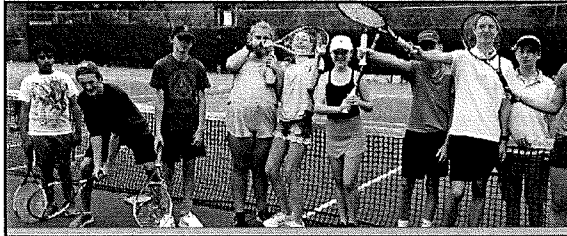
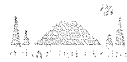


Regular open
2017-12-12
Dec 12 117 9.B
Handout.



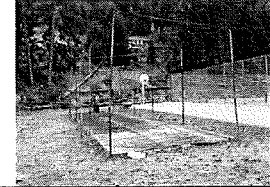
Nelson Tennis Club (NTC) – LVR Sportplex Proposal
December 12, 2017



1

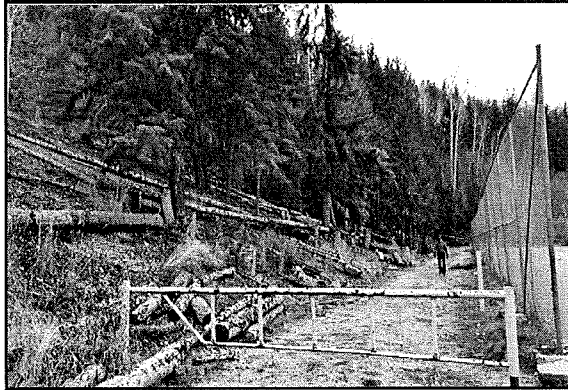
1. Overview

- Proposed joint venture between NTC and SD8
- Revitalize disused tennis courts
- Encourage more youth to learn and play tennis
- NTC to reduce costs for SD8
- New home for the NTC



Disused infrastructure at courts

2. LVR courts: upslope fire hazard...



3. Cracks and ridges. But site has potential



- Four courts (provincial tournaments)
- Well oriented for sun exposure
- Level and well-drained base
- Perimeter fence in good condition
- Potential for other sports

4. SD8 options for site

- 1) Leave the site disused; or
 - 2) Invest in repaving and resurfacing
- Estimated costs of “bare bones” clean up and repair is just under \$130K
 - SD8 can spend a lot less, and get a lot more...



5. How can NTC make a difference?

- Provide access to capital grant money
- Provide labour
- Reduce contractor costs
- Supervise site, and eliminate maintenance costs
- NTC responsible for future re-surfacing (10-15 years)
- Access to youth funding for tennis



6. More, for much less...

- Expanded and improved surfaces for other sports
- Future grant money for supporting school students
- Structured, professional tennis instruction (elementary and high school)
- Phase 1 a) and b) is estimated to be \$165K
- SD8 portion estimated at only \$76K



7. Saving \$s, AND youth involvement

- Tennis Canada "Community Champion for Nelson" (12 and under only)
- On local Board with KidSport
- NTC affiliated with TennisBC, and SportBC (access grants)
- For older students (G9-12): Kootenay Tennis Academy
- NTC family membership expanded, youth programing revitalized



8. Response so far

- Brent Cross, VP of LVR
- Bruce Maclean, Director of Operations, SD8
- Karen MacDonald, Parks and Rec Manager, City
- Pam Mierau, Manager of Development Services, City
- Many suppliers and contractors



9. NTC team

- Keith Bridger (President): grant writing
- Robbie Wright (Director): site supervisor
- Matt Martin (Director, tennis pro): youth involvement
- Angus Glass (Director): community awareness/fundraising
- Craig Courtney, site supervision and annual maintenance



10. NTC requests:

- Long-term, 10-year lease* (20 years preferred)
- Nominal (\$1/year) usage agreement
- Letter of support*
- Approval to manage capital improvements on SD8 land*

*Requirement from CBT for grant application



11. Summary

- Current site is an eyesore and liability
- SD8 will get quality courts, and other sports' surfaces, for approximately 54% less than full cost
- Last year of CBT's Recreation Infrastructure Grant
- Increased court usage by students (all ages)
- SD8 will have no future worries of:
 - courts degrading
 - security
 - maintenance costs
 - resurfacing costs
- SD8 students to benefit from funding & instruction

Nelson Tennis Club - LVR Sportplex Proposal

School District 8 Board Meeting, Dec 12, 2017

1. Background

After many decades at the Granite Pointe Golf Course courts, the Nelson Tennis Club (NTC), is seeking a new home. The golf course is considering the tennis court land for future property development. The NTC, a non-profit society, is looking at this opportunity of relocation to also grow the sport of tennis among younger generations and students.

