



ROTHESAY TENNIS CLUB

Landscape Refresh Proposal

Grounds Renewal — Scope, Budget & Schedule

PRESENTED TO

The Executive Board of Directors, Rothesay Tennis Club

SUBMITTED BY

The Landscape Special Project Committee

Hilary Brock · Penny Buck · Mary Ann Gallagher · Paul Harrs · Gerry Sparkes · Benjamin Brott

DATE

June 2026

Table of Contents

OVERVIEW	Executive Summary	3
SECTION 2	Project Vision	4
SECTION 3	Current Conditions	5
SECTION 4	Scope of Work	6
SECTION 5	Project Schedule	19
SECTION 6	Budget Summary	21
SECTION 7	Funding Strategy	24
SECTION 7.1	Memorial & Dedication Program	25
SECTION 7.2	Design & Validation Partners	26
SECTION 8	Next Steps	28

OVERVIEW

Executive Summary

The Rothesay Tennis Club has served as a cornerstone of athletic and social life in the Kennebecasis Valley for over a century. As the facility enters its next chapter, the grounds require a comprehensive landscape refresh to match the quality of the Club's courts, programming, and membership experience.

This proposal outlines a landscape renewal plan organized into two priority tiers — **Must Have** and **Should Have** — covering pathways, lighting, spectator amenities, social gathering spaces, garden areas, and parking improvements. The membership will have the opportunity to vote on which elements to include, and the final scope will be shaped by that input.

Following membership and Board approval in the summer of 2026 and design through the fall, construction begins in late 2026. Site work and hardscaping carry through the winter, with planting and soft-scaping completing in the spring — final completion is targeted for June 2027.

SECTION 2

Project Vision

The landscape refresh is guided by three core principles:

Preserve character. Retain the mature trees, heritage charm, and welcoming atmosphere that define the Club. **Support competitive play.** Improve spectator seating, lighting, and amenities so the Club is better equipped to host tournaments and inter-club events. **Build for longevity.** Use durable, low-maintenance materials and plantings that reduce long-term operating costs and age gracefully.



Conceptual vision of the refreshed grounds at sunset — fire pit, hedgerow, pathway lighting, and spectator areas.

Preliminary rendering for illustrative purposes only — not a final drawing or plan. Further design refinement to be completed after the broader initiative is voted on and approved.

SECTION 3

Current Conditions

The Committee has conducted a detailed walk-through assessment of the property, documenting areas where infrastructure is aging, underperforming, or misaligned with the Club's long-term vision.

Key concerns include cracked and uneven pathways, inadequate lighting along spectator corridors, limited social gathering space, and a rear garden that has become overgrown and underutilized. The existing driveway configuration presents a safety concern, with vehicle traffic passing in close proximity to areas where children and members congregate on foot. The current parking arrangement also creates headlight intrusion on the courts during evening play.

SECTION 4

Scope of Work

Scope items have been organized into two priority tiers to guide phasing and investment decisions.

