

MEMORANDUM

TO: Board of Trustees

THROUGH: Indra Winqest
Interim General Manager

THROUGH: Joseph J. Pomroy, P.E.
Director of Public Works

FROM: Nathan Chorey, P.E.
Engineering Manager

SUBJECT: Accept the Tennis Center Renovation Project final design and authorize District Staff to publically advertise for construction bids the Tennis Center Renovation Project [budgeted at \$1,170,000] - 2019/2020 Capital Improvement Project: Tennis Center Renovation Project; Fund: Community Services; Division: Tennis; Project 4588BD1604.

STRATEGIC PLAN: Long Range Principle #5 – Assets and Infrastructure

DATE: February 28, 2020

I. RECOMMENDATION

That the Board of Trustees moves to:

1. Accept the Tennis Center Renovation Project final design and authorize District Staff to publically advertise for construction bids the Tennis Center Renovation Project.

or

2. Direct Staff to not bid the Tennis Center Renovation Project and not proceed with a project at this time.

II. DISTRICT STRATEGIC PLAN

Long Range Principle #5 – Assets and Infrastructure – The District will practice perpetual asset renewal, replacement, and improvement to provide safe and superior long term utility services and recreation activities.

- **The District will maintain, renew, expand, and enhance District infrastructure to meet the capacity needs and desires of the community for future generations.**
- **The District will maintain, procure, and construct District assets to ensure safe and accessible operations for the public and the District’s workforce.**

III. BACKGROUND

At the June 19, 2019 Board of Trustees meeting, the Board authorized staff to solicit a proposal for final design services for the Tennis Center Renovation Project.

At the August 14, 2019 Board of meeting, Trustees authorized a design services scope of work, Not-to-Exceed \$123,000, to prepare bid level documents based on the completed and accepted pre-design phase of the work. At this same meeting, Trustees identified renovation of the IVGID Tennis Center as a priority project as part of the 2019 Community Services Master Plan.

At the November 13, 2019 Board of Trustees meeting, staff presented four (4) improvement alternatives; small, medium, large and extra-large, the Trustees directed staff to prepare bid documents based on the “large” alternative and bid the upgraded materials included in the “extra-large” alternative as add-alternates that may be included in the project if the budget allows.

The primary components of the Tennis Center Renovation Project include updated bathrooms to meet current code requirements, as well as aesthetic and functional upgrades, new self-serve area, new and expanded deck to be partially covered with a canopy, major circulation improvements throughout the Tennis Center including improved Americans with Disabilities Act (ADA) access. Utilities and site drainage will also be improved in the area around the Tennis Center. These proposed improvements are largely consistent with the recommendations included in the Tennis Center Facilities Assessment and Master Plan, prepared by Lloyd

Civil and Sports Engineering, dated August 2016. The project previously included two Bocce Ball courts. They have been removed from this project and are now proposed to be constructed this summer adjacent to the Recreation Center. The BJB Architecture and Engineering has completed 90% design documents and plans to submit to Washoe County for a Building Permit on March 10, 2020. We anticipate working through the Washoe County permit process over the next 4-6 weeks. We also participated in a pre-application consultation with TRPA on December 6, 2019 and confirmed the Project will be Qualified Exempt under the TRPA Code and the District's memorandum of understanding (MOU) with TRPA. We are scheduled to begin advertising for bids in late April.

The attachments included with this memorandum are:

- Tennis Center Project CIP Data Sheet
- Tennis Center Facilities Assessment and Master Plan
- Tennis Center Renovation Architectural Plan Sheets
- Tennis Center Renovation Design Level Cost Estimate

IV. BID RESULTS

The project will be publically advertised in accordance with NRS 338 – Public Works. The project will be advertised for up to four weeks. As proposed, construction will commence in mid-August and be completed on or before April 1, 2021. The Tennis Center deck, Pro-shop, and restrooms will remain open through Labor Day at which time these facilities will close and operations will be relocated to the Recreation Center to allow work on the deck and structures to commence. The tennis and pickleball courts with the exception of courts #3 and #4 will remain open throughout construction. IVGID staff and the Contractor will work together minimize disruption to users and the general public. Interior renovations are anticipated to continue throughout the winter when the facility is normally closed.

V. FINANCIAL IMPACT AND BUDGET

The construction phase cost estimate is shown in the following table. The design level cost estimate from BJB Architecture and Engineering contains a 12% contingency. This is an estimating contingency for variances in the estimating process. Construction reserves are listed at 10% to account for unforeseen conditions during construction such as needing to replace deteriorating wall studs that you discover when removing building siding, as an example.

Item	Cost Estimate
Design Services (Not-to-Exceed)	\$123,000
Construction Cost Estimate (Base Project)	\$859,533
Construction Reserves @ 10%	\$86,000
Construction Management and Construction Engineering, Estimated @10%	\$86,000
Total	\$1,154,533
Tennis Center Renovation, 4588BD1604 (CIP Budget minus bocce courts)	\$1,170,000

The construction cost listed in the CIP Data Sheet for the 2019-20 Tennis Center Renovation, 4588BD1604, Total Expense column includes bocce court construction at \$100,000 for construction and a contingency of \$15,000. The Table presented above reflects removing that \$115,000 resulting in a total CIP Budget of \$1,170,000 for the Tennis Center Renovation. The bocce court construction project will be part of the 2020-21 capital budgeting process. Enhanced finishes will be bid as add alternates and will only be included in the project if the bid price we receive is below budget.

VI. ALTERNATIVES

The following alternative recommendation has been provided in the Recommendation section and is repeated here.

Direct Staff to not bid the Tennis Center Renovation Project and not proceed with a project at this time.

VII. BUSINESS IMPACT

This item is not a "rule" within the meaning of Nevada Revised Statutes, Chapter 237, and does not require a Business Impact Statement.



Project Summary

Project Number:	4588BD1604
Title:	Tennis Center Renovation
Project Type:	D - Capital Improvement - Existing Facilities
Division:	88 - Tennis
Budget Year:	2020
Finance Option:	
Asset Type:	BD - Buildings & Structures
Active:	Yes

Project Description					
<p>A number of the facilities at the Tennis Center Pro-shop/Clubhouse Building are dated, showing wear and tear, and are in need of capital improvement. The condition of the restrooms has been identified by the Tennis DVAT as a high priority for attention by the District. The restrooms are also a source of regular customer complaints. Additionally the deck is approaching end of life and is in need of replacement. The kitchen/sundry area is not well laid out and has been subject to repeated wildlife damage. Finally, the entrance to the pro-shop facility is hidden and difficult to see with customer flow not well laid out. This results in customer confusion as well as frequent intentional and unintentional by-pass of the check-in area/process by customers. This project will design, permit, and complete a strategic remodel of the Tennis Center building to address the above described issues. All finishes will be upgraded with aesthetically pleasing and long wearing materials. Total fixture count of the restrooms is adequate and will be unchanged by the project. Overall footprint of the facility will not be increased in this project.</p>					
Project Internal Staff					
Engineering Division Staff will manage all phases of this project.					
Project Justification					
The Tennis Center building has not seen major capital maintenance in over a decade and is showing signs of wear and tear. It is a source of complaints from guests and was identified as an area requiring enhancement in the 2016 Tennis Center Facility Study. All improvements will be in-line with the recommendations and findings of the finalized Facility Study.					
Forecast					
Budget Year	Total Expense	Total Revenue	Difference		
2020					
Construction Contingency for renovation/remodel at 15%	139,000	0	139,000		
Construction Cost estimate per architect	926,000	0	926,000		
Construction Management and Construction Engineering	95,000	0	95,000		
Design Phase Services	125,000	0	125,000		
Year Total	1,285,000	0	1,285,000		
	1,285,000	0	1,285,000		
Year Identified	Start Date	Est. Completion Date	Manager	Project Partner	
2014	Jul 1, 2019	Jun 30, 2020	Engineering Manager		



**INCLINE
VILLAGE**

TENNIS CENTER

FACILITIES ASSESSMENT AND MASTER PLAN

August, 2016
Final Report

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Scottsdale, AZ 85258



Acknowledgements

Tennis Center Staff

Indra Winquest - Director of Parks and Recreation

Brad Johnson - Director of Asset Management

Serena Quarelli - Tennis Director

Jaclyn Ream - Marketing Coordinator

Steve Pinkerton - Executive Director

IVGID TENNIS CENTER

Facilities Assessment and Master Plan

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A. INTRODUCTION

Since 1979, the Incline Village Tennis Center has been and remains an important facility contributing to the overall recreation, wellness and social needs of the Incline Village and Crystal Bay Communities. This venue holds a critical place in the mix of amenities and services available to the communities, including both golf courses, the Recreation Center, the Ski Resort, the ever popular beaches, along with all of the active and passive park spaces and trails throughout the District. In combination, these amenities provide for the "Incline Lifestyle" that the property owners support through the annual parcel fee, known as the recreation fee.

Specifically, the Tennis Center boasts a wonderful woodland setting with 11 full size tennis specific courts, the most recent (Courts 8 through 11) being added in 2003. Overall, Incline Village, Crystal Bay, and the Incline Village General Improvement District (IVGID) have a very strong brand and high expectations for quality facilities, programs, and services.

The willingness of the stakeholders to invest in these amenities, combined with a strong and responsive local governance framework, present outstanding opportunities for success in delivering quality amenities and services.

Recreation facilities and programs are not static elements in any good service delivery model, public or private. They MUST adapt, change, experiment, and reinvest in order to meet the current needs of the stakeholders. The Incline Tennis Center is no different.

It has been over a decade since the last significant capital investment was made to the Tennis Center, and it has patiently waited its turn as upgrades to golf, ski, beaches, parks, and

recreation were planned, funded, and implemented.

The Tennis Center Master Plan Study presented in the following document, which included extensive outreach and engagement with the community members, aims to focus on four key thematic areas for District evaluation, consideration, discussion and potential action.

Strategically Reinvest in Facilities and Programs

It has been 10 years since the last significant investment in the facilities at the Tennis Center, and over 35 years since the simple, yet serviceable, pro shop/court complex was originally constructed. The programs, demands, and increased user expectations, fueled by well-done facility upgrades at other prominent District sites, necessitate a strategic facility re-investment for the 40 to 50 year horizon.

Optimizing the Balance between Service and Fiscal Responsibility

Seeking and finding the optimum balance between user fees and central supported funding is and will continue to be an evolution of needs, priorities and choices. In this regard, the Tennis Center is no different than any other recreation facility or program offered by the District, and the Master Plan aims to present information and alternatives for the stakeholders and their leadership to consider as they move forward.

Fully Embrace Pickleball

Much like the tension between snowboarders and skiers two decades ago, pickleball finds itself at a similar tension point and must successfully be incorporated into the

overall programs offered by the District. We believe this can be achieved by remaining focused on a goal to provide valuable wellness and social opportunities to the largest constituency possible, and improving the overall vitality, energy, and sustainability of the venue through the successful incorporation of the pickleball user community.

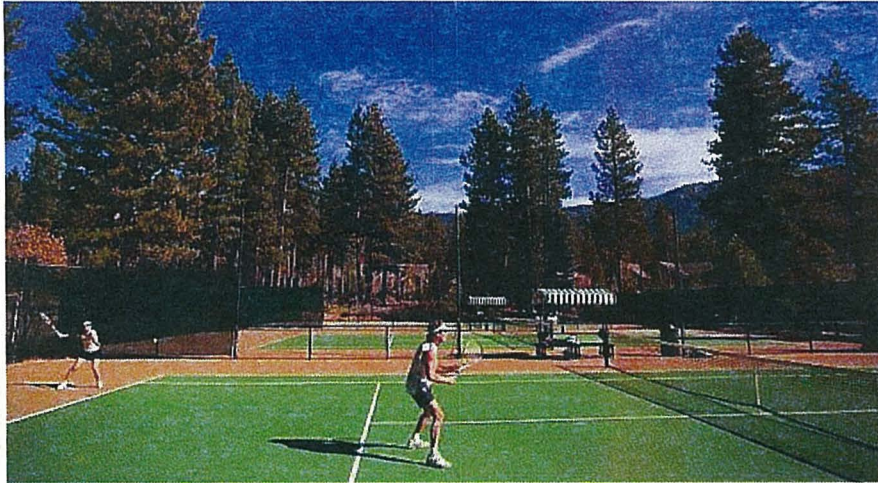
Achieving Equilibrium in a Semi-private Culture

By its very nature and governance structure, the Tennis Center, like most other recreation features and programs within IVGID, are seeking the "best value" balance point between a public agency supported solely by taxes and fees, and a pay-to-play model found in private clubs and facilities.

The conversation with users is somewhat more complicated in the tennis community where free access to public courts is common throughout North America, as contrasted with golf, where fees are associated with all facilities, public or private. This ongoing perceptual reality must be considered with every significant adaptation considered for the facility and programs, as stakeholders' values and opinions will vary on matters of funding, priority, and beneficiaries.

In summary, the Master Plan aims to take a 360 degree view of the current Tennis Center facility, operations, programs, and management and chart a course for District consideration that focuses on the key choices, opportunities, and investments for immediate, mid-term and long-term consideration.





GOALS

“Through outstanding customer service, with a passion for quality of life and our environment, we will continually enhance the reputation of our community as an excellent place to live, work, recreate, visit and invest.” – IVGID Vision Statement

IVGID as a whole has always strived to put their residents first. The overall goals of the Tennis Center closely mirror the goals of the Improvement District as they relate specifically to the tennis community.

1. Provide exceptional service levels and value to residents and their immediate guests.
2. Maximize facility utilization during all times of day.
3. Adopt a sustainable financial model to promote utilization and continued investment.
4. Nurture and support the growth of pickleball as an additional program available to Tennis Center users.

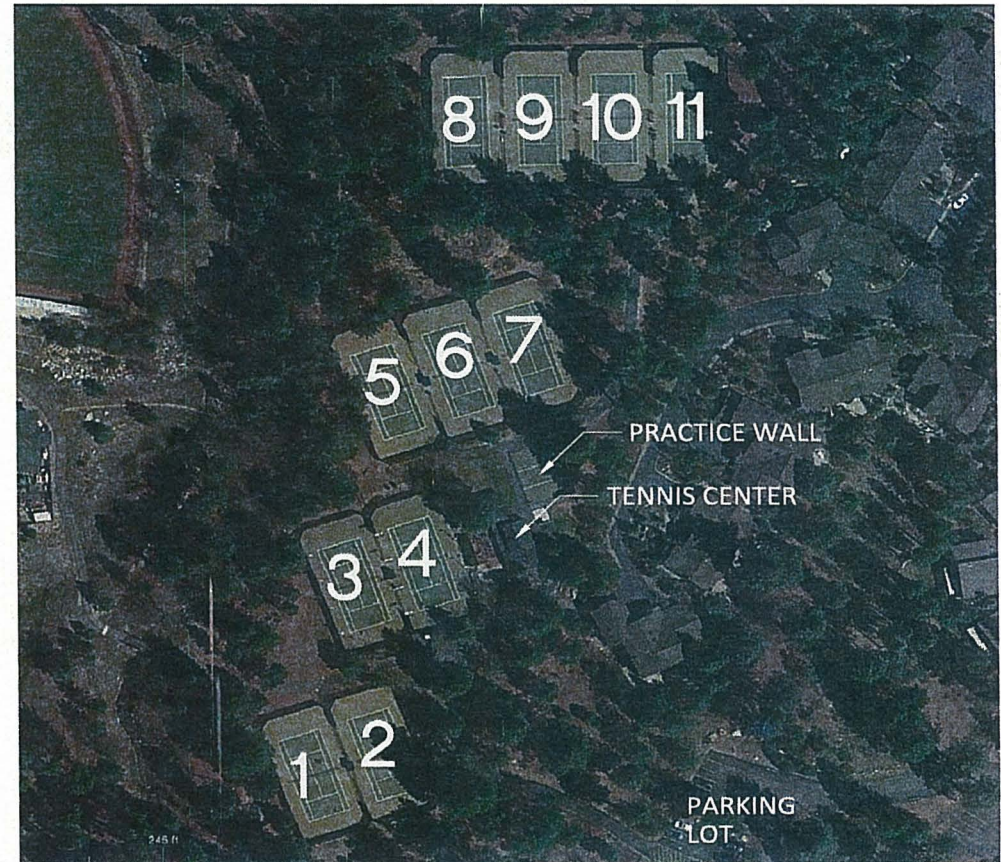
OBJECTIVES

The objectives of this Master Plan intend to create useful tools and references for the Tennis Center to utilize in order to reach the goals stated above.

1. Summarize and prioritize the existing strengths and weaknesses of the Tennis Center from various data collection methods including a professional assessment of infrastructure and facilities, public input from user groups and management/staff, and comparative analysis to regional facilities and national standards for tennis programs and usage.
2. Identify and recommend capital improvement projects and operational modifications that prove most beneficial to the Tennis Center and their overall goals.
3. Establish an asset management plan to strategically manage the funding of future projects and the continual replacement and maintenance of existing facilities.

B. HISTORY AND CONTEXT

The Incline Village General Improvement District (IVGID) was created by Washoe County under State law (Nevada Revised Statute 318), effective June 1, 1961 as a body corporate and public and a quasi-municipal corporation in the State of Nevada. In 1965 Washoe County amended IVGID’s enabling ordinance to add recreation facilities and programs to its responsibilities.



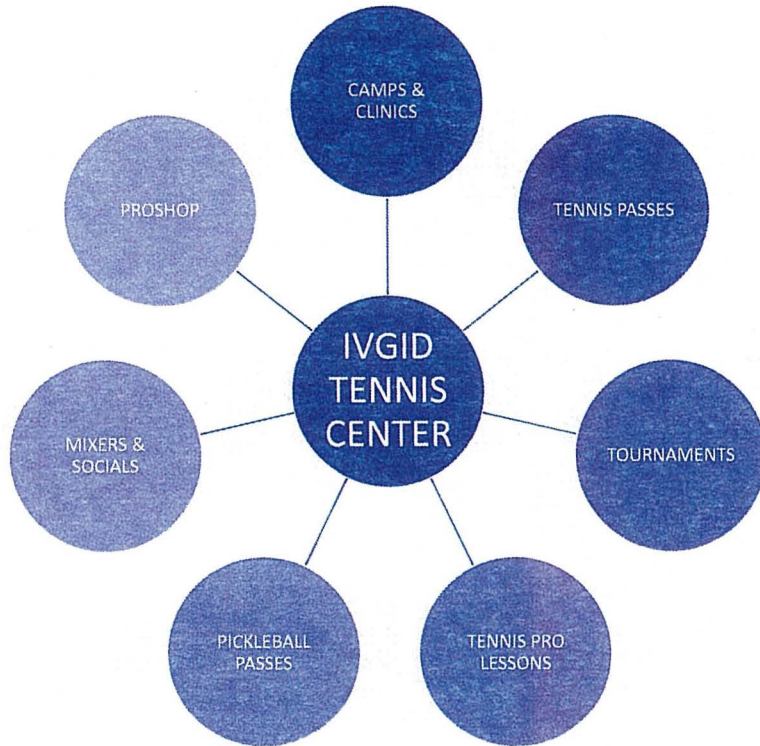
B. HISTORY AND CONTEXT cont.

Nestled in a private wooded area within the North Tahoe Basin and less than a half mile from Lake Tahoe, the IVGID Tennis Center has a picturesque alpine setting uniquely different from many other tennis facilities. First constructed in 1979, the Tennis Center originally included what is now courts 1-7, the practice wall and the

existing Pro Shop building and restrooms. Maintenance and minor renovations have occurred at the Pro Shop and restroom building since 1979 but the original structures remain.

Courts 8-11 were constructed and opened in 2003 as a response to growing demand from the community.

During the Tennis Center's tenure it has grown and expanded its program and service offerings to provide a wide array of competitive, recreational, social, and youth programming opportunities for its users.



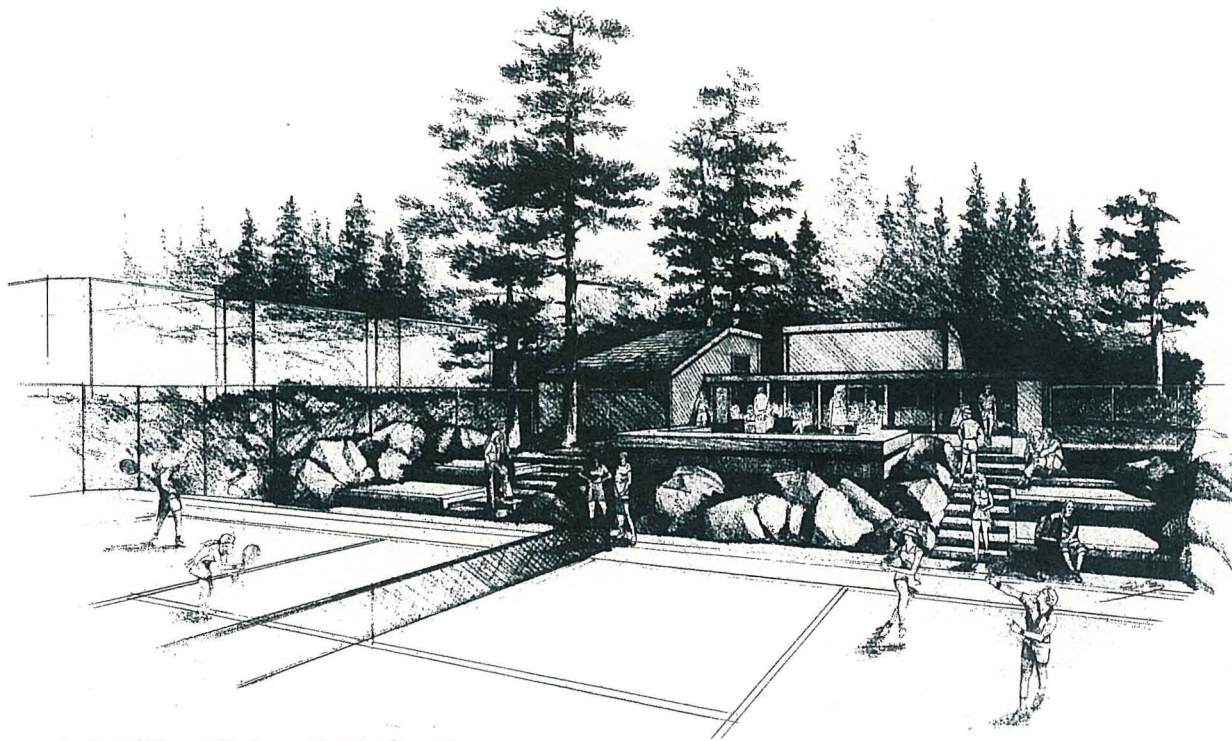
C. EXISTING CONDITIONS ASSESSMENT

FACILITIES

Site

The Tennis Center surroundings and atmosphere are what make it a one of a kind facility. The tranquil and beautiful backdrop of Incline Village serves as a peaceful and welcoming environment for users. The layout of the site is terraced from the parking lot at the bottom of the site and climbs with each court cluster; the facility includes the pro shop, practice wall, and other support amenities. Although desirable, the woodland setting of the Tennis Center does present its own challenges for facility maintenance and seasonal restrictions. The biggest maintenance challenge for the Tennis Center relates to the onsite drainage system. Drains

are consistently clogged with leaves and pine needles causing the system to back up and unable to adequately carry rain water away after a storm. The existing system, constructed in the original 1979 project, largely relies on infiltration and percolation and is likely undersized for the current facility. In the short term, keeping drains, swales and gutters clean should be a priority. Improvements to the drainage system should be incorporated into the court renewal plans which are discussed later in this report.



Incline Village Park - Tennis Complex

C. EXISTING CONDITIONS ASSESSMENT cont.

FACILITIES cont.

Courts

All eleven tennis courts are comprised of asphaltic concrete substrate with acrylic court surfacing. Court clusters vary from 2-4 courts and are surrounded by fencing with wind screens. Courts are cleaned regularly, washed as needed, and are resurfaced on a five year rotating cycle (six year cycle for the four newest courts built in 2007). Overall, the courts are in good to excellent condition.

Courts 1-7 show some moderate signs of cracking which can be expected considering the age and wide weather variations in the Tahoe basin.

The fence windscreen covering is in fair condition and presents a less than appealing appearance right at eye level for all users.

Amenities and Support Facilities

As previously mentioned, the pro-shop and restrooms are the original structures built in 1979. Although these buildings have been maintained over the years, with improvements such as a new roof, siding, deck and interior renovations, they struggle to adequately perform

their intended purpose and in keeping up with the growth of the Tennis Center.

The current building serves as office space and storage for staff, a pro-shop with merchandise, food and beverage offerings, and the front desk/check-in area for users prior to starting play. The existing electrical service is a prime example of the infrastructure not keeping pace with demands. The current electrical panel has no additional capacity to meet the increased demands of the facility.

Staff members commented during interviews with Lloyd Civil & Sports Engineering that there is little room for equipment storage onsite. The staff also recognize that the current site layout creates an opportunity for users to bypass the check-in desk located inside the building.

The practice wall adjacent to the pro-shop is reported to see frequent use, especially from youth players. However, the area is technically undersized and does not accurately replicate the size of an actual tennis court.



C. EXISTING CONDITIONS ASSESSMENT cont.

FACILITIES cont.

Pro-Shop

The pro-shop function at the Tennis Center was created in response to user requests for gear and apparel to be sold onsite. The original intent of the pro-shop building when it was constructed was to serve as office and storage space. As the Tennis Center grew over the

years the function of the building expanded and changed. Given the size and current layout of the building, it is difficult for all of these functions to cohabitate together.

C. EXISTING CONDITIONS ASSESSMENT cont.

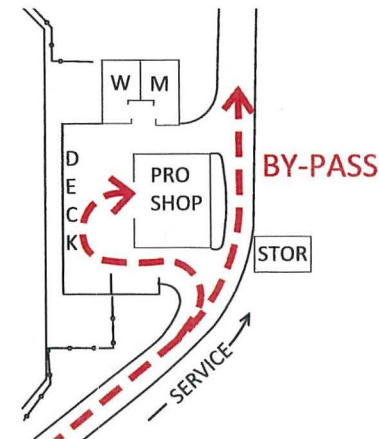
FACILITIES cont.

