

# City of Monticello

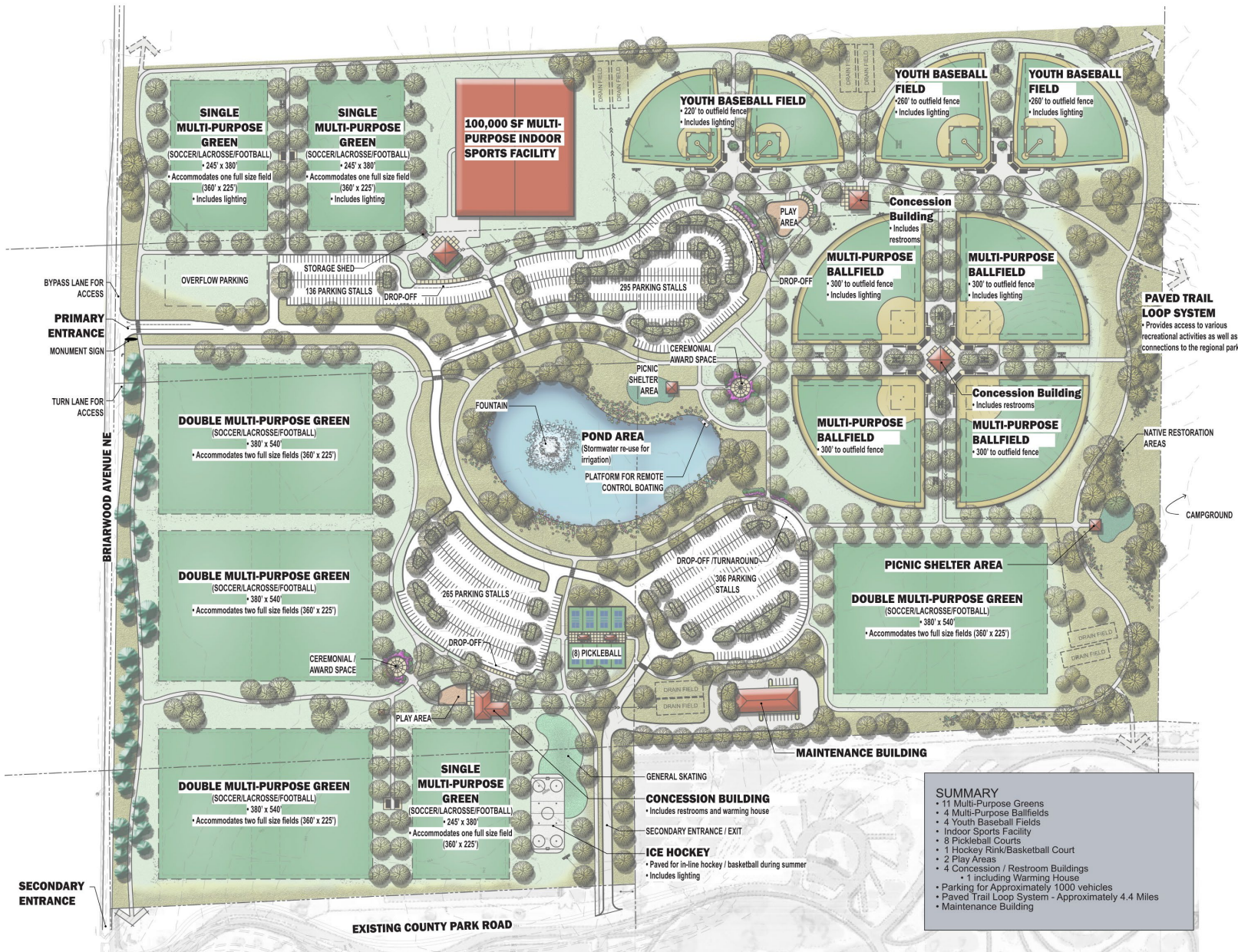
Parks, Arts and Recreation Commission  
BCOL update / Pickleball Design

