manager	Susan Arntz	507.387.8695	sarntz@mankatomn.gov
Director of Administrative Services	Parker Skophammer	507.387.8739	pskophammer@mankatomn.gov
City Engineer	Cory Bienfang	507.387.8643	cbienfang@mankatomn.gov
Construction and Facilities Director	Jim Tatge	507.387.8504	jtatge@mankatomn.gov
Project Designer	Mitch Workmon	952.426.0699	Mitchell.workmon@ISGInc.com
Project Representative	Kyle Renneke	507.387.6651	Kyle.Renneke@ISGInc.com

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IV. EXECUTIVE SUMMARY

The existing courts were initially installed over 30 years ago, originally designed for tennis. Through various court resurfacing and patching projects, the courts were reconfigured to support pickleball in 2015. Suggested improvements include the full removal of the existing court pavement and fencing, and construction of six (6) new pickleball courts including drainage, chain link fencing, conduit, and shade structures in the existing plaza area.

The estimated cost of these necessary improvements is approximately \$768,500.

The proposed improvements are necessary to replace the aging courts, as the bituminous pavement and playing surface have met the end of its useful life. The project will be accomplished by publicly seeking competitive bids for the work. It is recommended that City Council reviews the project feasibility report and approves the proposed improvements.

V. PROJECT INTRODUCTION

The recommended pickleball court reconstruction project includes the six (6) western courts at Tourtellotte Park with the proposed construction starting in Fall of 2026. In accordance with Minnesota Statutes, Chapter 429, the City Council has authorized the preparation of a project feasibility report to define the scope and determine the reasonableness of the project. The specific objectives of this preliminary engineering report are to:

- Evaluate the need for this project.
- Determine the necessary improvements.
- Provide information on the estimated costs for the proposed project.
- Determine the project schedule.
- Determine the feasibility of the proposed project.

This project, as proposed, encompasses approximately 0.4 acres of improvements. Specific items that will be included in the construction are as follows:

- Bituminous pavement and sand section per geotechnical report
- Court subdrainage system
- 10' and 5' tall chain link fencing
- 16' wide concrete alley between courts
- Access/egress gates
- Four (4) shade structures

VI. EXISTING CONDITIONS

A. SITE

The site currently has twelve (12) total pickleball courts, six (6) of which are being considered for reconstruction. The eastern six (6) courts were reconstructed in 2023. The existing concrete plaza between the two (2) sets of courts will remain for seating and pedestrian flow.

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VII. PROPOSED IMPROVEMENTS

A. SITE

The existing court footprint will be slightly expanded to accommodate proper court spacing and seating/viewing opportunities between groups of courts. The proposed court pavement is two (2) lifts of bituminous with a sand subbase as recommended by the geotechnical consultant. The sand subbase will include a drainage system. The courts will have an industry standard acrylic court surfacing system. Each court will be enclosed by a taller 10' tall chain link perimeter fence with vertical screening slats and separated by 5' tall chain link fence. Each court will have an individual gate, as the courts will be fully enclosed on all four (4) sides. The new courts will be separated into two (2) groups of three (3) courts with a 16' wide concrete walk for gathering and spectating. The earthwork required to accommodate the larger court footprint will require the removal of two (2) ash trees north of the courts. The proposed shade structures will be bid as an Add Alternate to help with cost control measures. The project will be constructed in two (2) phases with removals and earthwork being completed this fall and courts being completed in early summer of 2027. See Appendix 01.

VIII. APPROVALS/PERMITS

Approvals and permits are required from various agencies for the construction of the project. They include:

- Land Disturbance Permit Application

IX. PROJECT COST ESTIMATE AND FINANCING

Estimated projections for the cost of this project are summarized below.

ITEM	COST
Mobilization and Removals	\$64,000
Earthwork	\$94,000
Court Pavement and Drainage	\$144,000
Court Surfacing	\$20,000
Concrete Flatwork	\$45,000
Electrical	\$21,000
Fencing	\$131,000
Site Restoration	\$2,000
TOTAL CONSTRUCTION BASE BID	\$521,000
Add Alternate 1 Shade Structures	\$84,000
TOTAL CONSTRUCTION BASE BID + ADD ALTERNATE	\$605,000
Construction Contingency	\$60,500
Geotechnical Report and Construction Testing	\$19,000
Design and Construction Administration Fees	\$84,000
TOTAL PROJECT COST	768,500

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Funding for the proposed improvements is shown in the table below. The current approved budget utilizing 2026 Parks Capital Funds is \$720,000. Staff following the bid opening will review the bids and provide recommendation for award of base bid only or base bid plus alternate.

FUNDING SOURCE	AMOUNT	PERCENT
2026 Parks Capital Funds	\$768,500	100%
TOTAL FUNDS	\$768,500	100%

X. POSSIBLE SCHEDULE

The following is a possible schedule for the proposed improvements for six (6) pickleball courts at Tourtellotte Park:

08/10/2026	Receive Feasibility Report, Order Improvement, Preparation of Plans and Specifications and Order of Advertisement for Bids
08/13/2026	Advertisement of Bids
09/03/2026	Bid Opening
09/14/2026	Council to Approve Bids
09/21/2026	Preconstruction Meeting
09/28/2026	Start Construction
11/20/2026	Substantial Completion (Removals and Earthwork)
06/30/2027	Substantial Completion (Remainder of Work)
07/15/2027	Final Completion

XI. CONCLUSION AND RECOMMENDATIONS

The existing conditions of the six (6) western pickleball courts at Tourtellotte Park are unfavorable and maintenance costs will continue to increase. The courts have exceeded their practical use and estimated lifespan. The recommended solution includes taking this project from final design to public bid for the work.

We recommend the Council accept this feasibility report, order the preparation of final plans and specifications and instruct the City Manager to advertise for bids in accordance with the requirement of law.

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XII. APPENDIX

A. FIGURE 01: PROPOSED SITE PLAN

