

**The Centre Region Community Tennis Association**  
**Tennis Facility Proposal**

## **Proposal Summary**

The Centre Region Community Tennis Association (CRCTA), a nonprofit organization, was formed to aid and encourage the growth of tennis as a year-round, lifelong sport for youth and adults, including a large senior tennis-playing population, in the Centre Region. In accordance with that mission, the CRCTA is proposing the inclusion of a six-court, covered and lighted tennis facility in the master plan for the Whitehall Road recreation area.

### **Why This Facility is Needed**

The Parks and Recreation tennis program has been the organization's fastest growing program for the past five years. In 2008, 358 children and 84 adults participated. A lack of contiguous courts with sufficient lighting, as well as the unavailability of courts due to usage by school teams, forced the creation of a waiting list and people being turned away. Six connected courts in a lighted, covered facility would enable Parks and Recreation to offer more programs to more participants of different ability levels at the same time and on a year-round basis. Six courts are also preferable for tournaments.

### **The Tennis Facility Would:**

1. consist of six year-round, covered and lighted hard surface courts within a semipermanent steel frame and fabric structure, with retractable ends and with a lifespan of twenty to twenty-five years;
2. have an enclosed or attached reception, office area, and restrooms, which can serve as a welcome center for the tennis facility and the rest of the park;
3. allow for year-round tennis activities in a lighted, weather-protected environment;
4. become a self-supporting entity, garnering income from tournaments, programs, and court and member fees.

### **The Tennis Facility Could:**

1. host clinics, tournaments, lessons, leagues, and cardio tennis for youth and adults;
2. host Special Olympics and adaptive tennis programs and tournaments, as well as wheelchair tennis events, addressing the needs of an underserved population in the Centre Region;
3. help to alleviate the "court crunch" that Parks and Recreation is experiencing;
4. be the region's only Parks and Recreation-run covered tennis facility, providing an affordable, healthy, year-round experience for all age groups and ability levels.

### **Cost**

The total cost of this facility, complete with foundation, nets, posts, and heating/air conditioning, is estimated at approximately \$1.5 million, not including the enclosed or connected welcome center/reception/office area and restrooms.

### **Funding**

The CRCTA is working closely with the United States Tennis Association (USTA), which earmarks several large grants for the express purpose of building facilities that will help form strong community parks and recreation tennis programs. Private citizens have expressed an interest in financially supporting the endeavor, and the CRCTA will seek corporate sponsors and hold various fundraisers to help offset the cost of the project.

## **The Need for an Indoor Facility**

## **Addressing the Need for an Indoor Tennis Facility**

According to the Sporting Goods Manufacturers Association (SGMA) 2009 Sports and Fitness Participation Report, tennis showed a 43.0 percent increase in participation in the years spanning 2000–2008. (**Appendix A**) United States Tennis Association (USTA) studies found that the total number of players increased 7 percent in 2008 to nearly 27 million players from 25.1 million in 2007. Continuing players (those who have played tennis for more than one year) tally at 15.1 million (up 9 percent over 2007), and 5.9 million former players came back to the game in 2008, up 7 percent (+400,000) in 2007. (**Appendix B**) Tennis truly is a universal sport—it attracts all age groups, both genders, all ability levels, and all ethnic backgrounds.

Those trends are reflected on a local basis. More than 300 adult and youth members belong to the Penn State Tennis Club. Interest in the State College boys' and girls' varsity high school teams is very high, with more than twenty boys and thirty girls trying out. Parks and Recreation tennis program participation has steadily increased over the last five years, with 358 youth and 84 adult participants in 2008. However, program directors have been forced to turn away interested players, mainly in the spring and fall, due to the lack of available courts, insufficient lighting, and weather issues. In 2008, fees for a peewee class had to be refunded because four out of six classes had to be canceled due to rain.

### **Tennis Courts in the Centre Region**

Currently, Centre Region Parks and Recreation has one park with four outdoor courts, four parks with two courts, and three parks with one court. The USTA recommends a minimum of four, and ideally, six contiguous courts for effective community programming. (**Appendix C**) Parks and Recreation has used the seven varsity high school courts at Community Field for summer daytime youth programming for at least fifteen to twenty years, but they are no longer available due to the high school coach's new programming beginning this summer. That means that Parks and Recreation summer programming is now limited to the four courts at Spring Creek Park, which forces class sizes to be limited. The spring and fall youth classes held at Spring Creek Park are also thus restricted in size. It is clear that the Parks and Recreation tennis program has outgrown the minimum of four courts. The spring and all adult classes currently held at the high school courts cannot begin until at least 7:00 p.m. because of conflicts with the high school teams. That late start entails lighting issues, because there are only two courts that are lit—further reducing class sizes. Even so, there is always a waiting list for these programs, which speaks to the community desire for this type of tennis programming. Class sizes, depending on the time of day and ability level, averaged between sixteen and twenty-four participants.