Entry Sequence and Welcoming Feeling

The existing entry sequence from the parking lot to the pro-shop lacks a clear entry, way-finding or brand impression which is desired by both

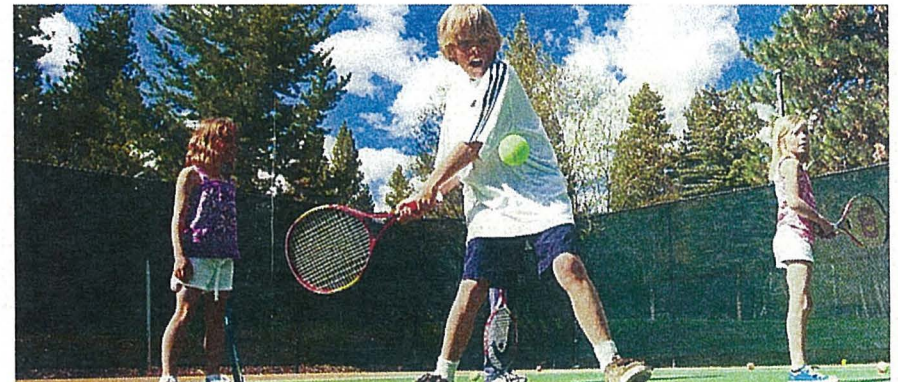
residents and visitors.

The diagram and accompanying attributes demonstrate how the current layout limits user interaction and does not maximize the "social community" goals of the venue.



EXISTING

- UNWELCOMING ENTRY "SERVICE FEEL"
- LACKS VISUAL ACCESS TO/FROM PRO SHOP
- NEGATIVE BRAND IMPRESSION
- POOR FUNCTIONING
- DAILY TRAFFIC ROUTED AWAY FROM PROSHOP
- POOR WAYFINDING



C. EXISTING CONDITIONS ASSESSMENT cont. PROGRAMS AND SERVICES

Benchmarking

Tennis play, whether for a casual pick-up game or a regularly reserved match, is the most common program utilized at the Tennis Center. The table below presents a national benchmark analysis which can be used to estimate tennis players in the Incline Village and Crystal Bay Community. The benchmark is based on nationally compiled statistics from the Tennis Industry Association (TIA) and US Census data. The following assumptions were made:

- Peak season population of Incline Village = 16,293
- 38% of total housing is seasonal/recreational
- Average residents per rental housing unit = 2.58 people
- 7,516 seasonal residents
- National ratios of frequent, regular, and casual players were applied to Incline Village numbers
- Definition of visits by player category is defined by the TIA

	United States	IVGID
Total Population	311 M	16,293
USTA National Ratio	8.7%	8.7%
Total Tennis Players	27.1 M	1,420

	USTA National Ratios	United States	IVGID
Frequent Players (21+ annually)	18%	4.8M	256
Regular Players (4-20x annually)	47%	12.6M	667
Casual Players (1-3x annually)	35%	9.6M	497

Using the national USTA benchmarks to understand the IVGID peak user populations, 1,420 tennis players, provides a reasonable starting point. Unfortunately, using the USTA data to further understand Incline is not appropriate nor adequate. The factors influencing Incline; focused

tennis season, resort community, and overall demographics do not compare well with most USTA data derived from traditional year round U.S. cities and communities. Therefore capturing real data from users and use patterns at the Incline Village Tennis Center, and similar

facilities such as Tahoe Donner, will yield more accurate and useful data for analysis.

The Tahoe Donner Tennis Venue is a wonderful candidate to analyze as a peer to the IVGID Center. Table 2 below details many of the key attributes at Donner Tennis.

TABLE 2

IVGID		DONNER
8,777	User Population	18,412
11 hard courts (1 practice wall)	Courts	11 hard courts (1 practice wall, 7 youth courts)
Director, Head pro, 4 teaching pros	Staff	Director, Head pro, 3 teaching pros
Yes	Pro Shop	Yes
May-October 31	Season	May-October 11
8AM-7PM	Hours	7:30AM-Dusk
2 hours blocks all day	Reservation Policy	1.5 hour in AM (5 courts) 2 hour in PM
Yes - Shared	Pickleball	Yes - 2 Dedicated

A key takeaway from this analysis shows an identical number of full size tennis courts for a typical population more than double that of Incline Village.

While comparisons, benchmarking and trend analysis are useful, there remains no substitute for connecting real, staff verified, utilization data. During July of 2015, with tennis center staff support, actual use data was

collected and is depicted on the bar chart, Exhibit 1.

We selected a doubles match, 4 players per court, as 100% utilization since it commonly dominates the historical morning schedule for the facility. Using a singles match (2 players) or camps/clinics (6-8 players) would have skewed the data away from reliability.

Even during what we would describe as the ultimate peak

use, which occurs in July, it can be concluded that there remains substantial unused capacity in the early morning and during the entire afternoon. [A linear analysis using 4 players as maximum capacity revealed, a 49% utilization, for the peak use period.]

C. EXISTING CONDITIONS ASSESSMENT cont. PROGRAMS AND SERVICES cont.

Pickleball

Pickleball, which began in 1965, has grown substantially in the last 20 years with the number of available facilities doubling since 2010.

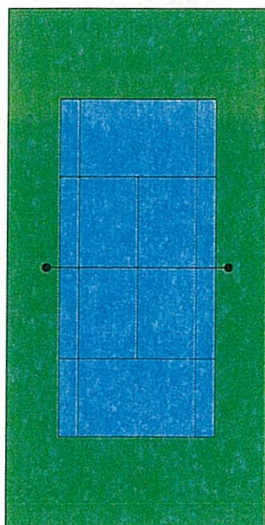
Pickleball is commonly found in community centers, resort, and retirement communities as a recreational opportunity for residents. Pickleball welcomes players of all ages and skill levels with its simplistic nature of combining tennis, ping pong, and badminton. In addition, players are much closer together than compared to tennis (see figure below), so it allows players to be more social and interact with one another during competition. Pickleball is also

very efficient spatially and can fit up to sixteen players (doubles play at all four courts) at one time in the same space as just four tennis players.

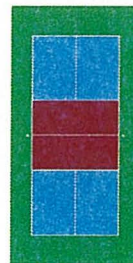
Pickleball was first introduced to IVGID users at the recreation center during the winter months. Residents who were typically tennis players during the warmer months began playing pickleball in the gymnasium when it was too cold to be outside and its popularity and potential for growth in the Incline and Crystal Bay Community grew from there. With the strong interest shown for the sport during the winter, it was decided to utilize space at the Tennis Center in the summer to give pickleball players year round opportunities.

Prior to the 2013 season, courts 10 & 11 were striped for both pickleball and tennis. In 2015, Court 11 was resurfaced with a new color scheme to attempt to further define the pickleball boundaries from tennis lines. Last season the Tennis Center designated drop-in and social time reservations specifically for pickleball. These designated times included Tuesdays & Thursdays from 4:00 pm – 6:00 pm and Saturdays & Sundays from 10:00 am – 12:00 pm. Special reservations for pickleball courts are coordinated directly with Tennis Center staff.

TENNIS AND PICKLEBALL COURT LAYOUT COMPARISON



TENNIS
120ft x 60ft



PICKLEBALL
60ft x 30ft

Exhibit 1

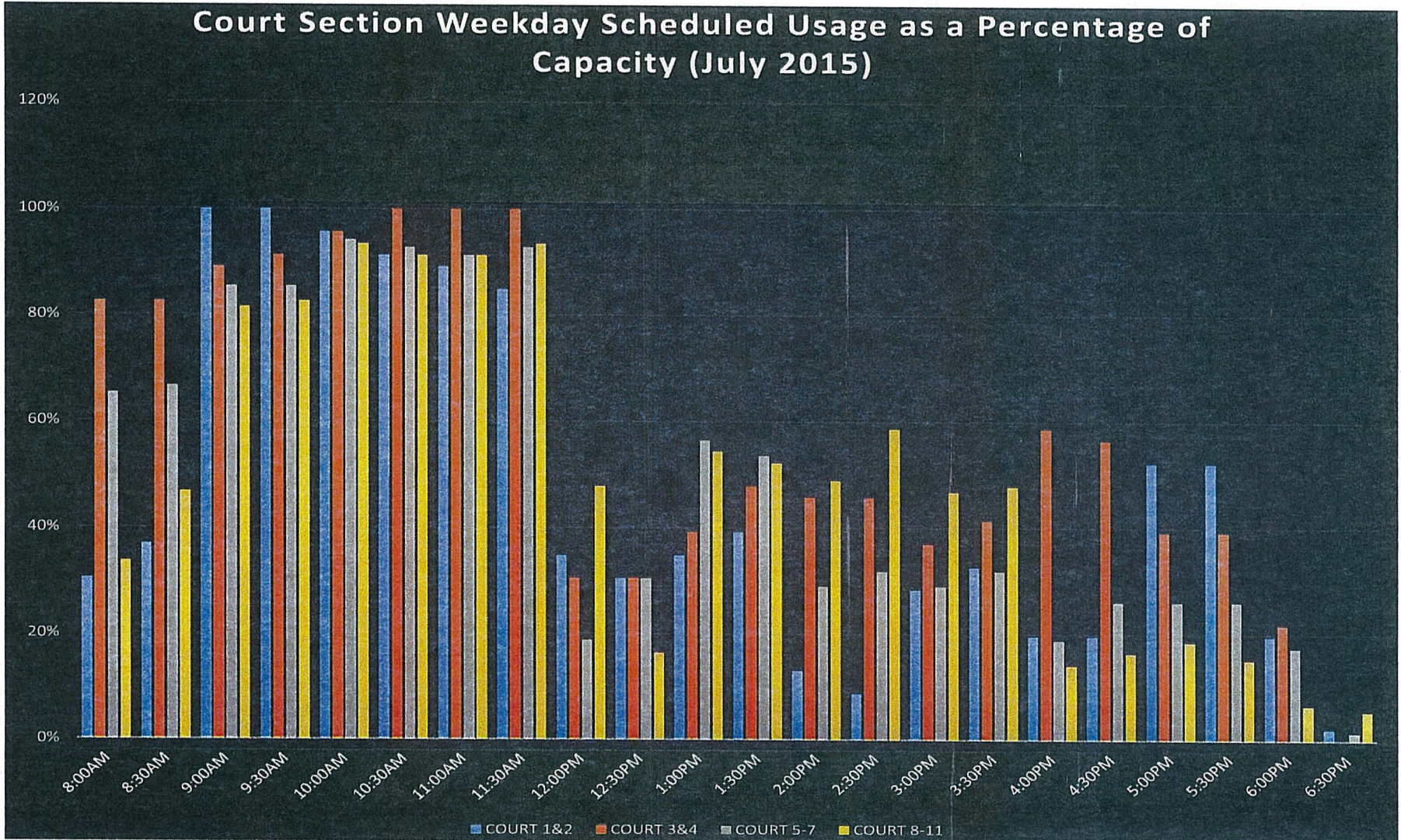


EXHIBIT 1: Recorded data provided by Tennis Center staff shows high percentages of courts being reserved during peak morning hours opposed to the afternoons.

C. EXISTING CONDITIONS ASSESSMENT cont. PROGRAMS AND SERVICES cont.

Teaching, Training, & Camps

The IVGID Tennis Center currently has one Director, one head tennis pro, and four teaching pros to promote the Tennis Center and develop the skills of its users. Annual programs taught by the tennis pros include adult, youth, shot of the day, and beginner's clinics. Clinics can last from one a day, to a week, to an entire season.

The Tennis Center receives much positive feedback about the value and overall attitudes and enthusiasm of the teaching staff. The continual assessment and investment (if necessary) in Tennis Center teaching staff is critical to the success of a semi-private facility with lesson opportunities.

Court Reservation/ Scheduling/Availability/ Player Matching Service

The Tennis Center currently uses a call-in manual scheduling system where a member will call the Tennis Center with a desired playing time and a staff member will reserve courts when they are available. Additionally, if a player would like to schedule a match with another player of their similar skill level, the Tennis Center staff will record their information and personally seek out another player who is available to play within the desired time range. The Tennis Center operates within the following reservation guidelines:

- 7 day advanced reservations
- Two hour (typical) time blocks.
- Reservations can be made on any court unless there is a dedicated class/clinic scheduled.
- Back to back time blocks can be reserved at any time of day.
- Morning time blocks restricted to 8am-10am and 10am-12noon

Many Tennis Centers across the nation have moved to an online booking system in order to simplify and streamline front desk operations. By providing online scheduling, staff and

users have access to real-time court availability and payment processing.

This can also improve customer service by having 24/7 access to reserve courts and has been found to increase player participation. Online booking systems can be expanded to include player matching capabilities in an online database where players update their profiles and schedules for others to search. This system can ease the staff's burden of matching and scheduling players.

The tennis center offers free play opportunities to both residents and general public on Sunday afternoons and for youth under the age of 12 any afternoon. This allows the interested or casual player exposure to the features of the facility.





C. EXISTING CONDITIONS ASSESSMENT cont.

PROGRAMS AND SERVICES cont.

Social Activities

The IVGID Tennis Center focuses on providing its members with the most fulfilling experience possible, both on and off the courts. The Tennis Center has taken an initiative, with the help of some active members, to create various social events to bring the IVGID Tennis community together in fun and fellowship.

Events like Men's mixers, Ladies Day, mixed doubles, Extreme drill & play, and Cardio Tennis provide special incentives for these focus groups to come to the Tennis Center to socialize and play with their regular partners or someone entirely new.

The Tennis Center staff has

received praise in recent seasons about the success of these events and are encouraged to provide more frequent and organized events to continue to build the strength of the tennis community.

Most of the current social events take place on the Tennis Center deck, which is a main focal point and gathering place.

Tournaments

The IVGID Tennis Center hosts two tournaments per season on the weekends, and has in the past held a third tournament. The two tournaments which are consistently hosted annually at the Tennis Center are the Incline Open and the USTA sanctioned NTRP tournament.

The NTRP aims to attract tennis professionals in an extended area while the Incline Open encourages more local competitors.

These tournaments are enjoyable for IVGID tennis users and local tennis fans who come to the Tennis Center for a social gathering while watching competitive play. It is our understanding from Tennis Center staff and the community there is not a desire to host more or larger tournaments every season based on limited staff and resources, along with limited available summer weekends to host that aren't already scheduled by another nearby annual tournament.

C. EXISTING CONDITIONS ASSESSMENT cont.

COMMUNITY PERSPECTIVES

The Lloyd team, with support from IVGID directors, completed extensive outreach and data collection with the tennis center staff, facilities operations and the user community. The user input included hosting two evening workshops, one focused on tennis and the other focused on pickleball. The staff input included one-on-one interviews.

The staff input received provided valuable discernment from professionals who have worked in the tennis world for many years and are engulfed in the IVGID Tennis Center environment on a daily basis. The following describes trending themes and key points brought up throughout the six interviews.

Environment and Culture:

- The overall desired culture for the Tennis Center is to be a fun, social, attractive, and inviting atmosphere for users.
- Energetic and enthusiastic staff members are a strong point of the Tennis Center and bring a vibrancy to the IVGID tennis community.
- In more recent years, the center has adapted to become a more welcoming environment for families and young children learning to play.

Facilities and Infrastructure:

- The rustic and woodland setting at the IVGID Tennis Center adds major value to the user experience and makes the Center unique.
- The Tennis Center deck provides a welcoming meeting place for users to socialize and relax before, during, or after play.
- The size and layout of the main building struggles to serve all its intended functions.
- The bathrooms are outdated and would benefit from some form of locker storage for users.
- More general storage capacity is needed.

Operational Pitfalls/ Opportunities:

- The Center must develop means and methods for integrating the growing sport of pickleball into its culture.
- The vision to achieve a tennis center operation that is cost neutral can create tension between customer service and cost savings if not effectively balanced.
- A standard needs to be established at the Tennis Center to correlate membership expectations to the level of service provided.

C. EXISTING CONDITIONS ASSESSMENT cont.

COMMUNITY PERSPECTIVES

The community and user input focused on two evening presentations and workshops which are detailed in Appendix 4. The interactive presentation, discussion, and conversation with both the tennis and pickleball groups demonstrated passion for the programs and shared values to improve both the facility and the services provided.

Public Input on Public Programs and Services

As part of the public input process, feedback from the user groups helped define which programs and services were operating satisfactorily and which were not. At the public input meetings held at the Tennis Center, attendees were provided with green, yellow, and red indicators in order to rate 15 attributes of the Tennis Center as "Satisfactory"

(green indicators) or "Less than Satisfactory" (red and yellow indicators).

Attendees were encouraged but not required to use all of their indicators, nor did they have to rate every attribute. The attributes and their corresponding satisfaction responses are shown. Many of the results from the public input activity reflect the strengths and opportunities for the improvements outlined previously in this section.

COMMUNITY PERSPECTIVES cont.

The user workshops also revealed a desire to consider increasing the overall capacity of the center. Ideas discussed included:

- Adding sports lighting for evening play
- Construction of 2 to 4 indoor full size courts for year round use
- Adding more outdoor courts to support the peak season and popular morning time blocks
- Constructing dedicated pickleball courts
- Converting some existing tennis courts to permanent pickleball configurations

TABLE 3 - IVGID Satisfaction Survey Results

Attribute	Satisfactory or Better Response	Less than Satisfactory Response
Positive		
Court Availability	19	2
Court Surface and Cleanliness	18	4
Venue Setting/Character	16	1
Social Activities	12	4
Youth Programming	8	2
Neutral		
Food and Beverage	7	5
Fit and Finish of Facility	7	13
Customer Service	4	8
Tournaments	5	10
Support Amenities	7	14
Negative		
Fee Structure	3	11
Restrooms	5	15
Pro Shop / Cashiering	0	12
Court Reservation System	0	15

*More than 2:1 ratio needed for clear categorizing.

Future Program Expansion and Capacity

The current facility struggles to break even and a new indoor facility would need to account for project costs and financing associated with a major capital outlay. It would also need to address heavy operational expense including staffing, heating, ventilating, lighting, cleaning and general maintenance. Indoor facilities are generally reserved for larger population centers where a large user group is able to share the high costs.

Socially and psychologically, tennis, swimming, and golf, for example are perceived to be "good weather" activities and the overall level of interest and participation rates drop dramatically as the weather turns, even if indoor options are available. The mainstream and casual tennis player place a high value on an outdoor experience, and the open air environment remains a key driver in their decision to participate, as opposed to an enclosed option.

D. CAPITAL RENEWAL AND MODERNIZATION

Asset Management; Capital Investment, Renewal, and Deferred Maintenance

The original investments and capital improvement that led to the opening of the Incline Tennis Center in 1979 have served, and continue to serve, the communities of Incline Village and Crystal Bay. As the facility continues to age and programs evolve, it is imperative that further “bricks and mortar” investments be made.

In order to maximize the future value to the community, we put forth an investment approach to meet current needs, adapt to changes on the horizon, and as possible, provide a flexible implementation strategy within the overall context of the IVGID recreational vision, resources, and District priorities.

This portion of the report will combine the existing facility evaluation data collected, typical life cycles for the existing improvements, and forecasts for new investments based upon data collected from the community workshops, staff interviews, industry trends, and the evolving demographics in the District. In order to stratify the investments suggested, we put forth three distinct categories for consideration; Scheduled Maintenance, Facility Renewal, and Capital Improvements.

Scheduled Maintenance

For the purposes of this discussion, we define scheduled maintenance as activities and expenses that care for the existing facilities/assets through planned actions and or investments to keep the current

physical features at or near the same service level and quality for the anticipated full service life.

Overall, the District has done an exemplary job maintaining the physical assets over the past 35 plus years of service life. This is particularly true for facilities like tennis court surfaces where small deviations in the surface, due to water intrusion into the base or freeze/thaw impacts, can quickly turn a quality sports surface into an unacceptable one.

Therefore, we strongly support the District retain and reaffirm the planned court maintenance and resurfacing to include annual repairs of major cracks facility wide and at a minimum continue the 6-year resurfacing regime where a third of the courts are resurfaced every other year in the late spring. Courts 1-4, 5-7, and 8-11.

Site storm drainage and drainage from routine wash down operations was a second area of concern observed and communicated by both staff and community members. Much of the existing storm drainage system relies on an infiltration and percolation scheme that over time becomes plugged by silt, sediment and debris.

In the short term, the district operations staff should do their best to keep all of the exiting drains, valley gutters, swales and drainage basins free of litter and debris. A long term solution would best be engineered and implemented during future court reconstruction projects, which are on the horizon, and could follow the drainage solution used for the newest courts, 8-11.

Facility Renewal

For the purposes of this discussion, we define facility renewal as activities and expenses that restore or replace facilities/assets through planned actions and or investments to renew the current physical features to meet existing programs demands, and restore the asset to or near the original service life. Renewal includes reconstruction of existing facilities, but does not include new facilities such as additional courts.

Courts 1-7 are now over 35 years old and even though the District has done an exemplary job maintaining and extending their service life, the reality is that tennis court pavement systems are typically designed for a 30 to 40 year service life. The drainage systems, pavements, coatings, and structural aggregate bases will need reconstruction/renewal in the very foreseeable future, 5 to 7 years.

The asphaltic concrete pavements and stone bases designed for the original construction have performed well and a similar design with asphaltic concrete pavements and acrylic surfaces would seem a logical choice for future reconstructions of courts 1-7. Post tensioned reinforced concrete court structures could be explored as a possibility during the redesign process, if the engineering evaluation determines soils, drainage, or other performance advantages of a concrete sub structure were warranted and provided additional value to the District.

Post tensioned concrete courts can provide a 50 year plus service life, improved ball bounce and slope tolerances, but bring with it a rigid pavement system design. This harder and inflexible surface will impact the joints and muscles of users to a greater degree. The cost per court would be approximately \$75,000.

Courts with asphaltic concrete structures carry a 35 year life and currently cost a little more than 1/2 of concrete, approximately \$40,000. This flexible pavement system will provide the same tennis play the community currently experiences.

Capital Improvements

For the purposes of this discussion, we define capital improvements as activities and expenses that create new or expand facilities/assets through direct actions and or investments to increase performance, expand inventory, or create new features/programs for the community.

The 2003, the addition of courts 8-11 was the last capital investment to the Incline Tennis Center. This program expansion increased capacity use, and overall programming for the venue, but left the support features virtually untouched. The following discussion reviews and highlights some of the capital investment possibilities aligned with potential program expansions expressed throughout the data collection process.

Pro-Shop and Support Buildings

Like the tennis court structure and pavements, the support buildings (pro-shop, restrooms, storage, and social spaces/deck are nearing the end of their service life (systems and finishes). Recreational support buildings, such as the pro-shop, typically have a 35 to 45 year service life, and in this case, the program demands have expanded further necessitating the need for a renovation. This is not to say that the buildings at the Tennis Center have been neglected, which is clearly not the case, as newer roofing, siding, and active maintenance is evident.

Increased Tennis Capacity

In several forms, including: feedback during community workshops, staff interviews, responses to customer satisfaction survey; requests were voiced for additional tennis capacity. Specifically, these request included building more outdoor courts, installing sports lighting on some courts for night play, and constructing 2 to 4 indoor courts for year round use.

The data demonstrates the facility has additional capacity, particularly in the afternoons, and we would not suggest additional tennis capacity is warranted at this time.

Building new capital intensive facilities should be the last option to meet the programming needs after making every operational effort to utilize the existing inventory, increasing

density in the morning hours, and/or adjusting the fee structure to more adequately distribute the play on the existing physical assets.

Evening Lighting

While evening use may have some interest during the peak of the summer season (June, July and August) the day length is quite long and the facility has extensive availability in the afternoons let alone early evenings during that time. In the spring, the climate in the Tahoe Basin can be rather cold and unpredictable further reducing likely program expansion hours through lighting. The best opportunity for extended hours provided by sports lighting likely would be the late summer into the fall.

With that being said, adding sports lighting to courts 3 and 4 during the renovation of the pro-shop or reconstruction of the courts may be worthy of conversation. While the verified usage data does not indicate a demand for night tennis currently exists, it may be a feature the community desires and is willing to support as part of the future work on courts 3 & 4. This feature would extend play in a crucial zone, mix evening play with important social aspects of the facility, and extend the use of an existing asset without creating a new demand for capital, land, and associated annual operations and maintenance funding.

TABLE 4 - IVGID Tennis Center Asset Investment Model
Future look ahead

Priority	Maintenance	Renewal	Capital
A	Continue routine crack repair, spot patching and striping		Select architectural design team to commence planning for pro-shop modernization
	Start systematic wind screen replacement with upgraded fabric		Commence planning for reconstruction of Courts 3 and 4 (include in pro-shop project or defer)
	Repair, resurface, and restripe Courts 5-7		Add new entry, directional and court signage
B	Continue routine crack repair, spot patching and striping	Reconstruct Courts 3 and 4 (\$40,000 to \$75,000 per court) in concert with pro-shop renovations or defer to later date	Bid, award and complete pro-shop and site modernization (\$350,000 to \$400,000 range)
	Complete systematic wind screen replacement with upgraded fabric		Evaluate any physical changes associated with Pickleball program (short and long term)
	Repair, resurface, and restripe hitting wall area		Commence planning for reconstruction of Courts 1 and 2 (drainage to be evaluated)
C	Continue routine crack repair, spot patching and striping	Reconstruct Courts 1 and 2 (\$40,000 to \$75,000 per court) in concert with any Pickleball capital	Complete any Pickleball improvements, likely near parking lot area if new construction
D	Continue routine crack repair, spot patching and striping	Replace court furniture and equipment	Consider improvements to overall storage needs for sports equipment and maintenance operations
	Repair and sealcoat exterior walkways, paths, and parking lot		
E	Continue routine crack repair, spot patching and striping	Evaluate need to commence fence repairs and fence fabric replacement regime	Commence planning for reconstruction of Courts 5 through 7 (drainage to be evaluated)
	Repair, resurface, and restripe Courts 8-11		
F	Continue routine crack repair, spot patching and striping	Reconstruct Courts 5 through 7 (\$40,000 to \$75,000 per court)	
	Seal and paint all exterior structures		

Additional Outdoor Tennis Courts

The addition of more outdoor courts, see earlier comparison to Tahoe Donner, given the current population of users and use patterns is not suggested at this time. Like the discussion on the need for increased capacity in general, creating new courts to address a weekday morning scheduling demand is also not suggested at this time. Other tools and approaches should be thoroughly explored before any investments in new facilities should be considered. This position is further supported by the users themselves, who rated court availability as a strength of the current tennis center and its operations, with 19 positive responses and only two 2 negative ones.

