

TENNIS + PICKLEBALL CENTER COURT IMPROVEMENT PROJECT - PHASE I CONSTRUCTION

May 11, 2026

TODAY'S OUTCOME

The Board of Directors considers authorizing Phase 1 construction

RECOMMENDED ACTION

By Motion:

The Board of Directors authorizes the Director of Finance and Accounting, as the authorized signatory in the absence of the General Manager, to enter into construction contracts on behalf of the Association to complete the Tennis + Pickleball Center Court Improvement Project-Phase 1, cost not to exceed \$1,788,262, including a 5% contingency, utilizing 2026 New Capital Projects Funds and Repair and Replacement Funds.



BACKGROUND

WHAT IS THE PROJECT?

Currently, the Tennis + Pickleball Center consists of:

- (6) dedicated tennis courts
- (3) hybrid regulation/youth striped tennis courts
- (2) dedicated pickleball courts
- (2) hybrid tennis / (8) hybrid pickleball courts

The project goal is to improve the experience for all users of the Tennis + Pickleball Center by providing dedicated regulation courts for both activities and addressing changing uses and safety concerns.

The Project addresses the following needs

- Provide an improved pickleball experience and increase the number of dedicated courts
- Make all tennis and pickleball courts dedicated, regulation size courts with no hybrid striping, improving play quality and safety
- Separate activities for a more enjoyable playing experience for both disciplines by reducing visual and noise distractions
- Position the facility for future enhancements to be defined over the next few years

Phase I is the first phase in a multi-year court improvement project, with subsequent phases planned in the 10-Year Significant Capital Projects Plan.



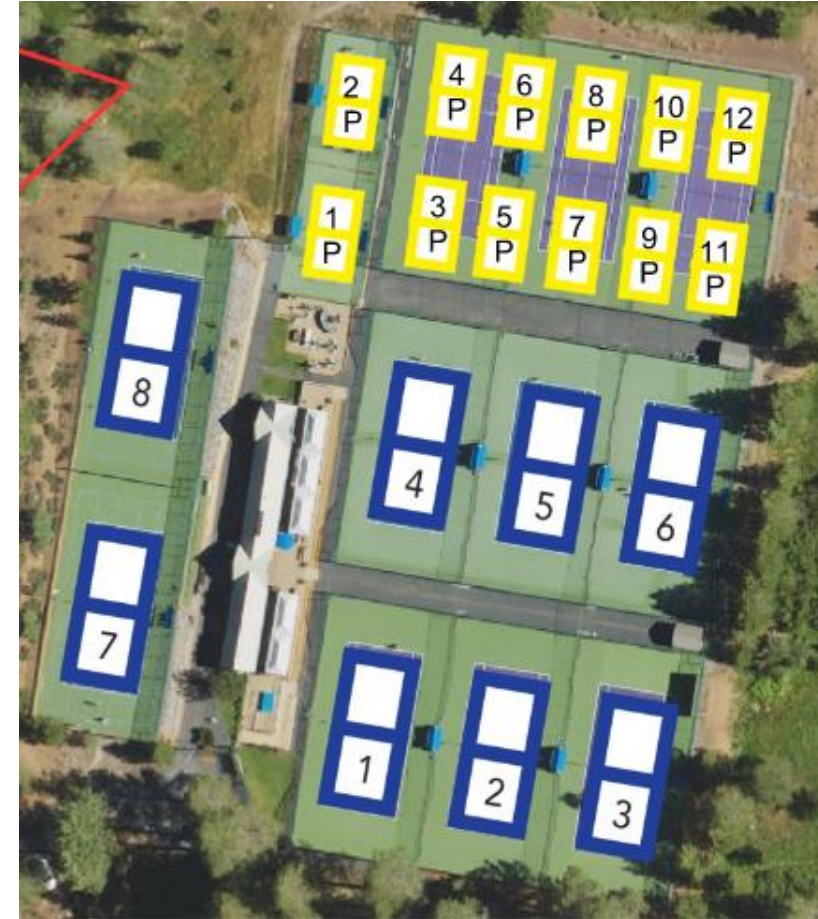
TENNIS + PICKLEBALL COURT IMPROVEMENT PROJECT PHASE I




CURRENT STATE



-  DEDICATED TENNIS COURTS (6)
-  DEDICATED REGULATION-SIZED PICKLEBALL COURTS (2)
-  HYBRID PICKLEBALL (8)
-  HYBRID JR TENNIS (3)

FUTURE STATE



-  DEDICATED TENNIS COURTS (8)
-  DEDICATED REGULATION-SIZED PICKLEBALL COURTS (12)
-  HYBRID COURTS (0)

BACKGROUND CONT.