The school district also has six courts behind the high school South Building, which Parks and Recreation utilized last year for adult classes when the varsity courts at Community Field were all taken by the high school coach. However, the tennis instructors felt that the South Building site, which is not lighted, was not the best for

youth programming, since there is no place for the parents to wait for their children, and there is no storage area for Parks and Recreation tennis equipment.

It is important to note that courts belonging to the school district are available to Parks and Recreation programs only when there are no planned school events. The high school coach has earmarked courts for numerous programs scheduled for the spring and summer, so Parks and Recreation accessibility to the school courts has been drastically cut.

Penn State University has numerous outdoor courts and an indoor facility with four courts. However, usage of Penn State outdoor courts is restricted to Penn State students, and the indoor courts are reserved for the varsity tennis teams. Penn State Tennis Club dues-paying members are allowed to play on the indoor courts, for a fee, when there are no varsity practices or matches scheduled. No community programming is allowed on Penn State University courts.

No private tennis facilities exist at this time in the Centre Region. The cost of an acre of land for commercial purposes in State College is approximately \$250,000 or more, depending on where the land is located, and taxes and mortgage fees would be extremely high. Community tennis programming would not be a priority for a private enterprise; the focus would be to make money. The CRCTA feels that the Parks and Recreation Association would be the ideal manager of a community tennis program and year-round facility, where the guiding principle would be to offer quality, affordable tennis programs and tennis facilities to community members of all ages and abilities.

### **Benefits of an Indoor Facility**

Parks and Recreation tennis program supervisors have calculated that in a covered facility with six contiguous courts, the number of adults participating in tennis programs could double and youth participation could also increase dramatically. Larger classes held on multiple courts would allow for more flexibility in programming, accommodating more players with different skill levels at the same time, and increasing the “fun factor,” especially with youth programs. A covered facility would allow for year-round programming unaffected by weather; expansion of the types of programs offered to include youth and adult clinics; youth, adult, and senior leagues and tournaments; cardio tennis; sunrise tennis; and Rallyball and Junior Team Tennis, two USTA programs we have not been able to offer due to lack of courts. Parks and Recreation would also be able to offer programs in adaptive tennis and wheelchair tennis, as well as Special Olympics, to a population that is currently not served in the Centre Region. At this time, there are eight active Special Olympics players in the area who are unable to practice during the winter months because of lack of court space. Eight potential adaptive tennis players have been identified.

The CRCTA feels that, much like the active summer pool programs in State College, a year-round tennis facility can become a vehicle to help promote community identity, spirit, and pride. Tourism could be boosted by out-of-town fans coming to watch tournaments held at the tennis center. A tennis center would also provide one of the few

indoor venues for recreational activity during the winter and inclement weather for adults and families. As an affordable activity, tennis can't be beat: If a typical court fee is \$20 for four players, that is only \$5 per person for an hour of fun and exercise.

In the only indoor facility in the Centre Region, families and tennis enthusiasts of all ages would be able to continue to enjoy learning and playing the sport all year long. Along with year-round events at the tennis facility, programming and open court time could be extended into the evening. Parents of youth tennis program participants have expressed to Parks and Recreation instructors that they feel tennis is an excellent sport for their children to be involved in, especially in the very competitive athletic environment of the State College Area School District. Whether or not their children ever make any varsity sports team, they envision them playing and enjoying tennis for the rest of their lives. It doesn't require extensive natural physical strength or size and only needs a relatively inexpensive racquet and some interest to start playing and having fun.

It is clear that with a covered, lighted facility, a sport that can be enjoyed by every age and every ability level—the “sport for a lifetime”—could finally be enjoyed year-round in the Centre Region.

#### **Additional Benefit**

The tennis facility that the CRCTA proposes includes an enclosed Welcome Center located in the center of the building. The Welcome Center has a large space above that could serve as a viewing area for spectators to watch the action on the courts below on either side. It could also serve as a central location for the fitness classes offered by Parks and Recreation: Step Interval Cardio, Group Strength Training, Morning Workout, Dance Aerobics, Yoga, and Core Training. Currently ninety people participate in these programs, but the classes are limited by the type offered and the number of participants because space is at a premium. Because there is no central location where these classes can be held, they are scattered across State College. While the classes do not require any heavy equipment, mats, light weights, and steps are used, and must be moved from one location to another, sometimes multiple times per day. The area above the Welcome Center would be a perfect venue to offer all of the fitness classes as well as a viewing/cheering gallery for tennis fans and spectators. It is a good example of how the facility can serve two purposes.

## **Types of Facilities**

## **Types of Facilities Investigated**

The CRCTA considered three types of covered tennis facilities, all housing six courts: the bubble, fabric and frame, and brick and mortar. Examples of the bubble and fabric and frame structures, as well as proposals from companies that build these structures, can be found in the Appendices at the end of this document.