Above LVR High School, there are four tennis courts on SD8 land that have fallen into a state of disrepair over the years and are now, largely, unused. The tarmac surface is degraded and unsafe. In addition to cracking, invading tree roots have caused upheaval and fissuring. Most net posts are wobbly or leaning. The wooded uphill perimeter of the courts has many felled trees which are an eyesore and an urban fire hazard.

The site, on the other hand, offers great potential. The vistas are outstanding, the courts are correctly oriented for sun tracking, the fencing is in good repair, the subgrade appears stable, and there is plenty of space for the addition of street hockey, basketball, pickleball courts, parking, clubhouse and toilets.

2. Project Benefits

a) School District

The revitalization project will transform the dilapidated site into a sport complex that LVR can be proud of. Students will of course have access for structured sports programming. Other schools can participate on site as well.

Parents are seeking low-cost, outdoor activities for their children with minimal risk of injury and concussion. The NTC has hired Matt Martin, a highly qualified and skilled tennis instructor, who, with equipment provided by TennisBC, will begin in-school programs to entice youngsters to join the summer outdoor Junior Development Program at the LVR courts. Eventually, the goal is to establish, in addition to the Development Program, a youth high-performance Tennis Academy.



b) Citizens of Nelson

The NTC non-profit society is constitutionally mandated to keep membership and participation fees sufficient only cover operating and program costs to enable accessible to citizens of all income levels. The Club has a strong core of dedicated volunteers who provide necessary administration, maintenance and development.

Tennis is a lifetime sport. Instruction can begin in elementary school, continue as a family activity, and, as at the NTC, still be enjoyed by seniors in their 80's. There has been high praise for Matt's coaching clinics which have been thoroughly enjoyed across all age groups and skill levels. After energetic growth this year – there was a significant increase in the number of younger people playing in 2017 – participation is anticipated to continue to increase.

c) City of Nelson

LVR site cleanup and log removal would remove not only an eyesore, but also the fuel reduction would minimize a current urban fire hazard.

Development of the tennis courts, and possibly street hockey/basketball/pickleball surfaces, would add another element to Nelson's attractiveness as a tourist destination. The courts and instructional clinics will be available to visitors for a modest user fee.

Having a four-court facility, complete with a spectator viewing deck on the uphill side and clubhouse facilities, would enable the NTC to expand its current tournament program and bring more visitors to town. In addition to expanding the new Kootenay Challenge Cup to include more regional communities, and the long standing West Kootenay Open (which already attracts players from the Okanagan and Calgary), the four-court facility at LVR would enable the NTC eligible to host TennisBC sanctioned tournaments... an exciting future prospect.

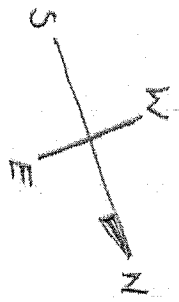
d) Nelson Tennis Club

The NTC proposes that in exchange for site security, maintenance, and future court upgrade responsibility, SD8 would charge NTC a nominal annual rent. As such, the NTC would be able to maintain low membership and user fees, while directing more funds into maintenance, operations and coaching programs. The NTC anticipates significant growth in its current membership of 100.

