



# Hop Brook Capital Plan Review and Approval

*2/1/2024*

# Agenda

- Board Member Introduction
- Committee Chairs
- Facility Plan
- Survey Results
- Comparison to Other Clubs
- Court Usage Summary
- Paddle Court 1 and 2 Upgrade Review
- Assessment Recommendation
- 10 Year Capital Plan Review
- Vote on Assessment
- Appendices
  - Vendor Quotes

# Board Member Introduction

- Rich Halbert – President
- Marc Philo – Vice President
- Charlie McCormick – Secretary
- Todd Raymond – Treasurer
- Ted Almy – Past President
- Lucy Eyre – Board of Governors and Membership Chair
- Jennifer Larwood - Board of Governors and Assistant Treasurer
- Althea Schwartz - Board of Governors and Web Site Coordinator

# Committee Chairs

- Cheryl Fitch – Social Chair
- Pat Sullivan – Maintenance Chair
  - Jeff Winsor - Paddle
  - Rolf Andersen - Mechanical
- Jim Peters – Paddle Chair

# Facility Plan

*Aerial View:*

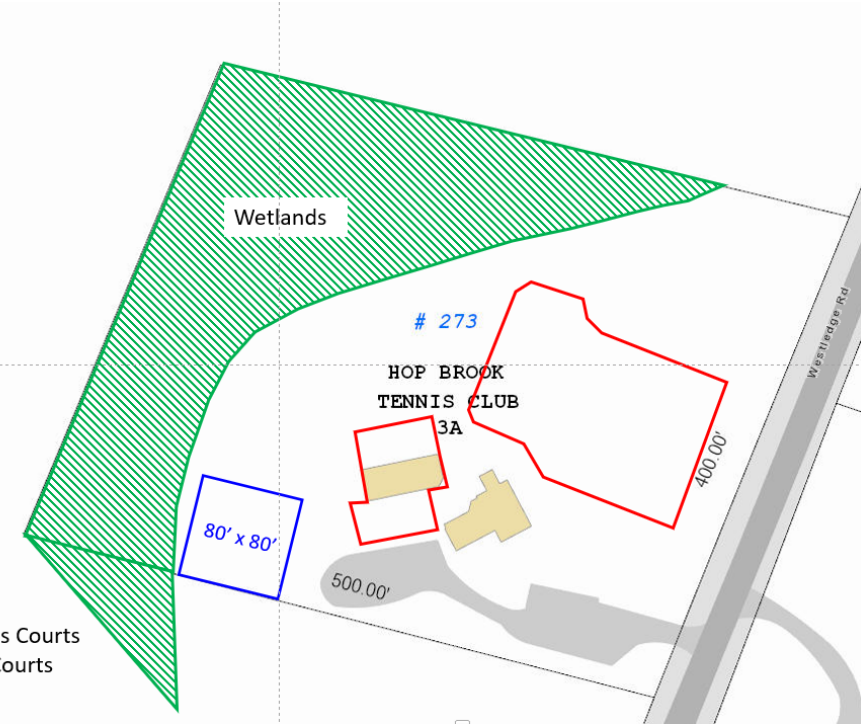


Replacement Tennis Fence

*Map View:*

## Hop Brook Tennis Club Map:

- Approximate Hop Brook Area - 4.47 Acres
- Scale 5.24 inches = 400 feet
- Area needed for (2) Pickle Courts 80 x 80 feet
  - 80 feet = 1.048 inches
  - Each Court is 30' x 60'
  - Side by side is 60' x 60'
  - Allow for 10' walking area around court
    - Result is a need for 80' x 80'



- Border of Paddle and Tennis Courts
- Border of Potential Pickle Courts

# Survey Results

- Surveys received from 83 of 189 Full / Associate members
- Results provide a good insight to the priority the Board should apply
- Score is the sum of (11 – Priority Submitted)
  - Priority 1s get 10 points, Priority 2s get 9 points, etc.
  - Used to balance the number of members that prioritized an item and the priority that was assigned

Ranking	Option	Qty of Members Prioritizing	Score	Cost	Membership Prioritization Percent
1	\$15,000 (Quote) - Refurbish bathrooms. Enlarge space within the current footprint of the hut. Space would be taken from the current garage area. Seal space to minimize the ability of mice to get i...	60	548	\$15,000	72%
2	\$21,000 (Quote) - Replace the current wood spectator paddle decking with the old paddle court surfaces to aid in clearing snow and reducing the slip hazard. (Rank 1, 2, 3 ..., or leave blank ...	50	439	\$21,000	60%
3	\$9,000 (Quote) - Replace Tennis Court 2/3 fencing on south side with galvanized fencing similar to what is on the north side of the courts. (Rank 1, 2, 3 ..., or leave blank if you do not want to ...	41	329	\$9,000	49%
4	\$20,000 (Est.) - Upgrade Pavilion Area: Replace pea stone with concrete. Expand pavilion area. Be able to enclose pavilion in case of inclement weather. (Rank 1, 2, 3 ..., or leave blank if you do...	39	293	\$20,000	47%
5	\$10,000 (Est.) - Refurbish Kitchen area. Details still to be developed. (Rank 1, 2, 3 ..., or leave blank if you do not want to spend money on this item)	35	269	\$10,000	42%
6	\$144,000 (Quote) - Build (2) new unlit Pickleball Courts on existing property. (Rank 1, 2, 3 ..., or leave blank if you do not want to spend money on this item)	31	260	\$144,000	37%
7	\$14,000 (Quote) - Light Tennis Court 1 (Rank 1, 2, 3 ..., or leave blank if you do not want to spend money on this item)	28	212	\$14,000	34%
8	\$5,000 (Est.) - Install Tennis backboard on Courts 2/3. (Rank 1, 2, 3 ..., or leave blank if you do not want to spend money on this item)	20	141	\$5,000	24%
9	\$28,000 (Quote) - Light Pickleball Courts (Rank 1, 2, 3 ..., or leave blank if you do not want to spend money on this item)	14	100	\$28,000	17%