### **Bubble**

A bubble is an air-supported structure consisting of four main components: a fabric or skin made of vinyl-coated polyester; an inflation system (blowers); an anchorage system (concrete-grade beam with aluminum channel); and an emergency generator. (Appendix D)

**Cost:** Approximately \$532,427 (bubble and supports only)

### **Companies Contacted**

The Farley Group, 550 Imperial Road N., Guelph, Ontario (Appendix E)

### **Advantages**

1. Construction cost is lower than other tennis facility designs.
2. Structure is removable for seasonal coverage.
3. Structureless clear span

### **Disadvantages**

1. High energy costs: requires air compressors and HVAC to run constantly
2. Bubble is susceptible to high winds and snow loads.
3. Constant maintenance (snow and ice) of the bubble is necessary.
4. Bubble membrane is easily damaged and susceptible to vandalism.
5. Short lifespan (8–12 years)
6. Large storage space required
7. Necessary to plan for catastrophic failure

### **Fabric and Frame**

This type of facility is considered a semipermanent tension membrane structure, constructed of a steel or aluminum frame with translucent PVC-coated fabric, retractable “garage-door” assemblies (number to be decided by client) at either end of the facility, accessories including backdrop curtains, divider nets, and lighting and heating/air conditioning options (customer choice), gable-mounted ventilators, and a lifespan of twenty to twenty-five years. (Appendix F)

**Cost:** Approximately \$1,000,000

### **Companies Contacted**

Summit Structures N.A., Allentown, Pennsylvania; Universal Fabric Structures, Inc., 2200 Kumry Road, Quakertown, Pennsylvania 18951; Horizon Sports Group, P.O. Box 515, Coopersburg, Pennsylvania 18036. (**Appendices G, H, I**)

### **Advantages**

1. Structure can withstand 90 mph wind gusts and heavy snow loads.
2. The translucent roof lets in abundant filtered natural light, reducing the need for artificial lighting during the day.
3. Retractable “garage-door” type openings allow for fresh air and light, reducing the need for air conditioning.
4. Walls can have customer-specified insulation amounts, as well as an optional thermal and acoustic liner, to increase heat retention in the winter and cooling in the summer.
5. The exterior membrane can be custom-colored to blend with the environment.
6. The structure allows for year-round tennis play and programming for players of all ages in a comfortable, weather-protected environment.

### **Disadvantages**

1. Construction of courts not included by some companies.
2. Insulation values vary depending on features chosen (insulation of side walls, use of a liner, etc.)
3. Depending on insulation features, energy costs can be higher.

### **Brick and Mortar**

Since this would be considered a permanent structure, the CRCTA did not pursue extensive research on the construction costs of this type of facility. We do present some information about the operation and budget of a brick and mortar facility in the Examples of Existing Tennis Centers section. It seems obvious that construction of such a project would be considerably more expensive than the other options considered.

### **Other Costs**

#### **Court Construction**

CRCTA contacted Sport Builders, Inc., of Reading, Pennsylvania, which does tennis court construction (no enclosing structure, plumbing, or HVAC). Excavation, foundation, six finished courts with net posts, nets, and center straps would cost \$216,000 (approximately \$36,000 per court). Additional footage for an enclosed 60' x 120' welcome center with a possible second-floor viewing area, not including plumbing, electric, HVAC, and footings for the buildings, was estimated at \$65,000. (**Appendix J**)

### **Welcome Center**

An enclosed or attached service building, which would serve as a Welcome Center for the tennis facility and the entire park, would house a reception area, office for the tennis facility manager/pro, and restrooms available to tennis and park patrons. Above the Welcome Center on the second floor there is an large area that could serve as a viewing area. See above for pricing information from Sport Builders, Inc.

A sample layout for the Welcome Center as an enclosed part of the tennis facility can be seen at **Appendix J**.

### **Lighting**

All of the construction companies contacted provided basic lighting systems as part of their proposals. ICA ([www.icasbs.com](http://www.icasbs.com)), North Salem, New York, provides a direct fluorescent lighting system consisting of a total of 144 fixtures (24 per court layout) for approximately \$55,000. (**Appendix K**)

## **Existing Tennis Centers**

## **Examples of Existing Tennis Centers**

In order to present an example of each type of tennis facility, and in preparation to devise a sample operating budget for the proposed Centre Region Tennis Facility, the CRCTA studied a bubble-type facility and a fabric and frame structure. We also acquired (and include) information about a permanent structure, even though we have ruled out that as an option.

The three facilities we researched are: Peters Township Tennis Association facility, located in McMurry, Pennsylvania, near Pittsburgh; two indoor tennis facilities operated by the Montgomery County Department of Parks in Maryland; and the Ebensburg Tennis Center, located in Ebensburg, Pennsylvania, near Altoona. For informational purposes, the 2009 operating budgets for the three facilities are included as appendices.

### **Peters Township Tennis Association**

The Peters Township Tennis Association (PTTA) facility consists of four HarTru courts that are covered by a bubble from early October to mid-April. From mid-April to early October, the courts are operated by Peters Township Parks and Recreation and are leased to the PTTA for the indoor tennis season. Each April, the bubble is taken down (deflated), so the courts are uncovered until October. The Peters Township Parks and Recreation guaranteed the loan on the bubble, but the PTTA is responsible for making the loan payments and providing insurance and staff to operate the facility during the winter season.

