

## SADDLEBROOKE HOA#1 TENNIS COMMITTEE

### February 20, 2017 Meeting Minutes

A meeting of the SaddleBrooke HOA #1 Tennis Committee was called to order at 3:30 pm on February 20, 2017 at the Tennis Center. Those in attendance were:

Linda DePew (Chair)	Fred Pilster (HOA#1 Board Representative)
Craig MacPherson (Member)	Chris Romiti (HOA#1 Operations Manager)
Gary Greenbaum (Member)	Sheryl Nugent (HOA#1 Fitness Center Director)
Randy Stolpe (Member)	Riley Jackson (HOA#2 Tennis Committee Chair)
Steve Leane (Member/Secretary)	

**The minutes of the January 9, 2017 and February 2, 2017 meetings were approved.**

**Court Replacement:** The purpose of the meeting was to review the proposal submitted by Elite Sports Builders for the replacement of the courts at the Tennis Center. Chris led the discussion and noted that the matter will be presented to the HOA#1 Board for approval at its February 23, 2017 meeting. The HOA's Reserve Budget for 2017 and 2018 both contain funds in the amount of \$325,000 for the replacement of four courts – thus a total of \$650,000 has been identified for this project over two years.

Three proposals were received by the HOA. Chris is recommending that one from Elite Sports be accepted as it was the low bid, the company is a well respected and certified court builder and it is the only one that will provide a performance bond covering its work. Their proposal is divided into several alternatives as follows:

- |  |               |
|--|---------------|
| • Replace Courts #1-4 with post-tension concrete                         | \$165,890     |
| • Overlay #1-4 surface with nine layers of Plexicushion Prestige surface | 83,543        |
| • Add an additional 1" concrete slab to meet minimum slope requirements  | 11,819        |
| • Replace Courts #5-8 with post-tension concrete                         | 173,718       |
| • Overlay #5-8 surface with nine layers of Plexicushion Prestige surface | 83,680        |
| • Add an additional 1" concrete slab to meet minimum slope requirements  | <u>11,819</u> |
| Total for eight courts   | \$530,469     |

(Note: The cost for #1-4 = \$261,252 and the cost for #5-8 = \$269,217. No bid was received for combining the work into a single project; however, it is felt that it should be possible to negotiate a cost reduction of at least 1-2% for a single mobilization.)

In addition, Elite proposed changing the lights on Courts #1-4 from HIV to LED at a cost of \$27,157 and separately on Courts #5-8 at the same price, \$27,157.

Although the current Reserve Budget splits the project into two years, the committee is recommending that all eight courts be replaced in 2017 and that LED lights be installed on four courts: #1-2 and 7-8. These four are the most frequently used courts at night and the remaining courts are seldom used after dark. Thus they can retain the current HIV lighting for overflow night play. The total cost of this recommendation is  $\$530,469 + \$27,157 = \$557,626$ , a figure approximately \$90,000 below the current budget!

The committee sees several advantages of consolidating the project into one year.

- This bid is good for work completed in 2017 only. If the project is split, it would have to be rebid and the prices quoted herein for Courts #5-8 would not be guaranteed for 2018. The cost of labor, materials and the incentive for the original contractor to keep the bid down would be reduced.
- Reduces the damage to the surface of the first four courts when the second four are being built as a result of dust, grit and abrasives blowing onto them.
- While work is underway, the entire Tennis Center is effectively “shut down” due to construction activity, dirt, etc. This will be for at least two months whether the work involves four courts or eight. Why go thru another major interruption next year on top of the one this year? In addition to the courts, the use of the patio for HOA events would likely be curtailed.
- Significant landscaping will be required following the construction. Duplicate effort will be necessary in many locations if the project is split.
- Consolidation would reduce management time in the rebidding process and overseeing the construction work by half.

**Next Meeting:** The next meeting of the committee will be March 13, 2017 at 3:30 pm.

Respectfully submitted,

Steve Leane, Secretary