PRIORITY A

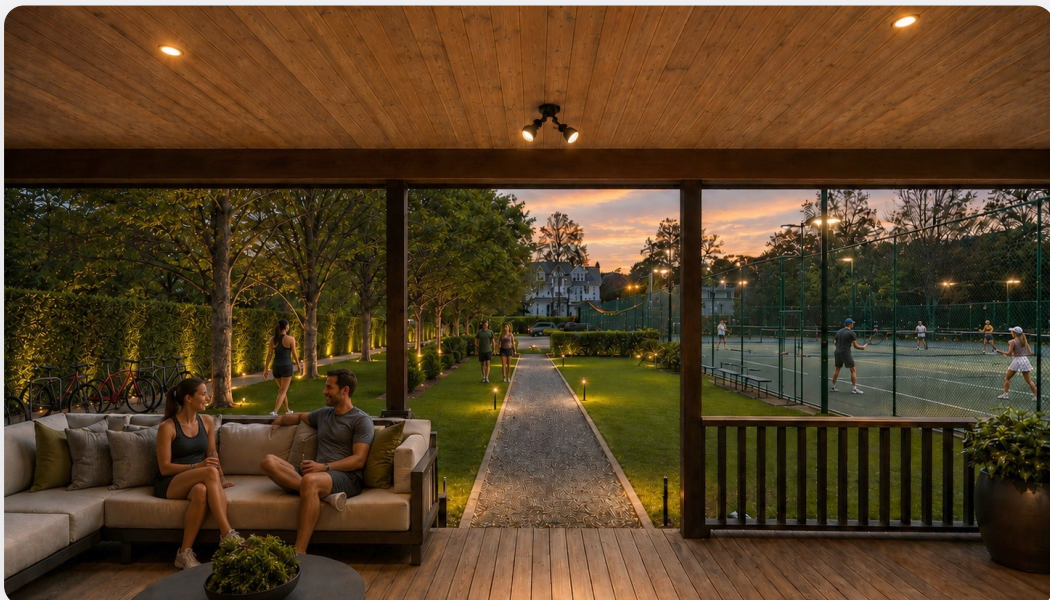
Must Have

\$270/membership/yr (flat, 10-yr term)

A.1

Premium Artificial Landscaping Grass — Front Lawn / Gathering Area

A new premium artificial landscaping grass surface (1,522 sf) will be installed in the upper grounds area, providing a durable, all-weather front lawn and gathering space for members. This new surface replaces the existing upper parking lot, eliminating headlight intrusion onto the courts during evening play.



Preliminary rendering for illustrative purposes only — not a final drawing or plan. Further design refinement to be completed after the broader initiative is voted on and approved.

SECTION 4

Scope of Work

Scope items have been organized into two priority tiers to guide phasing and investment decisions.

PRIORITY A

Must Have

\$270/membership/yr (flat, 10-yr term)

A.2

Pathway Lighting

A comprehensive low-voltage LED landscape lighting system will be installed along all primary pathways, the spectator corridor, and key gathering areas. Fixtures will include bollard-style path lights, recessed step lights at grade changes, and accent uplighting on feature plantings and trees. The system will operate on automatic timers with seasonal adjustment.



Preliminary rendering for illustrative purposes only — not a final drawing or plan. Further design refinement to be completed after the broader initiative is voted on and approved.

SECTION 4

Scope of Work

Scope items have been organized into two priority tiers to guide phasing and investment decisions.

PRIORITY A

Must Have

\$270/membership/yr (flat, 10-yr term)

A.3

Site Work — Hardscaping & Softscaping Areas

Site preparation, excavation, and grading across all hardscaping and softscaping areas (13,603 sf), including subbase work for stone surfaces, deck foundations, and planting bed preparation.

SECTION 4

Scope of Work

Scope items have been organized into two priority tiers to guide phasing and investment decisions.

PRIORITY A

Must Have

\$270/membership/yr (flat, 10-yr term)

A.4

New Steps & Handrails to Outdoor Terrace / Rear Garden Beds

New steps with integrated handrails providing direct access to the outdoor terrace, installed at key grade changes to improve safety and accessibility across the grounds.

The existing rear garden will be fully removed and replaced with new perennial beds, ornamental grasses, and flowering shrubs (480 sf) selected for four-season interest and low maintenance.



Preliminary rendering for illustrative purposes only — not a final drawing or plan. Further design refinement to be completed after the broader initiative is voted on and approved.

SECTION 4

Scope of Work

Scope items have been organized into two priority tiers to guide phasing and investment decisions.

PRIORITY A

Must Have

\$270/membership/yr (flat, 10-yr term)

A.5 Hardscaping — Decks & Pathways

New hardscaped decks and pathways around the clubhouse and grounds. Materials will be selected for durability and to complement the existing clubhouse architecture.



Preliminary rendering for illustrative purposes only — not a final drawing or plan. Further design refinement to be completed after the broader initiative is voted on and approved.

SECTION 4

Scope of Work

Scope items have been organized into two priority tiers to guide phasing and investment decisions.

PRIORITY A

Must Have

\$270/membership/yr (flat, 10-yr term)

A.6

Hardscaping — Terraces & Gathering Areas

New hardscaped terraces and gathering areas around the clubhouse and grounds. Together with the decks and pathways, these surfaces total 4,667 sf. Materials will be selected for durability and to complement the existing clubhouse architecture.



Preliminary rendering for illustrative purposes only — not a final drawing or plan. Further design refinement to be completed after the broader initiative is voted on and approved.

SECTION 4

Scope of Work

Scope items have been organized into two priority tiers to guide phasing and investment decisions.