The operating budget (**Appendix L**) reflects only the operating income and expenses during the indoor tennis season, when the facility is operating by the PTTA, for fiscal years 2003 to 2008. In each year, the facility generated positive net operational income, averaging \$35,000 annually or 11.5 percent of total income. John DeLaura of the PTTA stated that this surplus income was used to pay down the loan on the bubble early. The largest sources of income for the facility are the adult and junior development clinics that generate more than two-thirds of the total annual income. The facility has more than 500 members and instructs more than 250 children in their junior development program. The facility is open seven days a week from 8:00 a.m. to 10:00 p.m.

In late 2008, very strong winds caused the bubble to collapse. The damage was catastrophic: all of the lights shattered, causing the glass to be imbedded in the HarTru (synthetic clay) court surfaces; net posts were bent; the interior membrane of the bubble separated from the exterior; the interior of the bubble membrane was stained with clay and mildew; and lighting cables were torn from their connections. The intrinsic disadvantages of a bubble (having to keep it inflated and pressure-adjusted per varying environmental factors; the instability under acute weather conditions; constant maintenance; the relative fragility of the membrane; and the high cost of maintenance) coupled with other examples of collapses such as the one related here, convinced the CRCTA that erecting a bubble facility, or covering existing courts with a bubble, is not a cost-effective, viable option.

### **Montgomery County Department of Parks**

The Wheaton Indoor Tennis Facility in Wheaton, Maryland, and the Pauline Betz Addie Tennis Center at Cabin John Regional Park in Bethesda, Maryland are two indoor tennis facilities operated by the Montgomery County Department of Parks, Maryland. Both facilities are fabric and frame structures that cover six indoor courts and have attached permanent structures that house locker rooms, a lounge, and pro shop. The Wheaton facility is open seven days a week from 6:00 a.m. to midnight. In the past three years, Wheaton's annual attendance has averaged 55,000 patrons. According to the Montgomery County Parks Web site ([MontgomeryParks.org](http://MontgomeryParks.org)), the Wheaton facility, which underwent a renovation in 2008, survived Hurricanes Gustav and Hanna. During the 32-week winter season, the Pauline Betz Addie facility is open from 6:00 a.m. to midnight, seven days a week. In FY 2007, it recorded an attendance of almost 82,000 patrons, and operates at 95 percent capacity.

Collectively, the two facilities have generated substantial net income surpluses over the years, averaging \$240,000 per year or 19 percent of annual operating income (revenue). As discussed in the Montgomery County annual budget report (**Appendix M**), these surplus funds have not only been used to maintain the facilities themselves, but are an important source of funds that the County has relied on to fund repairs at other County-operated facilities and to support other programs that are not self-sustaining.

### **Ebensburg Tennis Center**

The Ebensburg Tennis Center is owned and operated by the Borough of Ebensburg and was constructed with donated funds from the McMahon Family Foundation. The Tennis Center has three outdoor courts and three indoor tennis courts, as well as locker rooms, an office, and a spacious lounge housed in a permanent structure. The facility offers a number of programs including adult clinics and junior development programs. It was built in 2007 for a final construction cost of \$2.5 million. The facility Web site, [ebensburgtenniscenter.com](http://ebensburgtenniscenter.com), says that it is open 24 hours per day.

According to the Borough of Ebensburg's operating budget, the center expects to generate \$132,000 in operating fund revenue and to incur \$157,180 in expenditures in FY 2009. (**Appendix N**) While those budget figures appear to indicate that the facility is operating in the red, the manager claims that the bookkeeping for the budget contains projected earnings figures and a deficit payment of \$5,000 that skews the revenue to the negative, while the facility is actually breaking even.

## **CRCTA Recommendation**

## **CRCTA Recommendation**

After extensive research and careful consideration of numerous factors, including cost, durability, suitability for community needs, environmental (“green”) alternatives, and ease of dealing with the construction company, the CRCTA recommends the construction of a six-court fabric and steel frame facility with an enclosed Welcome Center with a second-floor area that could serve as a viewing gallery and center for Parks and Recreation fitness classes. We feel that Horizon Sports Group of Coopersburg, Pennsylvania, offers the most cost-effective, comprehensive proposal.

## **Horizon Sports Group**

Horizon Sports Group advertises construction of a turnkey facility. In other words, they do the complete job: excavation, structure construction, court construction, lighting, and heating. In terms of the foundation, Horizon would use a local provider to pour the concrete to their specifications. Horizon guarantees their work for twenty years.

A complete proposal from Horizon Sports Group can be found at **Appendix O**. A rough schematic of a tennis facility with a centrally located Welcome Center can be seen at **Appendix P**.

## **Tennis Facility Options**

Different options exist concerning the tennis court surface and heating and lighting systems. The options below are those the CRCTA deem the most desirable, cost-effective, and suitable for a community tennis center sure to see a lot of use. All options are noted in the Horizon proposal.