Indoor Tennis Facility

Considering less than 100 full or peak season passes were purchased in 2015, we do not believe the demand exists for an indoor dedicated tennis facility. A rather simple 3 court indoor facility, assuming 8am to 8pm operating hours with 1.5 hour reservation blocks would yield 168 scheduling opportunities per week. If we assumed 3 players per court on average, 504 players would need to play once a week year round for optimal utilization of the facility. This would be in addition to the group using the outdoor facilities during the spring/summer/fall period.

In reality, the population base that would use an indoor facility and pay annual dues would need to be several times larger than the 504 weekly users in order to cover the cost burden of a new indoor facility including capital, land, energy, staffing, operations, and maintenance. The fact that the existing outdoor Tennis Center, which is not currently burdened by any capital debt, cannot cover its annual operating costs, demonstrates it would be very difficult for a new indoor facility to break even financially.

It might be feasible to provide some level of indoor tennis in a mixed used facility (tennis, volleyball, running track, basketball, pickleball) if the capital costs were funded outside of the overall pro forma. Simply compare the anticipated costs of such a venue to the existing IVGID Recreation Center and when one adds the low population density realities of tennis (ie: low user fees per square foot of space) it makes the financial equation challenging to balance. We would recommend further study and economic analysis be conducted if the District would like to explore an indoor tennis center, or a multi-purpose field house.

Increased Pickleball Capacity

Similar to the requests for additional tennis capacity, the pickleball community requested specific and dedicated courts be constructed or repurposed. The ideas ranged from repurposing one or two existing tennis courts, for dedicated pickleball play, to constructing new pickleball courts.

Like tennis, the demand for dedicated full time pickleball courts would not meet the threshold for new investment with current usage data, but if the sport exhibits growth it may be worthy of consideration in the future.

The trajectory for pickleball participation, and specifically in the Incline market, match well to resort and active adult community locations where the sport is currently thriving. The IVGID Recreation leadership should maintain a focus on supporting this growth and the evolving user needs as an important element of an overall IVGID recreation plan.

E. FINANCIAL SUSTAINABILITY

Rec Fee Allocation

All IVGID residents pay an annual recreation fee to maintain, upgrade, and acquire recreational facilities for residential use. The total amount collected by IVGID is then distributed to the various venues. Percentage of allocations vary based on facility maintenance needs, usage, user groups, etc. The

chart shown below depicts the percentage of funds distributed across all venues for the 2015-2016 budget year. With recent cycles of improvements to a number of other IVGID facilities, it is anticipated the Tennis Center may receive a higher allocation of funds in coming years for facility renewal and modernization once the existing bonds are paid off.

Incline Village General Improvement District - Venues May 2015-16 Budget

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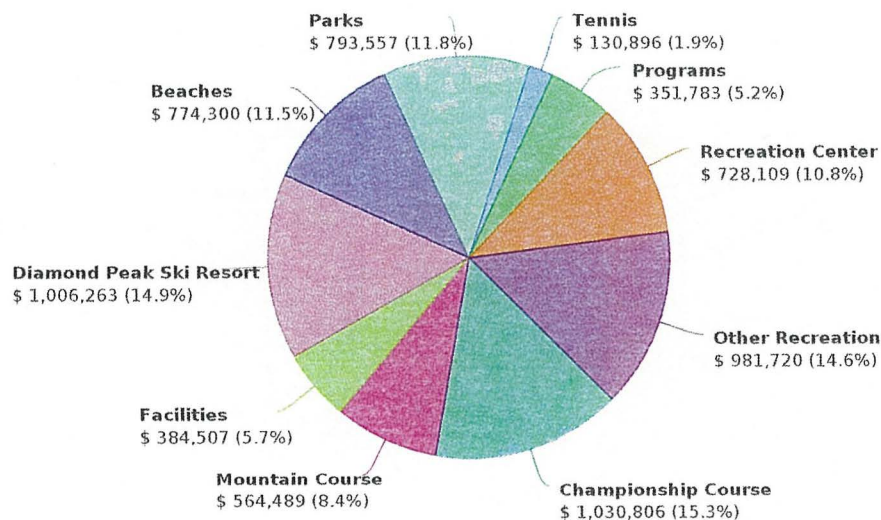


EXHIBIT 3: May 2015-16 IVGID Venues Budget

User Fees/Rate Structure

Below is a breakdown of total membership passes sold in the 2015 season. The prices shown are for IVGID pass holders – non pass holders pay a higher price for all memberships listed. The Tennis Center also offers six-pack packages for purchase at a buy five, get one free rate.

	Number Purchased (2015)	Price per Membership (w/ IVGID pass)
Adult Full Season	26	\$359
Adult Couple Full Season	14	\$675
Senior Full Season	18	\$309
Senior Couple Full Season	22	\$560
Adult Peak Season Pass	6	\$289
Senior Peak Season Pass	8	\$243
Adult Afternoon Pass	11	\$119
Ages 80+ Pass	6	FREE
Pickleball Afternoon Pass	25	\$89

Marketing and Branding

One of the most prevalent themes received during the public input process from Tennis Center users was the desire to grow the Center in order to support and help finance the maintenance, improvements, and expansion requested by its users.

A clear way to facilitate this growth is to bring in more, new players and guests to the Center. By creatively increasing marketing strategies, IVGID can tap into a much larger regional network of tennis and pickleball players, and may find more local players who simply were unaware of the great resource already existing close to home.

A common strategy in many tennis facilities around the country is to institute a player matching network. There are online databases and computer

software available which allow players to create a profile, rank their skill level and post their availability for play. The matching network then finds and/or notifies similar players with the same schedule and can set up a match between the two/four if the facility has a court open during the desired timeframe.

Currently, the IVGID Tennis Center has very limited resources for matching players and they rely on staff to cold call other players to check on their availability. Instituting an online player matching network will both put the power in the players' hands to schedule matches (as opposed to staff) and will help spread the word about the IVGID facility to bring in new players and guests. This software could easily be used

for pickleball in the same way as tennis.

With the fairly recent addition of pickleball to the Tennis Center, it can be assumed many local and regional pickleball players do not even realize the Tennis Center has pickleball courts, equipment, and a group of regular players. Promoting the fun, simple, and social attributes of pickleball to the Incline Village Crystal Bay community can help bring in players of all ages, beginners or experts, to help build the local pickleball following as the sport continues to grow nationwide.

F. RECOMMENDATIONS AND OPPORTUNITIES

The Incline Tennis Center is a valuable asset in the mix of recreational and social activities offered by the Incline Village General Improvement District contributing to the "Incline Lifestyle" cherished and financially supported by the residents.

Our study found three overarching themes, or findings:

- The Incline Tennis Center is and will remain a viable recreation asset into the foreseeable future
- The facility components of the Center are aging and will need significant renewal and investment in the next 5 to 7 years
- Adjustment to the program offerings, services, and features to support the next generation of users should dovetail into the physical investment plan

RECOMMENDATIONS

1 - Launch Planning for a Major Renovation to the Pro-Shop Buildings and Surrounding Site

While the courts, the court surfacing and direct court features will meet the needs of the programs and the users in the mid-term, the building spaces have not fared as well. The existing pro-shop, originally envisioned as an office and storage, no longer meets the

needs of the community, the use intensities, daily staffing patterns, and the expectations associated with this evolving semi-private amenity.

We recommend investing in the support spaces, pro shop, operations areas and essential social zones of the facility. The pro shop, restrooms, and support features of the facility were uniformly criticized by staff and community members during the outreach and data gathering. Additionally, upgrading the entry

sequence elements and overall brand perception of the facility will improve marketability for outside users and events. An investment in the nucleus of the center will benefit every facet of the program, service, user and staff member.

Our recommendation is to retain and reuse much of the structure on the current footprint, by expanding the enclosed footprint, creating a new front door capable of improved but friendly access controls to the

facility, and remodeling the entire facility inside and out to match the quality and appearance of similar IVGID recreation venues.

An order of magnitude budget for the pro-shop and site renovation might plan for \$250 building per square foot budget and significant investment in a new entry, covered patio, fencing signage, and furnishings for total project cost in the \$350,000 to \$400,000 range. Ultimately this would be studied and verified as the renewal effort was launched.

Just as importantly, a complete reworking of the exterior space surrounding the core of the venue to provide exceptional social spaces for everyone from a pair of singles players enjoying a post-match beverage to hosting a tournament reception.

2 - Formalize Pickleball Program

Pickleball is rapidly expanding on the court scene in resort and retirement communities throughout the United States and worthy of program development efforts. Adding more players, more energy, vibrancy, and activity to

the Tennis Center can only contribute to achieving the Districts goals of wellness, recreation participation, and social engagement.

We recommend that the IVGID Tennis Center expand the schedule opportunities for pickleball, after consultation with the well-established user groups, including some morning time slots if desired. We also recommend that equitable pickleball fees be established to account for this increased dedicated court allocation and affirmatively acknowledge their full membership in the center.

As this increased court allocation is implemented it will be essential that the IVGID staff accurately track and monitor utilization for the upcoming season. This utilization data (frequency, duration, capacity, etc.) will be critical to evaluating if a need for, and quantity of, dedicated pickleball courts is justified.

3 - Affirm Funding for Maintenance and Repair

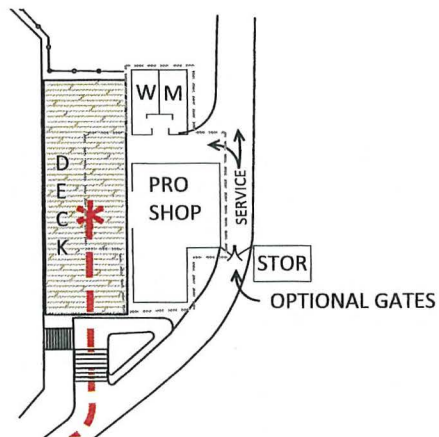
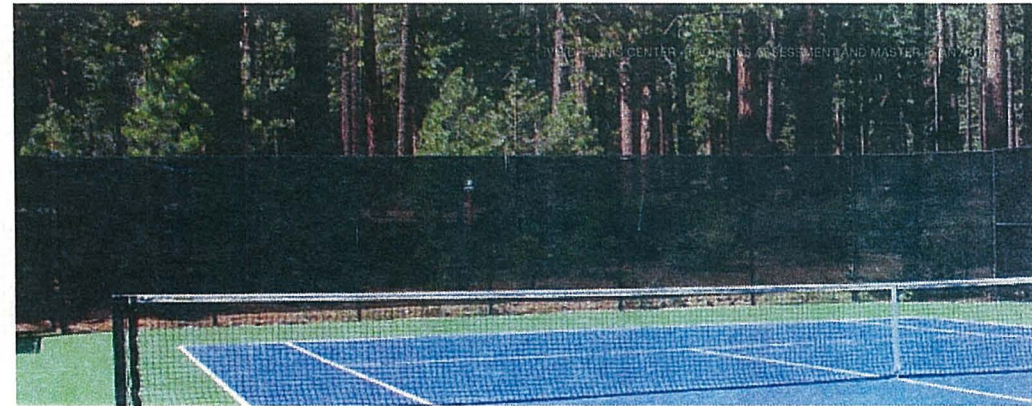
In addition to looking at adjustments and changes throughout our study process,

it is equally important to acknowledge that the District is doing well with their overall maintenance of the facility and this should continue. This is particularly important with the District's care and maintenance of the tennis court playing surfaces.

Court Repair and Re-surfacing

Overall, the courts and the facility are well maintained. The District should be commended for the court repair and resurfacing program it has implemented over the life of the facility. This routine and systematic maintenance is paying dividends and prolonging the life of the courts without the need for major reconstruction. The annual localized crack repair should be retained, along with the cyclical resurfacing regime.

At some juncture, reconstruction of the structural base and pavements will be needed for Courts 1-7, but at this point, is not warranted and can be deferred until a final direction on the pro-shop modernization scope and pickleball need can be finalized.



NEW

- CLEAR ENTRY / CONTROLS
- EXPANDED DECK/PATIO
- EXPANDED PRO SHOP
- SUPPORT SPACE FOR OPERATIONS
- DRIVE TRAFFIC TO PRO SHOP

F. RECOMMENDATIONS AND OPPORTUNITIES cont.

RECOMMENDATIONS cont.

3 – Affirm Funding for Maintenance and Repair cont.

As outlined, court reconstruction will be needed in the 5 to 7 year time frame unless accelerated deterioration, such as major surfacing cracking or settlement/ surface heaving, becomes evident. This would require engineering and budget planning to commence in the 4 to 5 year horizon.

New Windscreens

The existing fence windscreen, other than the courts themselves, are the most visible surfaces at the Tennis Center. We recommend a systematic replacement of these elements with custom measured, hemmed and grommetted materials. This quick and cost effective upgrade to the facility is in alignment with the semi-private culture and expectations of the community.

Drainage

The maintenance teams need to continue their diligence in keeping all drains, swales, and inlets free of organic debris and silt allowing the infiltration system to function up to its design limit. As the court reconstruction process proceeds, upgrades and redesign of the drainage systems beyond infiltration/percolation alone should be considered.

4 - Fine Tune Operations

Invest in Automated Scheduling and Player Match Software

The outreach activities revealed a strong need for an automated and transparent scheduling system to be considered. There appeared to be equal frustration by both player and staff with the existing system.

A new system could have the ability to match players of similar abilities for competition or just recreation. Depending on the sophistication of the software and the desire for the use data outputs, the scheduling tool may be able help the operator's fine tune the membership levels and pricing over time. This would result in a more accurate demand analysis with a goal to flatten the morning peak demands.

Capitalize on Afternoon Court Availability

As the report demonstrates, sufficient existing capacity exists in the afternoons and early evenings to provide ample opportunity to grow the programs without additional investment in new courts. Minor

adjustment of the rate structures for morning play or added incentives for afternoon play could further spread the demand into the available court inventory times.

Simplify and Clarify Membership Levels

The goal to reduce demand on the morning peak period without a significant investment in new capital will take a combination of dis-incentives for morning use and incentives for afternoon play. Additionally, increasing season passes as opposed to daily fee uses will generally yield higher revenues, reduce administrative cost, and result in improved customer satisfaction by not having to make a payment every time they visit.

Re-evaluating the possibility of reducing the morning scheduling window on all or some courts to a 1½ hour window can still be a mechanism to increase morning utilization. Our study of actual use, as contrasted to scheduled use, showed a pattern of lower utilization on the shoulders of the 2 hour scheduled time blocks currently used.

A review of the 2015 passes purchased (Table 5) shows

several membership categories with 5 or less passes issued annually. We would suggest a consolidation and simplification of passes as possible, and/or implementing a reduced percentage rate for senior and couples as opposed to stand alone pass categories.

Although the focus of this study is not to develop a comprehensive rate structure and analysis, the District staff should look carefully at the rates and consider minor adjustments that will help drive traffic to the afternoons and increase revenues in the premium morning time slots.

5- Evaluate Adjustments to Programs and Services

Maintain Teaching Pro Training and Lessons

Build from a very successful 2015 season where the teaching and lesson services were valued in both member appreciation and revenue dollars. The improvement in this program clearly increased the enjoyment for members, advanced their skill levels, and contributes to building the user desired semi-private culture of the center.

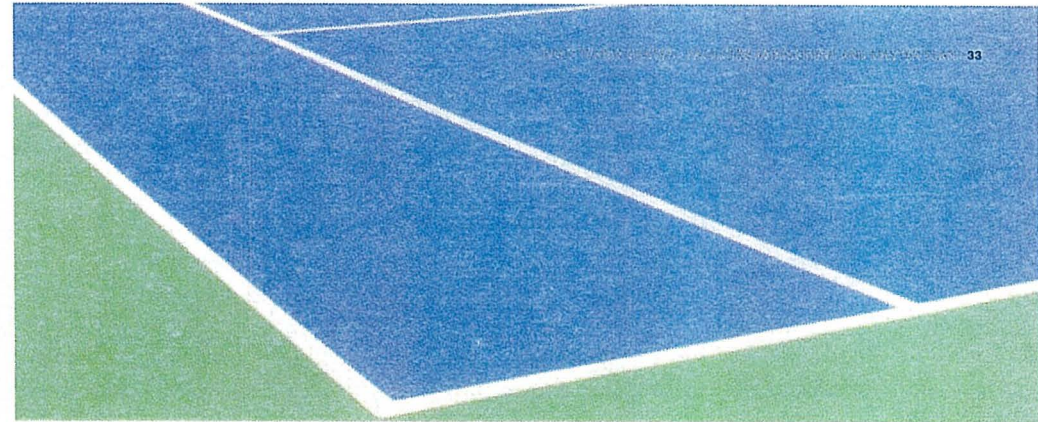
Consider Part-time Pickleball Assistant Pro

If the recommendation is adopted to increase dedicated times for pickleball, there will be a need to program, schedule, and use this resource more than just a few afternoons a week. Identifying a part time pro, or possibly volunteers from the established pickleball community, to provide lessons, youth clinics, and organize round robin matches. Investing in a strong advocate for this developing program will give the program the best chance to succeed quickly and smoothly integrate into the overall operations and culture of the Tennis Center.

Continue to Build Youth Programs

There appeared to be a significant uptick in youth activities at the facility in 2015 which added vitality to the facility, utilized the afternoon time periods, and exposed the next generation to tennis. These programs also have the capacity to drive revenue to the venue through camps, clinics, and activities. This model can be further expanded to expose

youth to pickleball, which is particularly true with the very young who may not have the strength and skills for full size tennis. Pickleball, very similar to the USTA's quick start program, may be a more rewarding and successful entree into court sports for the youngest of the community.



F. RECOMMENDATIONS AND OPPORTUNITIES cont.

OPPORTUNITIES

A - Restructure Pro-shop Retail Operations

The space currently occupied by the pro-shop is antiquated and originally designed as a simple site office and storage. The needs and services have evolved tremendously since the original opening in 1979, as evidenced by our recommendation for an extensive reconstruction. What is programmed in the current and future space is another question altogether.

Reworking of the space must improve the check-in and "retail" transaction functions for court use and improve visual connection to as many portions of the facility as possible. While planning and consideration of any renovation proceeds the following is a breakdown of some short term actions for consideration:

- Racquet restringing is a valuable service to the

members and promotes the convenience and "semi-private" culture of the facility. This should be retained and be at worst cost neutral.

- We would give strong consideration to reducing the retail apparel elements of the pro-shop. In 2015, a slight gross profit was achieved in apparel sales against costs, but costs did not factor overhead which included staff time to order, handle stock and merchandise. This is more realistically a net loss and not a service the members seem to place as a high value.
- In our view, the targets for the pro-shop retail components are local members (food, beverage, sundries pre or post activity), visitors/guests (logoed apparel, food, beverage, sundries, rental gear/balls), youth (logoed apparel, food/beverage, sundries, rental gear)

- In the short term, we would recommend that the pro-shop experiment with a mix of products that might include mail order apparel (sold then acquired) to see what works in anticipation of a new pro-shop in the venues future.

B - Construct or Repurpose Courts for Dedicated Pickleball Use

If the trend of pickleball growth in the Incline and Crystal Bay community continues to flourish, we would recommend the next step be a commitment to a two year demonstration period by converting one of the existing tennis courts into a permanent, but reversible, 4 court pickleball venue.

In a more moderate climate with more year round use, we would likely reduce our demonstration period to one year, but with such a short outdoor season in the Tahoe basin we believe

a two season period will more accurately reflect the staying power of the sport in the region. During this period, the facility staff should track usage/demand/availability and the District should revisit an equitable fee structure in relation to the tennis fees and services.

Implementation of the physical improvements could begin in spring, and we would recommend that one of the following two options be implemented:

Convert the current movable systems at Court 11 to a fixed net systems, new pickleball specific color coating/stripping, modest fencing upgrades, and improved seating/rest areas for players waiting to resume play or socializing.

Or

Convert Court 2 to the demonstration site, return

Court 11 to tennis with associated surfacing/stripping, and add a small social/rest/viewing patio in the entry lawn abutting the courts. This alternative, while more costly, puts this new activity in a highly visible location to showcase the sport.

This would be no different than a retailer placing their newest product in the shop window or at the main entry to the establishment. Of course, this may have some perception risk for the tennis users and would make court 1 less attractive for traditional tennis enthusiasts.

However, it would help isolate the noise of pickleball, objectionable to some, away from a large inventory of the existing tennis courts, 8-11. Additionally, the Court 2 alternative would place the demonstration pickleball location close to a possible new permanent site for dedicated courts in the vicinity of the parking lots/entry walkway than

nearer the residential neighbors.

C - Develop and Implement Capital Renewal Program

As a firm direction on how and when to accommodate a pro-shop modernization and pickleball solution come into focus, the District will be in a position to evaluate the optimal capital renewal program. The overall court inventory, mix of sports, current condition and capital renewal needs would all be folding into a mid-term plan. Assuming the current level of repairs and resurfacing on the existing hard courts is maintained, this work should commence in 5 to 7 years. At this time a slight deferral does not appear to limit the options or severity of the eventual reconstruction of the older courts that will be necessary as they approach end of their life cycle. (See asset management plan framework outlined in body of the report.)

G. CONCLUSION AND OVERARCHING IVGID CONTEXT

The Tennis Center is clearly a valued asset for the members of the community and overall the programs offered meet the critical objectives. Providing a mix of recreation, wellness, and social engagement opportunities for the invested community members at the highest value possible (cost/service level) is at the core of the IVGID Recreation values. The balance between user fees, central recreation parcel fees, and overall quality of the facility are well balanced in relation to other fee based services/facilities within the IVGID portfolio (Recreation Center, Golf, and Ski Resort).

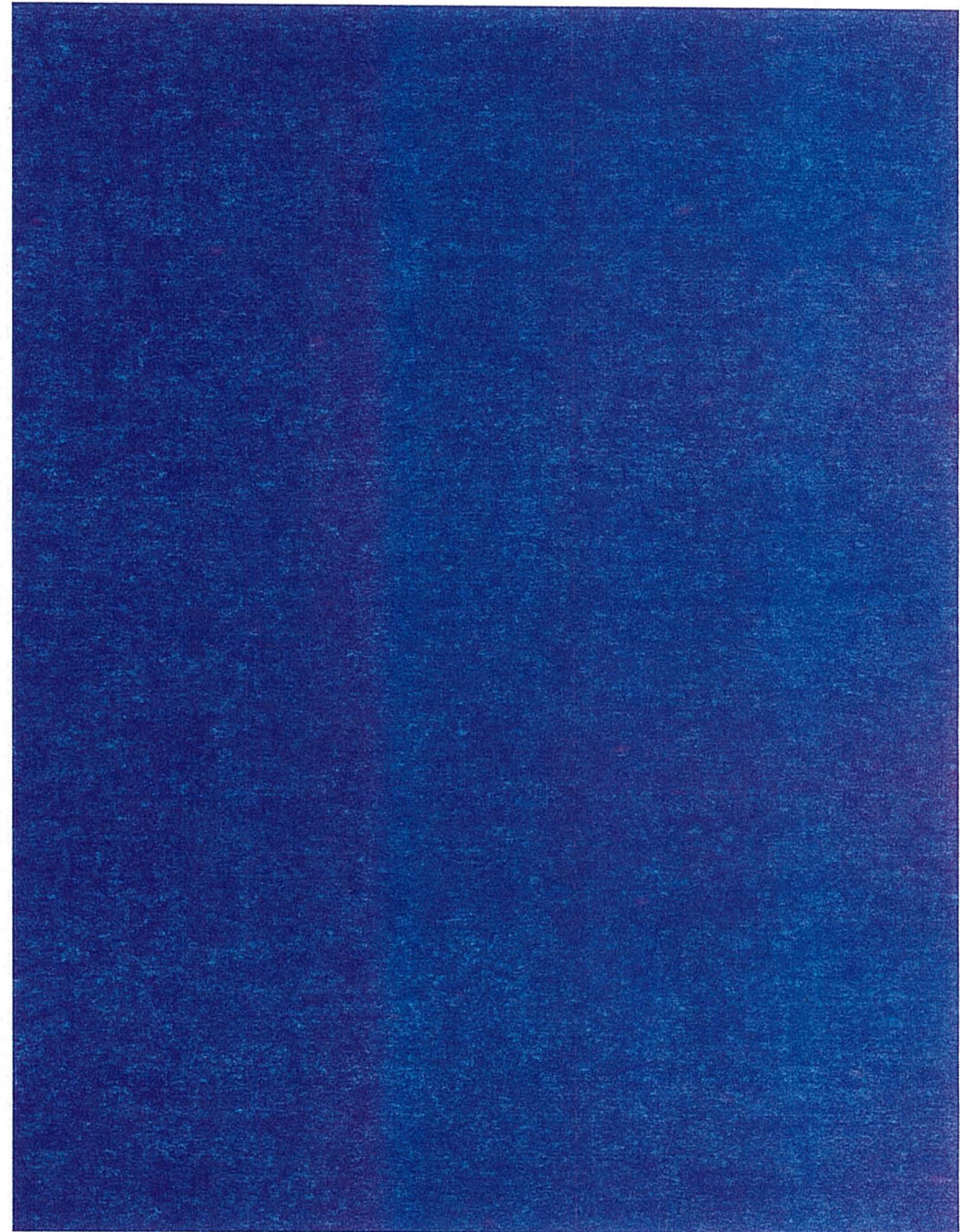
Tennis and access to tennis facilities remain in an awkward space in the United States recreation market place. Many jurisdictions, and school districts, provide free access to tennis facilities albeit at varying quality levels, but none the less, many users arrive at Incline Village and Crystal Bay with a predisposed perception that

this should be a provided "free" amenity much like a passive public park. Fortunately, this model is shifting to a fee based or pay-for-play model in many communities for not only tennis, but activities such as softball, bocce ball, and the like, but the full transition will take time.

