

From: Judy Penniman judypenniman@msn.com  
Subject: SUMMARY SHEET  
Date: Jul 27, 2023 at 10:57:35 AM  
To: Judy Penniman judypenniman@msn.com

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BEN RENNOLDS PROPOSALS: (option 2 mill in place new asphalt courts)

Two pickleball courts and One tennis court:	\$145010.00
Four pickleball courts and One tennis court.	\$152010.00
Paint existing fence	\$2950.00
Resurface concrete pad next to courts.	\$1000.00
Electrical conduit ( future lights).	NO CHARGE

TOTAL: 2 pickle ball, one tennis plus paint fence, resurface concrete :  
\$148960.00

4 pickleball, one tennis plus paint fence, resurface concrete :  
\$155.960.00

TENNIS COURT INC PROPOSALS: (Mill in place asphalt courts)

Two pickleball courts and One tennis court.	\$150233.00
Four pickleball courts and One tennis court.	\$154283.00
#####	
SHADY COURT CANOPY @ \$695.00 per. 3	\$2085.00

Sent from my iPad Mini  
[judypenniman@msn.com](mailto:judypenniman@msn.com)  
Cell: [703 909 1560](tel:7039091560)

CLIENT:

TOWN OF IRVINGTON

ATTN: JUDT PENNIMAN

703-909-1560 804-438-5422

JUDYPENNIMAN@MSN.COM

DATE:

7/20/23

DESCRIPTION:

TWO PICKLEBALL COURT AND ONE TENNIS COURT

OPTION I STONE DUST OVERLAY

1. REMOVE FENCE WHERE NEEDED FOR CONSTRUCTION.
2. CLEAN OUT CRACKS. AND FILL WITH SPORTMASTER ACRYLIC CRACK FILLER.
3. SAND CRACK REPAIR AND INSTALL THE ROYSTON CRACK REPAIR MEMBRANE OVER THE REPAIRED CRACKS.
4. PATCH ONE SET OF OLD TENNIS COURT NET POST SLEEVES.
5. FURNISH AND INSTALL A 4X4 TREATED WOOD BORDER AROUND THE INSIDE PERIMETER OF THE FENCE.
6. FURNISH AND INSTALL TWO SETS OF PICKLEBALL SLEEVES IN CONCRETE TWENTY INCHES ROUND AND FOURTY TWO INCHES DEEP.
7. FURNISH AND INSTALL 240 TONS OF NEW #10 STONE.
8. LASER GRADE THE NEW STONE AND ROLL TO COMPACTION.
9. FURNISH AND INSTALL A TWO INCH LAYER OF 9.5 ASPHALT AND ROLL TO COMPACTION.
10. FURNISH AND INSTALL AN ONE INCH LAYER OF SM9.5 SURFACER ASPHALT AND ROLL TO COMPACTION.
11. RE-INSTALL OWNERS FENCE.
12. FURNISH AMD INSTALL ONE HEAVY TEXTURED COAT OF ACRYLIC RESURFACER.
13. FURNISH AND INSTALL TWO TEXTURED COATS OF SPORTMASTER ACRYLIC TENNIS/PICKLEBALL COATINGS IN THE COLORS OF YOUR CHOICE.
14. FURNISH AND INSTALL TWO COATS OF SPORTMASTER ACRYLIC LINE PAINT FOR TENNIS AND PICKLEBALL.
15. FURNISH AND INSTALL TWO SETS OF PICKLEBALL NET POSTS, TWO NEW PICKLEBALL NETS AND CENTER STRAPS,
16. FURNISH AND INSTALL ONE SET OF TENNIS COURT NET POSTS, ONE NEW TENNIS NET AND CENTER STRAP.
17. CLEAN UP JOB SITE AND MEET WITH OWNER.