### **Tennis Court Surface**

ProBounce is a patented eco-friendly court surface manufactured by NGI Sports, Chattanooga, Tennessee. It uses no asphalt or oil-based products, and strives to use recycled materials whenever possible. Pro Bounce carries a multi-year guarantee against cracking for outdoor use, and NGI assured the CRCTA that indoor use would ensure a much longer lifespan. ProBounce courts offer a cushioned feel, and help protect players’ legs, hips, and backs. Horizon Sports Group is a certified installer of ProBounce court surfaces, and includes ProBounce as an option on its proposal. Information about NGI Sports, ProBounce courts, and the composition of ProBounce courts can be found at **Appendix Q**.

### **Lighting**

IGA of North Salem, New York, carries a direct fluorescent lighting system (the Courtlite Direct Rec System) that the CRCTA has determined would be most suitable for the Tennis Center. It includes 144 fixtures (24 per court), providing 5,616 watts per court. The Courtlite system claims to be the most energy efficient tennis lighting system available, and is designed specifically for recreational facilities. It consists of tiered rows

of lights along the wall and between the courts. The system allows for individual court light management, enabling the lights for individual courts to be turned off when not in use with minimal light-level effects on adjacent courts. The Horizon Sports Group proposal called for a (60) 1,000-watt fixture indirect lighting system as an option, but the CRCTA has determined that the IGA Courtlite Direct Rec system would be more cost efficient (less expensive to install and maintain) and suitable for the Tennis Center. **(Appendix R)**

### **Heating**

The Horizon Sports Group proposal calls for a radiant heating system as an option for the Tennis Center. The CRCTA fully endorses the use of alternative energy sources (solar power and geothermal energy, for example) as adjuncts to conventional power systems at the Tennis Center.

### **Funding**

The CRCTA has identified three sources of obtaining funds to help defray the cost of building the Tennis Center as proposed in this document. We are ready to begin active fundraising upon approval of the project.

### **Grants**

The CRCTA has been in touch with the USTA regarding grants that they award for the purpose of building tennis centers that will help form strong community parks and recreation tennis programs. As a member of the USTA Tennis in the Parks program, the Centre Region Parks and Recreation Tennis Program and the proposed Tennis Center would fit the qualifications of at least one of the grants, which awards up to \$50,000 for a project such as the one we are recommending. The USTA also has programs in place to help with additional fundraising once the project is approved.

### **Private and Corporate Support**

Several members of the community have already expressed interest in contributing to the building of a community tennis center. The CRCTA feels confident that corporate support to support this project is also available in the community.

### **Fundraising**

The CRCTA has many ideas for community fundraising events to promote interest in the Tennis Center and generate funds toward its construction.

## **Programming at the Tennis Center**

## Programming at the Tennis Center

The CRCTA firmly believes that tennis is a sport for all—it is more inclusive of families, seniors, juniors, recreational, high performance, and adaptive/wheelchair participants than many traditional sports. In order to respond to all these groups in our community, we believe that the tennis center should be structured around three focus areas: instructional, to build and grow the love of the game; competitive, to respond to those who aspire to higher levels of play; and social, to provide opportunities for players to meet and mix. The social aspect would also be addressed when spectators come to watch the action, enjoy the environment, and visit our community.

Our programming prototype is divided into roughly 40 percent programming and 60 percent open play. Programs offered and open play times would naturally shift with the seasons. For example, during the summer, there would be more daytime hours of programming for juniors and more evening open play time for adults and other interested facility users, and in the winter there would be more open play time and programming for adults during the day.

With six courts, different programs and open play can take place simultaneously.

### Junior Programs

Pee Wee	ages 4–5	2x wk/6-8 wk sess	45 min
USTA Quick Start	ages 6–8	2x wk/6-8 wk sess	1 hr
Beginner Stroke Development	ages 9–11	2x wk/6-8 wk sess	1 hr
Beginner Stroke Development II	ages 12–15	2x wk/6-8 wk sess	1 hr
Beginner Stroke Development III	ages 16–18	2x wk/6-8 wk sess	1 hr
Intermediate I	ages 9–13	2x wk/6-8 wk sess	1 ½ hr
Intermediate II	ages 14–18	2x wk/6-8 wk sess	1 ½ hr
Advanced		2x wk	1 ½ hr
Tournament Training		3x wk	1 ½ hr
USTA Junior Team Tennis		1x wk/2-6 wk sess	2 hr
USTA Rallyball		1x wk/2-6 wk sess	1 ½ hr

### Adult Programs

Morning Ladies Clinic		2x wk/6-8 wk sess	1 hr
Beginner Clinic		2x wk/6-8 wk sess	1 ½ hr
Advanced Clinic		2x wk/6-8 wk sess	1 ½ hr
USTA CardioTennis		5x wk	1 hr
Weekly Mixer (men and women)		1x wk	1 ½ hr
Round Robins, Beginner, Adv. Beg.		1x wk/5-6 wk sess	1 ½ hr