# Survey Results - Pickleball

- Pickleball was ranked 6<sup>th</sup> on the survey list
  - 31 out of 83 responders prioritized pickleball resulting in a score of 260
- Board believes Pickleball will draw in additional members
  - Current property should support the addition of two courts
- The 10 year Capital Plan shows the club investing in Pickleball in 2028
  - Subject to financing and approval of the membership at that time
  - Alternative installation concepts will be considered at that time

# Comparison to Other Clubs

- Thanks to Peter Ferris for providing the Club comparison data
- Data for Golf / Tennis country clubs was gathered but not presented here
  - Board believed those clubs are not a valid comparison
- Conclusion: Hop Brook dues are underpriced for the facilities that are provided

Club	Paddle	Tennis	Pickle	Initiation	Ann Dues
<b>Hop Brook</b>	<b>2</b>	<b>3 HT</b>	<b>0</b>	<b>\$ 550</b>	<b>\$ 325</b>
Granby	0	2 RC 1 HT	0		\$ 375
Farmington Field	3	2RC 4 HT	0		\$ 975
Hartford Tennis	0	12 HT	0	\$ 1,000	\$ 800
Essex Paddle	4	0	0	\$ -	\$ 600
Suffield CC	2	3 HT		\$ 150	\$ 665



# Court Usage Summary

- Thanks to Pat Sullivan for providing data from the reservation system
  - Analysis is not perfect, but believed to be directionally correct
- High usage in 2020 and 2021
  - Believed to be due to pandemic
- Slow but steady growth on tennis usage
- Good growth on paddle usage
  - Thanks to new members bringing others to the club
- Tennis is a 5 month season
  - $855/5 = 171$  Reservation per month during season in 2023
- Paddle is a 7 month season
  - $1113/7 = 159$  Reservations per month during 2023 season
- Conclusion: Hop Brook is equally a Tennis and Paddle Club

Sum of Reservation Count	Column Labels			
Row Labels	Paddle	Tennis	Pickleball	Grand Total
2011	306	404		710
2012	450	387		837
2013	517	510		1027
2014	632	543		1175
2015	719	516		1235
2016	713	577		1290
2017	780	495		1275
2018	765	554	3	1322
2019	753	621	10	1384
2020	847	1151		1998
2021	1291	936	78	2305
2022	1119	790	26	1935
2023	1113	855		1968
Jan	160	0		160
Feb	105			105
Mar	102			102
Apr	107	8		115
May	46	107		153
Jun	33	185		218
Jul	32	190		222
Aug	35	167		202
Sep	41	134		175
Oct	113	61		174
Nov	169	3		172
Dec	170			170
2024	203			203
<b>Grand Total</b>	<b>10208</b>	<b>8339</b>	<b>117</b>	<b>18664</b>

# Paddle Court 1 and 2 Upgrade Review

- Quotes received from ProCourt and Reilly Green Mountain
  - For comparable work, ProCourt was less expensive
    - Screen replacement and replacing paddle surface and understructure with new aluminum system.
  - Reilly quoted less expensive repair solution, 3 to 5 year life span
- Board is recommending replacing both courts surfaces and understructure with current standard aluminum understructure
  - Provides maximum life and restores paddle courts to like new condition
  - ProCourt is offering a 5% discount if we do both courts at the same time
- Additional items included in \$175,000 quote from ProCourt
  - (14) new end screens on Court 1, new heating system on Court 2, new skirts on both courts, refurbishment of the upper structure on Court 1, and snow gate refurbishment
  - New heating system on Court 2 is capable of melting snow so Court would not have to be shoveled
- Evaluating project cost to allow replacement of Heating System on Court 1