PRIORITY A

Must Have

\$270/membership/yr (flat, 10-yr term)

A.7

Grass / Sod — Lawn Areas

All lawn areas (7,592 sf) will be re-sodded with a robust sod product, including the area currently occupied by the upper driveway which will be converted to green space.



Preliminary rendering for illustrative purposes only — not a final drawing or plan. Further design refinement to be completed after the broader initiative is voted on and approved.

SECTION 4

Scope of Work

Scope items have been organized into two priority tiers to guide phasing and investment decisions.

PRIORITY A

Must Have

\$270/membership/yr (flat, 10-yr term)

A.8

Bleachers north of Court 1

New bleacher seating will be installed north of Court 1, providing additional spectator capacity. Access to the proposed new bleacher area will be evaluated during detailed design.



Preliminary rendering for illustrative purposes only — not a final drawing or plan. Further design refinement to be completed after the broader initiative is voted on and approved.

SECTION 4

Scope of Work

Scope items have been organized into two priority tiers to guide phasing and investment decisions.

PRIORITY A

Must Have

\$270/membership/yr (flat, 10-yr term)

A.9

Hedge / Fence — East Property Line / Fire Pit

A 166 linear foot hedge or fence along the East property line adjacent to the premium artificial landscaping grass area, providing privacy screening and a defined boundary.

A built fire pit with a natural stone or brick surround will be installed on the front lawn / gathering area, creating a central gathering point for post-match socializing and club events.



Preliminary rendering for illustrative purposes only — not a final drawing or plan. Further design refinement to be completed after the broader initiative is voted on and approved.

SECTION 4

Scope of Work

Scope items have been organized into two priority tiers to guide phasing and investment decisions.

PRIORITY B

Should Have

\$335/membership/yr (full scope)

B.1

Warm-Up Area

A dedicated warm-up and stretching area adjacent to the courts, designed for pre-match preparation and casual use.



Preliminary rendering for illustrative purposes only — not a final drawing or plan. Further design refinement to be completed after the broader initiative is voted on and approved.

SECTION 4

Scope of Work

Scope items have been organized into two priority tiers to guide phasing and investment decisions.

PRIORITY B

Should Have

\$335/membership/yr (full scope)

B.2

Storage Shed

A new dedicated storage facility will be constructed to house court maintenance equipment, event supplies, and seasonal items.

SECTION 4

Scope of Work

Scope items have been organized into two priority tiers to guide phasing and investment decisions.

PRIORITY B

Should Have

\$335/membership/yr (full scope)

B.3

Outdoor Furniture

New outdoor furniture and furnishings for spectator areas, the rear terrace, and social gathering spaces.

SECTION 4

Scope of Work

Scope items have been organized into two priority tiers to guide phasing and investment decisions.

PRIORITY B

Should Have

\$335/membership/yr (full scope)

B.4

Garbage Enclosure

A screened enclosure for garbage and recycling bins, keeping waste storage tidy, contained, and out of sight from the courts and gathering areas.