June 27, 2025 Board Meeting

- Staff presented two project options to the Board:
 1. Maintain existing configuration and develop property to the west adding two additional pickleball courts
 2. Reconfigure pickleball courts to the northeast corner of the center utilizing existing tennis courts 7, 8 and 9 and convert hybrid courts 10 & 11 back to dedicated tennis courts

September 26, 2025 Board meeting

- Staff recommended option 2
- Staff recommended a design–build procurement process for project implementation

October 2025

- Staff issued a Design-Build Request for Proposal (RFP) to six potential design-build firms

December 19, 2025 Board Meeting

- Staff recommended moving forward with design development with Beynon Sports
- The Board directed staff to advance the Tennis + Pickleball Center Court Improvement Project - Phase 1, from conceptual design through the preparation of Final Construction Documents, as proposed, including the accelerated replacement of pickleball courts 9 and 10
- An updated construction estimate of \$1,414,188 was presented to the Board



ANALYSIS/DISCUSSION

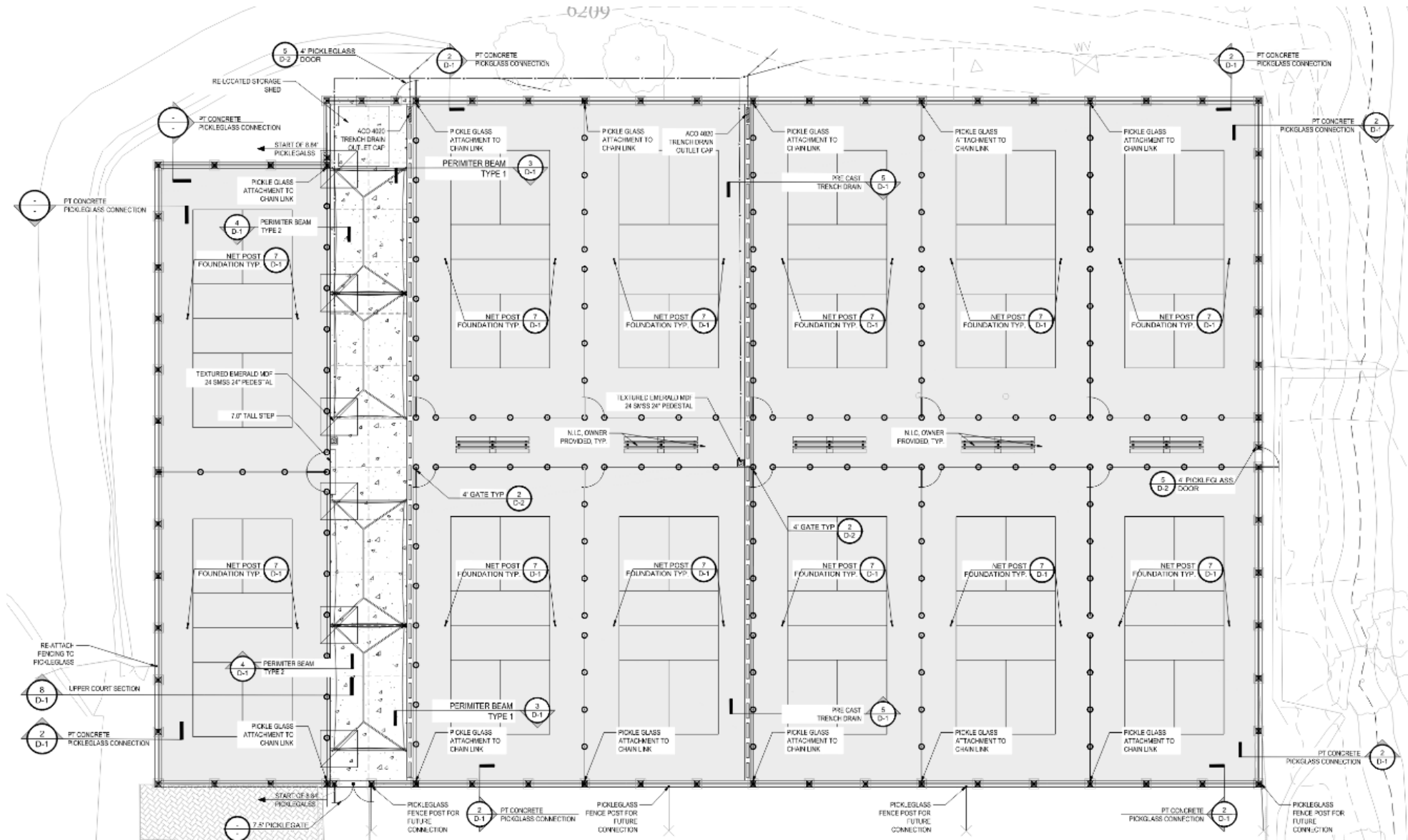


PHASE I - CONVERT COURTS 7, 8 & 9, TO TEN DEDICATED PICKLEBALL COURTS AND RETURN COURTS 10 & 11 TO DEDICATED TENNIS COURTS

KEY ELEMENTS

- Addresses current pickleball demand with individual court access
- All tennis and pickleball courts are regulation-sized (safety) and dedicated without any hybrid striping
- Pickleball massed to the northern area to minimize sound disturbance for both neighbors and tennis users, and separate activities for a more enjoyable playing experience
- Full reconstruction of tennis courts 7, 8 & 9 and pickleball courts 9 & 10 with post-tension slab – 50-year expected useful life
- New 10' sound attenuating PickleGlass wall around perimeter of new dedicated pickleball area (**changed scope**)
- New permanent shade structures in dedicated social / spectator area within new pickleball area (**added scope**)
- New 4' fencing and nets for the new pickleball area
- ADA-compliant walkway transitions
- Resurfacing and restriping of current tennis courts 10 & 11 to dedicated tennis only

FINAL PROJECT DESIGN



FINAL PROJECT DESIGN CONT.