The "included amenity perception" is somewhat exacerbated for Incline Village and Crystal Bay residents and property owners, as a result of an additional recreation fee assessed for each parcel. This added assessment leads stakeholders to want to believe they have already paid for access to facilities such as the Tennis Center, as contrasted to being provided free in some communities. Therefore, there will be a very low threshold to significant user fee increases until some reinvestment is complete or at least firmly into the planning process.

Keeping the stated overarching goals at the forefront: To provide a high quality mix of recreation, wellness, and social engagement opportunities for the invested community members at the highest value possible (cost/service level) is at the core of the IVGID Recreation values.

Tennis, like golf and skiing, can be a life-long pursuits and should be part of the overall IVGID recreation offerings. The tennis community has been patient and it now appears time to reinvest in the venue and explore strategically diversifying the offerings by acknowledging Pickleball as a worthy compliment to tennis, and that continued focus on the youth programs, professional teaching/training, and the social interaction elements of the facility are essential for long term support, vibrancy, and success of the venue and its programs.





Appendix 1

Appendix 1

IVGID TENNIS CENTER
MONTHLY TOTAL BREAKDOWN - SCHEDULED COURT APPEARANCES VS. ACTUAL COURT USAGE DATA

DATE 7/26/2015

TIME SLOT	ACTUAL USAGE			
	COURTS 1&2	COURTS 3&4	COURTS 5-7	COURTS 8-11
8:15 AM	8	144	144	52
8:45 AM	12	144	144	68
9:15 AM	132	148	208	236
9:45 AM	132	148	204	240
10:15 AM	92	224	232	552
10:45 AM	92	224	232	524
11:15 AM	84	224	216	524
11:45 AM	84	208	216	524
12:15 PM	52	64	92	308
1:45 PM	60	84	200	252
2:15 PM	72	64	212	340
3:45 PM	24	32	112	304
4:15 PM	8	56	80	156
5:45 PM	32	56	72	148
6:15 PM	40	32	72	144

IVGID TENNIS CENTER
MONTHLY TOTAL BREAKDOWN - SCHEDULED COURT APPEARANCES VS. ACTUAL COURT USAGE DATA

DATE 7/26/2015

TIME SLOT	SCHEDULED USAGE			
	COURTS 1&2	COURTS 3&4	COURTS 5-7	COURTS 8-11
8:15 AM	12	144	144	52
8:45 AM	16	144	144	68
9:15 AM	224	152	208	252
9:45 AM	224	152	204	256
10:15 AM	76	224	232	552
10:45 AM	76	224	232	524
11:15 AM	72	224	216	524
11:45 AM	72	224	216	524
12:15 PM	24	64	92	308
1:45 PM	32	92	216	260
2:15 PM	20	72	228	348
3:45 PM	4	32	96	312
4:15 PM	40	60	80	160
5:45 PM	20	56	104	152
6:15 PM	36	32	72	148

TIME SLOT	ACTUAL USAGE			
	COURTS 1&2	COURTS 3&4	COURTS 5-7	COURTS 8-11
8:15 AM	4%	64%	43%	12%
8:45 AM	5%	64%	43%	15%
9:15 AM	59%	66%	62%	53%
9:45 AM	59%	66%	61%	54%
10:15 AM	41%	100%	69%	123%
10:45 AM	41%	100%	69%	117%
11:15 AM	38%	100%	64%	117%
11:45 AM	38%	93%	64%	117%
12:15 PM	23%	29%	27%	69%
1:45 PM	27%	38%	60%	56%
2:15 PM	32%	29%	63%	76%
3:45 PM	11%	14%	33%	68%
4:15 PM	4%	25%	24%	35%
5:45 PM	14%	25%	21%	33%
6:15 PM	18%	14%	21%	32%

TIME SLOT	SCHEDULED USAGE			
	COURTS 1&2	COURTS 3&4	COURTS 5-7	COURTS 8-11
8:15 AM	5%	64%	43%	12%
8:45 AM	7%	64%	43%	15%
9:15 AM	100%	68%	62%	56%
9:45 AM	100%	68%	61%	57%
10:15 AM	34%	100%	69%	123%
10:45 AM	34%	100%	69%	117%
11:15 AM	32%	100%	64%	117%
11:45 AM	32%	100%	64%	117%
12:15 PM	11%	29%	27%	69%
1:45 PM	14%	41%	64%	58%
2:15 PM	9%	32%	68%	78%
3:45 PM	2%	14%	29%	70%
4:15 PM	18%	27%	24%	36%
5:45 PM	9%	25%	31%	34%
6:15 PM	16%	14%	21%	33%

*FULL COURT CAPACITY IS CONSIDERED FOUR PLAYERS ON EACH COURT AT ANY GIVEN TIME

Appendix 2

An overall site walkthrough was performed by Lloyd Civil & Sports Engineering to assess the conditions of the Tennis Center facility and infrastructure. Components of the Center were rated on the following scale:

Rating	Description
1	New or like new condition, no issues to report, early stages of life cycle
2	Good condition, little to no issues to report, early stage of life cycle
3	Average wear condition, no major issues to report, late stages of life cycle
4	Worn/poor condition, issues reported, replace when funding allows
5	Critical condition, repair/replace as soon as possible

Rating	Description
1	New or like new condition, no issues to report, early stages of life cycle
2	Good condition, little to no issues to report, early stage of life cycle
3	Average wear condition, no major issues to report, late stages of life cycle
4	Worn/poor condition, issues reported, replace when funding allows
5	Critical condition, repair/replace as soon as possible

	Rating					Comments/Recommended Action
	1	2	3	4	5	
EXTERIOR BUILDING ENVELOPE						
Foundations/Footings						
Structure		X				No issues to report
Dampproofing/Dewatering		X				No issues to report
Slab on Grade		X				No issues to report
Columns/Beams/Walls						
Structure		X				No issues to report
Applied Fireproofing Systems			X			No issues to report
Roofing						
Condition Rating	X					Recently redone
Leakage		X				No issues to report
Roof Drains and Downspouts						DNA
Exterior Walls						
Exterior Finish			X			Fire damage on siding near bathrooms
Sealants			X			No comments
Thermal Condition		X				No issues to report
Soffits			X			No comments
General Appearance			X			No comments
Doors/Windows						
Windows			X			No comments
Main Entry Doors			X			Difficult to get to
Main Entry Hardware			X			No comments
Other Exterior Doors			X			No comments
Other Exterior Door Hardware			X			No comments
INTERIOR ELEMENTS						
General						
Wall Finishes (Pro Shop)			X			Dated wall finishes and hardware
Wall Finishes (offices)			X			Dated wall finishes and hardware
Wall Finishes (Bathroom)			X			Dated wall finishes and hardware
Cabinetry			X			Limited cabinetry/storage within Pro Shop
Interior Doors						
Door and Frame Condition			X			No comments
Hardware Condition			X			
Flooring						
Carpet				X		Dated/worn
Tile						DNA
Terrazzo						DNA
Wood				X		Deck worn by sun
Sealed Concrete						
Other			X			Bathroom flooring dated, minor cracking
Restrooms/Locker Rooms						
Restroom Accessories				X		Dated/worn
Lavatories/Sinks				X		Dated/worn
Toilet Partitions				X		Dated/worn
Flooring				X		Dated/worn
Lockers/Benches						DNA
Showers						DNA
Walls			X			Dated walls - paint and water stains scattered spots
Signage			X			No comments
ADA Accessibility			X			No issues to report
Overall Condition					X	
Water Distribution						
Supply Piping			X			No issues reported
Sanitary Piping			X			No issues reported
Water Heater			X			No issues reported
Booster Pumps			X			No issues reported
Gas System						
			X			No issues reported
HVAC						
			X			No issues reported
Refrigeration Systems						
			X			No issues reported
Electrical Supply						
Service Feed					X	Feed is maximized, no remaining capacity for expansion
Transformers			X			
Electrical Distribution						
Equipment				X		
Panelboards (Condition/Capacity)					X	Feed is maximized, no remaining capacity for expansion
Switches and Receptacles			X			Receptacles at every court set for ball machine, etc.
Lighting						
Pro Shop			X			No comments
Courts				X		Courts 3&4 lighting not adequate for sports use
Bathroom			X			No comments

IVGID Tennis Center
 Conditional Court Assessment
 Court Number: 1-2
 Date: 7/27/2015

Rating	Description
1	New or like new condition, no issues to report, early stages of life cycle
2	Good condition, little to no issues to report, early stage of life cycle
3	Average wear condition, no major issues to report, late stages of life cycle
4	Worn/poor condition, issues reported, replace when funding allows
5	Critical condition, repair/replace as soon as possible

Component/Equipment	Rating					Comments/Recommended Action
	1	2	3	4	5	
Surfacing						Asphalt
Paint	X					
Cracking		X				
Heaving/Sinkholes		X				
Lighting DNA						
Player Seating			X			Pavilion/Picnic Table in between courts
Spectator Seating			X			Pavilion/Picnic Table in between courts
Signage			X			Small signs on fence indicating court number
Net		X				No comments
Posts		X				No comments
Wind Screens		X				Holes scattered
Fencing/Gate			X			Paint chipping
Facility Access (bathroom, etc.)			X			First courts passed when entering center
ADA Accessibility		X				Steep slope from parking lot
Scorer's Tower DNA						
Overall Condition		2.5				

IVGID Tennis Center
 Conditional Court Assessment
 Court Number: 3-4
 Date: 7/27/2015

Rating	Description
1	New or like new condition, no issues to report, early stages of life cycle
2	Good condition, little to no issues to report, early stage of life cycle
3	Average wear condition, no major issues to report, late stages of life cycle
4	Worn/poor condition, issues reported, replace when funding allows
5	Critical condition, repair/replace as soon as possible

Component/Equipment	Rating					Comments/Recommended Action
	1	2	3	4	5	
Surfacing						Asphalt
Paint			X			
Cracking			X			Near fence lines
Heaving/Sinkholes			X			Heaving at posts
Lighting				X		Lighting not adequate for night play standards
Player Seating			X			Pavilion/Picnic Table in between courts
Spectator Seating			X			Pavilion/Picnic Table in between courts
Signage			X			Small signs on fence indicating court number
Net		X				No comments
Posts		X				No comments
Wind Screens		X				Holes scattered
Fencing/Gate			X			
Facility Access (bathroom, etc.)	X					Closest courts to bathrooms
ADA Accessibility		X				
Scorer's Tower DNA						
Overall Condition		2.5				

IVGID Tennis Center
 Conditional Court Assessment
 Court Number: 5-7
 Date: 7/27/2015

Rating	Description
1	New or like new condition, no issues to report, early stages of life cycle
2	Good condition, little to no issues to report, early stage of life cycle
3	Average wear condition, no major issues to report, late stages of life cycle
4	Worn/poor condition, issues reported, replace when funding allows
5	Critical condition, repair/replace as soon as possible

Component/Equipment	Rating					Comments/Recommended Action
	1	2	3	4	5	
Surfacing						
Paint		X				Crack seal on court 5, cracking around curb board
Cracking			X			
Heaving/Sinkholes		X				
Lighting DNA						
Player Seating			X			Pavilion/Picnic Table in between courts
Spectator Seating			X			Pavilion/Picnic Table in between courts
Signage			X			Small signs on fence indicating court number
Net		X				No comments
Posts		X				No comments
Wind Screens			X			Minor holes in majority of wind screens
Fencing/Gate		X				
Facility Access (bathroom, etc.)		X				
ADA Accessibility			X			
Overall Condition		2.5				

IVGID Tennis Center
 Conditional Court Assessment
 Court Number: 8-11
 Date: 7/27/2015

Rating	Description
1	New or like new condition, no issues to report, early stages of life cycle
2	Good condition, little to no issues to report, early stage of life cycle
3	Average wear condition, no major issues to report, late stages of life cycle
4	Worn/poor condition, issues reported, replace when funding allows
5	Critical condition, repair/replace as soon as possible

Component/Equipment	Rating					Comments/Recommended Action
	1	2	3	4	5	
Surfacing						
Paint		X				Pickleball striping/coloring seems confusing
Cracking			X			
Heaving/Sinkholes	X					No issues to report
Lighting DNA						
Player Seating			X			Pavilion/Picnic Table in between courts
Spectator Seating			X			Pavilion/Picnic Table in between courts
Signage			X			Small signs on fence indicating court number
Net	X					New/like new
Posts	X					New/like new
Wind Screens			X			Minor holes in majority of wind screens
Fencing/Gate	X					minimal paint chipping - newer gates
Facility Access (bathroom, etc.)				X		farthest away from bathrooms
ADA Accessibility			X			
Overall Condition		2				

IVGID Tennis Center
 Conditional Court Assessment
 Court Number: Practice Wall
 Date: 7/27/2015

Rating	Description
1	New or like new condition, no issues to report, early stages of life cycle
2	Good condition, little to no issues to report, early stage of life cycle
3	Average wear condition, no major issues to report, late stages of life cycle
4	Worn/poor condition, issues reported, replace when funding allows
5	Critical condition, repair/replace as soon as possible

Component/Equipment	Rating					Comments/Recommended Action
	1	2	3	4	5	
Surfacing						Asphalt
Paint			3.5			Older - minor chips scattered
Cracking			3.5			Around Perimeter
Heaving/Sinkholes			3.5			By back fence line
Practice Wall			X			not deep enough to replicate true court conditions
Wind Screens			X			Scattered holes
Fencing/Gate			X			Older fence - paint chipping
Facility Access (bathroom, etc.)	X					Very close to bathrooms
ADA Accessibility			X			
Overall Condition			X			

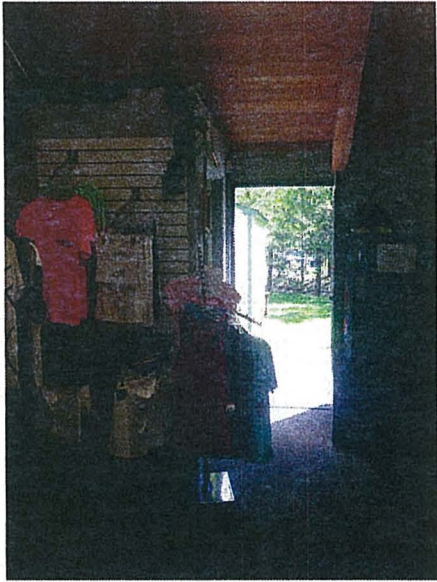
IVGID Tennis Center
 Site Assessment
 Date: 7/27/2015

Rating	Description
1	New or like new condition, no issues to report, early stages of life cycle
2	Good condition, little to no issues to report, early stage of life cycle
3	Average wear condition, no major issues to report, late stages of life cycle
4	Worn/poor condition, issues reported, replace when funding allows
5	Critical condition, repair/replace as soon as possible

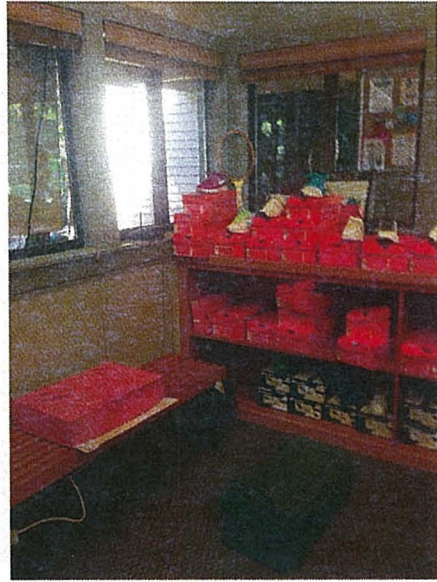
Component	Rating					Comments/Recommended Action
	1	2	3	4	5	
Parking Lot						
Surfacing	X					Newly resurfaced
Curbing		X				Gravel Shoulder
Drainage	X					Newly resurfaced - drains well no ponding found
Lighting		X				No comments
ADA Accessibility		X				
Age						
Last Recorded Maintenance						
Overall Condition	1.5					Lack of wayfinding/signage - no presence
Access Walks						
Surfacing		X				Isolated Cracking
Drainage		X				No issues found
Lighting		X				No comments
ADA Accessibility			X			Wide walkways - some steep gradient spots
Age						
Last Recorded Maintenance						
Overall Condition		X				Lack of wayfinding/signage
Site Landscaping						
Grass			X			
Trees			X			Some shade issues, maintenance hassles
Shade Systems	X					New deck and patio
Patio Systems	X					New deck and patio
Benches		X				Scattered throughout - generally good condition
Trash Bins		X				Generally good condition
Drinking Fountains		X				Coolers on every court at shared picnic table
Site Signage				X		Minimal signage to direct users and guests
Age						
Utilities						
Water	X					No issues found
Irrigation system			X			Minor issues - broken sprinkler heads, etc.
Sanitary sewer	X					No issues found
Storm water management				X		Drainage issues around courts - many backups during rains - to be addressed at next rebuild
Electric				X		At/near capacity - needs improvement/expansion
Voice/data system						DNA

Appendix 3

Appendix 3



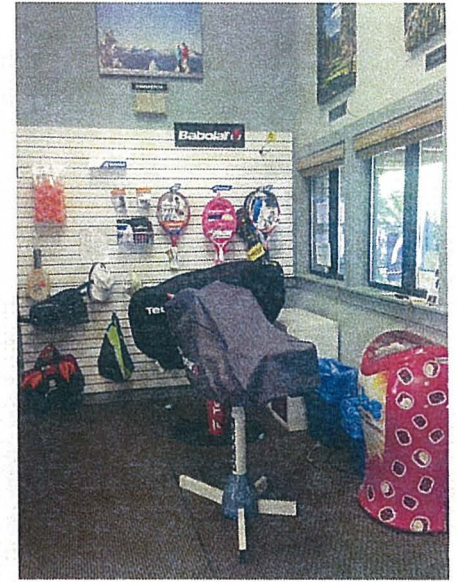
Pro shop apparel and back entrance



Pro shop shoe display

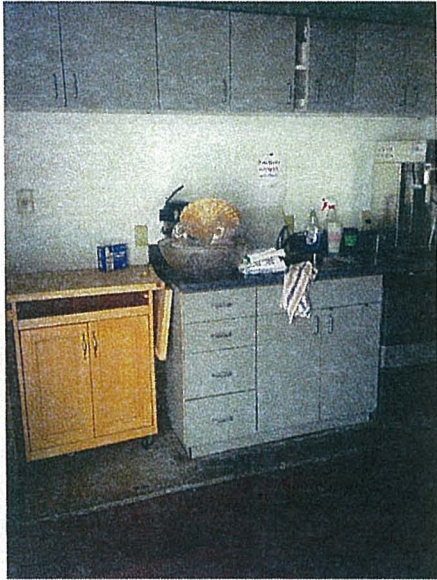


Pro shop apparel



Pro shop and storage area

Appendix 3



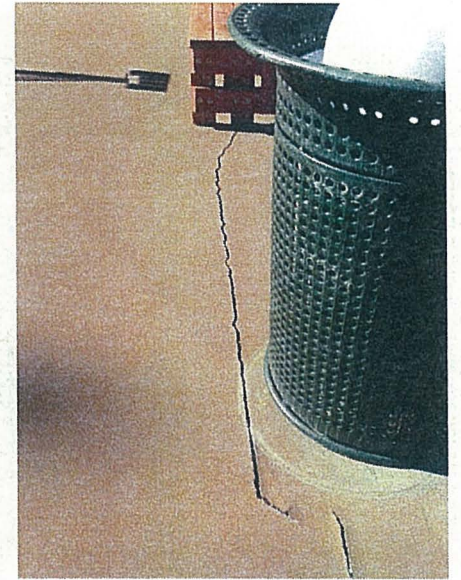
Kitchenette area



Kitchenette area



IVGID Courts #7-8 Repair and striation cracks



IVGID Courts #7-8 Surface cracking

Appendix 3



IVGID Court #8 surfacing



IVGID Tennis Court #9 new colors



IVGID Tennis Court #11 PickleBall & Tennis



Typical shared rest area



IVGID Tennis Court #10 PickleBall storage



IVGID Tennis Court #10 Pickleball & Tennis striping



Practice wall

Appendix 3



Gate with partial windscreen tears



Typical court signage

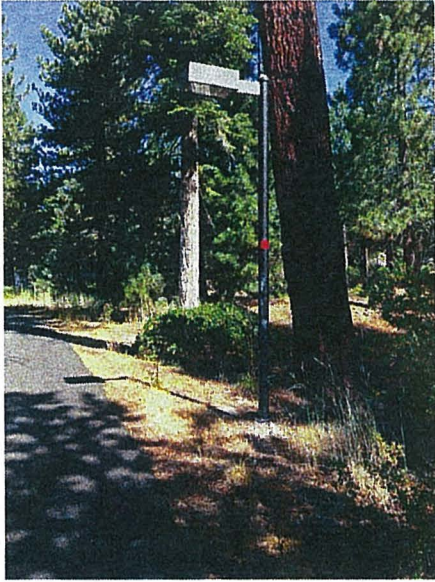


Entry sign



Entry trash receptacle

Appendix 3



Main walkway lighting



Parking lot ADA stall



Site drainage backup

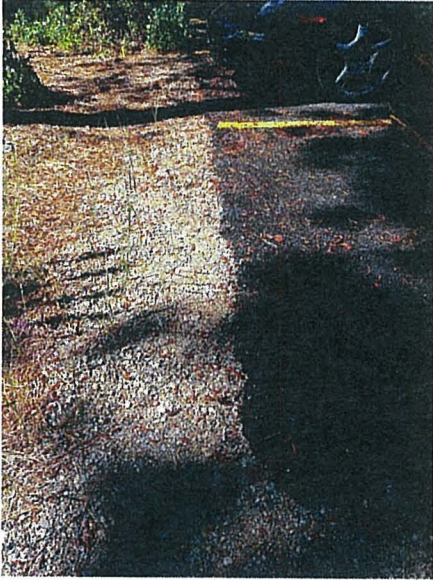


Site drainage system backup



Entry road

Appendix 3



Parking lot shoulder improvements

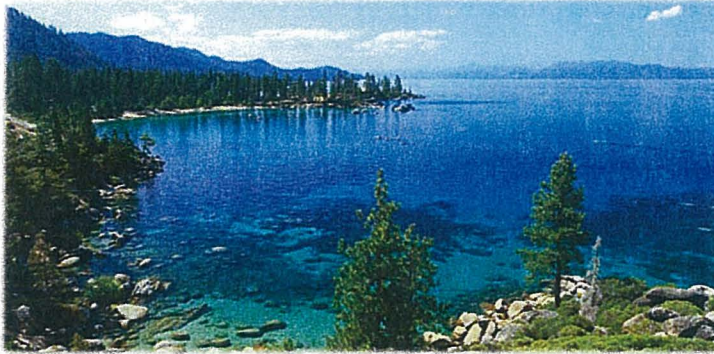


Court V-Drain maintenance

Appendix 4

IVGID Tennis Center

Facilities Assessment and Master Plan
Community Workshops



Indra Winqest,
Director of Parks
and Recreation

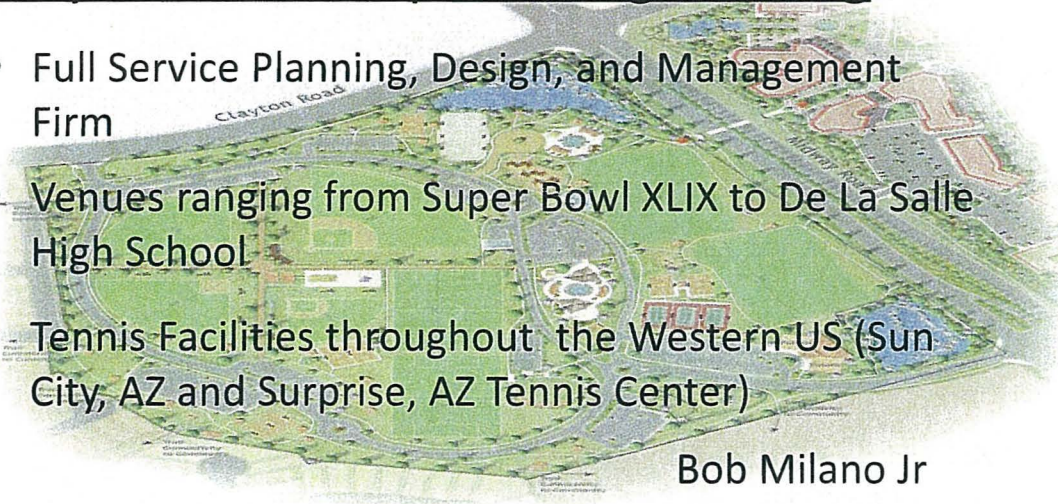


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Introduction

Lloyd Civil and Sports Engineering

- Full Service Planning, Design, and Management Firm
- Venues ranging from Super Bowl XLIX to De La Salle High School
- Tennis Facilities throughout the Western US (Sun City, AZ and Surprise, AZ Tennis Center)



Bob Milano Jr
Courtney Rousseau



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Workshop Objectives



- Solicit Community Input on Current Venue and Programs (Green, Yellow, Red)
- Establish a Uniform Context for Conversation
- Facilitate a Community Directed Solutions Oriented Discussion



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Goals of the Tennis Center

- Provide exceptional service levels and value to our residents and their immediate guests.
- Adopt sustainable financial model to promote utilization and continued investment



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Historical Context



- Seven courts and a pro shop first built in 1979
- Four additional courts built in 2003
- Incline Village population: 8,777
 - Source: 2010 Census



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Current Snapshot



- Typical Season May- September
- 8am to 7pm
- 11 Hard Courts
- Season passes, packages, or day use fees
- Lessons, camps, clinics
- Mixers and Socials
- Pickleball
- Small Pro Shop
- Occasional Tournaments