COST OF OPTION I

\$131995.00

OPTION II

MILL IN PLACE NEW ASPHALT COURTS

1. REMOVE FENCE WHERE NEEDED FOR CONSTRUCTION.
2. FURNISH AND INSTALL A 4X4 TREATED BORDER AROUND THE INSIDE PERIMETER OF THE FENCE.
3. MILL OLD ASPHALT TO A DEPTH OF FOUR INCHES.
4. LASER GRADE OLD ASPHALT MILLINGS AND COMPACT.
5. FURNISH AND INSTALL 380 TONS OF NEW 21A STONE AND ROLL STONE PAD TO COMPACTION.
6. FURNISH TWO SETS OF PICKLEBALL NET POST SLEEVES IN CONCRETE TWENTY INCHES ROUND AND FORTY INCHES DEEP.
7. ADJUST OLD TENNIS COURT SLEEVES TO PROPER HEIGHT.
8. FURNISH AND INSTALL A TWO INCH LAYER OF 9.5 ASPHALT AND ROLL TO COMPACTION.
9. FURNISH AND INSTALL AN ONE INCH LAYER OF SM9.5 SURFACE ASPHALT AND ROLL TO COMPACTION.
10. RE-INSTALL OWNERS FENCE.
11. FURNISH AND INSTALL ONE HEAVILY TEXTURED COAT OF ACRYLIC RESURFACER.
12. FURNISH AND INSTALL TWO TEXTURED COATS OF SPORTMASTER ACRYLIC TENNIS/PICKLEBALL COATINGS IN THE COLORS OF YOUR CHOICE.
13. FURNISH AND INSTALL TWO COATS OF ACRYLIC TENNIS AND PICKLEBALL LINES.

14. FURNISH AND INSTALL TWO SETS OF PICKLEBALL NET POSTS , NEW PICKLEBALL NETS AND CENTERS.

15. FURNISH AND INSTALL ONE NEW SET OF TENNIS POST,NET AND CENTER STRAP.

16. CLEAN UP JOB SITE AND MEET WITH OWNER.

COST OF OPTION II        \$ 145010.00

OPTION III        CONDUIT

1. FURNISH AND INSTALL ONE INCH CONDUIT FROM THE OUTSIDE OF THE FENCE TO THE CENTER FOR FUTURE LIGHTS.

COST OF OPTION III    NO CHARGE

OPTION IV        PAINT FENCE

1. SCRAPE OR WIRE LOOSE PAINT FROM FENCE POLES AND FABRIC.

2. FURNISH AND INSTALL A PRIMER WHERE NEEDED

3. FURNISH AND INSTALL TWO COATS OF RUST PROHIBITIVE BLACK PAINT.

COST OF OPTION IV        \$2950.00

Rennolds Tennis Court Construction, Inc.



Benjamin S. Remolds  
President, CTCB  
ben@rennoldstennis.net

6772 Mount Landing Road  
Tappahannock, VA 22560  
804.513.9866

CLIENT:

TOWN OF IRVINGTON

JUDYPENNIMAN@MSN.COM  
ATTN: JUDT PENNIMAN

703-909-1560 804-438-5422

DATE: 4/13/23

DESCRIPTION: 4 PICKLEBALL COURT AND TENNIS COURT

OPTION I STONE DUST OVERLAY

1. REMOVE FENCE WHERE NEEDED FOR CONSTRUCTION.
2. CLEAN OUT CRACKS. AND FILL WITH SPORTMASTER ACRYLIC CRACK FILLER.
3. SAND CRACK REPAIR AND INSTALL THE ROYSTON CRACK REPAIR MEMBRANE OVER THE REPAIRED CRACKS.
4. PATCH ONE SET OF OLD TENNIS COURT NET POST SLEEVES.
5. FURNISH AND INSTALL A 4X4 TREATED WOOD BORDER AROUND THE INSIDE PERIMETER OF THE FENCE.
6. FURNISH AND INSTALL FOUR SETS OF PICKLEBALL SLEEVES IN CONCRETE TWENTY INCHES ROUND AND FOURTY TWO INCHES DEEP.
7. FURNISH AND INSTALL 240 TONS OF NEW #10 STONE.
8. LASER GRADE THE NEW STONE AND ROLL TO COMPACTION.
9. FURNISH AND INSTALL A TWO INCH LAYER OF 9.5 ASPHALT AND ROLL TO COMPACTION.
10. FURNISH AND INSTALL AN ONE INCH LAYER OF SM9.5 SURFACER ASPHALT AND ROLL TO COMPACTION.
11. RE-INSTALL OWNERS FENCE.
12. FURNISH AMD INSTALL ONE HEAVY TEXTURED COAT OF ACRYLIC RESURFACER.
13. FURNISH AND INSTALL TWO TEXTURED COATS OF SPORTMASTER ACRYLIC TENNIS/PICKLEBALL COATINGS IN THE COLORS OF YOUR CHOICE.
14. FURNISH AND INSTALL TWO COATS OF SPORTMASTER ACRYLIC LINE PAINT FOR TENNIS AND PICKLEBALL.
15. FURNISH AND INSTALL FOUR SETS OF PICKLEBALL NET POSTS,FOUR NEW PICKLEBALL NETS AND CENTER STRAPS,
16. FURNISH AND INSTALL ONE SET OF TENNIS COURT NET POSTS, ONE NEW TENNIS NET AND CENTER STRAP.
17. CLEAN UP JOB SITE AND MEET WITH OWNER.