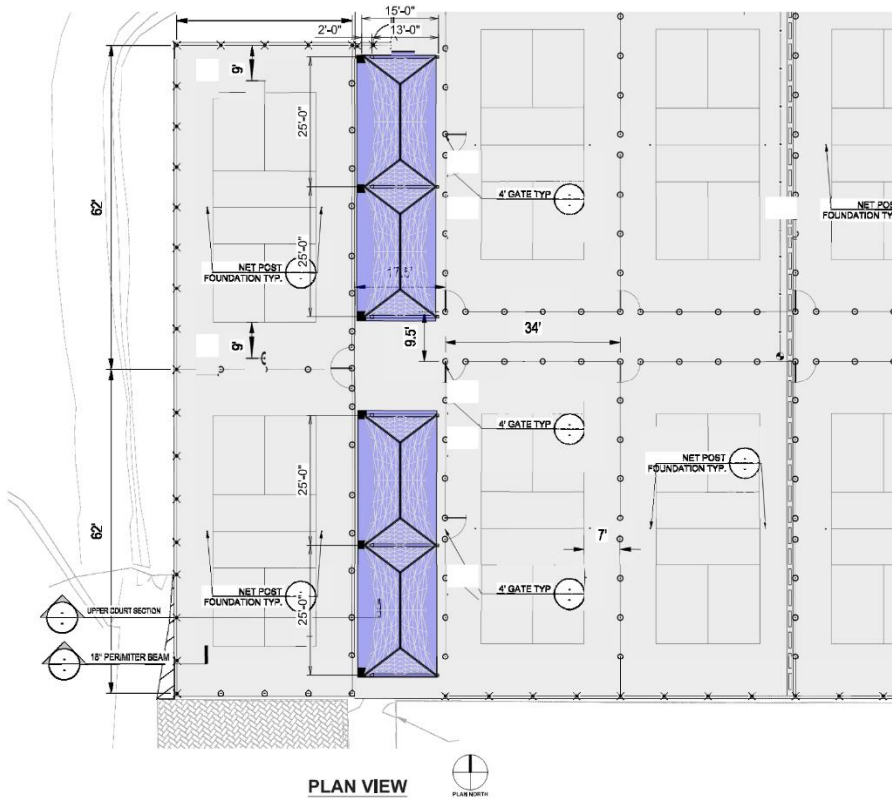
DESIGN ELEMENT DETAILS

- Reviewed sound attenuation options
 - Explored chain link fencing with various sound material options attached to fencing
 - Not rated for winter
 - Seasonal removal/storage concerns
 - Shorter useful life (5-8 years)
 - PickleGlass fence + sound attenuation with improved aesthetic and 20+ year useful life
 - Materially higher cost than alternative
 - Much longer useful life
 - Reduced maintenance requirements, better aesthetics
 - Long term cost effectiveness

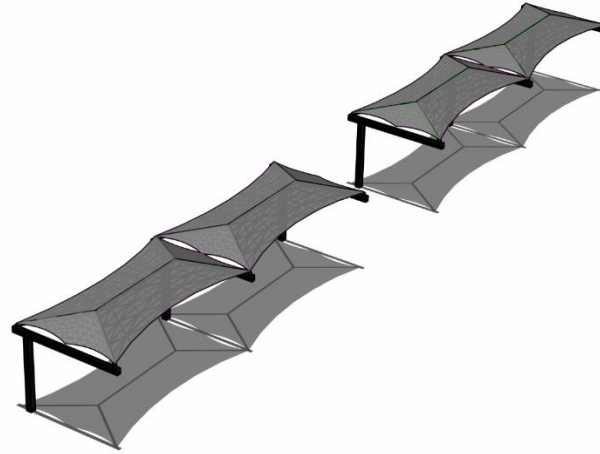
Staff recommends PickleGlass with bird strike mitigation included



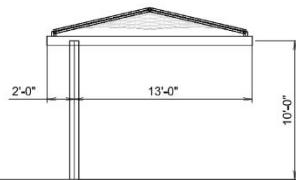
FINAL PROJECT DESIGN CONT.



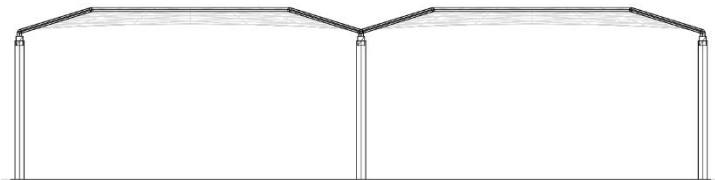
NOTE: FABRIC RATED FOR 5LB SNOW LOAD AND MUST BE REMOVED IF CONDITIONS ARE GREATER THAN THAT.



PERSPECTIVE VIEW



SOUTH ELEVATION



WEST ELEVATION

DESIGN ELEMENT DETAILS CON'T

- Final design provides 17.5' entry corridor for dedicated pickleball social / spectator area
 - Opportunity for two permanent shade structures
 - Shade areas are highly desired
 - Cantilever style offers unobstructed space
- Improved operational efficiencies
 - Extend water line
 - Trench drains - Improved drainage and washing

PERMITTING



PERMITTING STATUS UPDATE

- Initially planned as a maintenance project, upgrading aging court surfaces and replacing fencing in kind, with permits not required