### Leagues

Sunrise League, A & B levels		2x wk/3-10 wk sess	1 hr
Junior Ladder, A & B levels		1x wk/3-10 wk sess	1 hr
Men's Singles Ladder, A & B levels		1x wk ea/3-10 wk sess	1 hr

Women's Singles Ladder A & B levels	1x wk ea/3-10 wk sess 1 hr	
Men's Doubles League A & B levels	1x wk ea/3-10 wk sess 1 ½ hr	
Women's Doubles League A & B levels	1x wk ea/3-10 wk sess 1 ½ hr	
USTA Men's and Women's Leagues, Interclub, 3.0, 3.5, 4.0 levels	1 match ea/wk.	
Special Olympics	1x wk	2 hours
USTA Adaptive Tennis	1x wk	2 hours
Wheelchair (per interest)	1x wk	2 hours

### **Tournaments**

Local Junior	6x yr
Local Adult	3x yr
USTA Junior District Level 8, Sectional Level 5	4x yr
USTA Adult Men's Singles and Doubles,	3x yr
Women's Singles and Doubles,	3x yr
Mixed Doubles	3x yr
Invitational Wheelchair	

The CRCTA envisions both hosting tournaments and holding our own tournaments at the Tennis Center.

### **Open Play**

In addition to the breadth of programming that can be offered at the Tennis Center, the CRCTA believes a very strong emphasis should be placed on open play for our community members. We believe that any community resident and taxpayer should have the opportunity to come and play tennis without substantial initiation costs or hefty court fees. Accordingly, the CRCTA proposes a Booking Card System, in which adult users can purchase an annual court booking card for \$108, \$68 for juniors. With a card, a user has a seven-day advance booking period and can bring one guest per month. Anyone can book a court without a card, but only with a two-day window. Fee court rental rates would be \$20.00 per hour, \$17.50 for non-prime time, and \$13.50 for early bird play. (Please note: all rates are suggestions.)

## **Sample Operating Plan**

## Estimation of Revenue from Tennis Programming

Total revenue is calculated using the minimum allowed number of program participants per weekly/daily programs on a 48-week year, unless otherwise noted. The minimum number of program participants (the least number of participants needed to hold a program) and the maximum number allowed in a program are noted in parentheses. The final column shows the range of revenue that can be realized from each program or event.

### Junior Programs

Pee Wee (8/12)	\$8/class	\$6,144/\$9,216
USTA Quick Start (10/18)	\$10/class	\$9,600/\$17,280
Beginner Stroke Development (10/18)	\$10/class	\$9,600/\$17,280
Beginner Stroke Development II (10/18)	\$10/class	\$9,600/\$17,280
Beginner Stroke Development III (10/18)	\$10/class	\$9,600/\$17,280
Intermediate I (10/18)	\$15/class	\$14,400/\$25,920
Intermediate II (10/18)	\$15/class	\$14,400/\$25,920
Advanced (10/18)	\$15/class	\$14,400/\$25,920
Tournament Training (7/12)	\$20/class	\$20,160/\$34,560
USTA Jr. Team Tennis (24+)	\$ /session	
USTA Rallyball (24+)	\$ /session	

### Adult Programs

Morning Ladies Clinic (10/18)	\$10/class	\$9,600/\$17,280
Beginner Clinic (10/18)	\$15/class	\$14,400/\$25,920
Advanced Clinic (10/18)	\$15/class	\$14,400/\$25,920
USTA CardioTennis (12)	\$8/class	\$23,040
Weekly Mixer (12)	\$10/match	\$5,760
Round Robins (12)	\$10/match	\$3,600

### Leagues

Sunrise League A & B (24 ttl)	\$15 reg, \$6/match	\$5,400
Junior Ladder A & B (24 ttl)	\$15 reg, \$8/match	\$6,840
Men's Singles Ladder A & B (24 ttl)	\$15 reg, \$8/match	\$6,840
Women's Singles Ladder A & B (24 ttl)	\$15 reg, \$8/match	\$6,840
Men's Doubles League (32 ttl)	\$15 reg, \$7.50/match	\$8,640
Women's Doubles League (32 ttl)	\$15 reg, \$7.50/match	\$8,640
USTA leagues ( )		
Special Olympics ( )	\$20/hr	
USTA Adaptive Tennis ( )	\$20/hr	
Wheelchair ( )	\$ /match	

### Tournaments

Local Junior	\$3,600
Local Adult	\$1,800
USTA Junior d-8, S-5	\$12,000–\$16,000/yr
USTA Adult	\$4,500–\$7,500/yr
Wheelchair	

**SAMPLE BUDGET FOR CENTRE REGION TENNIS CENTER**

<b>OPERATING FUND REVENUES</b>		
Booking Cards	\$69,900	
Court Rental	\$459,300	
CardioTennis	\$23,040	
Leagues	\$45,360	
Junior Programs	\$149,280	
Adult Programs	\$63,120	
Tournaments	\$25,400	
<b>TOTAL</b>	<b>\$835,400</b>	

<b>OPERATING FUND EXPENDITURES</b>		
Salaries (Pro, Assistants), Benefits	\$247,000	
Maintenance	\$36,000	
Utilities		
Lighting	\$48,000	
Water	\$3,200	
Heating	\$32,000	
Air Conditioning	\$48,000	
Ventilation	\$3,000	
Insurance	\$7,400	
Phone	\$1,300	
Office Supplies	\$7,200	
<b>TOTAL</b>	<b>\$433,100</b>	

All figures are approximate. The CRCTA anticipates that the Tennis Center will be self-supporting.