COST OF OPTION I \$139795.00

OPTION II MILL IN PLACE NEW ASPHALT COURTS


1. REMOVE FENCE WHERE NEEDED FOR CONSTRUCTION.
2. FURNISH AND INSTALL A 4X4 TREATED BORDER AROUND THE INSIDE PERIMETER OF THE FENCE.
3. MILL OLD ASPHALT TO A DEPTH OF FOUR INCHES.
4. LASER GRADE OLD ASPHALT MILLINGS AND COMPACT.
5. FURNISH AND INSTALL 380 TONS OF NEW 21A STONE AND ROLL STONE PAD TO COMPACTION.
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7. ADJUST OLD TENNIS COURT SLEEVES TO PROPER HEIGHT.
8. FURNISH AND INSTALL A TWO INCH LAYER OF 9.5 ASPHALT AND ROLL TO COMPACTION.
9. FURNISH AND INSTALL AN ONE INCH LAYER OF SM9.5 SURFACE ASPHALT AND ROLL TO COMPACTION.
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12. FURNISH AND INSTALL TWO TEXTURED COATS OF SPORTMASTER ACRYLIC TENNIS/PICKLEBALL COATINGS IN THE COLORS OF YOUR CHOICE.
13. FURNISH AND INSTALL TWO COATS OF ACRYLIC TENNIS AND PICKLEBALL LINES.

14. FURNISH AND INSTALL FOUR SETS OF PICKLEBALL NET POSTS , FOUR NEW PICKLEBALL NETS AND CENTERS.
15. FURNISH AND INSTALL ONE NEW SET OF TENNIS POST,NET AND CENTER STRAP.
16. CLEAN UP JOB SITE AND MEET WITH OWNER.

COST OF OPTION II      \$ 152010.00

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Rennolds Tennis Court Construction, Inc.

  
Benjamin S. Rennolds  
President, CTCB  
ben@rennoldstennis.net

**RENNOLDS**  
6772 Mount Landing Road  
Tappahannock, VA 22560 Construction, Inc.  
804.513.9866

CLIENT:

TOWN OF IRVINGTON

ATTN: JUDT PENNIMAN

703-909-1560 804-438-5422

JUDYPENNIMAN@MSN.COM

DATE:

7/20/23

DESCRIPTION:

CONCRETE PAD BESIDE TENNIS COURT

1. PRESSURE WASH CONCRETE PAD 49'X35' TO RID PAD OF ALL DIRT AND LOOSE OLD MATERIALS.
2. FURNISH AND INSTALL ONE COAT OF CONCRETE ADHESION PROMOTER/PRIMER.
3. FURNISH AND INSTALL ONE TEXTURED COAT OD ACRYLIC RESURFACER.
4. FURNISH AND INSTALL TWO TEXTURED COATS OF SPORTMASTER COLOR IN THE COLOR OF YOUR CHOICE.

COST OF THE ABOVE \$ 1000.00 NOTE: IF DONE WHEN WE ARE THERE

Size 49' 8" x 35'

Rennolds Tennis Court Construction, Inc.



