



Date: March 10, 2025

To: Andrea Oquist, Superintendent

From: Phillip Francis, Assistant Superintendent of District Services

Re: Stevenson Tennis Courts Resurfacing

I would like the opportunity to share information regarding the Stevenson High School Tennis Courts Resurfacing project with the Board of Education at the March 10, 2025 Committee of the Whole meeting. Resurfacing will correct the aesthetic blemishes caused by multiple rust stains on the court's surface. The bid opening for this Sinking Fund project occurred on February 18, 2025, and post-bid interviews were conducted on February 25, 2025.

The recommended low responsible bidder is Laser Sport Surfacing, Plymouth, Michigan, in the amount of \$87,900. We are recommending a 10% contingency amount of \$8,790 for a total Board approval amount of \$96,690.

Recommendation letters from Plante Moran Realpoint and Foresite Design are attached. The recommended funding source for the Stevenson Tennis Courts resurfacing project will be from the Sinking Fund.

Knowing Stevenson's tennis courts were installed in the summer of 2023, I have included detailed information below regarding the reasons why a resurfacing is being recommended two years after installation.

Tennis Court Rust/Resurface Explanation

While rust staining doesn't occur on all asphalt tennis courts, it can and does occur on occasion due to the presence of metallic minerals within the asphalt mix. Moisture can potentially cause oxidation, leading to rust stains that seep through the court surface. It is important to know that the rust staining is not related to faulty or improper workmanship. Whether stains inevitably show up or not is unpredictable due to the variations within the earth and locations where the material is mined. They are also generally only aesthetic issues that do not affect the playability of the court or the safety of the players.

Since staining is a known possibility (it did not occur at Churchill's tennis courts) and is not covered under warranty because it is not caused by poor workmanship, our team created two alternates in the bid packages for the Stevenson and Franklin tennis courts projects. This allowed the team to assess the potential cost impacts to mitigate the issue in the future, if needed.

Alternate #1: Construct the tennis courts with post-tension concrete in lieu of asphalt, which would mean a near zero chance of rust spots because concrete has a different composition. The added cost for this option was approximately \$500K.

Alternate #2: Utilize a premium asphalt mix. The added cost for this option was approximately \$220K and would not guarantee there would be no rusting due to potential contamination at the mixing plants and equipment used to place the material.

Knowing the cost of a potential need to resurface would be less than \$100K and could be resurfaced multiple times before reaching the costs noted above, the team decided to move forward with the standard asphalt mix for the Stevenson and Franklin tennis courts projects.

Again, given the known potential of this to occur, and also understanding the rusting is not covered by warranty, the team went into these projects prepared for the possibility of resurfacing one or both of these high schools.

Attachments

c: Board of Education

PF/AS