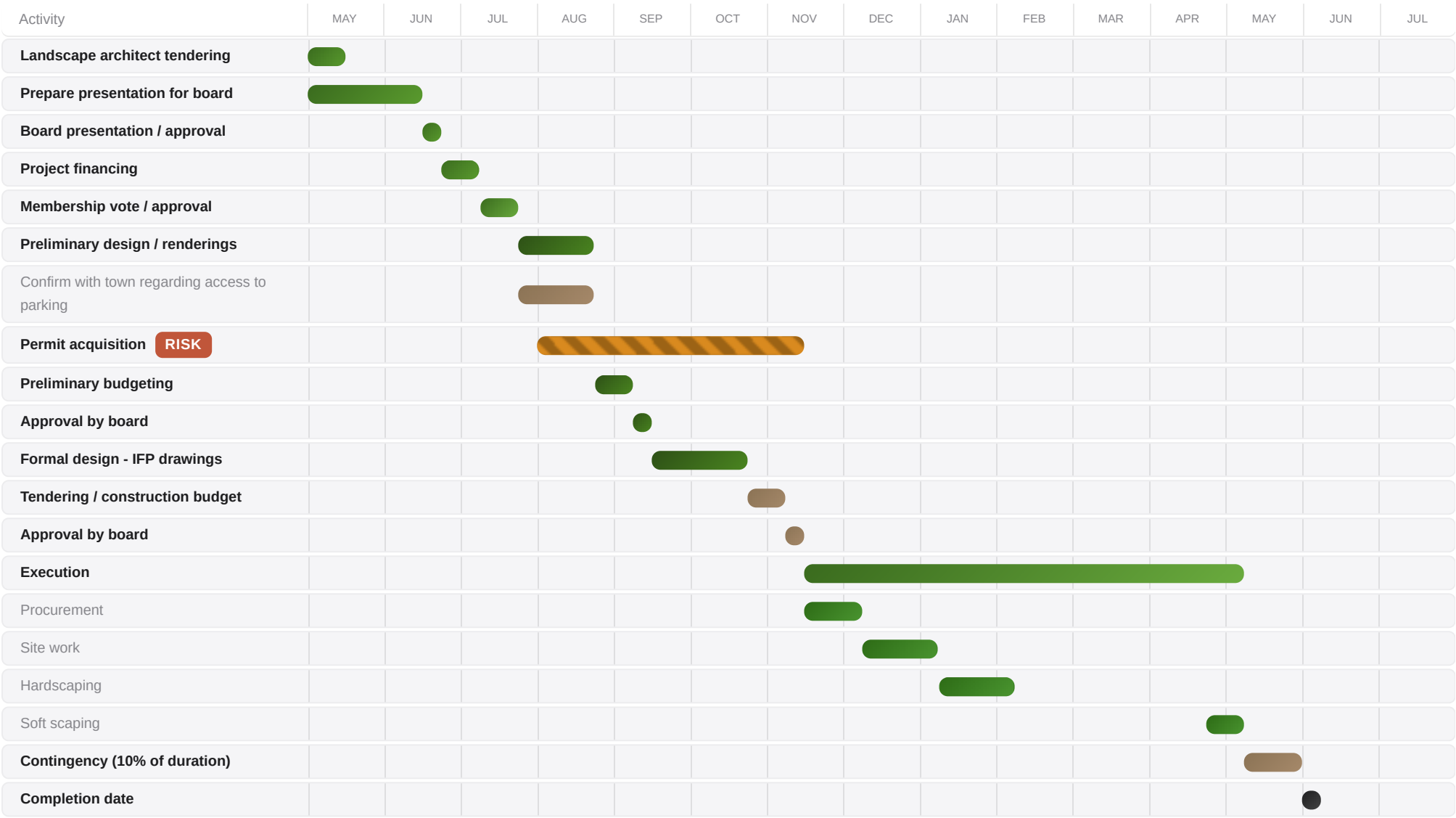
Preliminary rendering for illustrative purposes only — not a final drawing or plan. Further design refinement to be completed after the broader initiative is voted on and approved.

SECTION 5

Project Schedule

This schedule maps the project's full path from approvals through completion (2026–2027). Landscape-architect tendering and the board presentation run through May and June, with the membership vote and project financing following in early summer. Preliminary design and town coordination on parking access take place over the summer, formal IFP drawings into the fall, and contractor tendering in November. Construction then runs from late 2026 into spring 2027 — procurement, site work, hardscaping, and soft-scaping — with a 10% schedule contingency and final completion targeted for June 2027. Permit acquisition from the Town is carried as a flagged schedule risk — approval timelines could affect the start of construction and are being confirmed early.

Rothesay Tennis Club — Landscape Project Schedule



SECTION 6

Budget Summary

Cost estimates are built up line by line from detailed area, linear-foot, and unit takeoffs at current market rates, organized by priority tier.

Depending on the Club's appetite to invest in infrastructure, the additional cost to each membership is a flat annual assessment ranging from approximately **\$270 per year** for the Must Have scope to **\$335 per year** if the full scope is included. This assessment stays the same each year for the **10-year loan term** and then ends — it does not increase or accumulate. That's roughly **\$23 to \$28 a month**.

