

STAFF REPORT
SUBMITTED BY: Misty James & Chris Frotten
DATE: August 27, 2024
SUBJECT: Options and Potential Costs for Maintenance/Upgrades to the Municipal Tennis Court
STRATEGIC OBJECTIVE: 5.2 and 5.3

ORIGIN

On June 11, the CAO was directed to look into both the logistics and costs of resurfacing and enlarging the fencing at our current municipal tennis court to address the need for upgrades and potential for expanding the versatility of this outdoor recreational asset. This report highlights the current condition of the court and outlines options for maintenance and/or upgrades.

BACKGROUND

Our municipal tennis court is located on Sherose Island. It is an outdoor court with an asphalt surface and the court is open to the public year-round and is free to use.

The existing court surface has dips and uneven spots, impacting play quality and safety. The court surface needs to be extended to meet official dimensions for full regulation play (fencing is too close on ends) and the current space is not accessible to wheelchair users.

The fencing also does not meet regulation standards for proper play because the base is too short end to end.

The court is currently used for a variety of activities including tennis, ground hockey, learning to bike or scooter/skateboard, and free play. With the popularity of pickleball it is conceivable that it would be used for this as well if developed. We have heard a need for basketball facilities from youth in recent years.



DISCUSSION

Given these deficiencies, how the court is currently used and the potential for improved usage, we believe there is merit in considering improvements and/or upgrades. Here are four options that would address some or all of the deficiencies.

Option 1 – Resurface Court & Add Multi-Sport Markings

This would entail removing the existing surface irregularities, filling cracks, and applying a new top layer in addition to placing lines for pickleball, basketball and other sports. The actual court size is sufficient so it can be resurfaced as is. The fencing is in good repair but could use a paint finish to enhance the look of the facility. In this option, we would however recommend extending the paving to the parking area and replacing the fence door to make the facility accessible to wheelchair users.

Appendix A includes details on the following examples from other municipalities.

- Lockeport: Resurfacing of their court was completed in 2023. They saved costs by performing some preparatory work in-house. Also, minimal asphalt work was needed, and repairs were only required at the posts. The rubberized surface was selected for its age-friendly attributes.
- Argyle: They resurfaced courts in Pubnico and Wedgeport 10 years ago for \$207,542, including a new driveway and some fence repairs.
- Yarmouth: They plan to resurface courts at St. Ambrose and have a multi-sport court project at the Mariners Centre which will cost nearly \$1 million with advanced features (light and shade structures) and funding support.

Option 2 - Enlarge and Upgrade Fencing

This option would include extending and enhancing the fencing to meet regulation standards. The fencing should be placed a minimum of 12 feet (3.66 meters) from the sidelines and 21 feet (6.40 meters) from the baselines to provide ample playing space. The tennis court currently has only 3.2 metres between the baseline and the fencing on each end (which is placed along the edge of the asphalt base) but has a full 6 metres of space between the sidelines and fencing. The fencing is otherwise in good condition and possible further enhancements could include paint or cover of the metal to be green or black in colour.

Colour and coating can also deteriorate, and further research here would be recommended. The gate would also have to be upgraded to an accessible entry with gate opening outward and a second gate installed at the other end on the south side at the other end (to open on to what is hopefully green space replacing the current recreation centre). Storage for nets and equipment should also be considered. This option would mean extending the base of the court to provide the additional off-court space.

Option 3 – Expand to Two Courts

This option would be the most complex and would see the construction of an additional court to accommodate more players and sports.

In evaluating the available options, it is important to note that they can be implemented either individually or in combination, depending on the desired outcomes and resource availability. Each option has been designed to stand alone, addressing specific deficiencies of the court. However, combining certain options may offer enhanced benefits and efficiencies, potentially leading to a more comprehensive solution. We recommend considering both approaches, as the flexibility to pursue options separately or in conjunction allows for tailored implementation strategies that align with the project's goals and constraints.

BUDGET IMPLICATIONS

Based on available data and comparable projects, we estimate the following costs:

Option 1

Approximately \$25,000 - \$40,000 per court, depending on the extent of preparatory work and surface material and additional sport markings.

Option 2

Approximately \$50,000 - \$100,000. This would include the additional fencing and any repairs of existing fence as well as the addition of 2 accessible gates.

Option 3

Approximately \$150,000 - \$250,000, considering the construction of a new court and necessary amenities. The cost will vary heavily based on surface type, additional fencing, and preparation work required. The multi-use court being developed in Yarmouth is for two multi-use courts on a very large base. It also includes amenities such as a shaded spectator area, lighting and a full screen between courts. The full cost of this project is just under \$1,000,000.

In terms of funding, the Lockeport project was community driven with the project team consisting of the membership of the local Pickleball & Tennis Club and municipal staff. New Horizons funding was contingent on this partnership with this mainly senior member group.

Similar to Lockeport's approach, performing some preparatory tasks in-house can reduce costs. We do not have the cracks that they experienced but could trim and remove brush from around the court if expansion was desired.