## **Letter of Support**

I am writing this letter in support of an indoor tennis facility in the central region. I am currently the Head Coach for Centre County Special Olympics, and have been for the past 10 years. We currently serve approximately 15 tennis athletes each year, beginning our season in April, culminating in the yearly Pennsylvania Summer Games, held at PSU in June. When I heard that this facility was a possibility in one of the new "regional" parks proposed plans, I became extremely excited. We have been struggling to find adequate indoor training space for some time. Using the PSU Indoor Facility on campus is so cost prohibitive, and has very limited court time, coupled with the fact that we secure a generous (albeit brief) donation of "free" court time from them each year, in order to hold a weekend clinic in the winter. An indoor community training/competition venue, serving athletes from the centre region as well as from the county, would allow athletes to train and compete for the full calendar year. I fully support this indoor tennis facility, and believe that it would have enormous benefit on our important community volunteer program, the athletes, and their families.

Warm Regards,

Michael C. Wolff

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**CRCTA Committee Members**

## **CRCTA Planning Committee Members**

### **Committee President**

Carol Oliver, Parks and Recreation Tennis Program Coordinator and Professional Tennis Registry (PTR) Certified Instructor, College Township resident

### **Committee Secretary**

Laurene Phillips, Penn State Department of Publications Editor, Patton Township resident

### **Committee Treasurer**

Barbara Hayes, Tax Accountant, State College Borough resident

Nina Chen, Remax Centre Realty Real Estate Agent, Ferguson Township resident

Jill Gomez, Ferguson Township resident

Elizabeth Goreham, State College Borough Councilwoman, State College Borough resident

Michael T. Harper Jr., Toftrees Golf Resort and Conference Center Tennis Professional, Ferguson Township resident

Cheree Jones, Special Olympics Pennsylvania Sport Director, Ferguson Township resident

Dr. Joan Nessler, Penn State University Associate Professor (retired), Harris Township resident

J. S. Purnell M.D., Anesthesiologist (retired), College Township resident

Jack Rayman, Penn State Senior Director of Career Services, State College Borough resident

Walter Robertson, Parks and Recreation Tennis Instructor, Ferguson Township resident

Professor Emeritus Ronald Smith, Penn State Tennis Club Co-President, College Township resident

Margaret Swoboda, State College Area School District Health and Physical Education Coordinator, State College Borough resident

Karen Fisher-Vanden, Penn State Associate Professor of Environmental and Resource Economics, Patton Township resident

Kathleen Yurchak, Attorney-at-Law, Ferguson Township resident

**Centre Region Community Tennis Association**  
**Tennis Facility Proposal**  
**Special Appendix**

## **The Case for a Steel Building**

In our research into different types of indoor/covered tennis facilities, the CRCTA deliberately did not seriously consider a steel building. It was impressed upon us that the Parks and Recreation board was adverse to the idea of a permanent structure. Thus, we felt that a frame and fabric facility was the most logical, cost-efficient option for a (semi-permanent) tennis facility in the Centre Region. However, in our extensive consultations with USTA National advisers, they demonstrated that, considering all factors— construction costs, operating costs, structural integrity, and structural longevity—a steel/metal building would be the best choice economically, both in the long and short term. Therefore, the CRCTA felt it is important to provide some information about a steel tennis facility in order for the Parks and Recreation board and the Council of Governments to make an informed decision about the future of tennis in the Centre Region.

### **An Overview**

Steel buildings consist of three main components: a foundation, steel frame, and steel skin.

**Cost:** The construction cost of a six-court steel building is approximately \$1,500,000.

### **Companies Contacted**

ICA Sports and Building Systems, Kansas City, Kansas, and New York, works with Butler Builders pre-engineered steel buildings to construct complete turnkey tennis facilities.