# Paddle Court 1 and 2 Upgrade Review

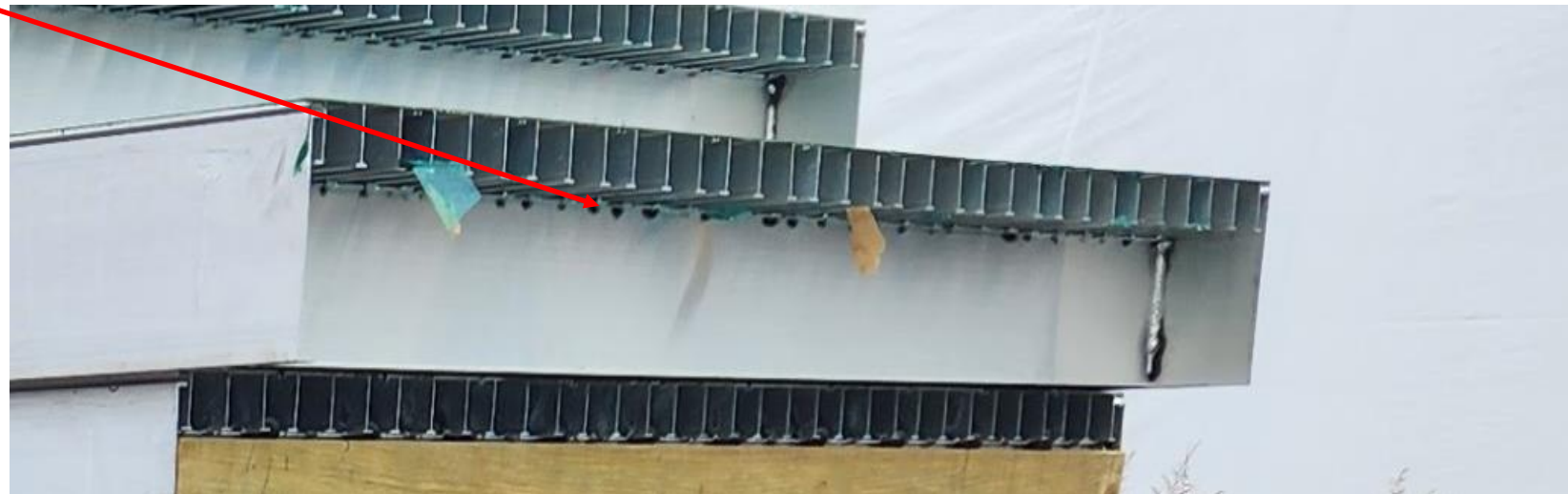
## *Court 2 Current Understructure*



# Paddle Court 1 and 2 Upgrade Review

## *Pictures of proposed paddle deck and understructure*

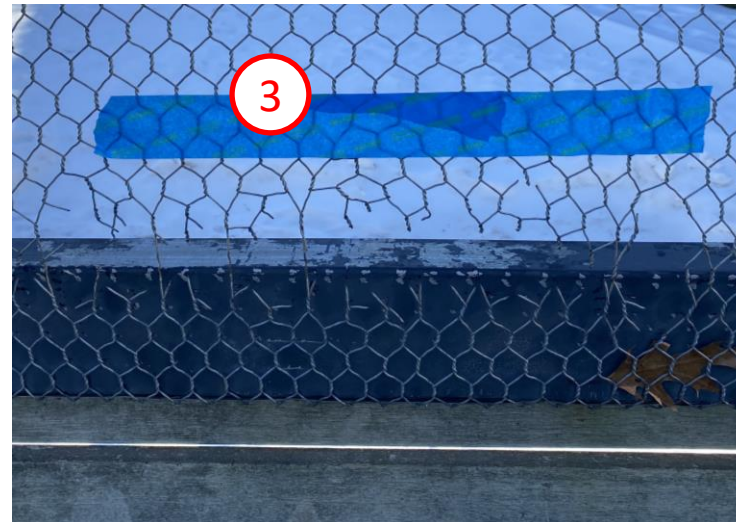
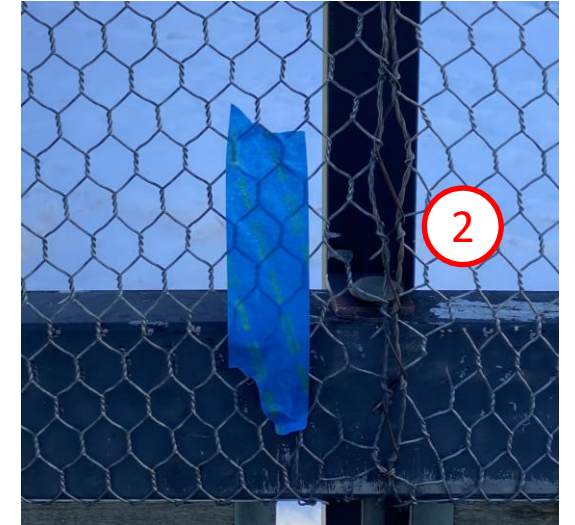
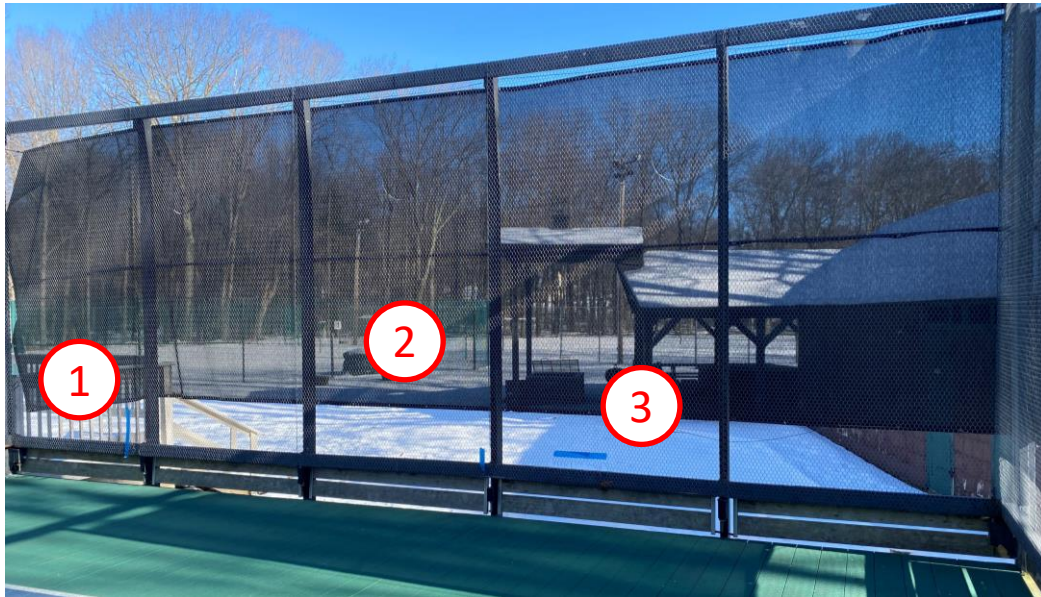
- (7) Aluminum I Beams running the width of the court fixed to the concrete pillars
- (10) Floor panels, all aluminum construction
- Panels are bolted to I Beams
- Individual extruded floor panels are welded to aluminum cross member



