



Kingston Tennis Club

*Building Together
For the Next 100 Years*

PROJECT FACT SHEET: CLUBHOUSE AND COURT RESTORATION

Features and amenities of the new KTC clubhouse

The KTC looks forward to the most substantial clubhouse restoration in our club's almost century-long history.

After carefully assessing our clubhouse needs, aided by an extensive survey of members and a review of different clubhouse options, the KTC Board reached a unanimous decision to move forward with the clubhouse restoration and expansion project. The “restore and expand” project preserves the historic look and feel of the original clubhouse, while bringing it dramatically into the 21st century with across-the-board enhancements to the building itself and all of its outdoor spaces. We are proud that the redesign and expansion of our old clubhouse will add innovative and modern upgrades and amenities, such as the following.

- An enlarged upper veranda which can be easily accessed through the new glass-clad outdoor staircase.
- Glass-fronting for the expanded second floor veranda to provide unobstructed viewing of the courts and making the veranda an ideal location for socializing and watching matches.
- Changeroom and washroom facilities that are modernized and expanded, featuring:
 - Significantly more space
 - New showers
 - Lockers for daily or longer-term use
 - Hygienic “touch free” amenities
- A new and wider lower-level deck, ideal for gatherings, and providing ample seating for the club's frequent outdoor socials.
- Relocation of the steward kiosk to the enlarged lower deck which will give the club a more welcoming feel and will be far more convenient for members and staff to check court bookings or make purchases from the stewards.

- Expanded seating on the lower deck, close at hand to the steward kiosk, making it easier to grab a post-game drink and enjoy some off-court time with friends. (With this more convenient set-up, the Board may look into a beer and wine license.)
- A much more expansive and inviting second-floor indoor gathering room, with new hardwood flooring and a matching wood-panelled ceiling. Perfect for summer campers, especially on rainy days, and ideal for club social events.
- Other important new amenities include: an outside filtered water refill station, a ramp to the lower deck for wheelchair access, and an accessible unisex washroom with exterior access, available for use even when the clubhouse is closed.

Refurbishing Courts 1 and 7

- Paving courts 1 and 7 – fall, 2022
- Painting courts 1 and 7 – spring, 2023. (This timing follows the same work schedule as courts 2 and 3.)
- Repairing the hitting wall, spring, 2022.
- Moving the court 7 south fence three feet northwards to allow room for a possible court 8.

KTC Clubhouse & Courts preliminary project cost estimates

(Shoalts & Zaback Architects; Anglin Construction):

Clubhouse restoration and expansion costs (start: October 2021; projected completion May 2022)	\$850,000
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Court improvements, and hitting wall (start: fall, 2022; completion: spring, 2023)	\$120,000
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Total estimated cost	\$970,000
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