### **Advantages**

1. Long building life—at least fifty years
2. Most energy efficient
3. Lowest long-term cost
4. Virtually unaffected by severe weather
5. Lowest operating costs

### **Disadvantages**

1. Permanent structure
2. Highest capital cost

### **Annual Operating Costs**

According to the USTA, annual operating costs for a frame and fabric and metal building, based on a 4,400-hour season, can be compared as follows:

	Frame/Fabric	Steel Building
Lighting	\$48,000	\$48,000
Heating (8 months)	\$32,000	\$8,000
Air Conditioning (4 months)	\$48,000	\$16,000
Ventilation	\$3,000	\$1,000
Totals	\$131,000	\$73,000

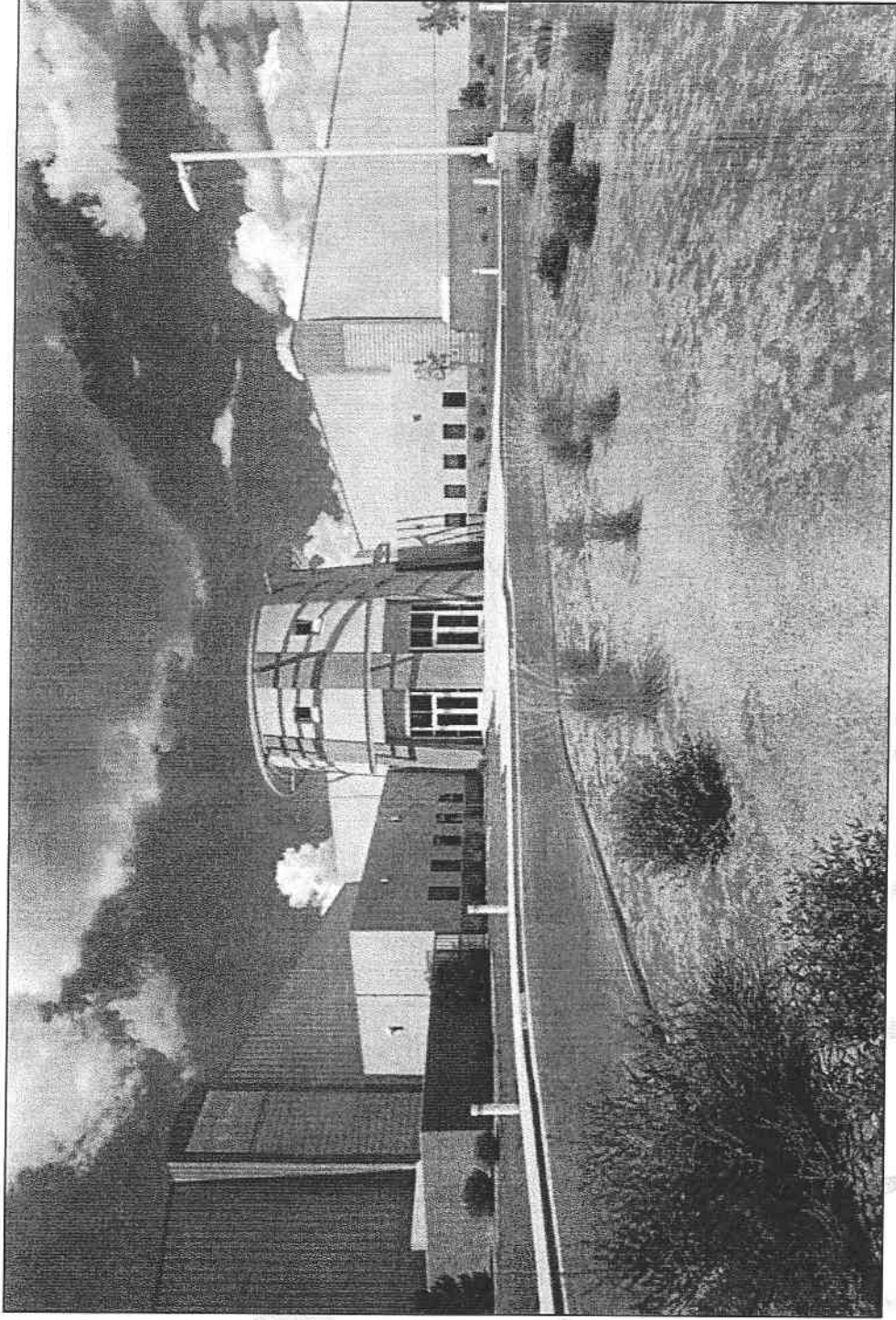
According to the USTA, the above figures should not be construed as an estimate, but as a guideline. These figures are national averages and can fluctuate based on the local energy costs, availability of labor and materials, code requirements, economy, and site-specific development issues.

The difference in operating costs can be attributed to the heating and air conditioning lost in a frame and fabric facility—the nature of the structure restricts the amount of insulation that can be installed: the more insulation inserted between the lining and outer skin and roof, the less light permeable the skin/roof becomes, requiring more constant lighting and heating. A steel building would have a much higher R-value than a frame and fabric structure.

### **CRCTA Position**

The CRCTA firmly supports using the most cost-effective, environmentally sound methods in both the construction and operation of a tennis facility in the Centre Region. While it is our belief that the statistics regarding steel building operating costs do present the most convincing case for long-term cost savings, we are sensitive to the concerns of the Parks and Recreation board and Council of Government. If the board and the COG desire more information about steel buildings, the CRCTA would be happy to do further research on the topic, as well as provide examples of existing steel tennis facilities.

# Steel Buildings



IT'S YOUR GAME.