February 26, 2026





# Bertram Chain of Lakes – Updated Master Plan



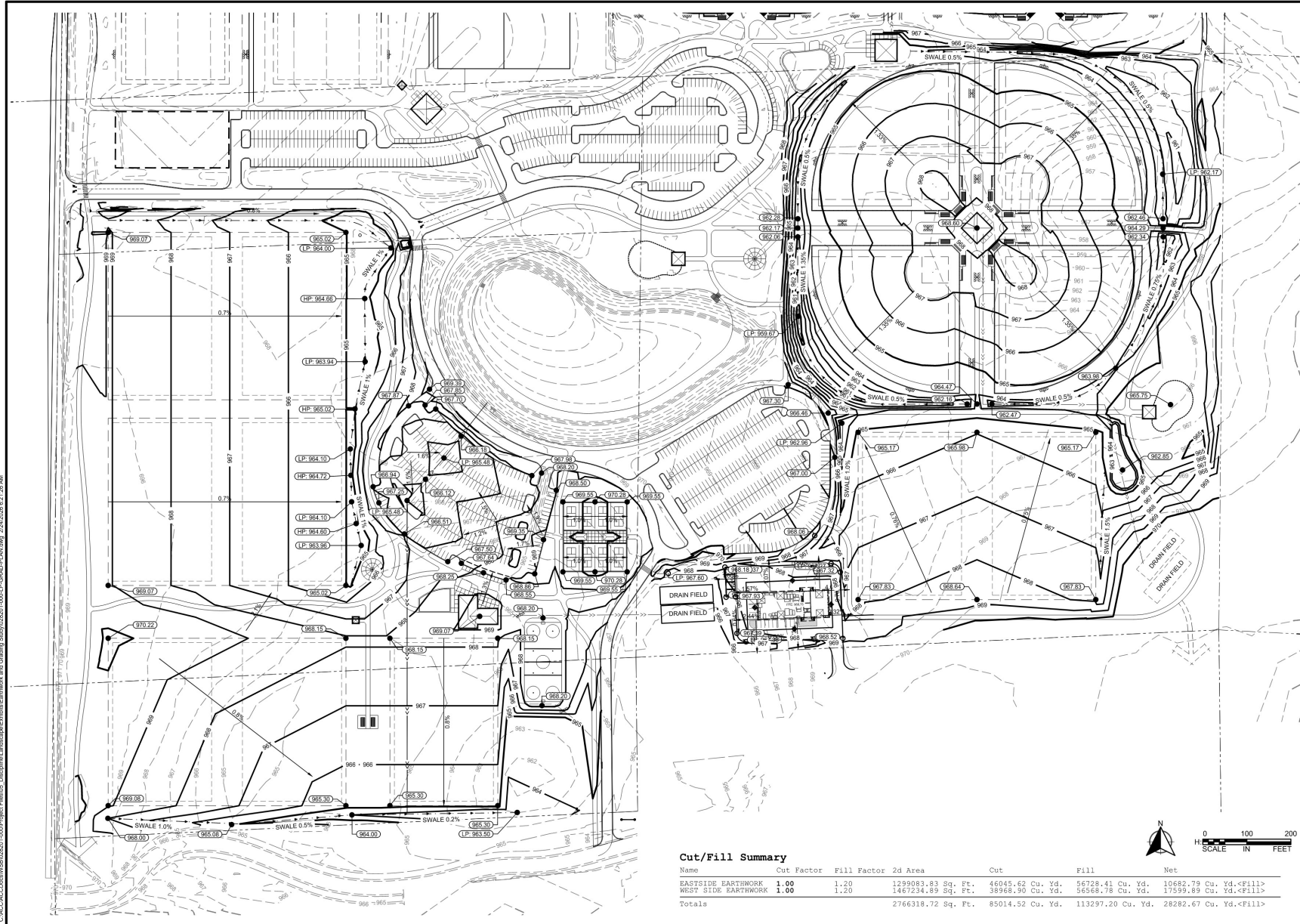
Summary of adjustments:

- Pickleball in place of Tennis
- Addition of shared maintenance facility
- Multipurpose Indoor sports facility

**SUMMARY**

- 11 Multi-Purpose Greens
- 4 Multi-Purpose Ballfields
- 4 Youth Baseball Fields
- Indoor Sports Facility
- 8 Pickleball Courts
- 1 Hockey Rink/Basketball Court
- 2 Play Areas
- 4 Concession / Restroom Buildings
- 1 including Warming House
- Parking for Approximately 1000 vehicles
- Paved Trail Loop System - Approximately 4.4 Miles
- Maintenance Building

# Bertram Chain of Lakes – Grading Adjustments



### Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
EASTSIDE EARTHWORK	1.00	1.20	1299083.83 Sq. Ft.	46045.62 Cu. Yd.	56728.41 Cu. Yd.	10682.79 Cu. Yd.<Fill>
WEST SIDE EARTHWORK	1.00	1.20	1467234.89 Sq. Ft.	38968.90 Cu. Yd.	56568.78 Cu. Yd.	17599.89 Cu. Yd.<Fill>
<b>Totals</b>			<b>2766318.72 Sq. Ft.</b>	<b>85014.52 Cu. Yd.</b>	<b>113297.20 Cu. Yd.</b>	<b>28282.67 Cu. Yd.&lt;Fill&gt;</b>