# Paddle Court 1 and 2 Upgrade Review

## *Tears in Court 1 East Screen*

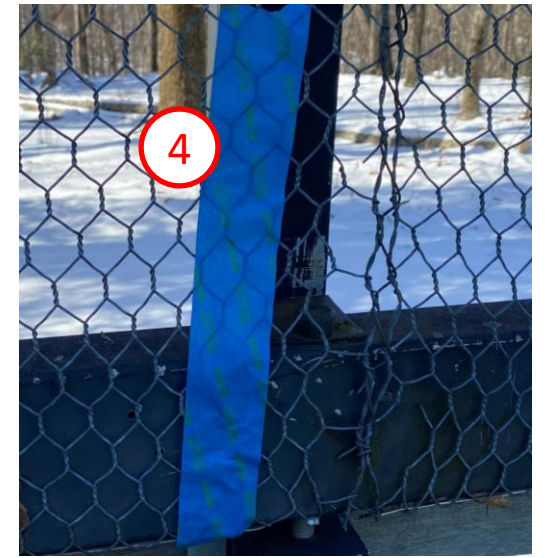
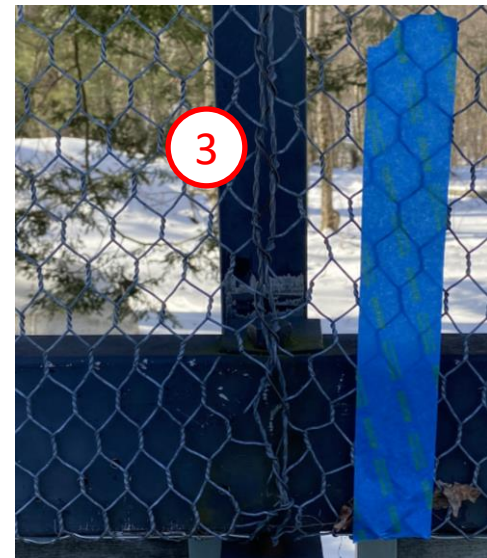
- SS



# Paddle Court 1 and 2 Upgrade Review

## *Tears in Court 1 West Screen*

- SS



# Assessment Recommendation

- Assessment per active member would be \$1,969 if paid upfront
  - \$717 per year for three years (Total of \$2,121)
- Funding covers:
  - 1) Paddle Courts - \$175,000
    - a) Replace the wood understructure with aluminum beams and replace the playing surface with new panels that will have a flood coat of two-component epoxy paint with #24 aluminum oxide traction grit over prepped & primed playing surface.
    - b) Paint bright white lines to APTA specifications.
    - c) Install new powder coated steel net posts with removable crank along with new Championship net & center strap.
    - d) Court 1 Superstructure Refurbishment - Prep & treat aluminum superstructure with corrosion-resistant enamel coating.
    - e) Court 1 Screens – Replace (14) screens. (7) at each end.
    - f) New heating system on Court 2.
    - g) Refurbish snow gates.
  - 2) Paddle Court Deck - \$21,000, Replace the current wood spectator paddle decking with the old paddle court surfaces to aid in clearing snow and reducing the slip hazard.
    - a) Will investigate if cost can be reduced if membership labor removes existing decking

# Assessment Recommendation *(Continued)*

- Funding covers:

- 3) Refurbish the Bathrooms - \$15,000 Refurbish bathrooms. Enlarge space within the current footprint of the hut. Space would be taken from the current garage area. Seal space to minimize the ability of mice to get in. Bathrooms would be closed in the winter as they are today.
  - a) Work to be completed by Tom Getler and Rolf Andersen, who are donating their labor.
  - b) Volunteers from the club are welcome to help
- 4) Replace Tennis Court 2/3 fencing - \$9,000 South side with galvanized fencing similar to what is on the north side of the courts.
  - a) Will investigate if cost can be reduced if membership labor removes existing decking
- 5) Sales Tax and 10% overrun protection included in prices
- 6) 2027 - Refurbish Kitchen and Pavilion \$30,000 depending on remaining funds



# Assessment Recommendation

## *Assumptions*

- New members in 2021, 2022, and 2023 will have their Initiation Fee applied towards the assessment
- No APTA Grant money included in 10 year Capital Plan
  - If Assessment is approved, Marc Philo will be submitting an application
  - Reviewing APTA memberships requirements (\$35 per year per member)
  - Potential APTA fees included in Capital Plan (conservative)
- (4) Donors totaling \$20,000
- Loan interest rate of 6.75%
- Associates will not be subject to the assessment
- Loss of 15 Full members and 15 Associate members
- New members, 2024 and beyond, will not pay assessment
  - Initiation will be increased to \$1200 per year starting in 2024
- Current members that leave and then want to come back will be subject to Article 1, Section E: Reinstatement of the Bylaws

# 10 Year Capital Plan Review

## *Overall Summary*

Details on Page 19



Row Labels	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Grand Total
⊕ Expense	-\$42,691	-\$43,709	-\$44,990	-\$46,309	-\$47,669	-\$49,069	-\$50,511	-\$51,996	-\$53,526	-\$55,102	-\$485,571
⊕ Income	\$54,420	\$57,524	\$61,318	\$65,289	\$69,442	\$73,786	\$78,328	\$83,076	\$88,039	\$93,224	\$724,445
⊕ Capital Expense	-\$246,482	-\$72,433	-\$66,448	-\$79,836	-\$194,766	-\$44,299	-\$42,067	-\$31,906			-\$778,237
⊕ Capital Income	\$258,540	\$76,667	\$76,667	\$32,250	\$153,750	\$35,250	\$36,750	\$38,250	\$39,750	\$41,250	\$789,123
Grand Total	\$23,787	\$18,049	\$26,547	-\$28,607	-\$19,243	\$15,669	\$22,500	\$37,424	\$74,262	\$79,372	\$249,761

