



TITLE: Tennis + Pickleball Center Court Improvement Project – Phase I Construction

BOARD 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:

The Tennis + Pickleball Center Court Improvement Project goal is to improve the experience for all users of the Tennis + Pickleball Center by providing dedicated regulation-sized courts for both activities and addressing changing uses and safety concerns. This project responds to growing demand for pickleball, improves safety and positions the facility for future enhancements to be defined in the coming years.

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

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

On June 27, 2025, staff presented two potential options to the Board. The two options included: 1) maintaining existing configuration with incremental improvements and develop property to the west adding two additional courts, and 2) full conversion to dedicated courts with expanded pickleball capacity utilizing existing tennis courts 7, 8, & 9 and converting hybrid courts 10 and 11 to dedicated tennis courts. Staff was directed to proceed with analyzing both options, socializing them with the Board and membership through outreach efforts, and then returning to the Board with a staff recommendation.

On September 26, 2025, staff presented an update to the Board with feedback from analysis and outreach efforts, and the Board decided to move forward with the proposed concept, for budget estimates and planning purposes, to convert tennis courts 7, 8, and 9 to ten dedicated pickleball courts and return courts 10 and 11 to dedicated tennis courts.

This concept would result in a Tennis + Pickleball Center consisting of:

- (8) dedicated tennis courts
- (12) dedicated pickleball courts



- (0) hybrid courts
- (0) youth-striped tennis courts

At this same meeting, staff proposed a design–build procurement process to implement this project. Staff then issued a Design-Build Request for Proposal (RFP) in October 2025 to six potential design-build firms with backgrounds in court design and construction.

At the December 19, 2025 board meeting, after evaluating proposals, 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, including the accelerated replacement of pickleball courts 9 and 10. An updated construction estimate of \$1,414,188 was presented to the Board.

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.

DISCUSSION:

Phase 1 Design

The Phase I Project converts existing tennis courts 7-9 into ten dedicated pickleball courts and returns existing hybrid courts 10 and 11 to dedicated tennis courts.

Staff evaluated several court configurations during the schematic design process, considering options ranging from 10 to 12 courts in total. Based on the current usage data and anticipated continued growth of the pickleball sport, staff and the professional design team believe that maximizing the number of courts within the existing allowable footprint is in the Association’s best interest. The final design includes 12 dedicated, individually fenced, appropriately sized pickleball courts.

Key elements of the design are as follows:

- Addresses current pickleball demand with individual court access to each court
- All tennis and pickleball courts are dedicated, regulation-size courts with no hybrid striping, improving play quality and safety
- 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 court reconstruction of tennis courts 7, 8, and 9, and pickleball courts 9 and 10
- New 10’ sound attenuating PickleGlass wall around perimeter of new dedicated pickleball area
- New permanent shade structures in a dedicated social/spectator area within the new pickleball area
- New 4’ fencing and nets for the new pickleball area
- ADA-compliant walkway transitions
- Resurfacing and restriping of courts 10 and 11 to dedicated tennis only

Key Design Decisions



During the design process, staff evaluated several sound-attenuating materials for the fencing surrounding the new pickleball area. Initially, Beynon Sports proposed various products that could be attached to chain link fencing, similar to TDA's existing wind screens.

During review of the various sound attenuating materials proposed, concerns arose regarding the required seasonal removal, storage, and relatively short useful lives (5-8 years). Staff requested that Beynon also consider PickleGlass, a sound attenuating glass wall that staff had researched and received proposals for during the RFP process. PickleGlass provides both a perimeter "fence" and sound attenuation in a single product. Staff visited two PickleGlass complexes to review the product and speak with owners about their experience.

Overall, the PickleGlass product is considered an excellent solution with an improved aesthetic and a useful life of 20+ years. Beynon provided a price comparison between a chain link fence with comparable sound-attenuating panels and PickleGlass. Although PickleGlass has a materially higher initial cost than the alternative, staff believes it is the most appropriate product for Tahoe Donner based on its useful life, maintenance requirements, long-term cost-effectiveness, aesthetics, and suitability for site conditions. Staff directed Beynon Sports to proceed with design using PickleGlass for the perimeter fence, completely surrounding the entire pickleball playing area. The glass installation includes bird strike mitigation measures to protect wildlife.

The lack of permanent shade areas has been a constant challenge at the Tennis + Pickleball Center, resulting in a reliance on makeshift temporary structures that present maintenance and safety challenges. The final design includes a spacious 17 ½ ft corridor between the existing dedicated pickleball courts 9-10 and the proposed new cluster of 10 pickleball courts. This corridor serves as the entrance to all courts while also providing a dedicated pickleball social and spectator area. Staff recommends increasing the project scope to include permanent shade structures for this social and spectator area. Staff has researched various shade options for this area and is proposing two permanent 50' x 15' cantilever shade structures.

Operational Improvements

Improved operational efficiency was also considered throughout the design process. The final design includes extending the existing potable water line to a centralized location to improve court washing and provide drinking water, and adding trench drains to improve court drainage and washing.

Phase I Permitting Process

From a permitting perspective, this project was originally planned as a maintenance project, with the main focus being on upgrading the aging court surfaces and replacing the fencing in kind. Project development has steered staff toward an improved fence type and the addition of permanent shade structures, both of which require Town review and permitting. The Town Planning and Building Departments have conducted a preliminary Project review and determined there is no concern from either department's perspective. Staff received indications that the approval process will be streamlined. While preliminary feedback from the Town indicates no planning concerns, final approval is still required. Schedule risk is considered low but remains dependent on permitting timelines.