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Benchmarking

IVGID		DONNER
8,777	User Population	18,412
11 hard courts (1 practice wall)	Courts	11 hard courts (1 practice wall, 7 youth courts)
Director, Head pro, 4 teaching pros	Staff	Director, Head pro, 3 teaching pros
Yes	Pro shop	Yes
May-September 8	Season	May-October 11
8AM-7PM	Hours	7:30AM-Dusk
2 hour blocks all day	Reservation Policy	1.5 hour in AM (5 courts) 2 hour in PM
Yes – Shared	Pickleball	Yes – 2 Dedicated



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Reservation Comparison

- Tahoe Donner Reservation Blocks
 - 5 courts on 90 minute time blocks in AM, 60 minutes in PM
 - 4 courts on 60 minute time blocks all day
 - Back to back reservations available
 - Only allowed 8-10AM/10AM-12PM booking times (no 8:30/9:00AM starts)
 - 2 courts are for lessons and walk-ins only
- IVGID Reservation Blocks
 - Up to two hour court reservations, any court, any time of day, any start/end time

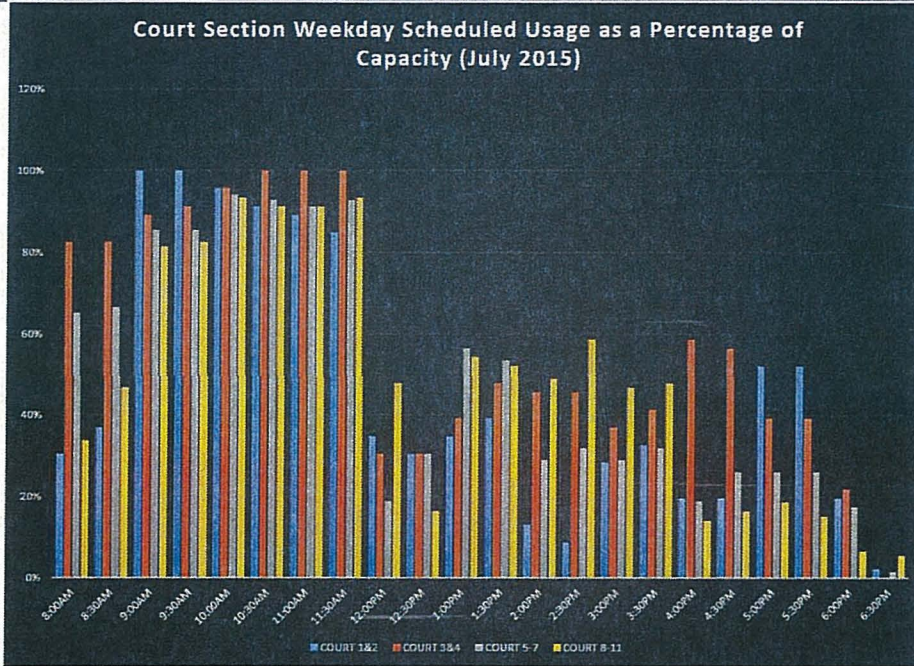


IVGID TENNIS CENTER - FACILITIES ASSESSMENT AND MASTER PLAN / 73



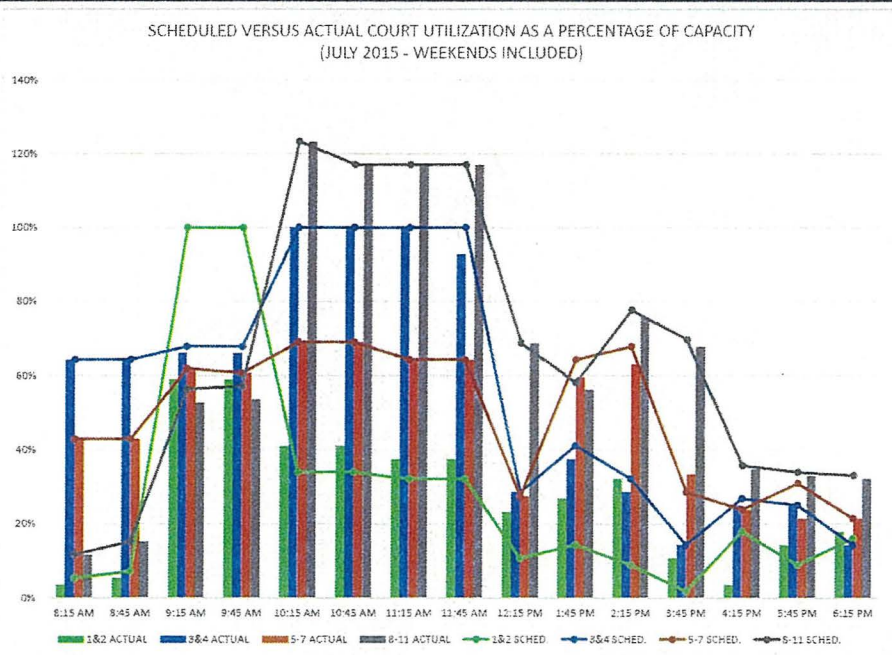
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Use and Use Intensity



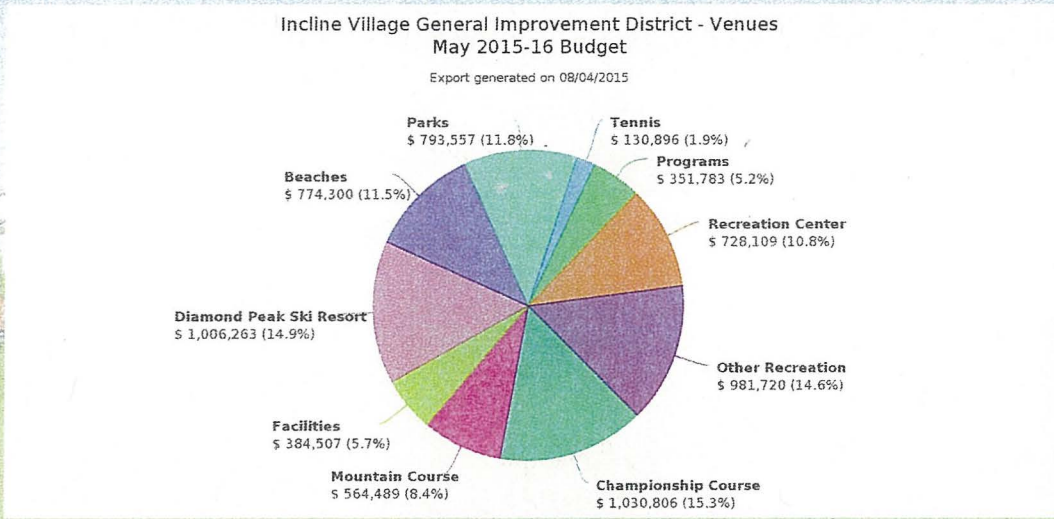
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Use and Use Intensity



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Recreation Fee Allocation



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Revenues

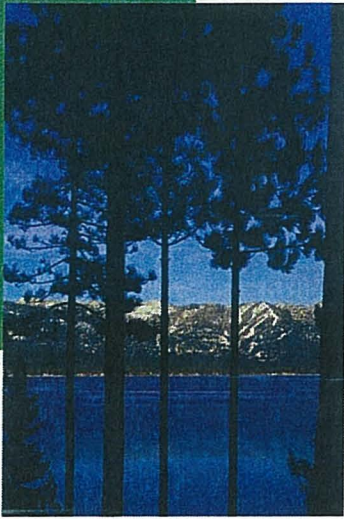
<u>2014-15</u>	
Season Passes	\$26,400
Admissions/Fees	\$22,300
Merchandise Sales	\$30,000
Teaching/Lessons	\$85,300
Facility (Rec) Fee	<u>\$90,500</u>
TOTAL	\$254,500




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Expenses

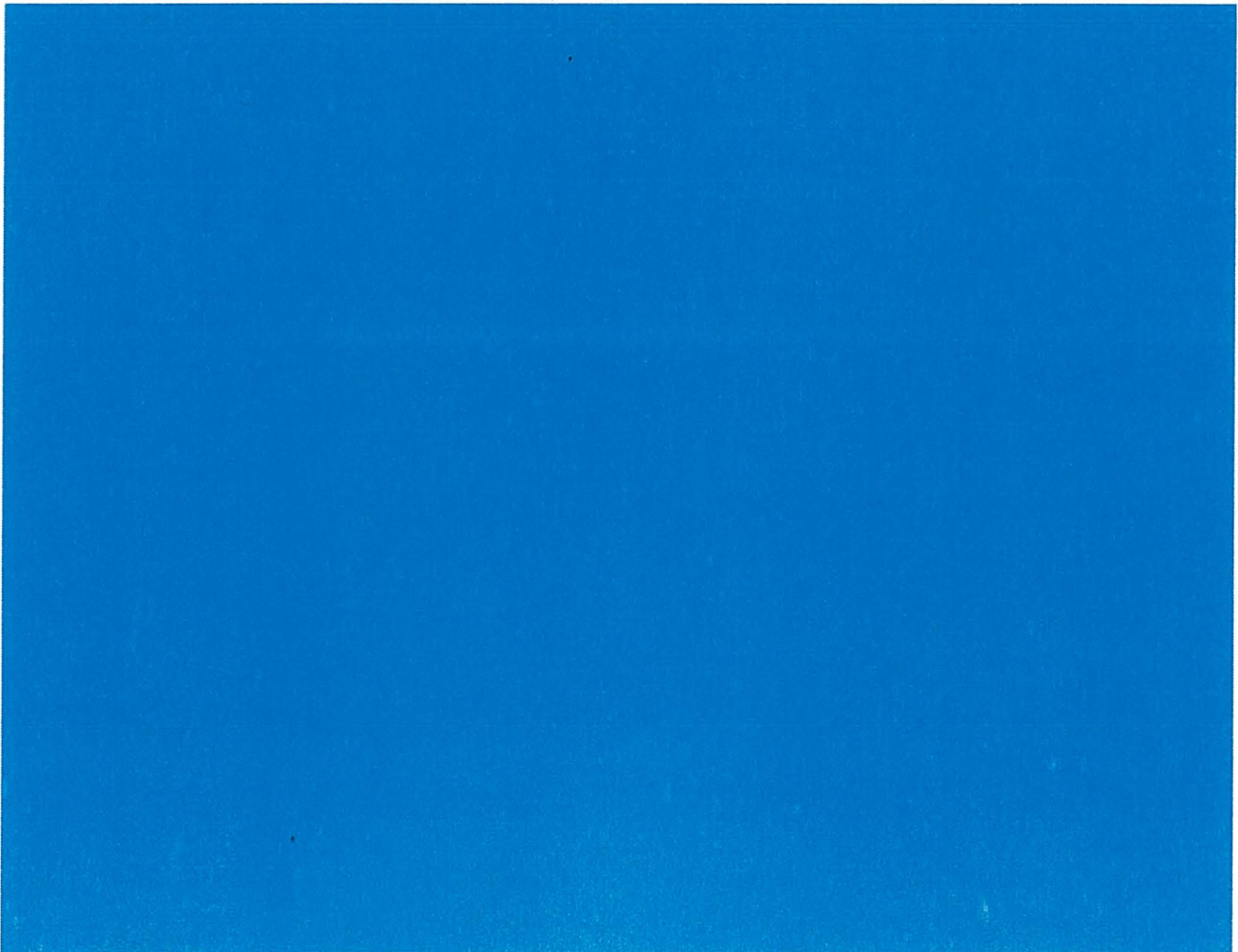
2014-15	
Wages and Benefits	\$154,300
Supplies & Services	\$ 44,700
Insurance & Utilities	\$ 8,600
Cost of Goods Sold	\$ 22,500
Depreciation (capital)	\$ <u>41,800</u>
TOTAL	\$272,000

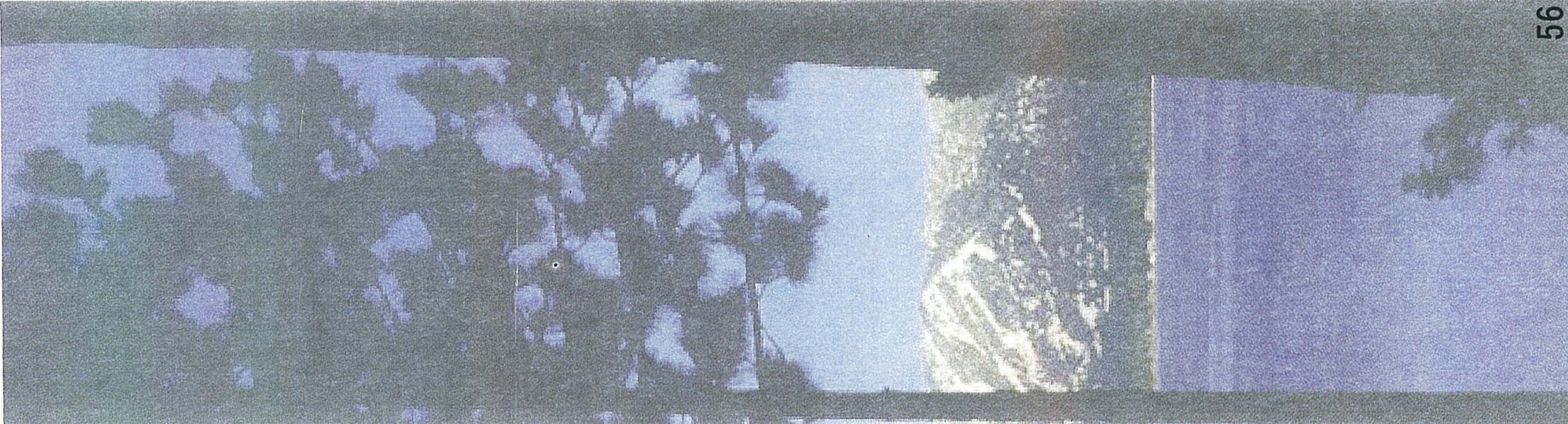


2016 and Beyond

- 1 What does the Incline Tennis Center strive to be?
- 2 How can the Incline Tennis Center achieve a sustainable funding model?

Facility ✦ Programs ✦ Access ✦ Financial





IVGID TENNIS CENTER FACILITIES ASSESSMENT AND MASTER PLAN

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IVGID TENNIS CENTER REMODEL

IVGID PWP No. WA-2020-185
964 Incline Way Incline Village, NV 89451



CODE ANALYSIS	
APPLICABLE CODES: Washoe County, NV	
BUILDING CODE.....	2018 IBC
FIRE CODE.....	2018 IFC
	WASHOE CO. CODE CHPTR. 60
	2018 NORTHERN NEVADA FIRE AMENDMENTS
	2018 IFC W/1 (ENRIG) AS AMENDED BY NUTRO RESOLUTION JR.2
PLUMBING CODE.....	2018 UNIFORM PLUMBING CODE AND 2001.1 IBC PLUMBING FIXTURES
ELECTRICAL CODE.....	2017 NATIONAL ELECTRIC CODE
MECHANICAL CODE.....	2018 UNIFORM MECHANICAL CODE
ENERGY CODE.....	2018 INTERNATIONAL ENERGY CONSERVATION CODE
	2018 NORTHERN NEVADA ENERGY CODE AMENDMENTS
	2018 NORTHERN NEVADA AMENDMENTS
	ICC 2009 A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
APN: 127-030-31	
OCCUPANCY:	B
ZONING:	V-N
CONSTRUCTION TYPE:	1,135 SF (EXISTING)
BUILDING AREA:	1,744 SF (EXISTING DECK)
DECK AREA:	8,900 SF
ALLOWABLE:	-5' ADDED
PROPOSED:	3BFT
BUILDING HEIGHT:	ALLOWABLE:
PROPOSED:	-5' CHANGE
SITE AREA (NET):	SEE CIVIL
SITE COVERAGE:	SEE CIVIL
TERR PERMIT:	SCOPE OF WORK IS
PERMITTED UNDER IVGID	
	MEMORANDUM OF UNDERSTANDING (MOU)
PLUMBING ANALYSIS	OFFICE OCC. LOAD: 1,135W/100 = 12
ISBL W/SDR	EQUAL DIVIDED 6 6
REQUIRED WCK:	1 1
REDESIGNED:	1 12" 2
REQUIRED LAV:	1 1
PROVIDED:	2 2
* URINALS	
DRINKING FOUNTAIN:	PROVIDED IN THE SELF SERVE

SCOPE OF WORK:
THE PROJECT CONSISTS OF RECONSTRUCTION OF THE EXTERIOR DECK TO IMPROVE ACCESSIBILITY. THE PROJECT ALSO REMODELS THE EXISTING RESTROOMS, SELF-SERVE AREA, AND THE PRO SHOP SPACE. AN ACCESSIBLE RAMP IS TO BE CONSTRUCTED WITH IMPROVED SLOPE TO EXISTING PAVED AREAS. STORM DRAINAGE SYSTEMS ARE UPGRADED NEAR THE TENNIS COURTS. PLUMBING FIXTURES ARE RELOCATED AND UPGRADED WITH WATER SAVING FIXTURES.

OWNER::
INCLINE VILLAGE GENERAL IMPROVMENT DIST.

1220 SWEETWATER ROAD
INCLINE VILLAGE NV
PHONE: 775 832-1532 CONTACT: NATHAN CHOREY : npc@ivgid.org

ARCHITECT & STRUCTURAL ENGINEERING:
BJG | Architecture + Engineering

449 S. VIRGINIA STREET FOURTH FLOOR
RENO, NV 89501
PHONE: (775)827-1010 CONTACT: JIM WALLIS : jwallis@bjginc.com

CIVIL ENGINEER:
Lloyd Engineering

PHONE: 530 362-668 CONTACT: BRETT LONG

MECHANICAL & ELECTRICAL ENGINEER:
MSA ENGINEERING

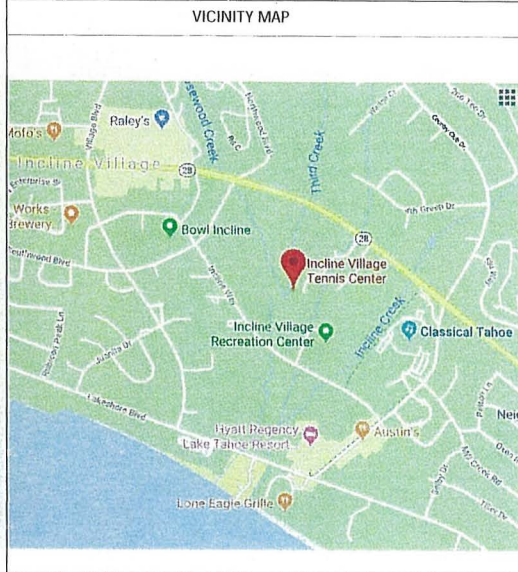
45999 LONGLEY LANE
RENO, NV 89502
PHONE: 775 828-4889 CONTACT: KATIE CALLENDER

SHEET LIST	
DRAWING	DESCRIPTION
TS.1	TITLE SHEET
CIVIL	C-1 DEMOLITION PLAN
	C-2 BMP DRAINAGE PLAN
	C-3 SURFACING PLAN
	C-4 GRADING PLAN
	C-5 DIMENSIONS/LAYOUT PLAN
	C-6 IRRIGATION PLAN
	C-7 PLANTING PLAN
	C-8.0 CIVIL DETAILS
	C-8.1 LANDSCAPE DETAILS
	C-8.2 DRAINAGE DETAILS
ARCHITECTURAL	AR.1 GENERAL NOTES, ABBREVIATIONS, MATERIAL GRAPHS & SYMBOL LEGEND
	AR.2 PROJECT SPECIFIC STOPS
	AR.3 SITE STAGING AND RAMP GRADING
	AR.4 DEMOLITION PLAN
	AR.5 OVERSAIL FLOOR PLAN
	AR.6 ENLARGED PLAN - RESTROOMS
	AR.7 ENLARGED SELF-SERVE PLAN AND ELEVATIONS
	AR.8 DOOR, WINDOWS & FINISHES
	AR.9 EXTERIOR ELEVATIONS
	AR.10 SECTIONS
	AR.11 DETAILS
STRUCTURAL	SR.2 DESIGN CRITERIA & QA
	SR.1 FOUNDATION PLAN
	SR.2 FLOOR FRAMING PLAN
	SR.3 SECTIONS
	SR.4 STRUCTURAL DETAILS
	SR.5 STRUCTURAL DETAILS
	SR.6 TYPICAL DETAILS
MECHANICAL	MB.1 MECHANICAL SYMBOL, ABBREV. AND INDEX
	MB.2 MECHANICAL SPECIFICATIONS
	MB.3 MECHANICAL SCHEDULES
	MB.4 ENLARGED MECHANICAL FLOOR PLAN
PLUMBING	PL.1 PLUMBING ABBREV., SYMBOLS LIST AND SHEET INDEX

SHEET LIST	
DRAWING	DESCRIPTION
PL.2	PLUMBING SPECIFICATIONS
PL.3	PLUMBING SCHEDULE AND DIAGRAMS
PL.0	PLUMBING DEMOLITION PLAN- WASTE AND VENT
PL.1	PLUMBING DEMOLITION PLAN- DOMESTIC WATER
PL.2	PLUMBING FLOOR PLAN- WASTE AND VENT
PL.3	PLUMBING FLOOR PLAN- DOMESTIC WATER
ELECTRICAL	EL.1 ELECTRICAL ABBREV., SYMBOLS LIST AND SHEET INDEX
	EL.2 ELECTRICAL SPECIFICATIONS
	EL.3 SINGLE LINE DIAGRAM, PHASE SCHEDULE
	EL.4 LIGHT FIXTURE SCHEDULE, DIAGRAMS
	EL.5 ELECTRICAL DEMOLITION PLAN
	EL.6 POWER AND SIGNAL FLOOR PLAN
	EL.7 LIGHTING PLAN



BIRDSEYE FROM SOUTH WEST
SCALE:



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PROGRESS
PRINT
CONSTRUCTION

IVGID TENNIS CENTER
REMODEL
IVGID PWP No. WA-2020-185
964 Incline Way Incline Village, NV 89451

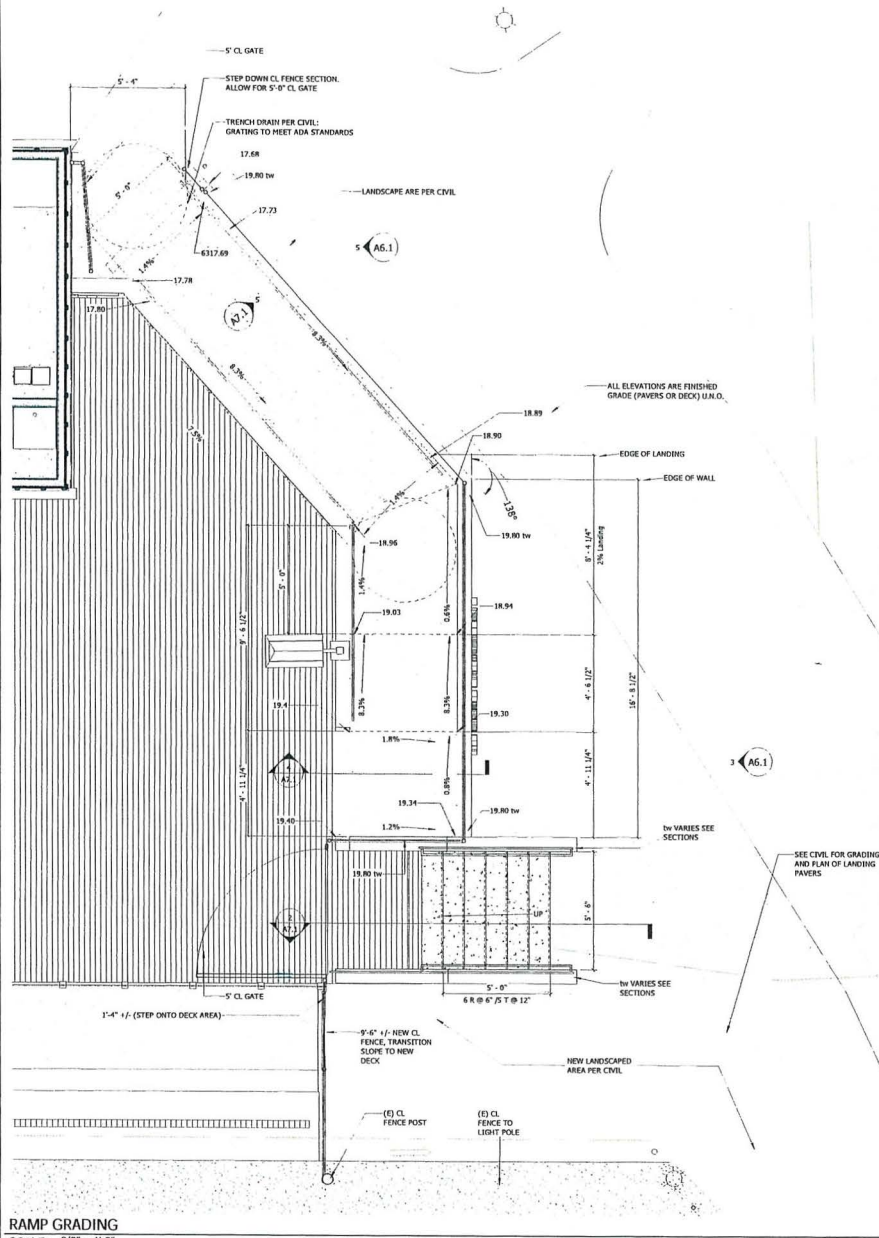
REVISIONS		
NO.	DESCRIPTION	DATE

DESIGNED/DRAWN	Designer / Author
CHECKED	Checker
PROJECT NO.	20180054
SCALE	As Noted
DATE	02/27/2020
SHEET TITLE	TITLE SHEET