- Improved fence type as well as addition of permanent shade structures require Town review and permitting
- Town of Truckee Planning Department conducted preliminary review and has no concerns
- Permit application submittal scheduled in-person for May 8, 2026
- Staff actively working with Town on permitting process, indications that approval process will be streamlined

OUTREACH

- Member survey conducted in 2025
- Focus Group with select regular tennis users on August 12, 2025
- Town Hall with all tennis and pickleball users invited on August 26, 2025
- Project webpage with feedback form
- Board updates:
 - September 23, 2024: Presented as part of the 2025 Budget - Included in CFP 2025 Projects
 - October 10, 2024: Presented as part of the 2025 Budget - Included in CFP 2025 Projects
 - February 28, 2025: Included in Capital Projects Presentation
 - June 27, 2025: Included in Capital Projects Presentation
 - September 26, 2025: Included in Capital Projects Presentation
 - September 26, 2025: Presented as part of the 2026 Budget - Included in CFP 2026 Projects
 - October 14, 2025: Approved as part of the 2026 Budget - Included in CFP 2025 Projects
 - December 19, 2025: Board directed staff to advance the Tennis + Pickleball Center Court Improvement Project-Phase 1 from conceptual design through the preparation of Final Construction Documents, including the accelerated replacement of pickleball courts 9 and 10
 - February 2, 2026: Staff provided an update to the Board on schematic design progress