SCALE: AS SHOWN  
 PLAN BY: KTHW  
 DESIGN BY: JA  
 CHECK BY: JA

NO.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, AND CONTRACT DOCUMENTS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Jeffrey Frazier, P.E.  
 DATE: 05-28-2025 L.C. NO. 42876

### GRADE PLAN

BERTRAM CHAIN OF LAKES  
 EARTHWORK STUDY  
 CITY OF MONTICELLO, MN

CLIENT PROJECT NO. XXXXXX

WSB PROJECT NO. 028201-000

SHEET ###

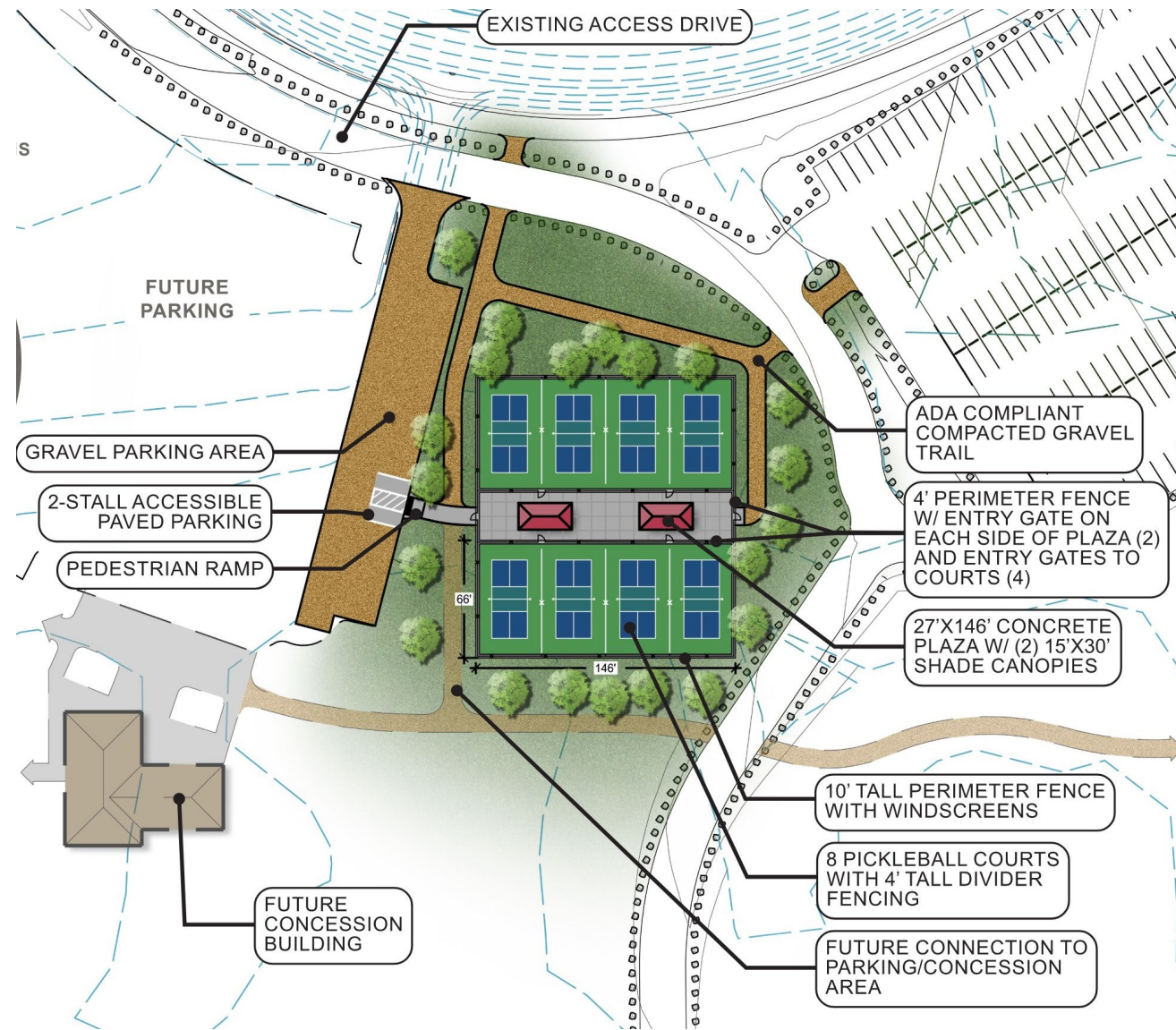
C:\CADD\028201-000\Project Files\05 - Discipline\Landscaping\Earthwork and Grading Study\028201-000-LP-GRAD-PLAN.dwg 2/24/2025 8:21:26 AM