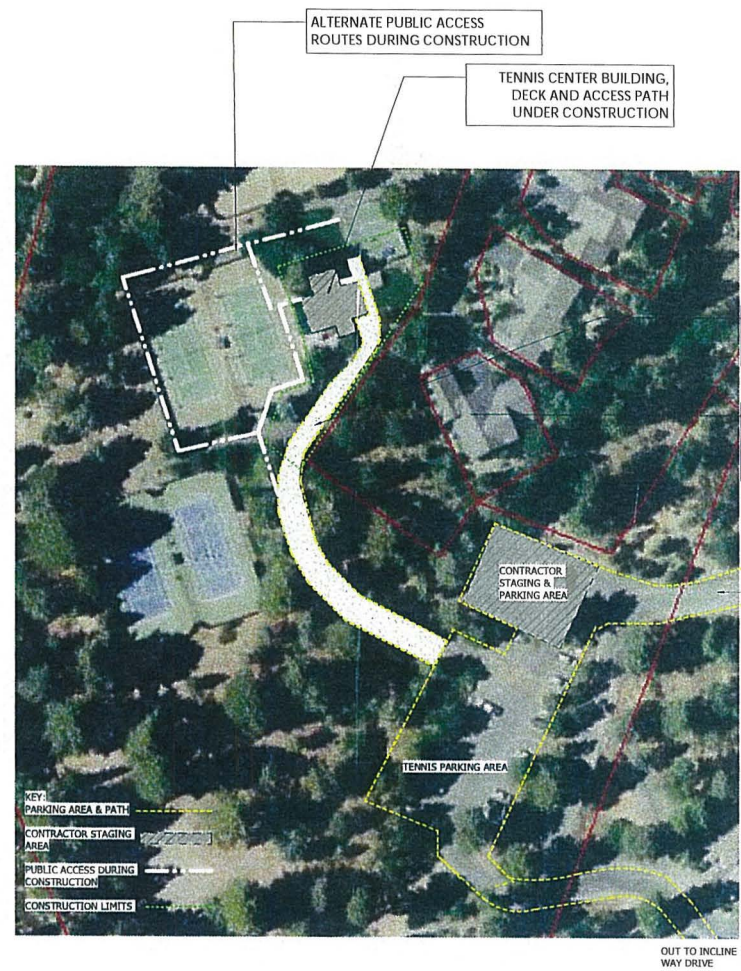
SHEET

TS.1

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RAMP GRADING
SCALE: 3/8" = 1'-0"



CONTRACTOR STAGING AREA
NOT TO SCALE



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CONSTRUCTION
02/27/2020
REVISED FOR 90% REVIEW

TENNIS CENTER PATH (UNDER CONSTRUCTION)

RESIDENTIAL HOMES ARE NOT TO BE DISTURBED

FROM COMMUNITY CENTER PARKING LOT:

DO NOT USE PARKING LOT UNLESS AUTHORIZED BY IVGID STAFF

IVGID TENNIS CENTER REMODEL
IVGID PWP No. WA-2020-185
984 Incline Way Incline Village, NV 89451

REV	DESCRIPTION	DATE

DESIGNED BY	Designer / Author
CHECKED BY	Checker
PROJECT NO.	20180054
SCALE	As Noted
DATE	02/27/2020

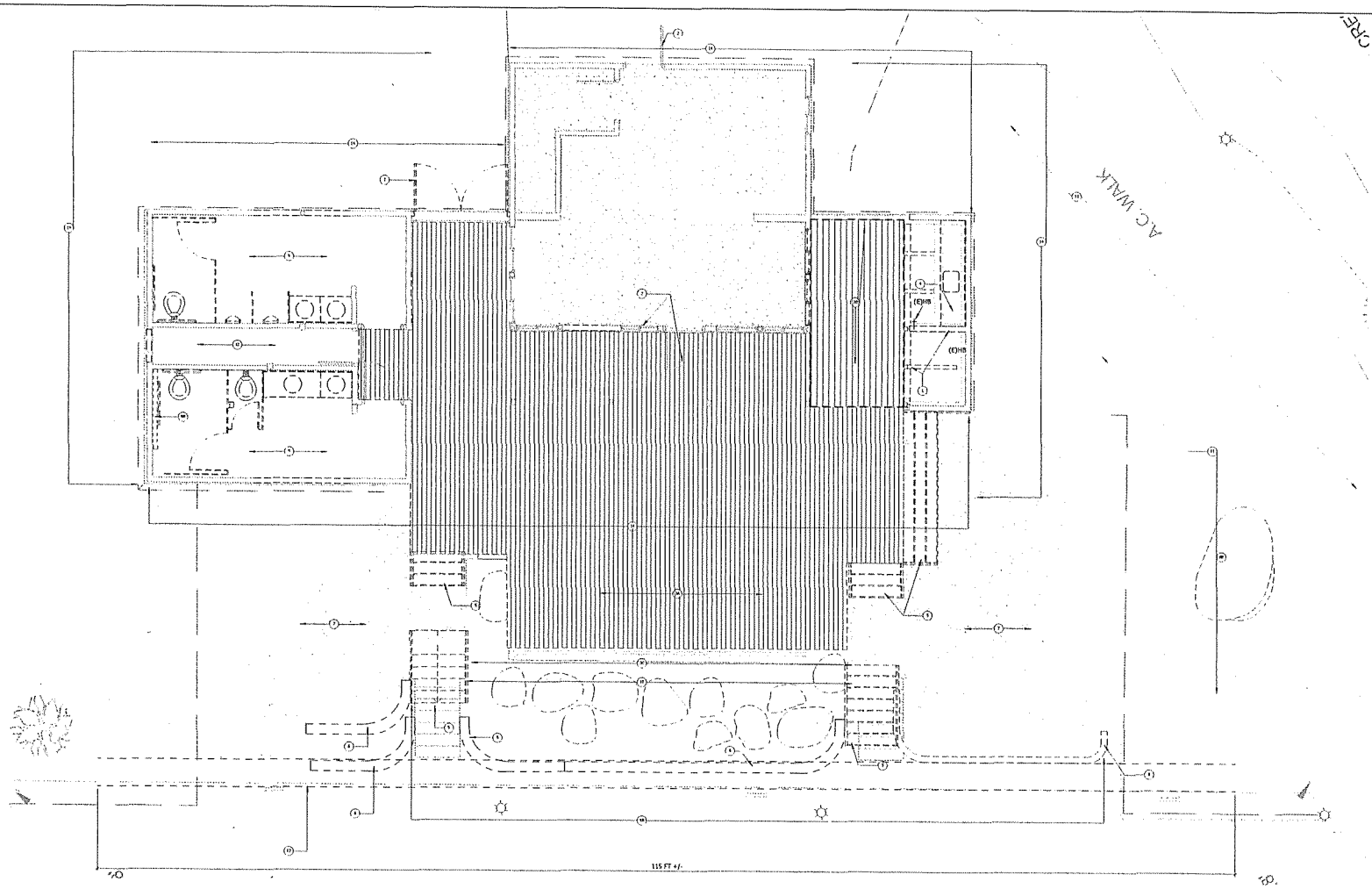
SITE STAGING AND RAMP GRADING

SHEET

A1.1

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2/26/2024 4:26:47 PM



DEMOLITION FLOOR PLAN
SCALE: 1/4" = 1'-0"

DEMOLITION KEYNOTES	
	REMOVE EXISTING PAINTWORKS, 24 VOL STUDS WITH SMC COV. OR SA, SEE
	REMOVE EXISTING DOOR AND FRAME
	REMOVE EXISTING DOOR, SALVAGE POST AND HANGERS FOR REUSE OR DEMO
	REMOVE EXISTING DECK & DECK STRUCTURE, USE REMAINS FOR NEW CONCRETE SLAB & STEEL WALLS
	REMOVE EXISTING FLOORING AND EXPOSE FRAMING, CAP OFF SINK
	REMOVE EXISTING STAIRS AND HANDRAILS
	REMOVE EXISTING LANDSCAPE INCLUDING WALL
	REMOVE HEAVY WOODS FROM LEVEL OF TRENCHES TO TENSIS COURT LEVEL
	REMOVE EXISTING USE CEILING, SAVE FOR REUSE OR FOR OWNER'S SALVAGE
	REMOVE EXISTING RESTROOM FIXTURES, PLUMBING, FINISHES, AND ACCESSORIES, USE PERMITAL FOR SELECTIVE REUSE OF FIXTURES
	REMOVE LOW WALL
	REMOVE AND SALVAGE EXISTING SHED STRUCTURE, REINSTALL PER OWNER
	REMOVE AND SALVAGE EXISTING BARBING, CLASS BRILL, SEE NEW DETAILS
	SEE CIVIL FOR NEW ELECTRICAL PATH REPLACEMENT AND DRAINAGE STRUCTURE WORK
	SEE MECHANICAL/ELECTRICAL DRAWINGS FOR DEMOLITION WORK
	REMOVE EXISTING CONCRETE SHALE AND REBUILD PER CIVIL, DO NOT EXPOSE ANY ARMATURE AT TENSIS COURT SLAB
	REMOVE EXISTING METAL SIDING, FLASH TRIM, WINDOW TRIM, ETC. EXPOSE EXISTING DIAGONAL SIDING, REMOVE UNNECESSARY ELECTRICAL COMPONENTS, DO NOT EXPOSE EXISTING ROOFING THROUGH OPENINGS SEE CIVIL FOR DETAIL OF UPPER ROOF AREA THAT HAVE DELETED SIDING AND TRIM WORK



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PROGRESS
PRINT
CONSTRUCTION

02/27/2020
DRAWN FOR
80% REVIEW

**IVIGID TENNIS CENTER
REMODEL**
IVIGID PLAZA, INC., 115A, 2020, AVE
984 Indiana Way, Indiana Village, NV 89451

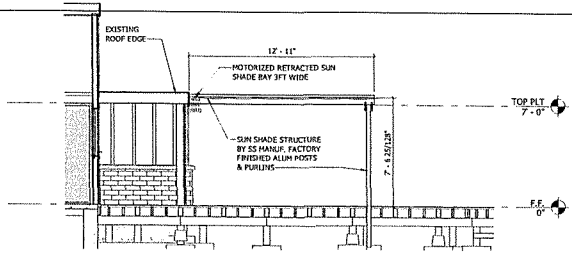
REVISIONS	
NOV2	REVISION 1

DESIGNER/DRAWN	JMW / SEB
CHECKER	JMW
PROJECT NO	20180054
SCALE	As Noted
DATE	02/27/2020
SHEET TITLE	DEMOLITION PLAN

SHEET

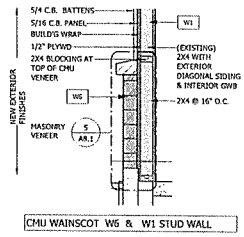
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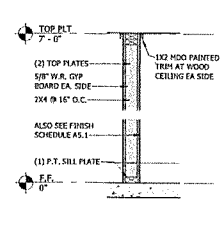


RETRACTABLE SUN SHADE SYSTEM
SCALE: 1/4" = 1'-0"

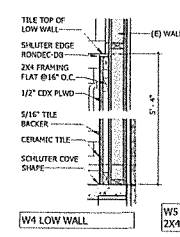
4



WALL TYPES W6 & W1
SCALE: 3/4" = 1'-0"



WALL TYPE W2
SCALE: 3/4" = 1'-0"



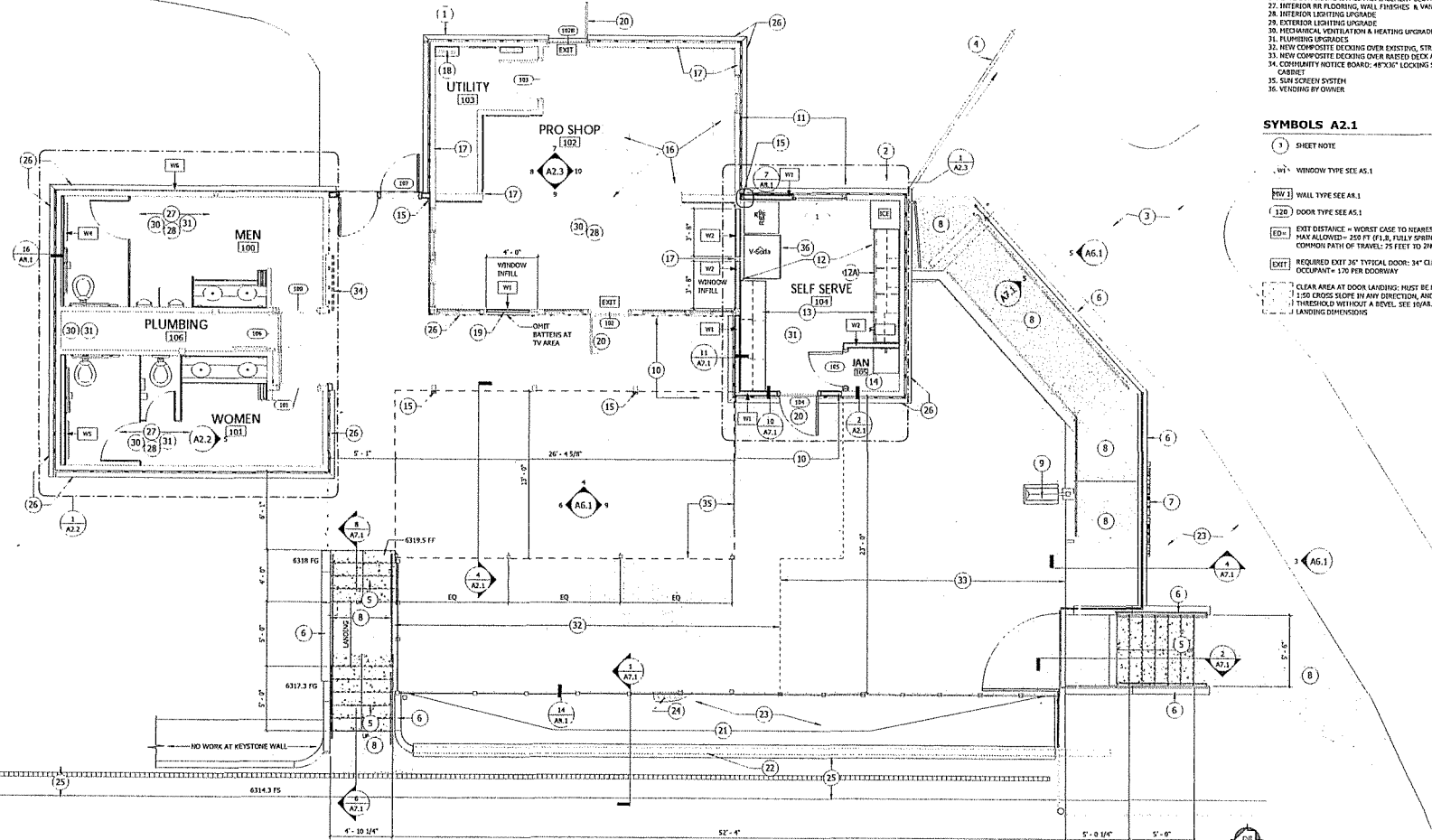
WALL TYPE W4 & W5
SCALE: 3/4" = 1'-0"

SHEET NOTES A2.1

1. ELECTRIC METER
2. WATER METER: SEE CIVIL AND PLUMBING FOR NEW WATER LINE ROUTE
3. NEW ASPHALT PAVEMENT LANDING: RAMP & RADIUS FORKED CONCRETE WALL SEE CIVIL & AS.1
4. SECURITY FENCING AND ROLLING GATE
5. NEW CONIC STAIR
6. BOARD FORMED CONIC WALL
7. NEW METAL STAND-OFF SIGN & LOGO
8. PAVERS LANDING & STEEL RAILINGS
9. NEW FLOOR LIGHT SEE ELEC
10. ENCLOSE SELF SERVE AREA & ADD DOOR
11. INFILL WALL & WINDOW AT SELF SERVE
12. NEW CONCRETE FLOOR AT SELF SERVE
13. EXISTING CONIC GLASS TO REMAIN
14. NEW JANITOR CLOSET & SINK
15. SCOUR EXISTING ROOF DRAINS TO 4" PVC AND ROUTE TO STORM DRAIN
16. REFRESH POINT OF SALE CABINTRY
17. PATCH/5CM COAT/TEXTURE PAINT WALLS
18. ADD WALL FOR NEW ELECTRICAL PANEL
19. WINDOW AT WINDOW INFILL
20. NEW STOREFRONT DOOR
21. WOOD FRAMED GLASS WALLING
22. SEAT AND RETAINING WALL
23. LANDSCAPE AREA
24. FINISHED DECK WALL WITH ROUGH 2x4/2x6 FT. BOARDS
25. NEW FRESH DRAIN AND CONCRETE PAVED DRAIN: 1'-130M SEE CIVIL
26. EXTERIOR SIDING & FACIA REPLACEMENT SEE AG.1 (102)
27. INTERIOR RR FLOORING, WALL FINISHES & VANITY TOPS
28. INTERIOR LIGHTING UPGRADE
29. EXTERIOR LIGHTING UPGRADE
30. MECHANICAL VENTILATION & HEATING UPGRADES
31. FINISHING UPGRADES
32. NEW COMPOSITE DECKING OVER EXISTING, STRENGTHENED DECK
33. NEW COMPOSITE DECKING OVER BASED DECK AREA
34. COMMUNITY NOTICE BOARD: 48"X36" LOCKING STEEL FRAME DISPLAY CABINET
35. SUN SCREEN SYSTEM
36. VENDING BY OWNER

SYMBOLS A2.1

- 1 SHEET NOTE
- W1 WINDOW TYPE SEE AS.1
- W6 WALL TYPE SEE AS.1
- 120 DOOR TYPE SEE AS.1
- EXIT DISTANCE - WORST CASE TO NEAREST EXIT MAX ALLOWED: 350 FT (118, FULLY SPRINKLERED) COMMON PATH OF TRAVEL: 75 FEET TO 2ND EXIT
- EXIT REQUIRED EXIT 36" TYPICAL DOOR: 34" CLEAR @ 2" PER OCCUPANCY + 120 PER DOORWAY
- 1 CLEAR AREA AT DOOR LANDINGS: MUST BE NO MORE THAN 1:50 CROSS SLOPE IN ANY DIRECTION, AND 1/4" VERT AT DOOR THRESHOLD WITHOUT A REVEL. SEE 10(A)1 FOR DETAILED LANDING DIMENSIONS



REMODEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



NOT FOR CONSTRUCTION

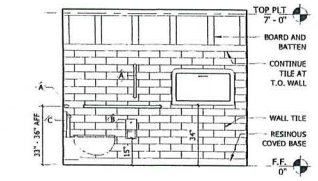
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90% REVIEW

IVGID TENNIS CENTER REMODEL
IVGID PMP No. WA-2020-185
984 Incline Way Incline Village, NV 89451

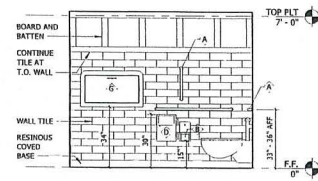
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DATE	02/27/2020
PROJECT NAME	IVGID TENNIS CENTER REMODEL
CHECKER	Checker
PROJECT NO.	20180054
SCALE	As Noted
DATE	02/27/2020
SHEET TITLE	OVERALL FLOOR PLAN

SHEET

A2.1



MEN NORTH
SCALE: 3/8" = 1'-0"



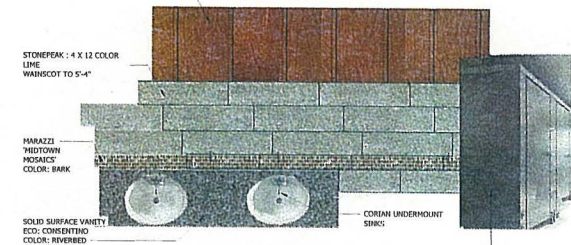
WOMEN NORTH
SCALE: 3/8" = 1'-0"

TOILET ACCESSORIES			
MARK	DESCRIPTION	COMMENTS	DETAIL
A	GRAB BARS, ALL SIZES (3 BARS TYPICAL)	STAINLESS STEEL	
B	TOILET PAPER HOLDER	OWNER PROVIDED, CONTRACTOR INSTALLED	
C	SEAT COVER DISPENSER	OWNER PROVIDED, CONTRACTOR INSTALLED	
D	SANITARY NAPKIN DISPOSAL	OWNER PROVIDED, CONTRACTOR INSTALLED	
E	SOAP DISPENSER	OWNER PROVIDED, CONTRACTOR INSTALLED	
F	MIRROR	WOMEN: 72" x 48", MEN: 60" x 48"	
G	BABY CHANGE STATION	STAINLESS STEEL	
H	PAPER TOWEL DISPENSER	OWNER PROVIDED, CONTRACTOR INSTALLED	
PI	TOILET PARTITIONS: STAINLESS STEEL	SEE SPECS	

NOTES: A. SEE DETAILS FOR MOUNTING HEIGHTS
 B. PROVIDE SOLID BLOCKING AT ALL
 C. NP PLASTIC SIGN: DARK BLUE OVER WHITE LETTERS with Best Graphic Blue and Raised Braille Grade 2

NOTE: OWNER PROVIDED ACCESSORIES ARE EXISTING. REMOVE AND SALVAGE DURING DEMOLITION. ALL DIMENSIONS ARE F.O.S. UNLESS OTHERWISE NOTED

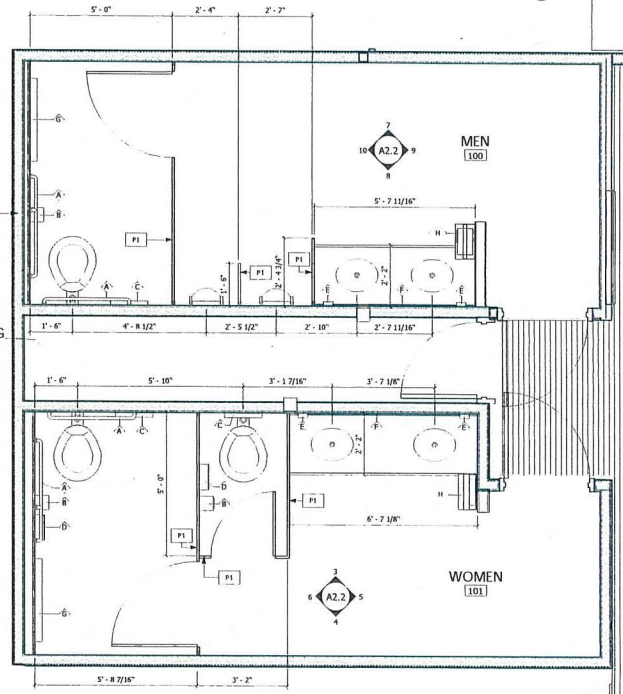
EXISTING SIDING: ADD BATTENS & STAIN
 COLOR: CHERRY BIRCH



ALTERNATE # 3 CERAMIC TILE FLOORING
 STONEPEAK 'LIME' 6"X24
 STONE PEAK 'MOON' 12"X24

ALTERNATE # 4 STAINLESS STEEL PARTITIONS

RESTROOM PROPOSED FINISHES
 SCALE: 3/4" = 1'-0"



REMODEL FLOOR PLAN - RESTROOMS
 SCALE: 1/2" = 1'-0"



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02/27/2020
 90% REVIEW

IGVIGD TENNIS CENTER REMODEL
 IGVIGD PUMP No. WA-2020-195
 984 Incline Way Incline Village, NV 89451

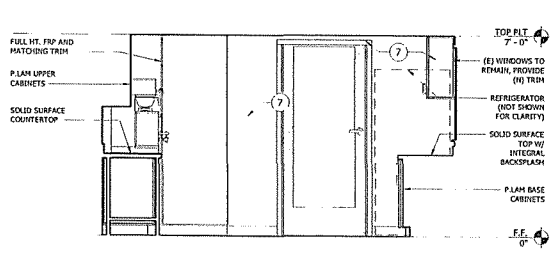
REV#	DESCRIPTION	DATE

DESIGNED BY: JWM / SER
 CHECKED BY: JWM
 PROJECT NO.: 20180054
 SCALE: As Noted
 DATE: 02/27/2020

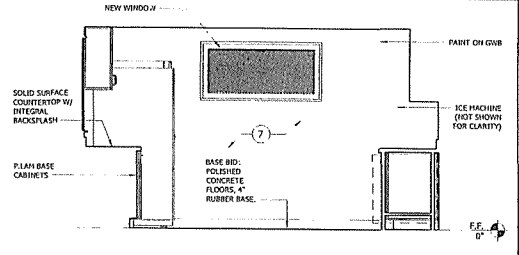
SHEET TITLE: ENLARGED PLAN - RESTROOMS

SHEET

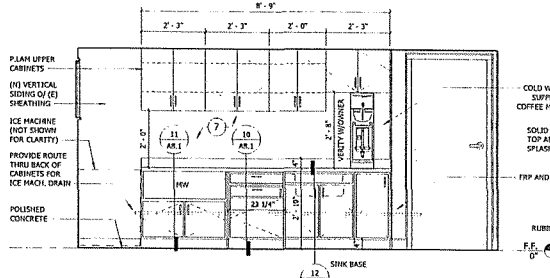
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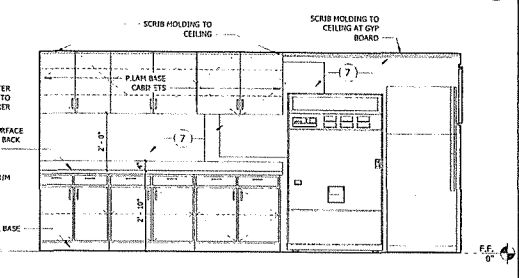
SELF SERVE - WEST ELEV.
 SCALE: 1/2" = 1'-0"



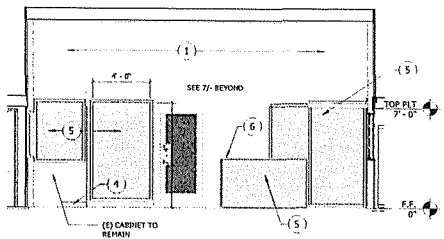
SELF SERVE - EAST ELEV.
 SCALE: 1/2" = 1'-0"



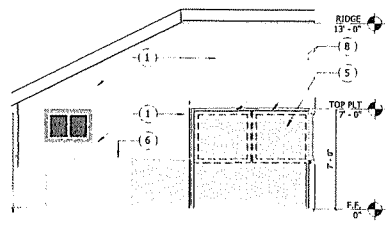
SELF SERVE - SOUTH ELEV.
 SCALE: 1/2" = 1'-0"