Details on Page 20



# 10 Year Capital Plan Review

## *Standard Income and Expenses*

- Escalation Factors
  - 3% Expenses
  - 3% Income

Sum of Amount	Column Labels											
Row Labels	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Grand Total	
<b>Expense</b>	<b>-\$42,691</b>	<b>-\$43,709</b>	<b>-\$44,990</b>	<b>-\$46,309</b>	<b>-\$47,669</b>	<b>-\$49,069</b>	<b>-\$50,511</b>	<b>-\$51,996</b>	<b>-\$53,526</b>	<b>-\$55,102</b>	<b>-\$485,571</b>	
Electricity	-\$3,023	-\$3,114	-\$3,207	-\$3,304	-\$3,403	-\$3,505	-\$3,610	-\$3,718	-\$3,830	-\$3,945	-\$34,658	
Grounds	-\$3,334	-\$3,434	-\$3,537	-\$3,644	-\$3,753	-\$3,865	-\$3,981	-\$4,101	-\$4,224	-\$4,351	-\$38,224	
Housekeeping/Maintenance	-\$124	-\$128	-\$132	-\$136	-\$140	-\$144	-\$148	-\$153	-\$157	-\$162	-\$1,425	
Insurance	-\$5,606	-\$5,774	-\$5,948	-\$6,126	-\$6,310	-\$6,499	-\$6,694	-\$6,895	-\$7,102	-\$7,315	-\$64,270	
Miscellaneous	-\$1,490	-\$1,535	-\$1,581	-\$1,628	-\$1,677	-\$1,727	-\$1,779	-\$1,832	-\$1,887	-\$1,944	-\$17,079	
Paddle Expense	-\$4,159	-\$4,284	-\$4,413	-\$4,545	-\$4,682	-\$4,822	-\$4,967	-\$5,116	-\$5,269	-\$5,427	-\$47,684	
Phone	-\$639										-\$639	
Pickleball Expense	-\$52	-\$53	-\$55	-\$56	-\$58	-\$60	-\$62	-\$63	-\$65	-\$67	-\$591	
Print & Postage	-\$204	-\$210	-\$216	-\$223	-\$230	-\$236	-\$244	-\$251	-\$258	-\$266	-\$2,338	
Property Taxes	-\$7,674	-\$7,905	-\$8,142	-\$8,386	-\$8,637	-\$8,897	-\$9,164	-\$9,438	-\$9,722	-\$10,013	-\$87,977	
Socials- Expense	-\$5,124	-\$5,278	-\$5,436	-\$5,599	-\$5,767	-\$5,940	-\$6,118	-\$6,302	-\$6,491	-\$6,686	-\$58,742	
Tennis Expense	-\$9,437	-\$9,720	-\$10,012	-\$10,312	-\$10,622	-\$10,940	-\$11,268	-\$11,607	-\$11,955	-\$12,313	-\$108,187	
WIFI	-\$824	-\$1,273	-\$1,311	-\$1,351	-\$1,391	-\$1,433	-\$1,476	-\$1,520	-\$1,566	-\$1,613	-\$13,757	
Tree Trimming/ Removal	-\$1,000	-\$1,000	-\$1,000	-\$1,000	-\$1,000	-\$1,000	-\$1,000	-\$1,000	-\$1,000	-\$1,000	-\$10,000	
<b>Income</b>	<b>\$54,420</b>	<b>\$57,524</b>	<b>\$61,318</b>	<b>\$65,289</b>	<b>\$69,442</b>	<b>\$73,786</b>	<b>\$78,328</b>	<b>\$83,076</b>	<b>\$88,039</b>	<b>\$93,224</b>	<b>\$724,445</b>	
Associate Dues	\$4,320	\$4,450	\$4,583	\$4,721	\$4,862	\$5,008	\$5,158	\$5,313	\$5,472	\$5,637	\$49,524	
Capital Gains Distributions	\$373										\$373	
Dividend Income	\$148										\$148	
Full Dues	\$36,075	\$39,166	\$42,409	\$45,813	\$49,382	\$53,124	\$57,046	\$61,155	\$65,460	\$69,968	\$519,598	
Initiation/ App Fee	\$6,000	\$6,180	\$6,365	\$6,556	\$6,753	\$6,956	\$7,164	\$7,379	\$7,601	\$7,829	\$68,783	
New Member Dues	\$1,463	\$1,506	\$1,552	\$1,598	\$1,646	\$1,695	\$1,746	\$1,799	\$1,853	\$1,908	\$16,766	
Socials- Income	\$6,041	\$6,222	\$6,409	\$6,601	\$6,799	\$7,003	\$7,213	\$7,430	\$7,652	\$7,882	\$69,253	

# 10 Year Capital Plan Review

## *Capital Income and Expenses*

- Expenses

- 2024 - \$220,000 for improvements
- 2027 - \$30,000 Kitchen and Pavilion
- 2028 Pickle Courts

- Income

- 3 yr 2024 -2027 Assessment
- \$250 per year capital fund payment full member starting in 2027
- Loan in 2024 and 2028
- Assumes no upfront payments are made