# Original Approved Concept



# Summary of Pickleball Program Elements

- 8 dedicated Pickleball Courts. 30'x64' court size overall. Courts oriented North-South.
- Bituminous surface with acrylic color coating and white lines – colored to match Monticello logo colors.
- Durable outdoor net system
- Black color coated perimeter (10' ht.) and divider fencing (4' ht.)
- Windscreens on perimeter fencing, safety cap on divider fences
- Trail connections to parking and rest of park
- Accessible parking area, Parking Lot Alternate Bid
- Tree plantings



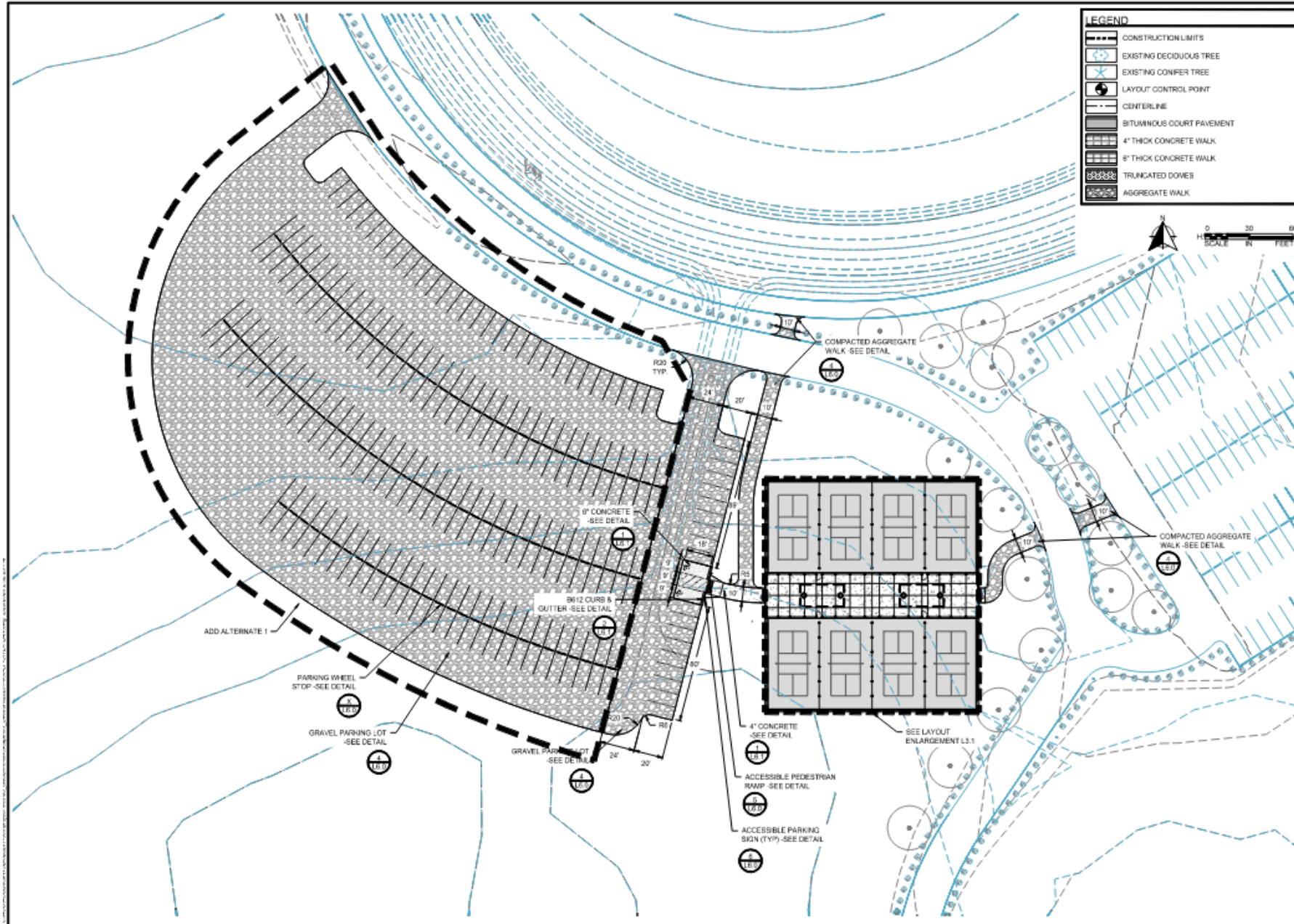
# Shade Structure Design



VS.