PRIORITY A

Must Have

— \$270/membership/yr (flat, 10-yr term)

\$263,758

Premium artificial landscaping grass — front lawn / gathering area (1,522 sf × \$19/sf)	\$28,918
Lighting — pathways and grounds	\$15,000
Site work, excavation & prep — hardscaping & softscaping (13,603 sf × \$4/sf)	\$54,412
New Steps & Handrails to access outdoor terrace	\$27,000
Hardscaping — pathways / terraces / decks (4,667 sf × \$11.50/sf)	\$53,670
Grass / sod — lawn areas incl. driveway (7,592 sf × \$4/sf)	\$30,368
Bleachers north of court 1	\$10,000
Planting — rear garden beds (480 sf × \$18/sf)	\$8,640
Hedge / fence — East property line (166 LF × \$125/LF)	\$20,750
Fire pit	\$15,000

PRIORITY B

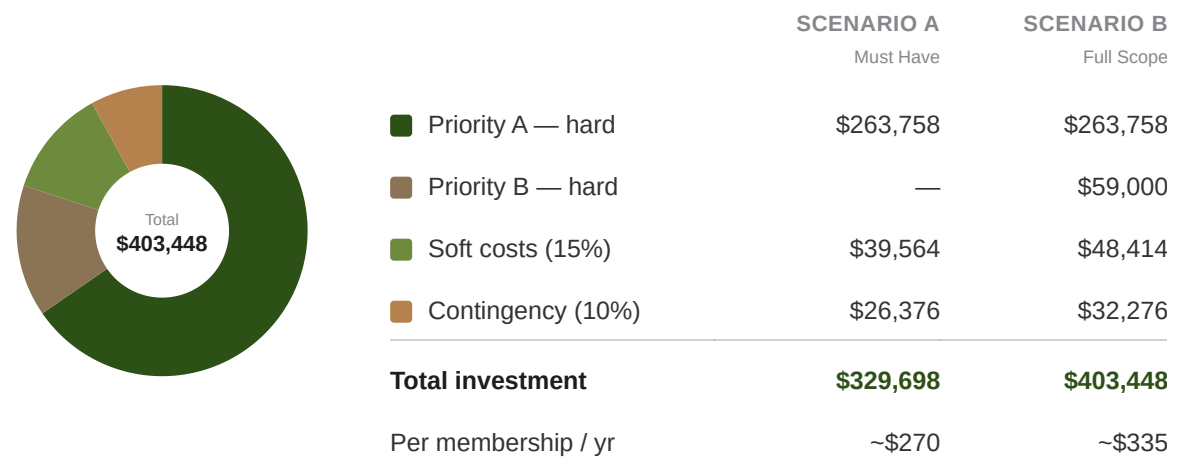
Should Have

— \$335/membership/yr (full scope)

\$59,000

Warm-up area	\$29,500
Storage shed	\$15,000
Outdoor furniture	\$9,500
Garbage enclosure	\$5,000

Total Investment Breakdown



MEMBER INPUT

Member Vote

Help shape the final project scope. Cast your vote on the full **Must Have** package, then weigh in on each individual **Should Have** item. One vote per member. Results are anonymous and updated in real time.

PRIORITY A — MUST HAVE (VOTE ON THE FULL PACKAGE)

Approve the full Must Have scope

\$263,758 · about \$270 per membership / yr

PRIORITY B — SHOULD HAVE (VOTE ON EACH ITEM)

Warm-up area

\$29,500

Storage shed

\$15,000

Outdoor furniture

\$9,500

Garbage enclosure

\$5,000

SECTION 7

Funding Strategy

The following scenario demonstrates how the investment could be structured, assuming 150 memberships and current market interest rates.

FUNDING APPROACH

Club Funds + Financing

Soft costs (landscape architect, permits, consultants) are estimated at 15% of hard costs and a 10% contingency is carried, bringing the full-scope investment to \$403,448. Between \$25,000 and \$50,000 is drawn from available club funds — the larger the club's contribution, the less is financed. For illustration, with a \$25,000 contribution the remaining \$378,448 is financed through a 10-year term loan at an assumed rate of 5.5%, with estimated annual debt service of approximately \$50,200 — about \$335 per membership per year across the club's 150 memberships. If the membership approves the Must Have scope only (\$263,758 in hard costs), roughly \$304,698 is financed, equating to about \$270 per membership per year. The Committee will also pursue grants and donated materials to further reduce the cost burden on the membership. Either way, the assessment stays the same each year for the 10-year term and ends when the loan is fully repaid — it does not increase or accumulate.