PHASE I FUNDING

TENNIS + PICKLEBALL CENTER COURT IMPROVEMENT PROJECT - PHASE I: Project Cost Summary

Planned Funding per Approved Annual Capital Budgets (CFP)	
Approved 2025 Budget - Soft Costs	
Approved 2026 Budget - Construction	
<i>Proposed 2026 RRF components for pickleball courts 9 and 10</i>	
<i>Proposed additional funding from the New Capital Projects Fund (NCPF)</i>	
BOD Approved Budget Combined	
Funding Source	
NCPF (New Capital Projects Fund)	
RRF (Repair and Replacement Fund)	
	Funding Source Total
Project Costs	
Design	
Construction Prime Contract	
Shade Structures	
Construction Contracts Owner Provided Misc.	
Construction Contingency (5%)	
	Projected Costs Total

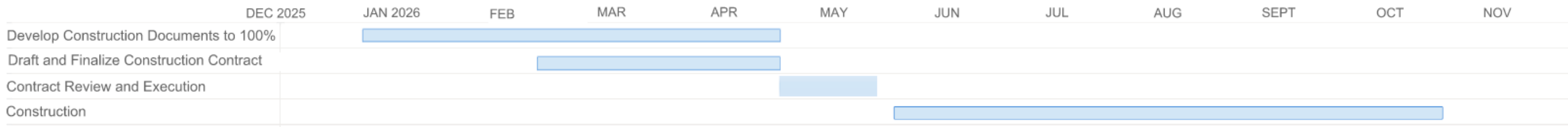
Forecasted Funding	
	101,050
	1,064,963
	295,785
	374,074
\$	1,835,872
	1,186,074
	649,798
\$	1,835,872
Projected Costs	
	47,610
	1,531,137
	130,893
	49,962
	76,270
\$	1,835,872

- Board approved 2025 soft cost budget of \$101,050
- Initial construction budget - October 2025 budget process \$1,064,963
 - New post tension concrete courts
 - Like for like fencing
 - Low end sound attenuation panels
- Updated Estimate – RFP construction estimate of \$1,461,798,
 - Board supported decision to accelerate reconstruction of pickleball courts 9-10
- Current construction cost \$1,788,262 including 5% contingency
 - PickleGlass permanent fencing
 - Permanent shade structures
 - Operational improvements
 - Increased cost of \$374,074, proposed to be funded from New Capital Projects Fund