# Layout Plan

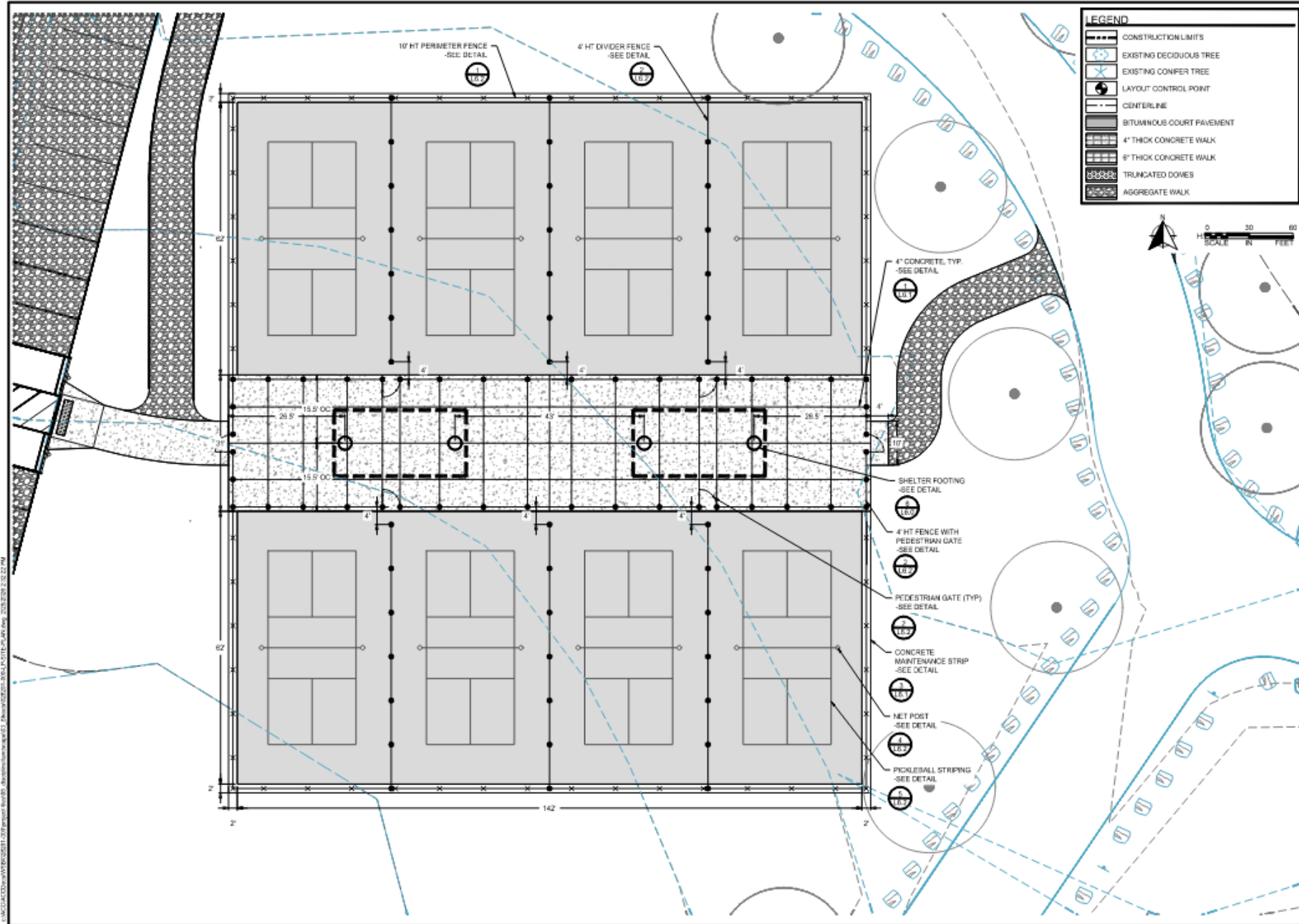


SCALE: AS SHOWN  
 PLAN BY: HW  
 DESIGN BY: JF  
 CHECK BY: JF

## LAYOUT PLAN

**BERTRAM CHAIN OF LAKES  
 PICKLEBALL COURTS  
 CITY OF MONTICELLO, MN**

# Pickleball Plan Enlargement



**wsb**

SCALE: AS SHOWN  
 PLAN BY: HW  
 DESIGN BY: JF  
 CHECK BY: JF

**REVISIONS**

NO.	DATE	DESCRIPTION

WE HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

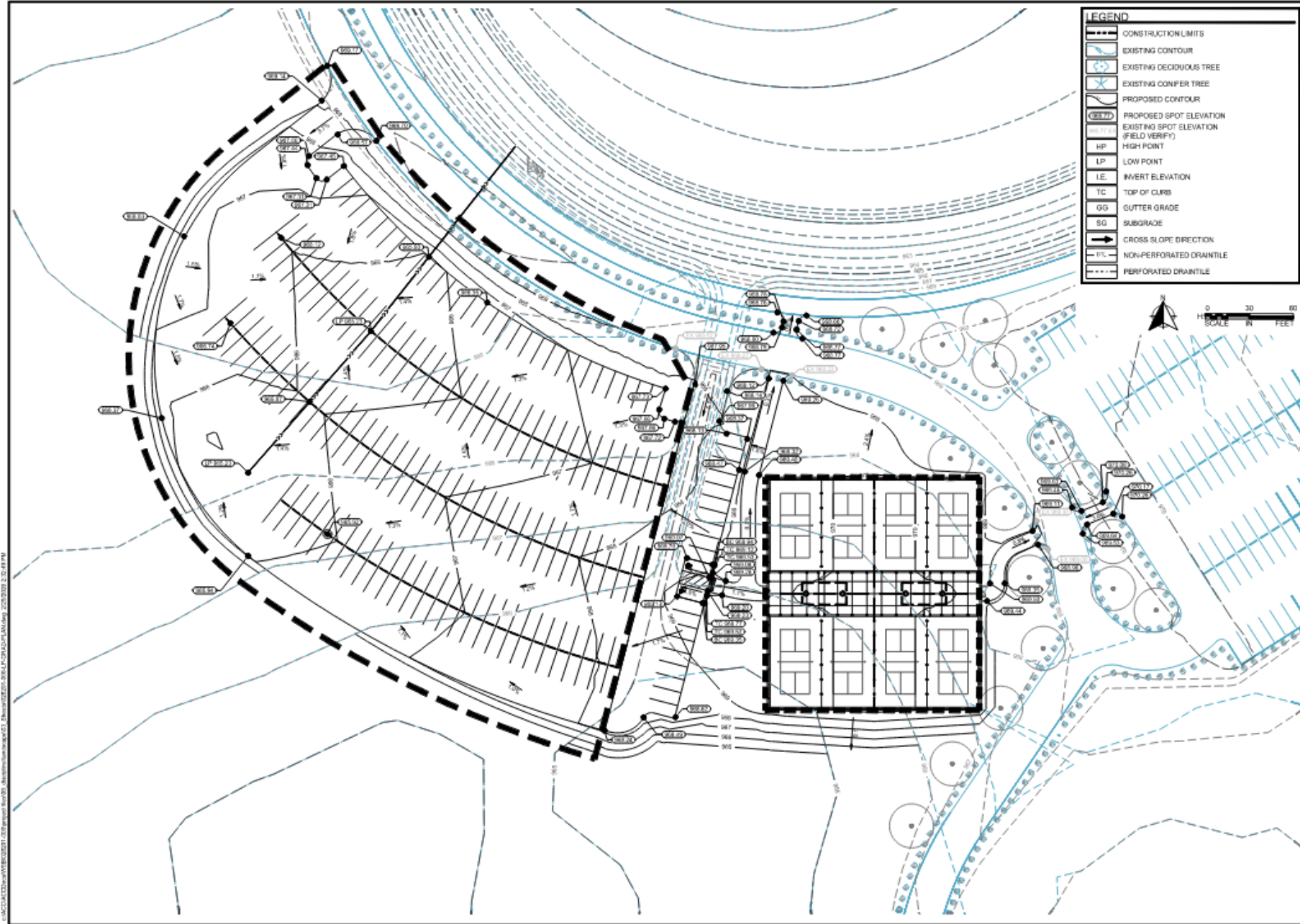
JERRY F. WISNER, P.E.  
 DATE: 06/26/2025 U.C. NO.: 42070

**LAYOUT ENLARGEMENT PLAN**

**BERTRAM CHAIN OF LAKES PICKLEBALL COURTS CITY OF MONTICELLO, MN**

CLIENT PROJECT NO. XXXXXX  
 WSB PROJECT NO. 028201-000  
 SHEET L3.1

# Grading Plan



SCALE: AS SHOWN  
 PLAN BY: HW  
 DESIGN BY: JF  
 CHECK BY: JF

REVISIONS	
NO.	DATE

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, AND CONTRACT DOCUMENTS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