Phase I Proposed Project Construction Schedule

With the additional structural requirements and lead times for the PickleGlass wall and permanent shade structures, the updated construction schedule totals 106 days. Due to long lead times on the PickleGlass and shade structure products, staff suggests delaying the physical construction activity by approximately one month and keeping all courts open through Memorial Day weekend. Staff anticipates commencing construction on or about June 1, 2026, with completion on or about October 28, 2026.

OUTREACH:

Staff conducted Board of Directors and member outreach in 2025, consisting of:

- Member survey conducted in 2025
- Focus Group with select regular tennis users on August 12, 2025
- Town hall with all members invited on August 26, 2025
- Project webpage with feedback form
- Presentations at Board Meetings:
 - 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

Outreach confirmed strong demand for increased pickleball capacity, preference for dedicated courts, and support for improved amenities such as shade and separation from tennis.

FISCAL IMPACT:

Project Cost Evolution and Funding

The project has evolved from a surface replacement to a full-facility improvement, including expanded courts, permanent shade structures, upgraded infrastructure, and enhanced user experience. These scope enhancements account for the increase in total project cost from approximately \$1.1M to \$1.8M.

Initial Budget (Conceptual Phase):

Phase I construction was initially budgeted at \$1,064,963 based on conceptual planning, as



approved in the 2026 Annual Capital Budget and 10-Year Significant Capital Projects Plan. This plan included:

- New post tension concrete courts and surfacing
- Like for like fencing
- Low end sound attenuation panels

Updated Estimate (RFP construction Estimate – December 2025):

Following the RFP process, the project construction estimate increased to \$1,414,188 (including contingency), primarily due to the Board-supported decision to accelerate the reconstruction of pickleball courts 9 and 10 into Phase I.

Current Proposed Cost (Final Design):

As design progressed, additional scope refinements were incorporated, including:

- PickleGlass perimeter fencing
- Permanent shade structures
- Operational improvements (water line extension and trench drains)

These enhancements result in a current total construction project cost of \$1,788,262, including a 5% contingency. This represents an increase of \$374,074 from the December 2025 estimate. The following table summarizes the cost estimate progression.

Estimate	Amount
Original estimate budget based on conceptual ideas	\$1,064,963
Updated estimated budget (Dec 2025) based on RFP Responses Preliminary Estimate	\$1,414,188
Current proposed final construction cost (incl. contingency)	\$1,788,262
Increase over Dec 2025	\$374,074

Funding:

Soft Costs: Phase I soft costs were budgeted at \$101,050, utilizing \$51,050 from the Repair and Replacement Fund and \$50,000 from the New Capital Projects Fund, as approved in the 2025 Significant Capital Projects Plan and Annual Capital Budget. Soft costs are currently tracking below budget, with \$47,610 expended to date for survey, geotechnical, and design services.

Construction Costs: Total construction costs are \$1,788,262 including a 5% contingency. Proposed funding breakout is \$649,798 from the Repair and Replacement Fund and \$1,186,074 from the New Capital Projects Fund. This includes the \$374,074 increases from the New Capital Projects Fund. A review of the 10-Year New Capital Projects Fund Plan confirms that this adjustment does not significantly impact overall project prioritization or timing.



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

Planned Funding per Approved Annual Capital Budgets (CFP)	Forecasted Funding
Approved 2025 Budget - Soft Costs	101,050
Approved 2026 Budget - Construction	1,064,963
<i>Proposed 2026 RRF components for pickleball courts 9 and 10</i>	295,785
<i>Proposed additional funding from the New Capital Projects Fund (NCPF)</i>	374,074
BOD Approved Budget Combined	\$ 1,835,872
Funding Source	
NCPF (New Capital Projects Fund)	1,186,074
RRF (Repair and Replacement Fund)	649,798
Funding Source Total	\$ 1,835,872
Project Costs	Projected Costs
Design	47,610
Construction Prime Contract	1,531,137
Shade Structures	130,893
Construction Contracts Owner Provided Misc.	49,962
Construction Contingency (5%)	76,270
Projected Costs Total	\$ 1,835,872

RECOMMENDATION:

By Motion:

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This recommendation delivers a balanced solution that meets current demand, improves safety and user experience, and aligns with long-term facility planning.

Alternative(s) the Board may consider:

1. Proceed without the permanent shade structures.

Eliminating permanent shade structures reduces project costs by \$130,893 but does not address long-standing user comfort concerns and may lead to reliance on continued temporary solutions.

2. Modify the scope – use traditional fencing and alternate sound attenuation rather than PickleGlass.

Reduces initial project cost while maintaining functional court separation, but introduces shorter material lifespan, higher long-term maintenance and replacement needs, less effective sound attenuation, and less attractive aesthetics. Likely more costly in the long term.

ATTACHMENTS: N/A

Prepared By: Rebecca Meyerholz, Capital Projects Manager

Reviewed By: Jon Mitchell, Director of Capital Projects and Facilities

Reviewed By: Annie Rosenfeld, General Manager

Board of Directors Meeting: May 11, 2026