Seeking grants and funding from programs like Canadian Tire's Jumpstart and other provincial recreation/sport facility development initiatives or accessibility funding are also options.

LEGAL IMPLICATIONS

N/A

PUBLIC CONSULTATION/COMMUNICATIONS

N/A

RECOMMENDATION

Given the current state of our tennis court and the potential for enhancing our recreational facilities, it is recommended to investigate the detailed costs for resurfacing the court, upgrading the fencing and adding multi-sport markings to increase the versatility of the court.

If the expansion of an additional court is desired, we recommend evaluating the feasibility and benefits of doing so, including detailed cost analysis and potential funding sources before making any decision on enhancement or improvements.

SUGGESTED MOTION

Move to recommend to Council to investigate the detailed costs for resurfacing the court, improving the fencing and adding multi-sport markings and bring forward this project to budget deliberations next year for further consideration.

ALTERNATIVES

- Maintain the current state of the tennis court without making any changes or upgrades.
- Delay a decision to a later date to allow for further consideration.
- Explore the possibility of moving the tennis court to a different location.

ATTACHMENTS

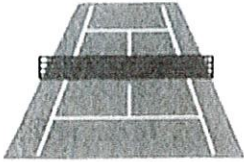
- Municipal Project Comparison Matrix
- Lockeport Resurfacing Quote and Aerial Shot
- Jump Start Multi-Sport Court Information: <https://marinerscentre.com/news/jumpstart-inclusive-multi-sport-court-coming-to-yarmouth>

Appendix A

Comparison of Municipal Tennis Court Projects

Municipality	Scope of Work	Internal Preparation	Costs	Funding
Lockeport	Resurfacing of existing tennis courts; added lines for two pickleball courts	Significant internal prep work, including digging out old dirt from cracks Partnership with local Tennis and Pickleball Club	\$47,700 +HST including fencing repairs Total project was \$73,000 including some programming, an accessible pathway and backboard	New Horizons - \$25,00 RFD - \$23,000 Partner Funding (Tennis/Pickleball club)- \$10,000
Argyle	Resurfacing of Pubnico and Wedgeport tennis and multi-purpose courts; new driveway in Pubnico; some fence repairs; added lines for hockey and basketball	None specified	\$207,542	\$54,000 funding received RFD
Yarmouth	Planned resurfacing of St Ambrose courts; lines added for pickleball courts in various locations; new multi-sport court project at Mariners Centre (basketball, wheelchair tennis, etc.)	None specified for St Ambrose courts; new multi-sport court includes advanced features and infrastructure	Multi-sport court project costs nearly \$1 million	Funding through municipal units and donations from Canadian Tire's Jumpstart program

This table and summary provide a clear comparison of the scope, preparation, costs, and funding for recent municipal tennis court projects in Lockeport, Argyle, and Yarmouth.



MARITIME TENNIS COURT BUILDERS & REFINISHERS

149 MacIntosh St., New Glasgow, N.S. B2H 4R6
MEMBER OF U.S. TENNIS ASSOCIATION

RES. 755-1970
OFF. 755-4033
FAX. 755-1977

DOUG MacDONALD

PROPOSAL AND CONTRACT

Date July 25, 2022

- Lockport Tennis Courts
Lockport, N.S.
- Att: Fran Scott

Phone: Office (902 656 2565) Res. ()
Gentlemen:

Following is a proposal to you (owner or contractor) for supplying all labour, materials, and equipment required to completed the following work at Lockport, N.S.

DESCRIPTION AND PRICE OF WORK

Asphalting	<u>Repair asphalt at net posts</u>	Lighting	<u>N/A</u>
Fencing	<u>(separate quote)</u>	Landscaping	<u>"</u>
Rubberized Coating	<u>3 Coats</u>	Tennis Nets	<u>"</u>
1 Colour Request	<u>Blue / Green</u>	Tennis Net Posts	<u>"</u>
Lines	<u>White (T.C.) Blue(Pickleball)</u>	Wind Screen	<u>"</u>

DESCRIPTION COMMENTS:

Item	Description
1	Clean Court of debris
2	Install Base Coat
3	Install Colors
4	Install Lines

Note 1. Fencing repairs to be a separate quote.

Contract Price \$ 29,700.00
 Less Deposit _____
 Balance _____

80% of Balance must be paid after asphalt laid before Phase 2 begins.
BALANCE DUE ON DAY OF COMPLETION

HST EXTRA

The purchaser is to advise the seller of the location of any underground cables, conducts or pipes of any kind before commencing the installation and indemnify the seller should any damage be caused prior to the location of same. Kindly phone public utilities who will give you the location of such services without charge.

If the foregoing meets with your acceptance, sign and return the attached copy, which thereupon becomes a contract between us. The foregoing together with terms and conditions on the reverse side hereof will constitute the full and completed agreement between us.