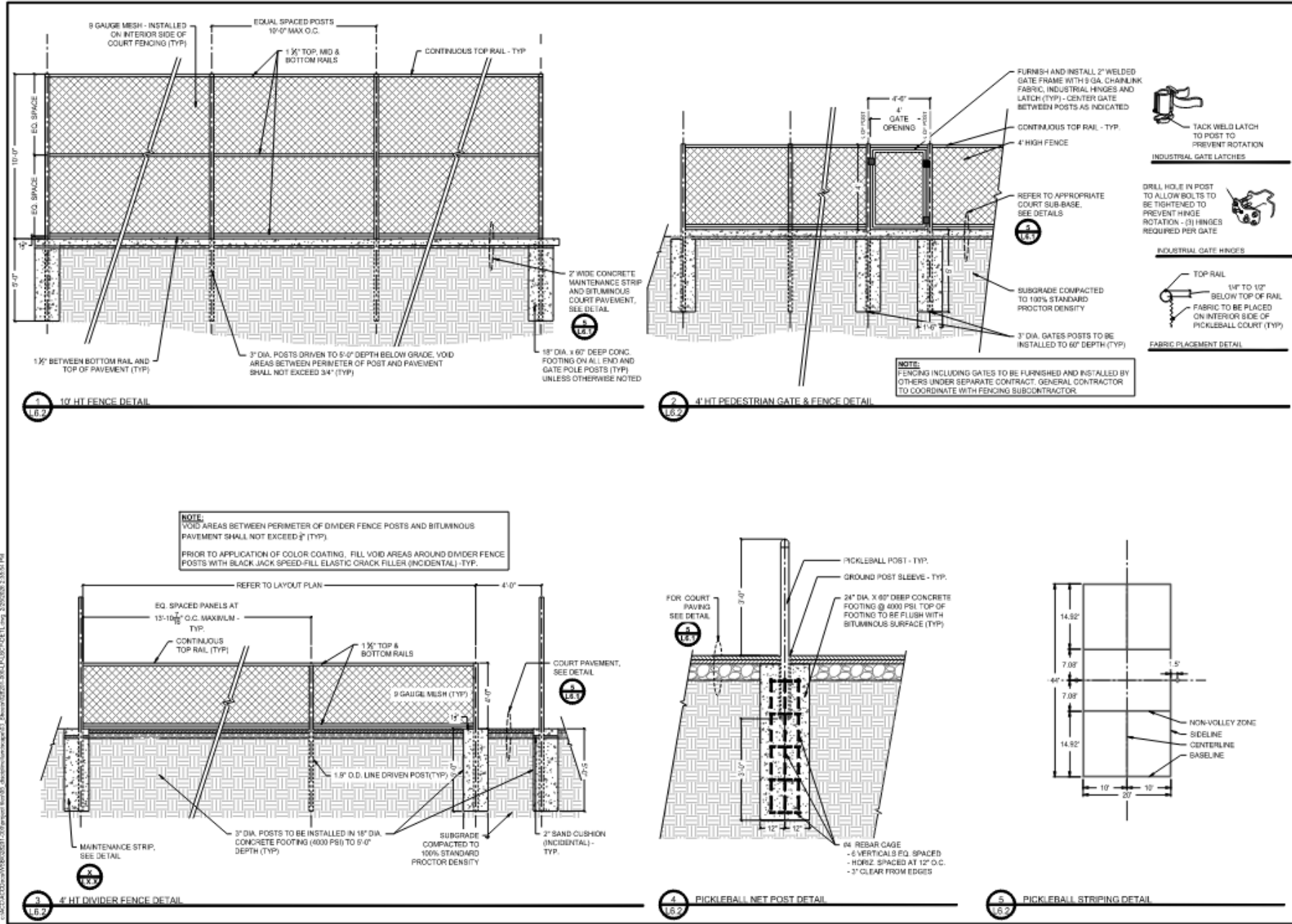
DATE: 05/20/2024 LIC. NO.: 42975

## GRADING PLAN

BERTRAM CHAIN OF LAKES  
 PICKLEBALL COURTS  
 CITY OF MONTICELLO, MN

CLIENT PROJECT NO. XXXXXX  
 WSB PROJECT NO. 028201-00  
 SHEET L4.0

# Details



SCALE: AS SHOWN  
DESIGN BY: JF  
PLAN BY: JF  
HW

REVISIONS	
NO.	DESCRIPTION

PLEASE VERIFY THAT THIS PLAN SPECIFICATION MEETS ALL CITY AND STATE REQUIREMENTS. LICENSED ARCHITECT AND LAND SURVEYOR. JEFFREY F. WISNIEWSKI, LICENSE NO. 028201-000, STATE OF MINNESOTA.