Benjamin S. Rennolds  
President, CTCB  
ben@rennoldstennis.net

# TENNIS COURTS, INC.

P.O. Box 297, Aylett, Virginia 23009

Office (804) 769-3030  
Richmond (804) 730-1922  
FAX (804) 769-3206  
[www.TennisCourtsInc.net](http://www.TennisCourtsInc.net)

April 4, 2023

Town of Irvington  
4203 Irvington Rd  
Irvington, VA 22480  
Attn: Judy Penniman [judypenniman@msn.com](mailto:judypenniman@msn.com)

## Option II: Rebuild and Adjust Grade for Conversion of Two (2) Existing Tennis Courts to One (1) Tennis Court and Two (2) Pickleball Courts, 108' x 117', 1404 SY

1. Remove fence and reinstall upon completion of construction.
2. Adjust tennis net post to be used as new sleeves.
3. Reset center anchors in a concrete footing 12" in diameter by 18" deep.
4. Place, laser grade and compact 6" of 21-A stone to adjust the grade to a minimum of 0.83% slope which is equivalent to 1" fall per 10' over entire court area. Laser operated grading equipment shall be used.
5. Place and compact 1 1/2" of leveling course virgin mix asphalt over entire area.
6. Place and compact 1 1/2" of surface course virgin mix asphalt over same.
7. Furnish and apply one coat of acrylic resurfacer.
8. Flood courts. Check for low areas after drainage of the area has ceased or after one (1) hour at 70° or above in sunlight as specified by the American Sports Builders Association. Areas retaining water that cover a nickel will be patched to the best of our ability using acrylic crack and leveling compound. Due to the existing court conditions we cannot guarantee against ridding courts of all standing water.
9. Furnish and apply second coat of acrylic resurfacer.
10. Furnish and apply the acrylic color finish system, consisting of one textured color filler coat and one textured color finish coat. This includes standard colors.
12. Layout, tape and hand paint 2" white playing lines for 1 tennis court and 2 pickleball courts.
13. Furnish and install two (2) sets of base-mount pickleball net posts.
14. Furnish and install two (2) pickleball nets and two (2) tennis nets. (One will act as a divider net between the pickleball courts)

Price of Option II: \$150,233.00

Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

- **Please Note:** Due to current economic conditions please note the above price is based on fuel prices not exceeding \$4.00 per gallon, In the event prices exceed this amount then fuel surcharges will apply.
- **Please Note:** As recommended by the American Sports Builders Association and Tennis Courts, Inc., your courts should be re-colored every 5-8 years, depending upon use, in order to protect your investment

*Brackett Vaughan*  
JCV

Brackett Vaughan  
Vice President / Project Manager  
[Brackett@tenniscourtsinc.net](mailto:Brackett@tenniscourtsinc.net)  
Tennis Courts, Inc.



# TENNIS COURTS, INC.

P.O. Box 297, Aylett, Virginia 23009

June 29, 2023

Office (804) 769-3030  
Richmond (804) 730-1922  
FAX (804) 769-3206  
[www.TennisCourtsInc.net](http://www.TennisCourtsInc.net)

Town of Irvington  
4203 Irvington Rd  
Irvington, VA 22480

Attn: Judy Penniman [judy penniman@msn.com](mailto:judy penniman@msn.com)

## **Scope of Work: Rebuild and Adjust Grade for Conversion of Two (2) Existing Tennis Courts to One (1) Tennis Court and Four (4) Pickleball Courts, 108' x 117', 1404 SY**

1. Remove fence and reinstall upon completion of construction.
2. Adjust tennis net post to be used as new sleeves.
3. Reset center anchors in a concrete footing 12" in diameter by 18" deep.
4. Place, laser grade and compact 6" of 21-A stone to adjust the grade to a minimum of 0.83% slope which is equivalent to 1" fall per 10' over entire court area. Laser operated grading equipment shall be used.
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9. Furnish and apply second coat of acrylic resurfacer.
10. Furnish and apply the acrylic color finish system, consisting of one textured color filler coat and one textured color finish coat. This includes standard colors.
15. Layout, tape and hand paint 2" white playing lines for 1 tennis court and 2 pickleball courts.
16. Furnish and install four (4) sets of base-mount pickleball net posts.
17. Furnish and install Four (4) pickleball nets and one (1) tennis net.

**Price of Above Scope of Work: \$154,283.00**

Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

- **Please Note:** Due to current economic conditions please note the above price is based on fuel prices not exceeding \$4.00 per gallon, in the event prices exceed this amount then fuel surcharges will apply.
- **Please Note:** As recommended by the American Sports Builders Association and Tennis Courts, Inc., your courts should be re-colored every 5-8 years, depending upon use, in order to protect your investment

*Brackett Vaughan JBT*

Brackett Vaughan  
Vice President / Project Manager

[Brackett@tenniscourtsinc.net](mailto:Brackett@tenniscourtsinc.net)

Tennis Courts, Inc.