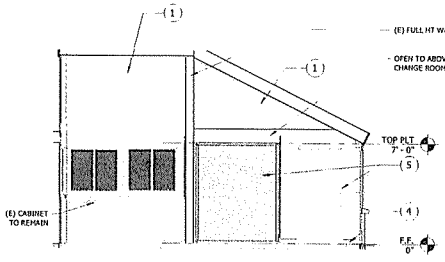
SELF SERVE - NORTH ELEV.
 SCALE: 1/2" = 1'-0"



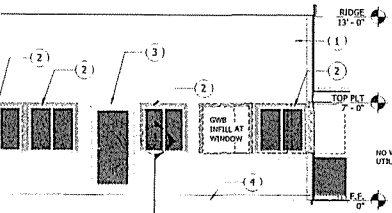
SECTION AT PRO SHOP FULL HT WALLS
 SCALE: 1/4" = 1'-0"



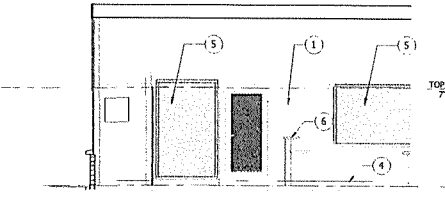
PRO SHOP -DESK ELEVATION
 SCALE: 1/4" = 1'-0"



PRO SHOP NEW CHANGE ROOM DOOR
 SCALE: 1/4" = 1'-0"

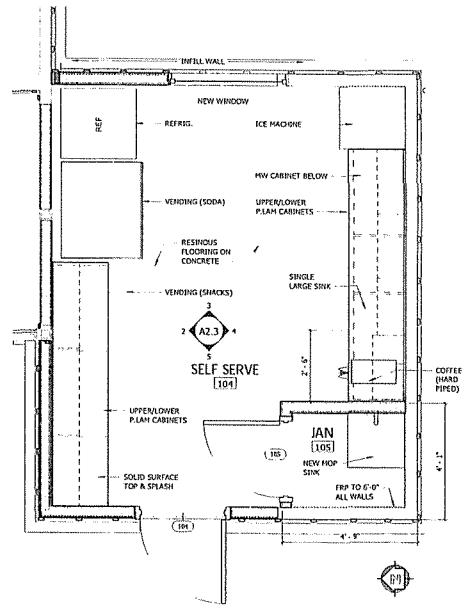


PRO SHOP FRONT WALL ELEVATION
 SCALE: 1/4" = 1'-0"



PRO SHOP BACK WALL
 SCALE: 1/4" = 1'-0"

- KEYED NOTES: PRO SHOP & SELF SERVE FINISHES
- (1) SKIM COAT (E) GNB, NEW SPRAY TEXTURE & PAINT
 - (2) PAINT (E) WOOD TRIM
 - (3) REMOVE (E) TRIM, APPLY NEW TRIM 5/4 X 4 TO MATCH (E) WOODWORK FIN (DC)
 - (4) 4" RUBBER BASE
 - (5) NEW SLAT WALL WITH 1X4 POPLAR TRIM ALL EDGES
 - (6) REFINISH (E) DAK FACED COUNTER: SEE SPEC DIV. 9, 10, REFINISHING
 - (7) GNB/ PAINT
 - (8) INFILL WALL AT (E) WINDOWS



REMODEL FLOOR PLAN - SELF SERVE
 SCALE: 1/2" = 1'-0"

KEYED NOTES

- CONCRETE SIDING - FIBER CEMENT 5/16" SIDING - IVGID TAN
- ALLURA 5/4 X 3" (NOH) FIBER CEMENT BATTEN- CEDAR-IVGID TAN
- NEW DRIP FLASHINGS
- NEW FACIA SEE DETAILS 6(A) 1. IVGID GREEN
- WATER TABLE- CHU FACTORY RIPPED/ GROUND FACER COLOR 015
- 2 FLOOD COATS BLOCK SEALER.
- 494516 CHU- 3 TEXTURES FROM 015 BASALTITE COLOR SEE ALTERNATE ITEM #1 (STONE VENEER) ALSO WEEP AT 30"TOP OF CHU SEE DETAILS
- CONC. CURB
- NEW PAIR OF HH DOORS
- ALLUM SF DOOR & FRAME: CLEAR ANODIZED
- ROUGH 2.66 BOARD FORMED CONCRETE
- CONCRETE STAIRS
- IVGID GREEN TRIM
- CHAINLINK FENCE- VINYL COATED
- STEEL RAILING TYPE 1
- NEW FOOTING AT CURB - SEE STRUCT.
- MAINTAIN (E) TERM BAR AT ROOFING
- EXT. POLE LIGHT SEE ELECT.
- BASED CLEAR ALUM ENAMELED INCLINE VILLAGE TENNIS CENTER SIGN
- TV LOCATION - SEE ELECTRICAL
- LOCKING BULLETIN BRD. SEE 3(A) 5.
- (E) RAIN LEADER AT COL. ROUTE TO GRAVEL BED IN CRAWL SPACE
- ROUTE (E) RAIN LEADER IN NEW INFILL WALL TO EXTERIOR AND ONTO 12"x 12" 1/4" X 6" CONCRETE SPLASH BLOCK.

UPGRADED STONE VENEER
NOT TO SCALE

FLAT SCREEN TV MOUNTING
SCALE: 1/2" = 1'-0"

EXTERIOR FINISHES
SCALE: 1/2" = 1'-0"

DETAILS:
 1. T.O. CH. LOUVER PLY 7'-0"
 2. T.O. CH. LOW WALLS 7'-0"
 3. TOP PLY 7'-0"
 4. RIDGE 13'-0"
 5. TOP PLY 7'-0"
 6. TOP PLY 7'-0"
 7. TOP PLY 7'-0"
 8. TOP PLY 7'-0"
 9. TOP PLY 7'-0"
 10. TOP PLY 7'-0"
 11. TOP PLY 7'-0"
 12. TOP PLY 7'-0"
 13. TOP PLY 7'-0"
 14. TOP PLY 7'-0"
 15. TOP PLY 7'-0"
 16. TOP PLY 7'-0"
 17. TOP PLY 7'-0"
 18. TOP PLY 7'-0"
 19. TOP PLY 7'-0"
 20. TOP PLY 7'-0"
 21. TOP PLY 7'-0"
 22. TOP PLY 7'-0"
 23. TOP PLY 7'-0"
 24. TOP PLY 7'-0"

BJG
 ARCHITECTURAL & ENGINEERING
 449 S. Virginia St.
 Fourth Floor
 Reno, NV 89501
 (775) 827-1010
 www.bjg.com

DESIGNED FOR:
90% REVIEW

IVGID TENNIS CENTER REMODEL

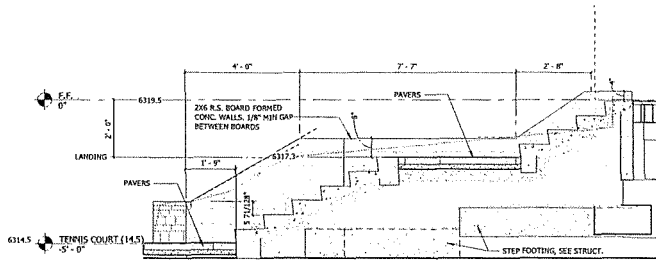
IVGID PWP No. WA-2020-185
 964 Incline Way Incline Village, NV 89451

PROJECT INFORMATION:
 Designer: BJC
 Project No.: 20180054
 Date: 03/27/2020
 SHEET

A6.1

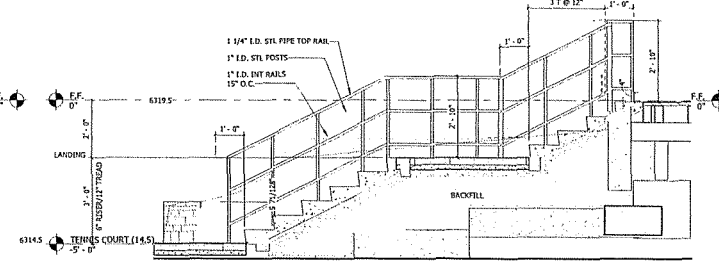
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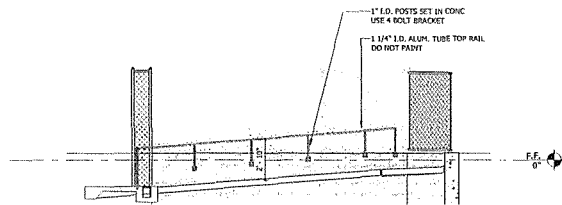
WEST STAIR-WEST RETAINING WALL PROFILE
SCALE: 1/2" = 1'-0"

6



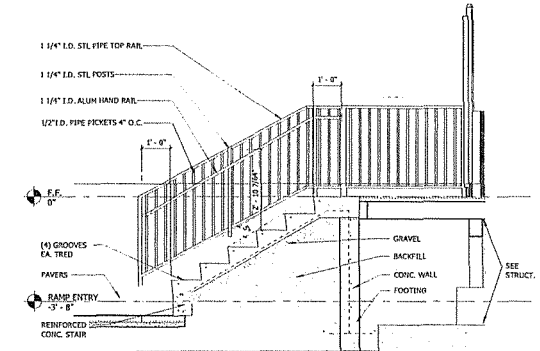
WEST STAIR AND RAILING SECTION
SCALE: 1/2" = 1'-0"

3



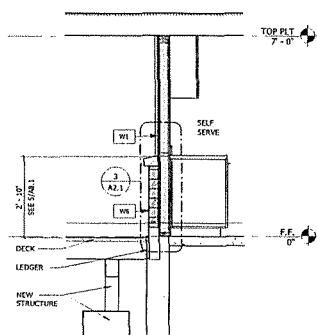
RAMP RAILING & CHAINLINK FENCING
SCALE: 1/4" = 1'-0"

5



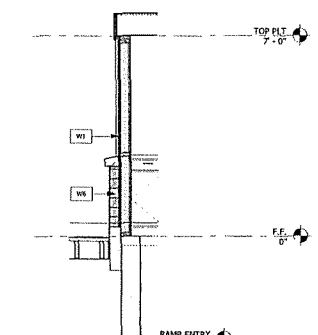
STAIR SECTION
SCALE: 1/2" = 1'-0"

2



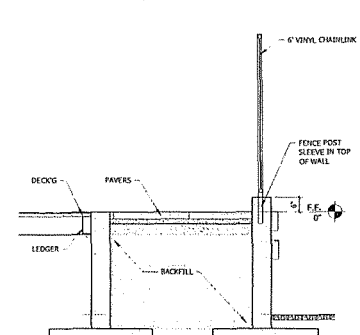
SECTION AT SELF SERVE
SCALE: 1/2" = 1'-0"

11



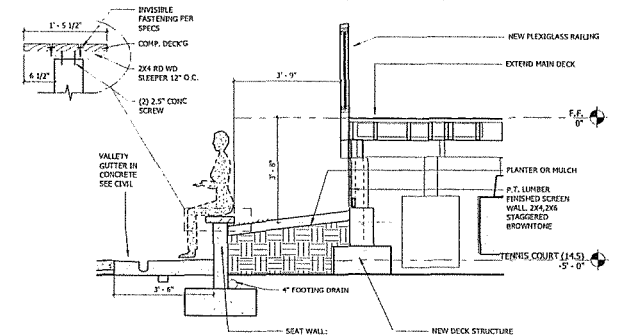
WALL SECTION AT SELF SERVE
SCALE: 1/2" = 1'-0"

10



SECTION AT LANDING
SCALE: 1/2" = 1'-0"

4



SECTION @ SEAT WALL
SCALE: 1/2" = 1'-0"

1



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CONSTRUCTION
02/22/2020
05:08 PM
90% REVIEW

INGVD TENNIS CENTER
REMODEL
INGVD PWP No. WA-2020-185
984 Incline Way Incline Village, NV 89451

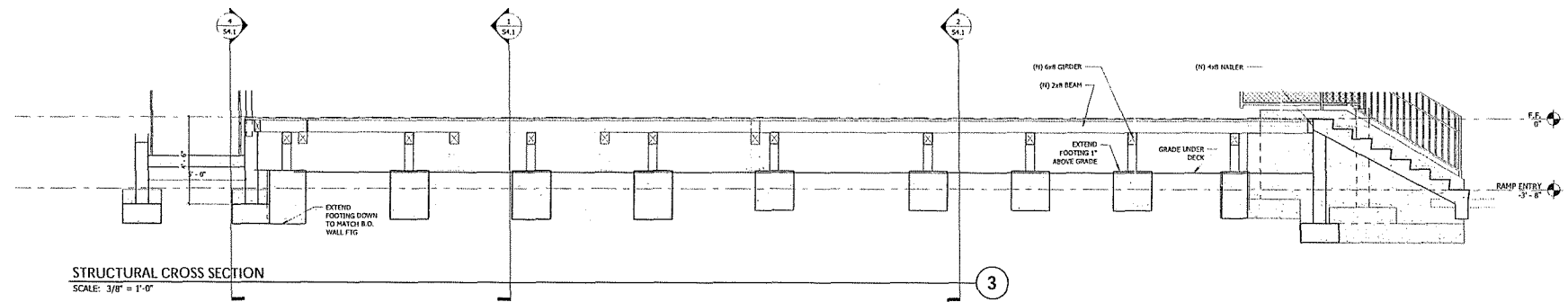
REVISION	DATE	BY	CHKD

DESIGNED/DRAWN	Designer / Author
CHECKED	Checker
APPROVED BY	20180054
SCALE	As Noted
DATE	02/22/2020
SHEET TITLE	SECTIONS

A7.1

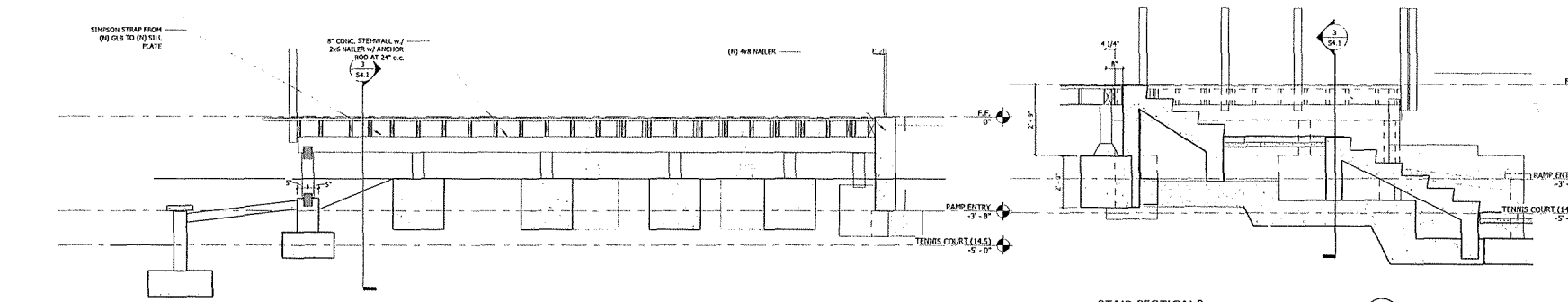
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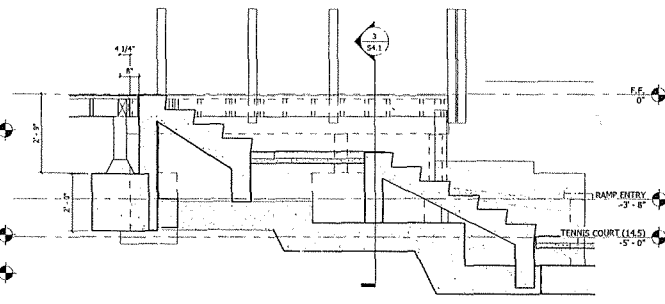
STRUCTURAL CROSS SECTION
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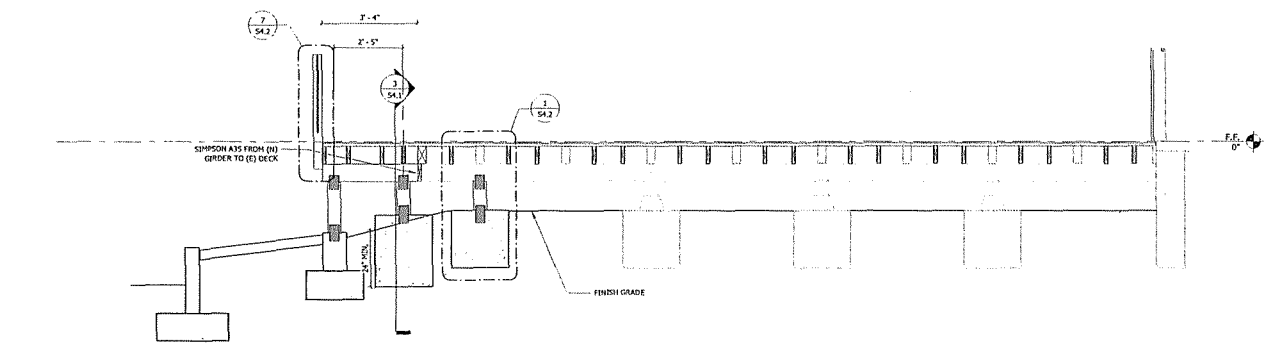
STRUCTURAL SECTION 2
SCALE: 1/2" = 1'-0"

2



STAIR SECTION 5
SCALE: 1/2" = 1'-0"

4



STRUCTURAL DECK SECTION
SCALE: 1/2" = 1'-0"

1



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02/22/2010
RCS/BJG/RL
90% REVIEW

**IGCID TENNIS CENTER
REMODEL**
IGCID TENNIS CTR. W/ 2000, 155
864 Indiana Way, Incline Village, NV 89445

PROJECT INFORMATION

REVISION	DATE	BY

DATE PLOTTED: 02/22/2010 10:57:55 AM
PLOTTER: HP DesignJet 2450
C:\Users\jw\Documents\88041-IGCID TENNIS CENTER REVIT.rvt.dwg
PROJECT NO: 20100505A
SCALE: As Noted
DATE: 02/22/2010
SHEET TITLE

SECTIONS

SHEET

S4.1

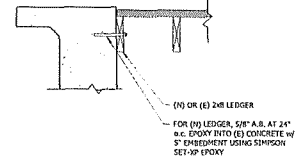
NO.	DESCRIPTION	DATE

DESIGNED BY	
CHECKED BY	
PROJECT NO.	201802054
SCALE	As Noted
DATE	02/27/2020
SHEET NO.	

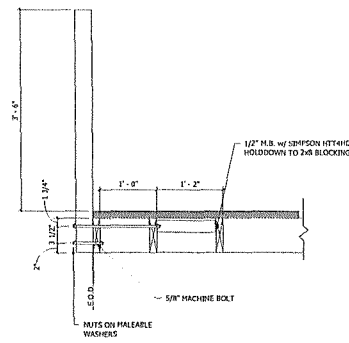
STRUCTURAL
 DETAILS

SHEET

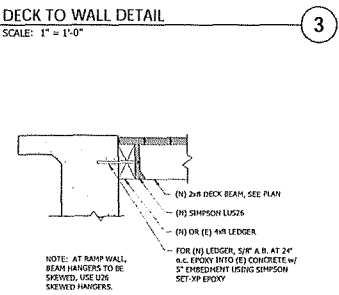
S4.2



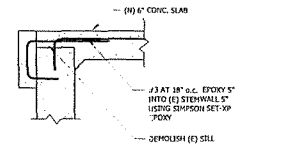
DECK TO LEDGER CONNECTION
 SCALE: 1" = 1'-0"



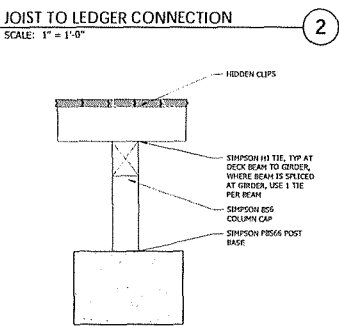
GUARDRAIL
 SCALE: 1" = 1'-0"



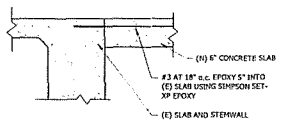
DECK TO WALL DETAIL
 SCALE: 1" = 1'-0"



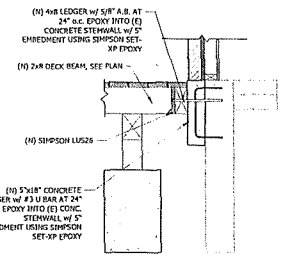
(N) SLAB TO (E) STEMWALL
 SCALE: 1" = 1'-0"



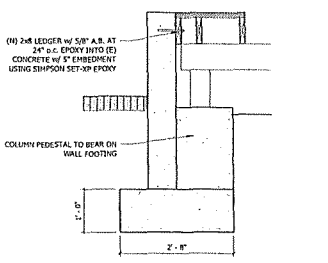
JOIST TO LEDGER CONNECTION
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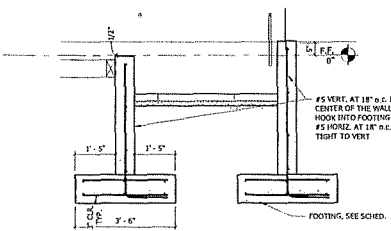
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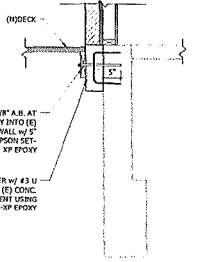
DECK TO NEW STEMWALL
 SCALE: 3/4" = 1'-0"



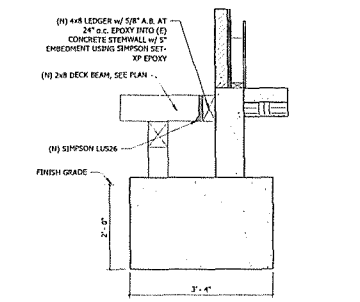
SECTION AT RAMP END WALL
 SCALE: 3/4" = 1'-0"



RAMP SECTION
 SCALE: 1/2" = 1'-0"



DECK TO (E) WALL w/ CMU VENEER
 SCALE: 3/4" = 1'-0"



DECK TO (E) STEMWALL
 SCALE: 3/4" = 1'-0"

TYP. DECK FRAMING CONNECTIONS
 SCALE: 1" = 1'-0"

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02/27/2020
PROJECT NO.
90% REVIEW

**IVGID TENNIS CENTER
REMODEL**
 IVGID PUMP No. WA-2020-185
 964 Incline Way Incline Village, NV 89451

PROJECT INFORMATION

NO.	REVISIONS

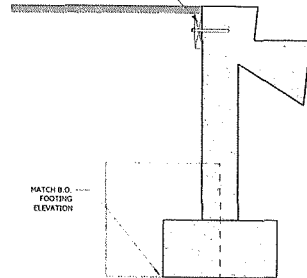
DESIGNED BY	Designer / Author
CHECKED BY	Checker
PROJECT NO.	20180054
SCALE	As Noted
DATE	02/27/2020
SHEET NO.	