Row Labels	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Grand Total
<b>Capital Expense</b>	<b>-\$246,482</b>	<b>-\$72,433</b>	<b>-\$66,448</b>	<b>-\$79,836</b>	<b>-\$194,766</b>	<b>-\$44,299</b>	<b>-\$42,067</b>	<b>-\$31,906</b>			<b>-\$778,237</b>
Interest Expense	-\$2,961	-\$9,488	-\$5,522	-\$1,373	-\$2,598	-\$6,112	-\$3,478	-\$851			-\$32,382
Deposit on Paddle Courts	-\$60,000										-\$60,000
Renovate Bathroom	-\$15,000										-\$15,000
Balance on Paddle Courts	-\$115,000										-\$115,000
Replace Tennis Court Fence	-\$9,000										-\$9,000
Refurbish Paddle Deck	-\$21,000										-\$21,000
Refurbish Kitchen and Pavilion				-\$30,000							-\$30,000
Pickleball Courts					-\$150,000						-\$150,000
Light Pickle Courts					-\$30,000						-\$30,000
APTA Membership	-\$9,870	-\$5,985									-\$15,855
Loan Principal Repayment	-\$13,651	-\$56,960	-\$60,926	-\$48,463	-\$12,168	-\$38,187	-\$38,589	-\$31,055			-\$300,000
<b>Capital Income</b>	<b>\$258,540</b>	<b>\$76,667</b>	<b>\$76,667</b>	<b>\$32,250</b>	<b>\$153,750</b>	<b>\$35,250</b>	<b>\$36,750</b>	<b>\$38,250</b>	<b>\$39,750</b>	<b>\$41,250</b>	<b>\$789,123</b>
Donations	\$20,000										\$20,000
Assessment Income	\$76,667	\$76,667	\$76,667	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$230,000
New Member Credit (2021, 2022, 2023)	-\$18,127										-\$18,127
Capital Fund	\$0	\$0	\$0	\$32,250	\$33,750	\$35,250	\$36,750	\$38,250	\$39,750	\$41,250	\$257,250
Grant from APTA	\$0										\$0
Loan	\$180,000	\$0	\$0	\$0	\$120,000	\$0	\$0	\$0	\$0	\$0	\$300,000
<b>Grand Total</b>	<b>\$23,787</b>	<b>\$18,049</b>	<b>\$26,547</b>	<b>-\$28,607</b>	<b>-\$19,243</b>	<b>\$15,669</b>	<b>\$22,500</b>	<b>\$37,424</b>	<b>\$74,262</b>	<b>\$79,372</b>	<b>\$249,761</b>

# 10 Year Capital Plan Review

## *Member Dues / Assessment / Capital Fund Projection*

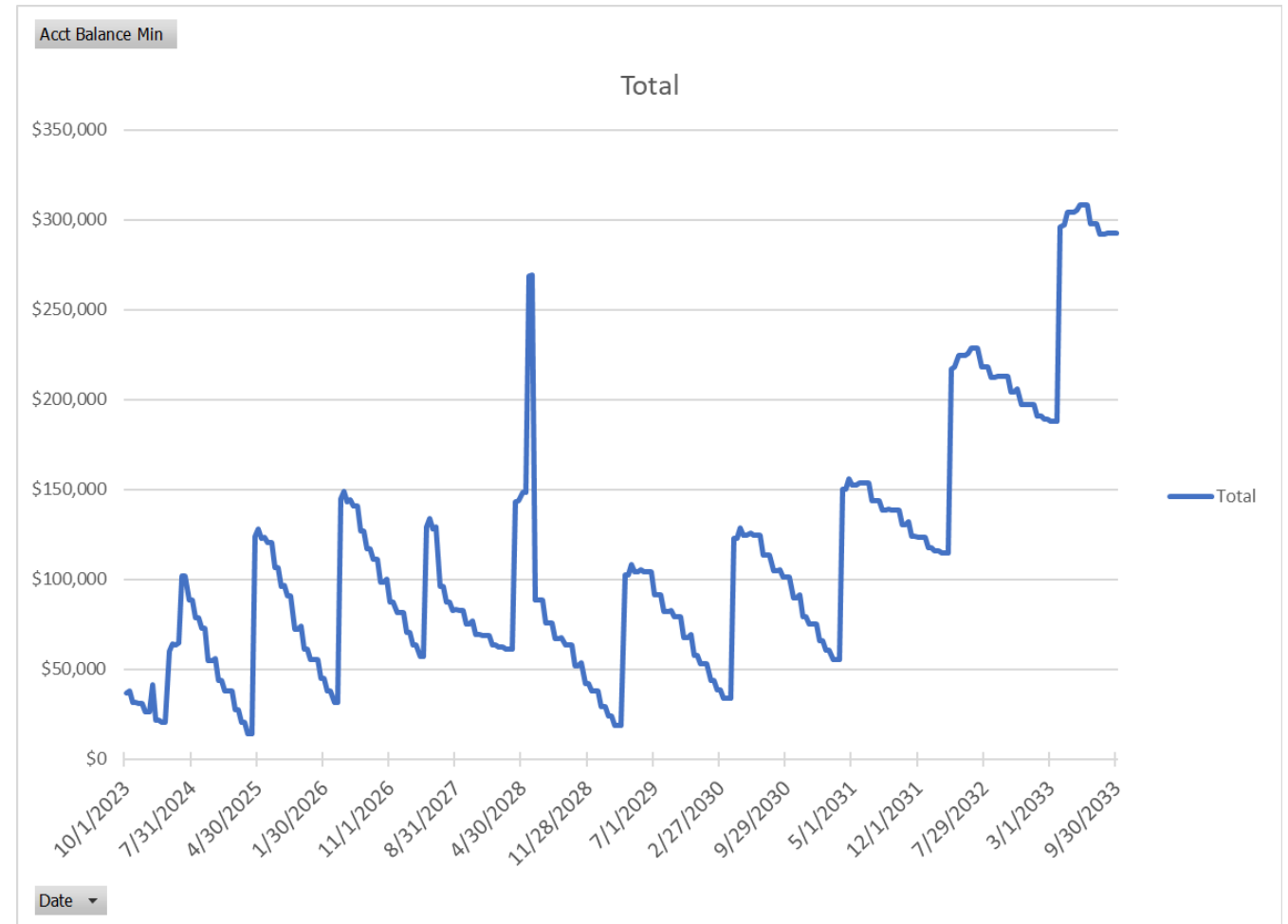
- 3% Dues Escalation per year
- 2024 Dues remains at \$325 per year
- Capital Fund surcharge of \$250 starting in 2027 recommended
- Membership increase of 6 full members per year