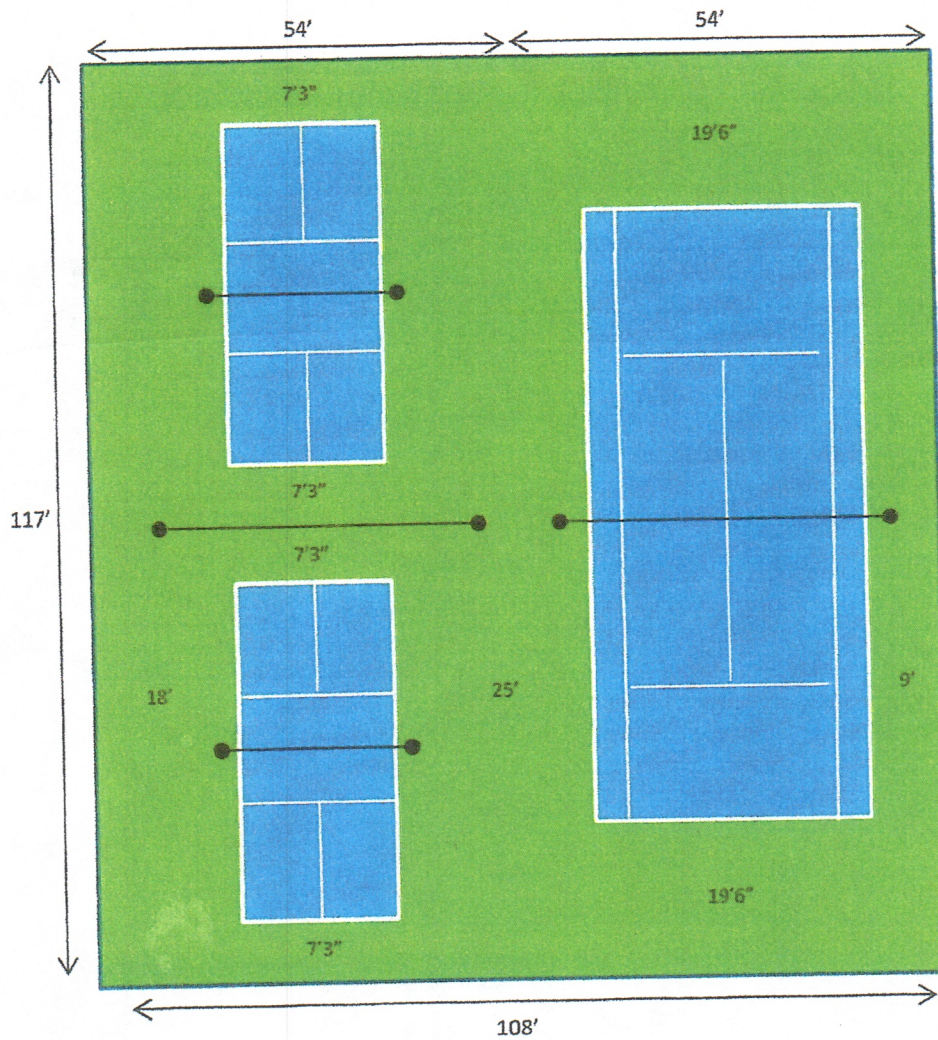
# TENNIS COURTS, INC.

P.O. Box 297, Aylett, Virginia 23009

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[www.TennisCourtsInc.net](http://www.TennisCourtsInc.net)