SECTION 7.1

Memorial and Dedication Program

The Committee recommends establishing a Memorial and Dedication Program that allows members and families to honour loved ones through named elements within the landscape. Contributions offset project costs while creating lasting, personal connections to the Club grounds.

DEDICATION ELEMENT	CONTRIBUTION
Pathway stone — engraved paver or flagstone	\$250
Garden bed plaque — bronze or stone marker	\$500
Bench or bleacher dedication	\$1,000
Fire pit surround — engraved stone on perimeter	\$2,500
Hedge wall section — dedicated planting with marker	\$2,500
Viewing deck or pavilion naming	\$10,000 – \$25,000

As an illustration, 30 pathway stones, 20 garden plaques, 10 bench dedications, and 4 fire pit or hedge dedications would raise approximately \$37,500. A single pavilion naming gift could bring the total to \$50,000–\$60,000 or more. If contributions exceed the base scope, surplus funds would be directed toward a future addition: a bubbling water feature with names inscribed on natural stone, creating a centrepiece for quiet reflection within the rear garden.

SECTION 7.2

Design & Validation Partners

The Committee has requested design proposals from established landscape architecture firms with deep roots in New Brunswick, and project costs have been independently validated by a local pre-construction specialist. After reviewing submissions, the Committee is recommending **Brackish Design Studio** based on their close proximity to the Club, their expressed interest in becoming Club members, and the strength of their experience, credentials, and body of work across Atlantic Canada.

SECTION 7.2

Design & Validation Partners

Brackish Design Studio

Saint John & Halifax · Landscape Architecture

Founded in 2019 by landscape architects Matthew Brown and Sandra Cooke, Brackish is a place-based design studio that celebrates the character of Atlantic Canada's landscapes. Operating from offices in Saint John and Halifax, the firm brings a thoughtful, site-sensitive approach to every project — designing outdoor spaces that feel like they belong exactly where they are. Members of the Ontario Association of Landscape Architects (OALA).

Glenn Group Ltd

Fredericton, NB · Landscape Architecture & Planning

A full-service landscape architectural practice founded in 2007 by Daniel K. Glenn and headquartered at 248 Brunswick Street, Fredericton. With a motto of "be sustainable, be efficient, be creative," the firm has completed over 500 master plan developments across Atlantic Canada, specializing in parks, tourism destinations, and recreational facilities — making them a natural fit for a project of this scale.

Brott Development Group

Project Cost Validation

A pre-construction budgeting and project management firm with nearly two decades of experience working alongside premier builders and architects. Brott Development Group has independently validated the cost estimates presented in this proposal, providing the Committee with confidence that the budget figures are realistic, market-aligned, and achievable.

SECTION 8

Next Steps

The Board respectfully requests that the membership review this proposal and provide direction. The following resolution will be presented for a vote:

“Be it resolved that the Board of Directors of the Rothesay Tennis Club is authorized to proceed with the Landscape Refresh as described in the proposal dated June 2026, to allocate up to \$403,448 from approved funding sources including capital reserves, member assessment, grants, and financing, and to engage qualified contractors through a competitive tendering process for work to commence in late 2026, with completion targeted for June 2027.”

The project follows the timeline below, from approvals through completion:

Landscape Architect Tendering & Board Presentation May – June 2026

- Tender and select the landscape architect
- Prepare and deliver the proposal presentation to the Board

Project Financing June – July 2026

- Finalize the funding scenario
- Obtain loan pre-approval from the Club's bank

Membership Vote & Approval July 2026

- Members vote on the proposal and priority scope
- Confirm the mandate to proceed

Preliminary Design & Town Coordination July – August 2026

- Engage the landscape architect for preliminary design and renderings
- Confirm access to parking with the Town

Preliminary Budgeting & Board Approval August – September 2026

- Validate the preliminary budget against the design
- Obtain Board approval to advance to formal design

Formal Design — IFP Drawings September – October 2026

- Develop issued-for-permit drawings and specifications

Tendering & Construction Budget October – November 2026

- Issue an RFP to qualified contractors and evaluate bids
- Finalize the construction budget and obtain final Board approval

Execution November 2026 – May 2027

- Procurement, site work, hardscaping, and soft-scaping
- Monthly progress updates; sponsorship and naming outreach in parallel

Contingency & Completion May – June 2027

- 10% schedule contingency
- Commissioning and final completion targeted for June 2027