<b>FY</b>	<b>Maintenance</b>	<b>Assessment</b>	<b>Capital</b>	<b>Total \$ Per Full Member</b>	<b>Full Members</b>
2024	\$325.00	\$716.51	\$0.00	\$1,041.51	111
2025	\$334.75	\$716.51	\$0.00	\$1,051.26	117
2026	\$344.79	\$716.51	\$0.00	\$1,061.30	123
2027	\$355.14	\$0.00	\$250.00	\$605.14	129
2028	\$365.79	\$0.00	\$250.00	\$615.79	135
2029	\$376.76	\$0.00	\$250.00	\$626.76	141
2030	\$388.07	\$0.00	\$250.00	\$638.07	147
2031	\$399.71	\$0.00	\$250.00	\$649.71	153
2032	\$411.70	\$0.00	\$250.00	\$661.70	159
2033	\$424.05	\$0.00	\$250.00	\$674.05	165

# 10 Year Capital Plan Review

## *Account Balance Tracking*

- Expenses applied at the beginning of the month
- Income applied at the end of the month
- Graph shows a spike in balance in first quarter due to dues collection
- Assumes Membership agrees to Funding Capital plan in 2027 at \$250 per year
- Balance at the end of 2033 approximately \$290,000
  - Assumes no additional projects approved by membership
- Membership growth of 6 members per year



# Q & A

# Vote on Assessment

- Please complete ballot that has been provided and give to proxy committee to be tallied
  - Jeff Winsor
  - Tony Savarese
  - Bill Cordner



# Appendices

## Vendor Quotes – Pro Quote #1



### Court Pro

94 Nortontown Rd  
 Madison, CT 06443  
 (855) 268-7877  
 adrienne@court-pro.net  
 Court-Pro.net

### Bid Proposal

ADDRESS  
 Pat Sullivan  
 Hop Brook Tennis Club  
 273 Westledge Road  
 Simsbury, CT 06092

BID PROPOSAL 1921  
 DATE 12/14/2023

ACTIVITY	QTY	RATE	AMOUNT
<b>Court Dismantle</b> Dismantle & remove skirting, superstructure, playing surface and understructure. Remove all debris. The removal and discarding of concrete piers is an additional charge.	2	6,500.00	13,000.00
<b>New Aluminum Playing Surface</b> Install new extruded aluminum I-beams to concrete piers. Install new aluminum deck panels with 3-legged welded planks and rubber neoprene gaskets between planks for heat retention/sound reduction. Install new custom-fabricated steel net post collars anchored to center court I beam. Prep and prime the new aluminum playing surface. Reinstall court superstructure & snow gates. Apply flood coat of two-component epoxy paint with #24 aluminum oxide traction grit over prepped & primed playing surface. Paint bright white lines to APTA specifications. Install new powder-coated steel net posts with removable crank along with new Championship net & center strap.	2	53,600.00	107,200.00
<b>New Skirting</b> Install new pressure-treated wood framing with new Texture 1-11 perimeter skirting. Install an access door and stain to the club's color specifications. Priced per linear foot.	258	38.00	9,804.00
<b>Superstructure Refurbishment</b> Court 1 - Prep & treated aluminum superstructure with corrosion-resistant enamel coating.	1	2,177.00	2,177.00
<b>Screen Wire Panel - Replacement (full end wall)</b> Court 1 - Remove & dispose of 7 existing screen panels on the end wall including 2 corners. Install new 16 gauge galvanized hex wire screen panels. Replace tension rods as needed (\$58 each).	2	5,210.00	10,420.00

Court Pro 325 Guardian Heating System Install L.B. White Guardian 325 gas heating unit mounted externally with custom brackets for optimum heat retention. Gas & electrical supply connections to be completed by a contractor hired by the owner.	3	3,030.00	9,090.00
Snow Gate Refurbishment Prep sand all existing snow gates by hand and treat mahogany panels with weather-resistant stain	2	3,135.00	6,270.00
Multi-Court Installation Discount 5% multi-court discount for 2 courts.	5	-1,579.61	-7,898.05

COURT PRO - The Platform Tennis Professionals  
 Page 1 of 2

Please be sure to read our attached guidelines regarding reserving a spot on our work schedule along with other very important information about your project.

SUBTOTAL	150,062.95
TAX	0.00
<b>TOTAL</b>	<b>\$150,062.95</b>

# Appendices

## Vendor Quotes – Pro Quote #2



COURT PRO

### Court Pro

94 Nortontown Rd  
Madison, CT 06443  
(855) 268-7877  
adrienne@court-pro.net  
Court-Pro.net

### Bid Proposal

ADDRESS  
Pat Sullivan  
Hop Brook Tennis Club  
273 Westledge Road  
Simsbury, CT 06092

BID PROPOSAL 1922  
DATE 12/14/2023

ACTIVITY	QTY	RATE	AMOUNT
Spectator/Access Deck Repair Dismantle & dispose of existing wood spectator deck surface and skirting under the deck.	1	5,770.00	5,770.00
Spectator/Access Deck Repair Apply rubber membrane to old existing wood understructure and then install existing aluminum deck panels from old playing surfaces. Paint the surface to the club's color specifications. Priced per sq. ft. Handrails and stairs are not included.	1,250	7.95	9,937.50
Skirting - Installation Install new pressure-treated wood framing with new Texture 1-11 perimeter skirting. Install an access door and stain to the club's color specifications. Priced per linear foot.	60	38.00	2,280.00

Please be sure to read our attached guidelines regarding reserving a spot on our work schedule along with other very important information about your project.