3. Site plan and proposed budget (see attached)



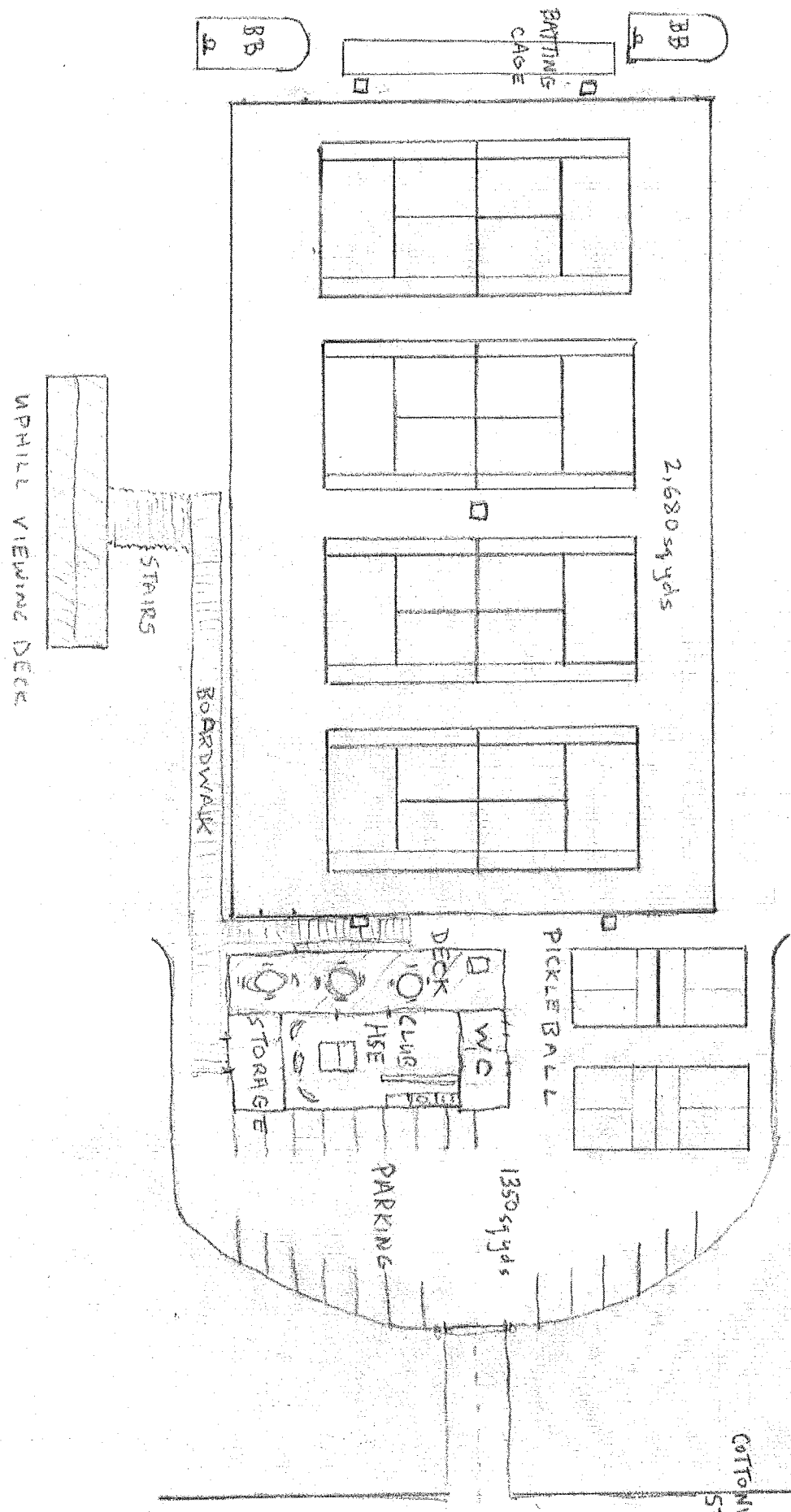
Task	Supplier	Total	SD8	NTC/CBT
Phase 1a) "Bare bones - Courts"		(\$'000s)	(\$'000s)	(\$'000s)
Geotechnical Survey	Norm Deverney	\$ 1.00	\$	1.00
Electrical hook-up to box	Craig Pickeral	\$ 4.00	\$	4.00
Site clean up, removal of wood	JY Contracting	\$ 5.00	\$ 2.50	\$ 2.50
Removal of tarmac (and roots)	JY Contracting	\$ 20.00	\$ 10.00	\$ 10.00
Nets and posts	NTC	\$ 2.50	\$ 1.25	\$ 1.25
footings	NTC	\$ 1.00	\$	1.00
Paving courts only	Selkirk Paving	\$60.00	\$30.00	\$ 30.00
Surfacing and painting tennis courts	Tomko	\$ 40.00	\$ 20.00	\$ 20.00
Security cameras		\$ 1.00	\$ 0.50	\$ 0.50
Sub total Phase 1a)		\$ 134.50	\$ 64.25	\$ 70.25
Phase 1b), "Multi-sports"				
Paving hoops/bb ball/hockey	Selkirk Paving	\$ 10.00	\$ 5.00	\$ 5.00
Paving parking and pickleball	Selkirk Paving	\$ 20.00	\$ 7.00	\$ 13.00
Subtotal Phase 1b)		\$ 30.00	\$ 12.00	\$ 18.00
Subtotal Phase 1a) and b)		\$ 164.50	\$ 76.25	\$ 88.25
Phase 2, (2019 or 2020)				
Electrical from box to top of lights				
Utilities to property line				
Utilities from property line to clubhouse				
lights poles and lights				
Clubhouse				
Toilets/Change rooms				
Equipment storage				
viewing platform				
Landscaping				



NTC LVR SPORTPLEX PROPOSAL

YDS 0 5 10 15 20 25 30 35 40

YDS 0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100 105 110 115



COTTONWOOD ST
ANGLUS 250 352 1300