

CPTC

Outdoor Court Rebuilding Project

Q & A

August 21, 2021

Revised September 25, 2021

Revised December 27, 2021

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. Who is on the Committee?

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