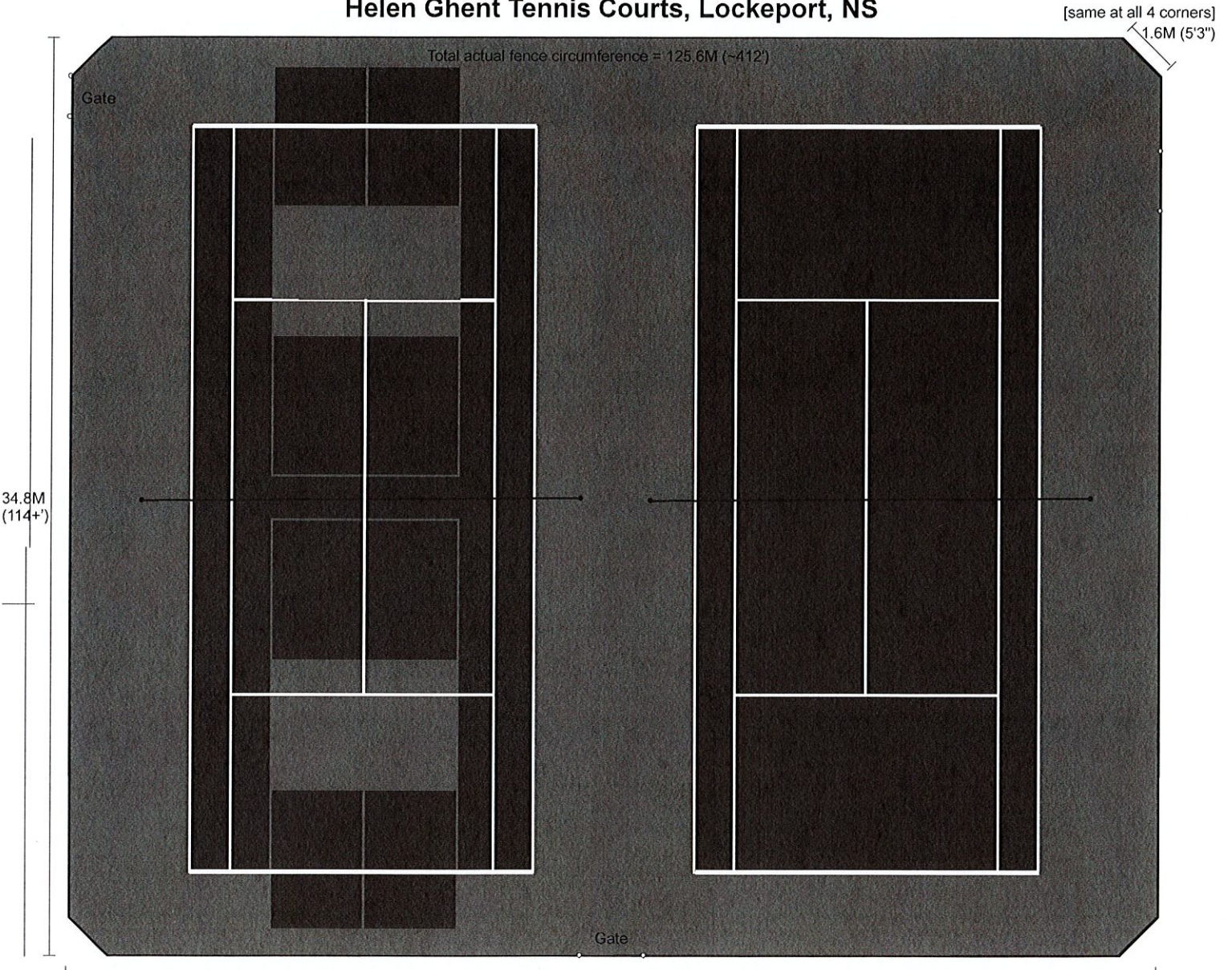
TERMS AND CONDITIONS ON REVERSE OF THIS CONTRACT MUST BE READ AND UNDERSTOOD BEFORE SIGNING.

Yours truly,
MARITIME TENNIS COURT BUILDERS & REFINISHERS

Accepted

Contractor or Owner	Signature	Date
		20

Helen Ghent Tennis Courts, Lockeport, NS



34.8M
(114+')

Total actual fence circumference = 125.6M (~412')

[same at all 4 corners]
1.6M (5'3")

Gate

Gate

29.4M (~96.5')

Fencing is 10' high around the entire circumference and has a 4' overhang extending from the south edge over the court.

North



NOVA FENCING LIMITED

149 Macintosh Street, New Glasgow, N.S. B2H 4R6
Bus. (902) 755-4033 Res. (902) 755-1970 Fax. (902) 755-1977

FACSIMILE COVER SHEET

Date Dec. 7, 2022
To Town of Lockport
ATTENTION Fran Scott
FAX NUMBER 902 656 2565
FROM Jim MacDonald (902) 497 8307
Number of pages being sent including this cover sheet 2

MESSAGE

Tennis Court Fencing Wire / Resurfacing

The cost to remove and replace the 10' wire

along with the resurfacing of the courts

is \$ 47,700.00 H.S.T. Extra

Note 1. See attached quote for the tennis courts.

2. We can paint the posts and top rail

and provide black wire at this cost also.

