

RE: Request for Further Information - Reallocation of Woodland Park 2023 Open Space Award

From Sam Yodice <syodice@wpnj.us>

Date Mon 4/13/2026 1:39 PM

To Presti, Salvatore <SalvatoreP@passaiccountynj.org>

Cc Matthew Jordan <MatthewJ@passaiccountynj.org>; Roetman, Timothy <TROETMAN@passaiccountynj.org>; McGinley, Maeve <MMCGINLEY@passaiccountynj.org>; Holzmann, Andras <andrash@passaiccountynj.org>

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Mr. Presti,

Below, is a response to requested Information – Rosa Park Place Tennis/Pickleball Court Improvements Project

1. Number of Courts and Scope of Improvements

The proposed project will include the full reconstruction and improvement of existing tennis court areas, currently configured as four (4) tennis courts. These courts will be resurfaced and restriped to accommodate both tennis and pickleball play, resulting in a dual-use configuration that will provide two (2) tennis courts and four (4) pickleball courts within the existing footprint.

Accordingly, the total project will result in:

- Two (2) improved tennis courts
- Four (4) new pickleball courts

The reallocated funding does not expand the project beyond this scope but allows for the full completion of both the reconstruction of the existing courts and the addition of the new pickleball courts as designed.

The revised scope of work is limited exclusively to tennis and pickleball court improvements.

2. Use of Additional Funding / Revised Scope Confirmation

All additional funding will be used solely for the tennis and pickleball court improvements project. No funding will be used for unrelated park improvements.

The scope of work includes:

- Removal and disposal of existing court surfaces and fencing
- Full-depth pavement reconstruction and installation of new asphalt court systems
- Installation of new fencing, nets, striping, and court surfacing systems
- Conversion of existing tennis courts to accommodate dual-use play
- Construction of four (4) new pickleball courts; (2) new Tennis courts
- Associated grading, drainage, and minor site restoration improvements

These elements are consistent with the engineering proposals and construction intent.

No additional project elements outside of court improvements are included in this revised scope.

3. Total Project Cost and Funding Breakdown

Based on current engineering estimates:

- Estimated construction cost: approximately **\$495,000**
- Engineering, design, and construction administration: approximately **\$95,000**

Total estimated project cost: approximately \$582,000

Funding Sources:

- 2025 Passaic County Open Space Grant: **\$433,468** (including reallocation)
- Borough funding → balance of project costs = approximately \$62,000 construction + \$95,000 Engineering = **\$157,000**

The Borough is reallocating and supplementing funding as necessary to ensure full project completion within the defined scope.

4. Project Timeline and Grant Compliance

The Borough anticipates the following project schedule, structured to ensure full compliance with Passaic County Open Space Trust Fund requirements, including completion within the two (2) year project agreement period:

- **Project Agreement Execution:** Spring 2026
- **Final Design and Bid Documents:** Spring 2026
- **Bid Advertisement:** Late Spring / Early Summer 2026
- **Bid Opening and Award:** Summer 2026
- **Pre-Construction / Contract Execution:** Late Summer 2026
- **Construction Start:** Fall 2026
- **Construction Duration:** Approximately 45–60 days (per engineering estimate)
- **Substantial Completion:** Late Fall 2026
- **Final Completion / Closeout (including punch list, inspections, and submission of final reimbursement documentation):** Winter 2026 / Early 2027

The Borough anticipates full project completion and grant closeout well within the required two (2) year timeframe from execution of the project agreement.