STRUCTURAL
DETAILS

SHEET

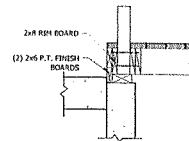
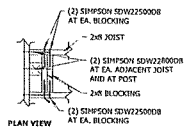
S4.3

(N) 2x8 LEDGER, 5/8" A.B. AT 24"
o.c. EPOXY INTO (E) CONCRETE w/
5" EMBEDMENT USING SIMPSON
SET-XP EPOXY



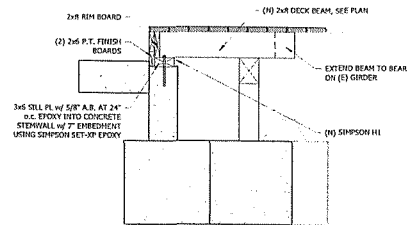
DECK TO STAIR
SCALE: 1" = 1'-0"

3



(N) DECK BTWN (E) DECK AND STAIR
SCALE: 3/4" = 1'-0"

2



(N) DECK BTWN (E) DECK AND STAIR
SCALE: 3/4" = 1'-0"

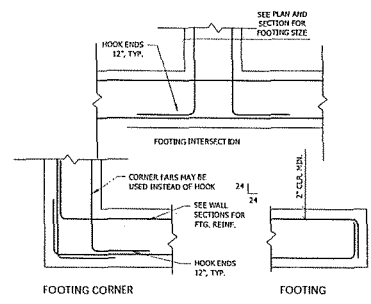
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CONNECTION	NAILING [L, M]	LOCATION	CONNECTION	NAILING [L, M]	LOCATION
1. JOIST TO SILL OR GRADER	(1) #4 COMMON (2) 3"X13" NAILS (3) 3" 14 GAGE STAPLES	TOE NAIL	21. 1/2" SHEATHING TO EACH BEARING WALL	(2) #4 COMMON (3) #4 COMMON	FACE NAIL
2. BRIDGING TO JOIST	(1) #4 COMMON (2) 3"X13" NAILS (3) 3" 14 GAGE STAPLES	TOE NAIL EACH END	22. WIDER THAN 1/2" SHEATHING TO EACH BEARING	(2) #4 COMMON (3) #4 COMMON	FACE NAIL
3. 1/2" SUBFLOOR OR LESS TO EACH JOIST	(1) #4 COMMON (2) 3"X13" NAILS (3) 3" 14 GAGE STAPLES	FACE NAIL	23. BUILT-UP CORNER STUDS	16# COMMON 2"X13" NAILS 3" 14 GAGE STAPLES	24" O.C. 18" O.C. 16" O.C.
4. WIDER THAN 1/2" SUBFLOOR TO EACH JOIST	(1) #4 COMMON (2) 3"X13" NAILS (3) 3" 14 GAGE STAPLES	FACE NAIL	24. BUILT-UP GIRDER AND BEAMS	20# COMMON AT 12" O.C. 3"X13" NAIL AT 24" O.C. 3" 14 GAGE STAPLE AT 24" O.C.	FACE NAIL AT TRB STAGGERED ON OPPOSITE SIDES
5. 2" SUBFLOOR TO JOIST OR GRADER	(1) #4 COMMON (2) 16# COMMON	BLIND AND FACE NAIL	25. 2" FLAMBS	16# COMMON (1) 3"X13" NAILS (2) 3" 14 GAGE STAPLES	FACE NAIL AT ENDS AND AT EACH SPICE
6. SOLE PLATE TO JOIST OR BRIDGING	16# AT 16" O.C. 3"X13" NAILS AT 8" O.C. 3" 14 GAGE STAPLES AT 12" O.C. (1) 16# AT 16" (4) 3"X13" NAILS AT 8" O.C. (3) 3" 14 GAGE STAPLES PER 16"	TYPICAL FACE NAIL	26. COLLAR TIE TO RAFTER	16# COMMON (1) 3"X13" NAILS (4) 3" 14 GAGE STAPLES FACE NAIL	FACE NAIL
SOLE PLATE TO JOIST OR BRIDGING, AT BRACED WALL PANELS	16# AT 16" O.C. 3"X13" NAILS AT 8" O.C. 3" 14 GAGE STAPLES AT 12" O.C. (1) 16# AT 16" (4) 3"X13" NAILS AT 8" O.C. (3) 3" 14 GAGE STAPLES PER 16"	BRACED WALL PANELS	27. JACK RAFTER TO HIP	(1) 16# COMMON (4) 3"X13" NAILS (4) 3" 14 GAGE STAPLES FACE NAIL	FACE NAIL
7. TOP PLATE TO STUD	(1) 16# COMMON (2) 3"X13" NAILS (3) 3" 14 GAGE STAPLES	END NAIL	28. ROOF RAFTER TO 2X RIGID BEAM	(1) 16# COMMON (2) 3"X13" NAILS (3) 3" 14 GAGE STAPLES	TOE NAIL
8. STUD TO 2X SOLE PLATE	(1) #4 COMMON (2) 3"X13" NAILS (3) 3" 14 GAGE STAPLES	TOE NAIL	29. JOIST TO BAND JOIST	(1) 16# COMMON (2) 3"X13" NAILS (3) 3" 14 GAGE STAPLES	FACE NAIL
NOTE: AT STUD TO 2X SOLE PLATE, (2) 20# BOX END NAILS SHALL BE SUBSTITUTED FOR (2) 16# COMMON END NAILS.	(1) 16# COMMON (2) 3"X13" NAILS (3) 3" 14 GAGE STAPLES	END NAIL	30. LEDGER STRIP	(1) 16# COMMON (2) 3"X13" NAILS (3) 3" 14 GAGE STAPLES	FACE NAIL
9. DOUBLE STUDS	16# AT 24" O.C. 3"X13" NAIL AT 8" O.C. 3" 14 GAGE STAPLE AT 12" O.C.	TYPICAL FACE NAIL	31. WOOD STRUCTURAL PANELS AND PARTICLEBOARD; SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING); [a]	(1) 16# COMMON (2) 3"X13" NAILS (3) 3" 14 GAGE STAPLES	FACE NAIL
10. DOUBLED TOP PLATES	16# AT 16" O.C. 3"X13" NAIL AT 8" O.C. 3" 14 GAGE STAPLE AT 12" O.C.	TYPICAL FACE NAIL	32. PANEL SIDING (TO FRAMING);	(1) 16# COMMON (2) 3"X13" NAILS (3) 3" 14 GAGE STAPLES	FACE NAIL
DOUBLED TOP PLATES	(1) 16# COMMON (2) 3"X13" NAILS (3) 3" 14 GAGE STAPLES	LAP SPICE	33. FIBERBOARD SHEATHING; [g]	(1) 16# COMMON (2) 3"X13" NAILS (3) 3" 14 GAGE STAPLES	FACE NAIL
11. BRIDGING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	(1) #4 COMMON (2) 3"X13" NAILS (3) 3" 14 GAGE STAPLES	TOE NAIL	34. INTERIOR PANELING	1/4" x 4# [h] 3/4" x 6# [i]	
12. 2X4 JOISTS TO TOP PLATE	8# AT 6" (152 mm) O.C. 3"X13" NAIL AT 8" O.C. 3" 14 GAGE STAPLE AT 6" O.C.	TOE NAIL			
13. TOP PLATES, LAPS AND INTERSECTIONS	(1) 16# COMMON (2) 3"X13" NAILS (3) 3" 14 GAGE STAPLES	FACE NAIL			
14. CONTINUOUS HEADER, TWO PIECES	16# COMMON	16" O.C. ALONG EDGE			
15. SCISSOR JOISTS TO PLATE	(1) #4 COMMON (2) 3"X13" NAILS (3) 3" 14 GAGE STAPLES	TOE NAIL			
16. CONTINUOUS HEADER TO STUD	(1) #4 COMMON (2) 3"X13" NAILS (3) 3" 14 GAGE STAPLES	TOE NAIL			
17. EELING JOISTS, LAPS OVER PARTITIONS (SEE IBC SECTION 2308.10.4.1, TABLE 2308.10.4.1)	(1) 16# COMMON MINIMUM, TABLE 2308.10.4.1 (2) 3"X13" NAILS (3) 3" 14 GAGE STAPLES	FACE NAIL			
18. EELING JOISTS TO PARALLEL RAFTERS (SEE IBC SECTION 2308.10.4.1, TABLE 2308.10.4.1)	(1) 16# COMMON MINIMUM, TABLE 2308.10.4.1 (2) 3"X13" NAILS (3) 3" 14 GAGE STAPLES	FACE NAIL			
19. RAFTER TO PLATE (SEE IBC SECTION 2308.10.1, TABLE 2308.10.1)	(1) #4 COMMON (2) 3"X13" NAILS (3) 3" 14 GAGE STAPLES	TOE NAIL			
20. 1" DIAGONAL BRACE TO EACH STUD AND PLATE	(1) #4 COMMON (2) 3"X13" NAILS (3) 3" 14 GAGE STAPLES	FACE NAIL			

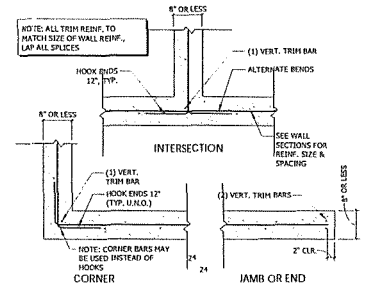
NAILING SCHEDULE
SCALE: 1" = 1'-0"

- [a] COMMON OR BOX NAILS MAY BE USED EXCEPT WHERE OTHERWISE STATED.
- [b] NAILS SPACED AT 6" O.C. AT EDGES, 12" AT INTERMEDIATE SUPPORTS EXCEPT 6" AT SUPPORTS WHERE SPANS ARE 4' OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND GEAR WALLS, REFER TO IBC SECTION 2305. NAILS FOR WALL SHEATHING MAY BE COMMON, BOX OR CASING.
- [c] COMMON OR DEFORMED SHANK.
- [d] COMMON.
- [e] DEFORMED SHANK.
- [f] CORROSION-RESISTANT SIDING OR CASING NAIL.
- [g] FASTENERS SPACED 3" O.C. AT EXTERIOR EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS. CORROSION-RESISTANT ROOFING NAILS WITH 7/16" DIA. HEAD AND 1 1/2" LENGTH FOR 1/2" SHEATHING AND 1 3/4" LENGTH FOR 25/32" SHEATHING.

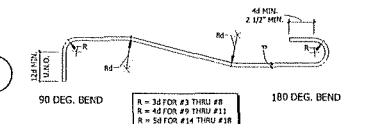
- [i] CORROSION-RESISTANT STAPLES WITH HEMPHAL 21#4 CROWN AND 1 3/4" LENGTH FOR 1/2" SHEATHING AND 1 1/2" LENGTH FOR 25/32" SHEATHING. PANEL SUPPORTS AT 16" 20" IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED.
- [j] CASING OR FINISH NAILS SPACED 6" ON PANEL EDGES, 12" AT INTERMEDIATE SUPPORTS.
- [k] PANEL SUPPORTS AT 24" CASING OR FINISH NAILS SPACED 6" ON PANEL EDGES, 12" AT INTERMEDIATE SUPPORTS.
- [l] FOR ROOF SHEATHING APPLICATIONS, #4 NAILS ARE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS.
- [m] STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 21/16".
- [n] ON ROOF SHEATHING APPLICATIONS, FASTENERS SPACED AT 4" O.C. AT EDGES, 8" AT INTERMEDIATE SUPPORTS.
- [o] FASTENERS SPACED AT 4" O.C. AT EDGES, 8" AT INTERMEDIATE SUPPORTS FOR SUBFLOOR AND WALL SHEATHING AND 3" O.C. AT EDGES, 6" AT INTERMEDIATE SUPPORTS FOR ROOF SHEATHING.
- [p] FASTENERS SPACED AT 4" O.C. AT EDGES, 8" AT INTERMEDIATE.



TYP. REINF LAP IN FOOTING
SCALE: 1" = 1'-0"



TYP. CAST IN PLACE CONC. WALL REINF
SCALE: 3/4" = 1'-0"



TYP. HOOKS AND BENDS
SCALE: 1 1/2" = 1'-0"

LAP SPICE (IN)	D. R. SIZE										
	#3	#4	#5	#6	#7	#8	#9	#10	#11	#12	#14
2,500	24	32	39	47	59	78	83	100	110		
3,000	22	29	36	43	53	72	81	91	101		
3,500	20	27	33	40	50	65	75	84	93		
4,000	19	25	31	37	46	62	70	79	87		
5,000	17	23	28	34	42	55	63	71	78		
MASONRY	2'	3'	3'	4'	4'	5'	5'	6'	6'		



- SPLICE LENGTH IS GIVEN AS CLASS B FOR CONCRETE.
- BARS LARGER THAN #11 SHALL NOT BE LAP SPICED. PROVIDE APPROVED MECH. COUPLERS OR CP BUTT WELDS AT SPLICES OF BARS GREATER THAN #11.
- LAP LENGTH GIVEN SHALL BE INCREASED 20% FOR BUNDLED BARS.
- LAP LENGTHS CAN BE DECREASED BY 20%, IF LESS THAN 50% OF THE BARS ARE SPLICED IN THE LAP AREA.
- DO NOT USE THESE LENGTHS FOR EPOXY-COATED BARS.
- INCREASE LAP LENGTHS AN ADDITIONAL 30% IF MORE THAN 12" OF CONCRETE IS REQUIRED BELOW THE LAP AT ONE TIME.
- MASONRY LAP SPLICES ARE FOR $f_c = 1500$ PSI.

TYP. LAP SPICE LENGTHS
SCALE: 1" = 1'-0"

CLASS	28-DAY COMPRESSIVE STRENGTH, PSI	SIZE AND TYPE AGGREGATE	MAX SHRINK. (%)	ENTRAINMENT AIR-PERCENT	FINC. CLUMP INCHES	MAX W/C RATIO
A	3000	3/4" CONC.	0.055%	NONE	3"	0.45
B	4000	3/4" CONC.	0.055%	NONE	3"	0.45
C	4000	3/4" CONC.	0.055%	NONE	3"	0.45

- NOTES:
- SLOPE INDICATED IS WITH WATER OVER. ADDITIONAL SLOPE IS ACCEPTABLE IF ADDED BY MEANS OF ADJUSTIVES THAT DO NOT PROMOTE SHRINKAGE OF CONCRETE OR DEGRADE THE CONCRETE.
 - USE TYPE II CEMENT.
 - USE CLASS A FOR FOUNDATIONS.
 - USE CLASS B FOR EXTERIOR.
 - USE CLASS C FOR PANELS.

CONCRETE MIX DESIGNS
SCALE: 1" = 1'-0"



NOT FOR CONSTRUCTION
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03/21/2020
R502/00
90% REVIEW

IVGID TENNIS CENTER REMODEL
IVGID PWP No. WA-2020-185
864 Indiana Way, Incline Village, NV 89451

REV	DESCRIPTION	DATE

Checked By: [Signature]
Designed By: [Signature]
Project No: 20180054
Scale: As Noted
Date: 02/27/2020
Sheet No:

TYPICAL DETAILS

SHEET

S5.1

IVGID TENNIS CENTER REMODEL

90% CONST DOCS

2/28/2020

FINAL PROJECT SCOPE: DECK EXPANSION, FENCE, TENNIS CT STAIRS, SEAT WALL, MAIN ENTRY STAIRS, RAMP, CONTROL GATES, STORM STRUCTURE, IMPROVE RESTROOMS, PROSHOP AND SELF SERVE AREA					
WORK DESCRIPTION	\$/UNIT	UNIT	QTY	TOTAL	SUB-TOTAL
CIVIL & DRAINAGE IMPROVEMENTS					
DRAINAGE & UTILITY	1.00	LS	8,500.0	8,500.00	
STORMTECH INFILTRATION STRUCTURE	1.00	LS	25,000.0	25,000.00	
PLANTING	2.50	sf	1,750.0	4,375.00	
IRRIGATION	3.50	ls	1,750.0	6,125.00	
RETENTION BASIN	2.50	SF	840.0	2,100.00	
CONCRETE FLATWORK (old valley gutter) AT TRENCH DRAIN	370.00	sf	55.0	20,350.00	
INSTALL TRENCH DRAIN	110.00	lf	45.0	4,950.00	
					71,400.00
SITE UTILITIES					
REPLACE RR WATER LINE UNDERGROUND	90.00	lf	65.0	5,850.00	
ADD PANEL AT PRO SHOP	1.00	ls	7,500.0	7,500.00	
ADD EXTERIOR POLE LIGHT	1.000	ls	3,500.0	3,500.00	
					16,850.00
RAMP & STAIRS					
DEMO EXISTING ASPHALT PAVING	2100	sf	3.0	6,300.00	
DEMO PAVERS AT (EX) LOWER DECK AREA	565	sf	2.0	1,130.00	
EXCAVATION & PREP	1000	sf	5.0	5,000.00	
REGRADE & EXTEND ASPHALT PATH	2500	sf	12.0	30,000.00	
CONC CURB	95	sf	32.0	3,040.00	
RAMP HANDRAIL	35	lf	200.0	7,000.00	
STAIR HANDRAIL WITH PICKETS	40	lf	325.0	13,000.00	
TERRACE SEAT WALL incl CONC WALL AND FTG'S	70	lf	145.0	10,150.00	
CONC WALLS-ROUGH FORMED x 4' AVG HT+FTG	96	lf	145.0	13,920.00	
CONCRETE RETAINING WALLS AND FOOTINGS	100	lf	100.0	10,000.00	
CORTEN STEEL LIGHTED ENTRY SIGN	1	ls	3,500.0	3,500.00	
NEW STAIRS : CONCRETE	2.50	ea	2,500.0	6,250.00	
PAVERS AT RAMP and LANDINGS	300.00	sf	12.0	3,600.00	
MODULAR LANDSCAPE WALLS x 48" REPAIR AND ADJUST	10.00	sf	95.0	950.00	
					113,840.00
NEW COMPOSITE DECK, AND PERIMETER CONTROLS					
WORK AT EXISTING PAVER AREA- NEW COMPOSITE DECK					
DEMO OF EXIST'G LOWER DECK , PAVERS, STAIRS & MODULAR WALL	1200	sf	6.0	7,200.00	
DEMO ROCK AT DECK AREA	328	sf	30.0	9,840.00	
GRAVEL UNDER NEW DECK AREA	3.50	yds	35.0	122.50	
NEW RAISED DECK- FOUNDATIONS/FRAMING/COMP DECK'G	565.00	sf	60.0	33,900.00	
WORK AT EXISTING DECK					
DEMO REDWOOD DECKING	1147	sf	3.3	3,727.75	
ADD/MODIFY EXISTING FRAMING	1147	sf	37.0	42,439.00	
INSTALL COMPOSITE 2X6 DECKING	1147	sf	18.0	20,646.00	
GRAVEL UNDER (EXISTING) DECK AREA	7.50	cy	60.0	450.00	
NEW CONC TENNIS STAIRS & LANDINGS	130.00	sf	35.0	4,550.00	
MATCH EXISTING POLYCARBONITE /WOOD RAILING	30.00	lf	80.0	2,400.00	
TUBE STEEL FENCING IMPROVEMENTS AND GATES	25.00	LF	175.0	4,375.00	
TUBE STEEL GATES- ROLLING	1.00	ea	3,200.0	3,200.00	
CHAINLINK FENCE'G VINYL COATED BLACK 6FT ON TOP OF RAMP WALL	60.00	lf	80.0	4,800.00	
CHAINLINK GATES AT 6FT WIDE ON ROLLERS. WITH KEY HARDWARE	2.00	ea	1,100.0	2,200.00	
LUMBER FINISHED SCREEN WALL AT DECK	58.00	lf	35.0	2,030.00	
EXTEND ROOF DRAINAGE FROM RWL AT FLAT ROOF	5.00	ea	250.0	1,250.00	
					143,130.25
DECK CANOPY 13 x 32 & FOOTINGS	1.00	LS	35,000.0	35,000.00	
					35,000.00
CIVIL, DECK AND RAMP IMPROVEMENTS SUB-TOTAL					
					380,220.25
GENERAL CONDITIONS	0.090	9.0%	380,220.3	34,219.82	
OH/P	0.15	15%	380,220.3	57,033.04	
CONTINGENCY	0.12	12%	380,220.3	45,626.43	
DECK AND RAMP IMPROVEMENTS TOTAL				517,099.54	

IVGID TENNIS CENTER REMODEL

90% CONST DOCS

2/28/2020

WORK DESCRIPTION	\$/UNIT	UNIT	QTY	TOTAL	SUB-TOTAL
BUILDING IMPROVEMENTS					
SELF SERVE BUILDING ALTERATIONS					
NEW BREEZEWAY WINDOW	1.00	ls	1,500.0	1,500.00	
DEMO & PREP FOR WALLS & FLOORS	205	sf	25.0	5,125.00	
INFILL WINDOWS TO PRO SHOP: WD STUD, GWB EA SIDE	40	sf	35.0	1,400.00	
INFILL WALL AT [E] DOOR (exterior BD& Btn finish below)	75	sf	40.0	3,000.00	
CONC FLOOR AT SELF-SERVE	180	sf	18.0	3,240.00	
POLISH CONCRETE FLOOR	180	sf	8.5	1,530.00	
EXTERIOR WALL AND FOUNDATION	20	lf	165.0	3,300.00	
NEW ALUM SF DOOR @ SELF SERVE WITH PANIC HDWR	1.00	ea	2,200.0	2,200.00	
JAN CLOSET FRAMING & WALL FINISH	8.50	lf	85.0	722.50	
NEW UPPER/LOWER PLASTIC LAM CABINETS	9.00	lf	550.0	4,950.00	
NEW SOLID SURFACE TOPS AND BACK SPLASH	35.00	sf	250.0	8,750.00	
PAINT INTERIOR 2 COATS	400	sf	3.5	1,400.00	
FRP AT JAN ROOM	60.00	sf	15.0	900.00	
NEW APPLIANCE, REFRIG, MW	2.00	ea	1.0	2.00	
NEW LIGHTING, CONTROLS AND POWER	1.00	ls	5,500.0	5,500.00	
NEW SINK PLUMBING	1.00	ea	3,500.0	3,500.00	
NEW WATER HEATER	1.00		3,500.0	3,500.00	
MOP SINK & ACCESSORIES	1.00	ls	3,500.0	3,500.00	54,019.50
PRO-SHOP					
NEW PRO-SHOP CARPET TILE INCLUDING DEMO	391.00	sf	12.0	4,692.00	
NEW PRO-SHOP WINDOW INFILL AT TV MOUNT	20.00	sf	75.0	1,500.00	
PRO-SHOP POINT OF SALE REFINISH CABINETS	27.00	lf	75.0	2,025.00	
NEW SF DOOR (PRO SHOP)	2	ea	2,100.0	4,200.00	
PRO SHOP WALL SKIM COAT/TEXTURE & PAINT	900	sf	8.5	7,650.00	
DOOR & WINDOW TRIM REVISION	1	ls	1,000.0	1,000.00	
NEW SLATWALL AND TRIM	200	sf	15.0	3,000.00	
NEW LIGHTING & POWER	1.00	ls	7,500.0	7,500.00	31,567.00
					85,586.50
SELF SERVE & PRO SHOP SUB-TOTAL					
RESTROOMS					
DEMO FINISHES	1,266.00	sf	2.5	3,165.00	
PHENOLIC COMPARTMENTS	2.50	ea	2,100.0	5,250.00	
ACCESSORIES-REUSE EXISTING	2.00	ea	500.0	1,000.00	
NEW DOORS, HARDWARE	2.00	ea	1,500.0	3,000.00	
CLEAN/STAIN CEILING	1,300.00	sf	2.5	3,250.00	
FLOOR FINISH-POLISHED CONCRETE FLOORING	1,266.00	sf	5.5	6,963.00	
WALL FINISHES: Tile to 54" refinish wood above	1.00	ls	7,500.0	7,500.00	
DEMO PLUMBING	9.00	ea	250.0	2,250.00	
NEW PLUMBING: FIXTURES, TOILETS & W.H.	5.00	ea	3,500.0	17,500.00	
RELOCATED PLUMBING FIXTURES	5.00	ea	1,500.0	7,500.00	64,878.00
NEW LIGHTING, CONTROLS & POWER	1.00	ea	7,500.0	7,500.00	
RESTROOM BUILDING HEATING & EXHAUST					
RESTROOM HEATING	4.00	ea	2,000.0	8,000.00	
PLUMBING CHASE HEATING	1.00	ea	2,000.0	2,000.00	
RESTROOM INLINE EXHAUST	1.00	ea	5,000.0	5,000.00	
SELF SERVE HEATING	1.00	ea	3,500.0	3,500.00	
PATCH WALL AT OLD LOUVERS	1.00	ls	1,500.0	1,500.00	
ELECTRICAL PANEL ADD	1.00	ea	2,500.0	2,500.00	172,964.50
TOTAL INTERIOR BUILDING ALTERATIONS					
GENERAL CONDITIONS	0.090	9.0%	172,964.5	15,566.81	
OH/P	0.15	15%	172,964.5	25,944.68	
CONTINGENCY	0.12	12%	172,964.5	20,755.74	
TOTAL (including OH/P and 12% contingency)				235,231.72	

IVGID TENNIS CENTER REMODEL

90% CONST DOCS

2/28/2020

WORK DESCRIPTION	S/UNIT	UNIT	QTY	TOTAL	SUB-TOTAL
EXTERIOR FACE LIFT: NEW SIDING AND CMU WAINSCOT					
SIDING REPLACEMENT & MASONRY WAINSCOT					
DEMO PLASTIC SIDING & TRIM	2,300.00	sf	3.5	8,050.00	
REPAIR WATER DAMAGED PLATES, STUDS	150.00	lf	25.0	3,750.00	
6X18" STRIP FOOTING/CURB FOR WAINSCOT & WATER PROTECTION	250.00	LF	45.0	11,250.00	
NEW 4" CMU WAINSCOT (32"x225') & WATER TABLE	600.00	sf	17.0	10,200.00	
WEATHER BARRIER	2,300.00	sf	0.8	1,725.00	
NEW CONCRETE BOARD & BATTEN SIDING & TRIM	1,700.00	sf	11.5	19,550.00	
PAINTING CONC SIDING AND TRIM 2 COLORS	2,000.00	sf	4.0	8,000.00	
PAINTING: EXISTING EXTERIOR WOOD CEILINGS, COLUMNS, DOORS	500.00	sf	3.5	1,750.00	
REMOVE AND RELOCATE MISC. CONDUIT AND FIXTURES	1.00	ls	5,500.0	5,500.00	
TRIM: WINDOW, FACIA	800.00	lf	5.0	4,000.00	
BULLETIN BOARD INSTALL	1.00	ls	800.0	800.00	
ROOF DRIP FLASHING & CAULKING	1,700.00	sf	2.5	4,250.00	
					78,825.00
EXTERIOR FACE LIFT: NEW SIDING AND CMU WAINSCOT					
GENERAL CONDITIONS	0.09	9.0%	78,825.0	7,094.25	
OH/P	0.15	15%	78,825.0	11,823.75	
CONTINGENCY	0.12	12%	78,825.0	9,459.00	
TOTAL (Including OH/P and 12% contingency)					107,202.00

ALTERNATE BID ITEMS					
1. ALUM FRAME & GLASS RAILING AT DECK (add to base rail \$\$)	66.00	lf	225.0	14,850.00	
2. STONE WAINSCOT: 2" THK CUT GRANITE VENEER (add to cmu \$\$)	600.00	sf	30.0	18,000.00	
3. TILE FLOORING AT RESTROOMS (add to polish \$\$)	1266	sf	10.0	12,660.00	
4. STAINLESS STL TOILET PARTITIONS (add to base partitions \$\$)	2.5	ea	1,500.0	3,750.00	
					49,260.00
GENERAL CONDITIONS					
GENERAL CONDITIONS	0.09	9%	49,260.0	4,433.40	
OH/P	0.15	15%	49,260.0	7,389.00	
CONTINGENCY	0.12	12%	49,260.0	5,911.20	
TOTAL					66,993.60

ESTIMATE SUMMARY

DECK, RAMP, CIVIL & DRAINAGE IMPROVEMENTS	517,099.54
REMODEL RESTROOMS, SELF SERVE & PRO SHOP. NEW UTILITES, LIGHTING,	235,231.72
PLUMBING, EXHAUST AND HEATING	107,202.00
REPLACE EXTERIOR SIDING AND TRIM WITH NEW MATERIALS	

BASE PROJECT G.C'S, OH/P & 12% CONTINGENCY 859,533.26

All Alternate Bid Items 66,993.60

GROSS TOTAL WITH ALT BID ITEMS 926,526.86

BREAKDOWN OF CONTRACTOR COSTS & CONTINGENCY (INCLUDING ALTERNATE #1)		
TOTAL GENERAL CONDITIONS:	9.0%	61,314.28
TOTAL OVERHEAD & PROFIT (OH&P)	15%	102,190.46
TOTAL CONTINGENCY:	12%	81,752.37