



Oak Brook Park District

BOARD MEETING

AGENDA ITEM –HISTORY/COMMENTARY

**ITEM TITLE: TENNIS CENTER OUTDOOR TENNIS COURTS
REBUILD PROJECT**

AGENDA No.: 8B

MEETING DATE: JANUARY 19, 2026

STAFF REVIEW: Superintendent of Enterprise Operations, Alin Pop:

RECOMMENDED FOR BOARD ACTION: Executive Director, Laure Kosey:

**ITEM HISTORY (PREVIOUS PARK DISTRICT BOARD REVIEWS, ACTIONS RELATED TO THIS
ITEM, COMMITTEE ACTION, OTHER PERTINENT HISTORY):**

The outdoor tennis courts exceeded their life span and require constant expensive repairs that last one year at most before reappearing. This is due to poor drainage under and around the courts, and deteriorated asphalt, concrete, and stone sub-base. The project was delayed for one fiscal year to maximize available funds.

Staff initially recommended optimizing the layout and expanding to 12 courts. Due to the high costs staff are now recommending rebuilding the existing 8 outdoor tennis courts utilizing the current layout.

Currently the outdoor tennis courts are directly responsible for approximately \$250,000 annually in summer camp revenue and indirectly for an estimated \$180,000 from fall and spring programming revenue. There is approximately \$125,000 operational profit per year from the summer camps and an estimated \$50,000 from the fall and spring programming.

The project is part of the Master Vision and Strategic plan and has tennis members and community support.

ITEM COMMENTARY (BACKGROUND, DISCUSSION, KEY POINTS, RECOMMENDATIONS):

The outdoor tennis courts rebuild is an investment in infrastructure that will allow the park district to continue offering quality programs and events on the outdoor tennis courts.

Anticipated tennis court project costs:

- Base bid \$1,423,779.78
- 15% design and construction contingency \$213,566.97
- A&E fees (plus permit fees to be added) \$203,800
- Alternate #1 light poles and fixtures on two southeast courts \$68,000

*The tennis court project alternate bid is for lighting two of the tennis courts. The alternate part of the project will only be pursued if the project contingency funds are not used or if a grant from the USTA (valued up to \$200,000) is secured. If the alternate bid is accepted staff plans to complete the alternate project in the following 2027-2028 fiscal year.

The Enterprise Fund is projected to have an unrestricted fund balance of \$3,175,000 in April 2026, which will provide the necessary funds to complete the project.

Also included in the proposal from Upland Design are professional fees associated with the development of six new pickleball courts to the west of the Central Park West facility, and to replace and expand the existing parking lot at this facility. The expanded parking will serve the pickleball courts, the Central Park West facility, and the surrounding athletic fields. The anticipated costs for these improvements are outlined as follows:

Anticipated pickleball and expanded parking project costs:

- Base bid \$820,404.37
- 15% design and construction contingency \$116,529.81
- A&E fees \$92,650

Upland Design's proposal for professional architectural and engineering fees includes an option (alternate) to include the professional services through project completion for the pickleball and parking lot expansion for an additional fee of \$92,650. This cost is applicable if the tennis and pickleball + parking projects are designed, permitted, bid, and the projects commence in the same mobilization. If the pickleball + parking project is designed, permitted, bid, and commences outside of the tennis court project timeline, the professional fee will increase to \$112,800.

ACTION PROPOSED: A Motion (and a Second) to approve commencing with the tennis courts rebuild and the pickleball and parking lot expansion projects for fiscal year 2026-2027, by approving the base proposal of \$203,800 and the alternate proposal of \$92,650 from Upland Design Ltd., and approving a contract between the Oak Brook Park District and Upland Design, Ltd. for professional architectural and engineering services for a total cost not-to-exceed \$296,450.