Jeffrey F. Wisniewski, P.E.  
DATE: 06-29-2022 LIC. NO. 42593

## DETAILS

BERTRAM CHAIN OF LAKES  
PICKLEBALL COURTS  
CITY OF MONTICELLO, MN

CLIENT PROJECT NO. XXXXXX  
WSB PROJECT NO. 028201-000  
SHEET L6.2





# Estimated Costs

- Pickleball Base Bid: \$696, 855
- Parking Lot Alternate Bid 1: \$191,450
- Total Project Cost: \$ 888,305

## SITE WORK

Mat. No.	No.	Item Description	Quantity	Units	EST. UNIT PRICE	ESTIMATED TOTAL PRICE
2021.501	1	MOBILIZATION	1	LS	\$33,183.55	\$33,183.55
2100.614	2	SHADE CANOPY STRUCTURE	2	EA	\$40,000.00	\$80,000.00
2105.507	3	SELECT GRANULAR BORROW	1,500	CY	\$45.00	\$67,500.00
2106.601	4	COMMON EXCAVATION	1	LS	\$45,000.00	\$45,000.00
2130.523	5	WATER (DUST CONTROL)	150	MGAL	\$10.00	\$1,500.00
2301.504	6	24" CONCRETE MAINTENANCE STRIP	544	LF	\$30.00	\$16,320.00
2301.504	7	CONCRETE PAVING	5,495	SF	\$16.00	\$87,920.00
2360.504	8	GRAVEL TRAIL	325	SY	\$45.00	\$14,625.00
2360.504	9	GRAVEL PARKING	1,050	SY	\$55.00	\$57,750.00
2360.504	10	COURT BITUMINOUS PAVEMENT W/ BASE	1,957	SY	\$45.00	\$88,065.00
2531.618	11	TRUNCATED DOMES	16	SF	\$65.00	\$1,040.00
2540.503	12	10' WINDSCREEN	544	LF	\$20.00	\$10,880.00
2540.602	13	PICKLEBALL NET AND POST SYSTEM	8	EA	\$3,500.00	\$28,000.00
2557.503	14	10' 3-RAIL COLOR COATED CHAIN LINK FENCE	544	LF	\$100.00	\$54,400.00
2557.602	15	4' 2-RAIL CHAIN LINK FENCE WITH SAFETY CAP	682	LF	\$65.00	\$44,330.00
2557.602	16	4' HIGH, 4' WIDE GATE	6	EA	\$1,200.00	\$7,200.00
2571.502	17	DECIDUOUS TREE 2" CAL.	10	EA	\$850.00	\$8,500.00
2573.501	18	ROCK CONSTRUCTION ENTRANCE	1	LS	\$2,500.00	\$2,500.00
2573.503	19	BIOROLL	250	LF	\$4.50	\$1,125.00
2573.503	20	SILT FENCE	350	LF	\$4.50	\$1,575.00
2573.503	21	EROSION CONTROL BLANKET CATEGORY 30	2,000	SY	\$5.00	\$10,000.00
2575.505	22	NATIVE SEED MIX	1.0	AC	\$10,000.00	\$10,000.00
2582.618	23	ACRYLIC COLOR SURFACING AND LINE STRIPING	1,957	SY	\$13.00	\$25,441.00
<b>SUBTOTAL:</b>						<b>\$696,854.55</b>

## ALTERNATE #1

Mat. No.	No.	Item Description	Quantity	Units	EST. UNIT PRICE	ESTIMATED TOTAL PRICE
2106.601	1	COMMON EXCAVATION	1	LS	\$45,000.00	\$45,000.00
2360.504	2	GRAVEL PARKING	2,000	CY	\$45.00	\$90,000.00
2503.503	3	12" RC PIPE	290	LF	\$75.00	\$21,750.00
2506.503	4	DRAINAGE STRUCTURE	2	EA	\$900.00	\$1,800.00
2411.502	5	CONCRETE WHEEL STOPS	103	EA	\$250.00	\$25,750.00
2573.503	6	BIOROLL	700	LF	\$4.50	\$3,150.00
2575.505	7	NATIVE SEED MIX	0.4	AC	\$10,000.00	\$4,000.00
<b>SUBTOTAL:</b>						<b>\$191,450.00</b>
<b>TOTAL COST:</b>						<b>\$888,304.55</b>



# Moving Forward:

## Construction Documents:

- **PARC meeting: Final Design review February 26, 2026**
- 100% Plans and Specs: Early March 2026
- Council Authorization to Bid: March 9, 2026

## Bidding:

- Advertise bidding / upload: March 17, 2026
- Bid Opening: April 7, 2026
- Council Award: April 13, 2026

Construction: Summer 2026





THANK YOU

