

CPTC

Outdoor Court Rebuilding Project

Q & A

August 21, 2021

Revised September 25, 2021

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Q. Why do we have to rebuild the outdoor courts?

A. Our outdoor courts were originally installed in the early 1970s. In 2003 we put down some new asphalt on top of the old asphalt. The courts have served us well but have now reached the end of their usable life. We have water seeping up through the asphalt, creating year round wet spots, cracks and bubbled paint. In addition, we have old and failing concrete around the stadium court, retaining walls and sidewalks.

Q. What will this cost?

A. We hired DA Hogan an engineering firm to do some initial design and preliminary cost estimating for us. They have extensive experience with projects like this. Their initial estimate to rebuild the courts is \$1,300,000 (includes tax and 5% contingency).

This includes:

- *Replacing the outside asphalt courts with post tension concrete*
- *Replacing walkways, fences, concrete retaining walls and seating on the stadium court.*
- *Improving the landscaping and irrigation*
- *Adding drinking water on the courts*

- *Adding water and sewer for future restrooms. (Building actual restrooms is not included in the initial estimate)*

Q. What does the City of Kirkland have to say about this project?

A. On June 10th, Brian Darrow, a member and civil engineer, who was also very involved in building the Roberts building, met with the City of Kirkland for a pre application meeting. We were able to confirm that there are no major issues of which we are not aware.

Q. What is the status of the project right now?

A. At the June 2021 meeting, the board created an ad hoc committee and authorized spending up to \$60,000 for DA Hogan to proceed with the preparation of permit drawings (Phase 1 and Phase 2), some geotechnical work, a topographical survey, and stormwater drainage calculations. Once design work is completed, we will be able to get actual bids from contractors.

On July 29, 2021, the committee met with the engineer to begin the design process. The board and members will have the opportunity to review the design prior to us getting construction bids.

Q. Will members have the chance to vote on this project?

A. Yes. The club by-laws require a membership vote.

Q. How will we pay for this?

A. The Finance Committee is working on various scenarios. Most likely it will include using some of our cash reserves in the Capital Budget and financing.

Q. How long will it take?

A. Construction will take at least four months.

Q. Are we going to build outdoor restrooms?

A. There is currently no water or sewer for the Reed, Wright or outdoor courts. This project will put in the water and sewer to support any future decision to install bathrooms and on court water. It requires different permitting and a different contractor to build restrooms.

Q. Why are we using post tension concrete?

A. Currently the courts are asphalt. Concrete is a preferred court surface and should last longer than asphalt. In our case, it is also the most cost effective solution. If we used asphalt the City

would require us to install expensive storm water retention infrastructure similar to what we had to do when building the Roberts Building.

(It is interesting to note that we currently have concrete courts in The Roberts building and The Reed building. The Wright building has asphalt courts.

Q. Will the concrete crack?

A. The simple answer is Yes, all concrete slabs can crack. But, the reason we are doing post tension concrete is because if it does crack the tension will keep the crack from spreading or “opening up” and getting bigger.

Q. What if we do nothing?

A. Always an option but the asphalt will continue to deteriorate. This is called “raveling.” Essentially the asphalt begins to crumble. This is what you see on old driveways and roads. Our maintenance team would continue to do their best to patch and paint the cracks but the seeping water and cracks will eventually become too significant and seriously impact the quality of play, not to mention the aesthetics. The concrete retention walls around the stadium court will most likely continue to “fall in” and perhaps eventually collapse. The unsightly cracks in

the sidewalk will continue to grow and perhaps even create a safety hazard.

Q. Why not just put a bubble on the outdoor courts?

A. A bubble on the outdoor courts has been looked at several times over the years. They are very expensive and require significant annual maintenance costs. The committee did ask the engineer if we should spend the money to install any infrastructure in the ground in case in the future the Club might want to install a bubble. He said that this was not feasible and that we would have to choose the actual bubble system and go through the design and permitting process to know exactly what would be required. The committee feels that this would not be a good expenditure of club resources.

Q. What is the anticipated useful life of a post tension concrete tennis court?

A. We asked Dave Anderson, who is the Principal with DA Hogan & Associates the engineering firm that we have hired to work on this project. Here is his response: "I don't think there is a standard timeframe for this as there are so many variables but the PT concrete will typically have a significantly longer lifespan than asphalt courts. In my opinion and from what we have heard about PT courts in climates that have more temperature extremes than ours, I think a minimum of 30 years could be planned for. It is

possible that with our relatively mild temperature they could have a much longer service life than that. The acrylic surfacing system will need to be re-applied periodically within that time”

Q. Reprint of the February 2022 Baseline article

A. *A couple of days ago, Ashley asked me “Why do we have to replace the outdoor courts? Can’t we just continue to patch them?”*

Well, of course, that’s a great question and if he is asking I’m guessing others might be also.

The answer, fundamentally, comes down to asking what kind of club do we want to be? I believe we are fundamentally a tennis club and our tennis courts should be world class. This is an important distinction. We are not a country club or resort that just happens to have a few tennis courts. These facilities can allow their courts to become dated or perhaps “second rate” because tennis is not their primary mission. But our situation is different – we are a tennis club, pure and simple, and members have an expectation that our courts will be of the very highest quality.

Now, all of us know what poorly constructed or maintained tennis courts look like. We have all played at other clubs (I won’t mention names) or at public parks. These courts have deteriorating

asphalt, water puddles, uneven surfaces and lines that you can barely see. This happens for a variety of reasons but mostly because the underlying surface (either concrete or asphalt) has worn out. This is exactly what happens to our roads and driveways. And, yes, the asphalt and concrete can be patched but, just like our roads, patching only gets you so far. You end up with a surface full of uneven and unsightly patches. It becomes a maintenance nightmare and certainly would not result in "world class" tennis courts.

Our outdoor courts are 50 years old! They have served us well. But, the underlying asphalt is old and is now literally coming apart. This is called raveling. Raveling results in cracks, puddles and uneven surfaces. The water under the courts comes up through these cracks and then blisters the acrylic paint surface. Our maintenance staff has been doing a great job patching the courts but this is only a temporary solution. The patching will increase in frequency and it does not solve the fundamental problem - the courts are just old and need to be replaced.

I don't want to be preachy, but we all have had the benefit of playing on beautiful courts because someone 50 years ago had an idea and willingness to build some excellent quality courts. And they have served us well. I believe that we owe it to the younger tennis players coming up behind us to make sure we

continue to have a tennis club with world class courts for the next 50 years.

Be sure and review the Q & A document. The court replacement project has several other fun features including water on the courts, new landscaping, sidewalks, seating, cabanas, etc.

Q. Who is on the Committee?

A. Jack Goldberg, Brian Darrow, John Barnes, Matt Osborne, Beth Lehman-Brooks (board liaison)