## Town of Irvington

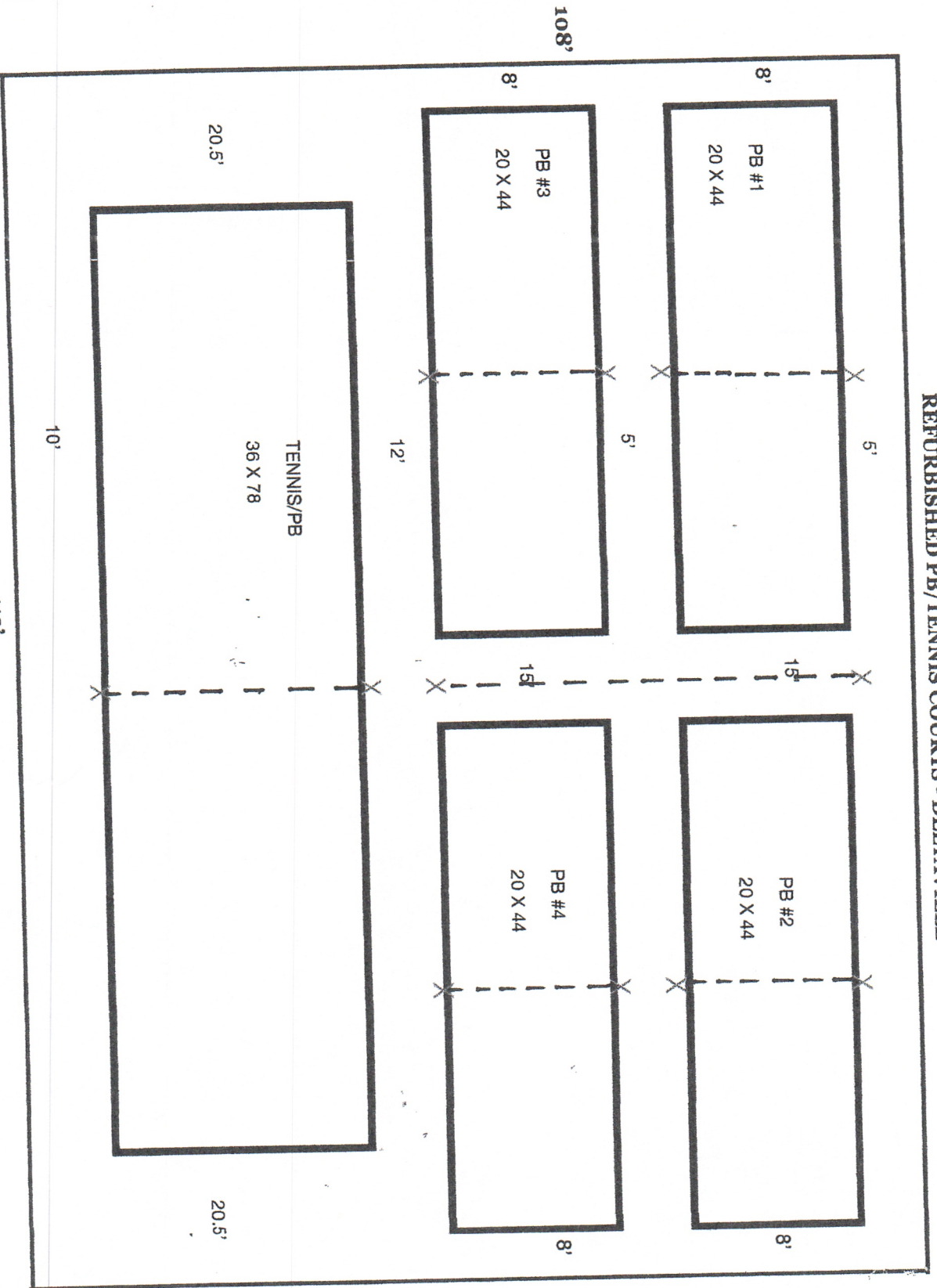
### Conversion of 2 Tennis Courts to 2 Pickleball Courts and 1 Tennis Court, 108' x 117'



NOT TO SCALE



REFURBISHED PB/TENNIS COURTS - DELTAVILLE















# The Shady Court Canopy

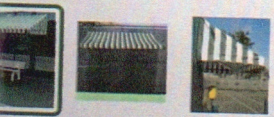
by Active Sports

\$ 695.00

## The Shady Court Canopy

Designed to beat the heat, the Shady Court mounts easily on a standard chain link fence and provides players and spectators with protection from the sun and sudden rain. The 4' by 10' canopy is lightweight and low wind resistance puts minimal stress on your fences.

- Rust-proof galvanized framing and hardware
- All-weather, fade-resistant canvas available in forest green or green/white striped



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