SUBTOTAL	17,987.50
TAX	0.00
TOTAL	<b>\$17,987.50</b>

# Appendices

## Vendor Quotes – Reilly Green Mountain



REILLY GREEN MOUNTAIN PLATFORM TENNIS COURTS

300 Boston Post Road  
Orange, CT 06477

ph: 203.795.5696  
fax: 203.795.9120

[www.platformtennis.com](http://www.platformtennis.com)

December 15, 2023

Mr. Patrick Sullivan  
Hop Brook Tennis Club  
273 Westledge Road  
West Simsbury, CT 06092

Dear Pat:

It was a pleasure meeting with you earlier this week. Per our site meeting, please see our recommendations below:

### Court #2 (first court you come to when you pull in):

- Replace both endwalls of screens. **\$ 7,750.00**  
If you replaced all the screens on the court the cost would be \$14,885.00. We can perform this installation in season. It would take only one day to perform or you can wait until the spring.
- Resurface the court this summer or next summer at the latest **\$ 4,990.00**

### Court 1 (aluminum deck and wooden undercarriage) OPTION 1:

- Flip the deck, wire brush all the welds and reweld every weld (there are 14,000 welds). **\$ 11,000.00**
- Resurface **\$ 4,990.00**
- Replace all the perimeter board at the same time so it's all new **\$ 4,200.00**  
This is a discounted number for performing this while doing all the other work.

### Court 1 (aluminum deck and wooden undercarriage) OPTION 2:

- Convert the deck to all aluminum. **\$ 46,000.00**  
We would bring the deck back to our plant and convert it to all aluminum.  
We would remove the current wood and install aluminum main girders.

Page 1 of 2



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### Court 1 (aluminum deck and wooden undercarriage) OPTION 3:

- Remove the deck (including trade allowance), remove the undercarriage and install an all-aluminum deck. **\$ 65,000.00**

Please note, none of the above numbers have sales tax included. Sales tax would be added at the time of invoicing.

Upon your review, please feel free to contact us should you have any questions or comments.

We look forward to working with you to refurbish your platform tennis courts!

Sincerely,

RPTC, LLC  
Reilly Green Mountain Platform Tennis

Chris J. Casiraghi

# Appendices

## Vendor Quotes – Hinding



Hinding Tennis Courts, LLC • 24 Spring Street • West Haven, CT 06516 • p 203-285-3055

December 5, 2023

Richard Halbert  
Hop Brook Tennis Club  
273 Westledge Road  
West Simsbury, CT  
860-977-2737  
rich.halbert@comcast.net

Re: Court Construction Proposal

Dear Richard,

Thank you for considering Hinding Tennis for your recreational needs. It is our goal to provide you with the highest quality sport surfacing products and installation in the industry.

We at Hinding Tennis stand committed to excellence and it is our goal to provide you with the highest quality materials. As a current member of the American Sports Builders Association we are always up to date on the newest innovations and industry trends. Our goal is always to exceed your expectations and let the finished product speak for itself.

We know you have many options when choosing a sport-surfacing contractor, therefore we continually strive to provide the most competitive pricing without compromising the quality or workmanship.

All of us at Hinding Tennis thank you for the opportunity to provide you with this proposal and look forward to working with you in the future.

Sincerely,

Mark Biolzi  
MarkkBiolzi  
203-671-4817

[www.HindingTennis.com](http://www.HindingTennis.com)

### PROCEDURE TO BE AS FOLLOWS:

Furnish all materials, labor and insurance to perform the **HINDING TENNIS COURT CONSTRUCTION** of (2) 60' x 64' pickleball courts. **PLEASE NOTE:** Price does not include: Roadway, tree removal, or permits.

### Specifications of Services to be Provided:

1. **BASE:** Excavate area. Install additional process stone. Laser grade courts to establish a 1% pitch.
  2. **NET POSTS:** Furnish and install (2) sets of new net post footings including posts and nets.
  3. **FENCE:** Furnish and install 248' of 6' fence including 2 pedestrian gates.
  4. **POST TENSION CONCRETE:**
    - A. Form work will be installed around the entire perimeter of the courts.
    - B. New net post sleeves to be set in their own concrete footings.
    - C. Two layers of 6 mil poly will be placed over the entire court area.
    - D. Encapsulated Post-tensioning tendons will be laid out according to PTI specifications.
    - E. A 5" thick, 3000 psi concrete slab will be poured monolithically inside the forms.
    - F. Post-tensioning cables will be stressed according to PTI specifications and procedures.
    - G. The concrete surface will be checked for flatness, according to the ASBA guidelines. Any deviations will be brought to proper tolerances with 5000 psi epoxy concrete.
    - H. After final cable stress, cable ends will be cut off inside the cone holes, and the holes filled with no-shrink grout.
    - I. Sand entire court surface.
- Guarantee:** Hinding Tennis, LLC will guarantee the post-tensioned slab against structural cracking for a period of Ten (10) years from date of install. Hairline cracks (surface cracks not structural as defined above) are not covered. If structural cracks do develop, the contractor will repair the crack as he deems necessary to make the surface playable again. Abuse, neglect, acts of God, are not covered.
7. **ACID ETCH:** Acid etch and pressure wash court.
  8. **TI-COAT:** Apply Ti-Coat epoxy and first coat of acrylic resurfacer to entire court.
  9. **COLOR COATING:** Furnish and install the (2) coat acrylic color coating surface system to entire area. The Hinding surfacing system consists Coat and 2 Coats of Color.
  10. **LINE STRIPING:** Layout and stripe lines per USAPA. Apply one coat of acrylic Line primer. Once Line primer has cured apply One (1) coat of textured White Line Paint. This (2) two coat application provides sharp lines and greater durability and longevity. The line paint is textured.
  11. **FENCE FABRIC:** Replace 180' of 10' galvanized fence fabric. Additional \$7,200.00
  12. **LIGHTS:** Each LED light pole with installation will be an additional \$5,500.00

### Pricing as Indicated Below:

**TOTAL COST: \$107,520.00**

[www.HindingTennis.com](http://www.HindingTennis.com)