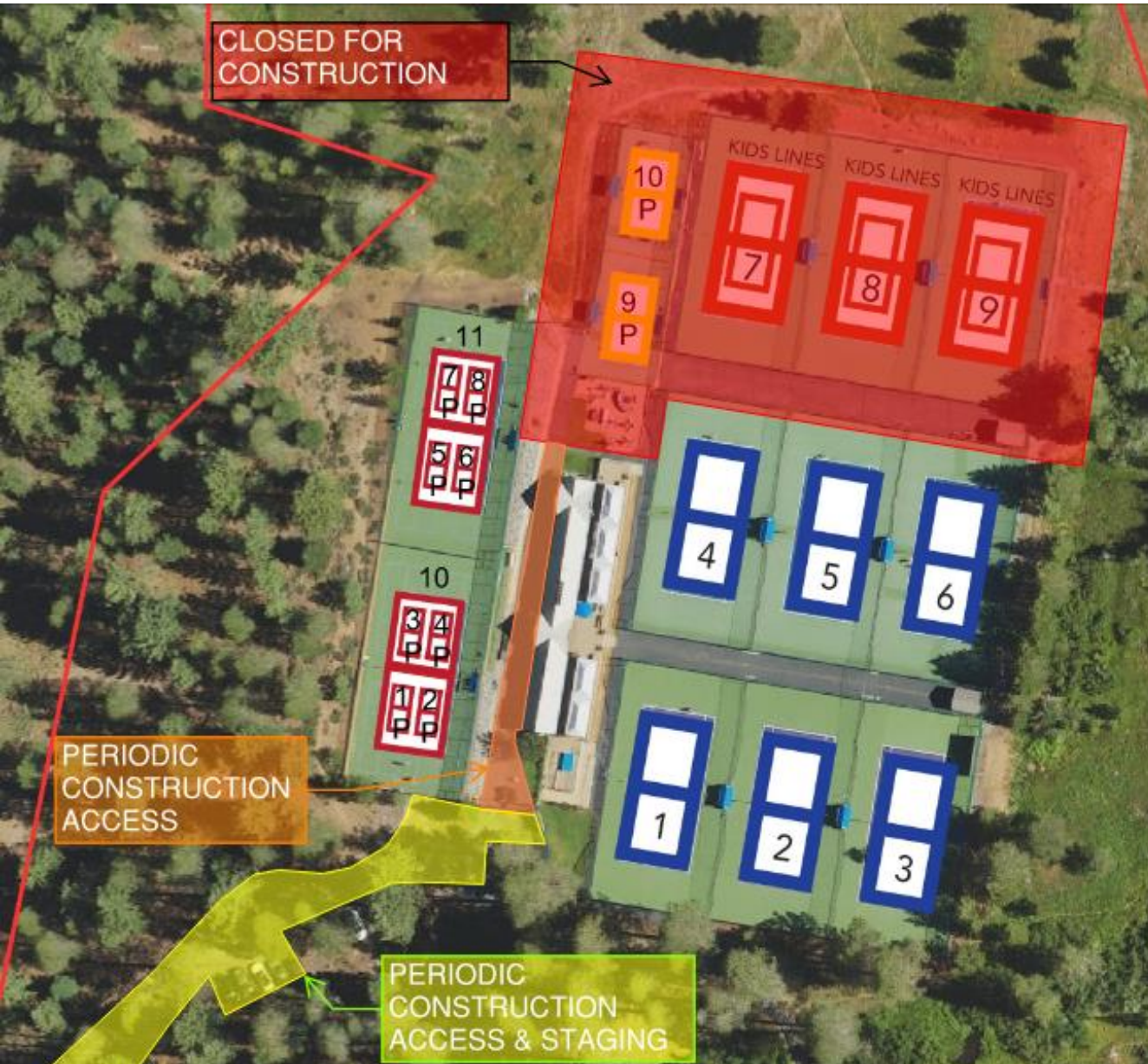
PHASE I NEXT STEPS

- Board authorizes GM to enter into Construction Contracts - Phase 1
- Begin procurement process on long lead time materials as soon as possible
 - Signed Contract
 - Town approval
- Construction June 1 - October 28, 2026

TENNIS + PICKLEBALL CENTER COURT IMPROVEMENT PROJECT PHASE I SCHEDULE



OPERATIONAL IMPACTS



TENNIS COURTS 1-3

- Will remain open for play as usual

TENNIS COURTS 4-6

- Will be intermittently closed during demolition activities, *tentatively between June 1 - 26*, for removal of northern fence and installation of temporary fence along northern baselines.
- Will be open for play as usual once temporary fence is in place, after June 26.

TENNIS COURTS 10-11 / PICKLEBALL COURTS 1-8

- Will be used only as Pickleball Courts during construction.
- Are subject to closure during increased construction activity due to safety concerns.

NOTE: ALL COURTS ARE SUBJECT TO POTENTIAL CLOSURE FOR SAFETY DURING INCREASED CONSTRUCTION ACTIVITY. OPERATIONAL TEAM AND MEMBERS WILL BE NOTICED IN ADVANCE

BOARD ACTION

By Motion:

The Board of Directors authorizes the Director of Finance and Accounting, as the authorized signatory in the absence of the General Manager, to enter into construction contracts on behalf of the Association to complete the Tennis + Pickleball Center Court Improvement Project-Phase 1, cost not to exceed \$1,788,262, including a 5% contingency, utilizing 2026 New Capital Projects Funds and Repair and Replacement Funds.



QUESTIONS?

THANK YOU

