



Design. Build. Renovate.



Indoor Courts of America

From conception to completion you can count on Indoor Courts of America (ICA) to create the facility that you've always dreamed of. Specializing in tennis facilities for over 25 years, ICA provides an unmatched level of expertise in court design and construction.

We'll design your facility to your unique requirements with considerations for site optimization, energy efficiency, multi-sport courts and architectural considerations. Our services include: pre-construction consultation, Design-Build construction method and Construction Management. Whether it's a two-court building or a twenty-court facility you can trust ICA to finish the job on time, within budget and to your satisfaction.

UTILIZING DESIGN-BUILD CONSTRUCTION

Working with ICA gives you a single source for all your facility needs. ICA can combine design and build functions by working directly with a project design team to maximize communication, minimize confusion and put your entire project on the fast track to completion.

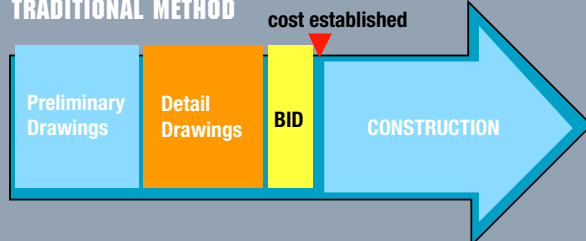
PROJECT COST ESTABLISHED SOONER

With Design-Build, your project cost can be established much sooner, even before final construction drawings. This can lower your pre-construction costs prior to your project cost being established.

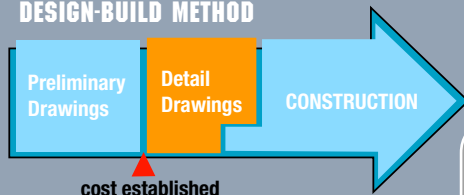
SAVE TIME

With time-consuming bidding and redesign eliminated, design and construction time is significantly reduced. This lowers your costs and allows you to open your new facility at the earliest possible date.

TRADITIONAL METHOD



DESIGN-BUILD METHOD



ICA PROJECT REVIEW

To get a better understanding of ICA's capabilities, take an in-depth look at some of our recent projects.

The Project: Fairfax Racquet Club, Fairfax, VA

The Challenge:

ICA had to erect a permanent, four-court building on the court footprint of an existing 13-year-old air structure. The club owner wanted to maximize interior playing area while staying within a 120-foot wall-to-wall design. To ensure overhead space in the facility, the new structure would have two floor elevations with a common ridge. Minimal interruption to club operations, and revenue generation, were key considerations in the construction of this facility. In addition, the roof had to be guaranteed watertight for 20 years and energy efficiency of all interior components were of paramount concern for the owner.

The Solution:

ICA provided complete design/build services to meet expedited construction schedules, thereby opening for play (and revenue generation) as quickly as possible. Several innovative design techniques were implemented to meet the program requirements, including:

- Pre-engineered SportsFrame™ structure was specified and erected to enclose the playing area
- A delta joist system was employed to meet the wide bay design criteria
- By using 59-foot joists, each court was a separate 50- by 120-foot area with no main frame supports behind the baseline, resulting in more usable space in each court area
- The frames in each two-court area were set at different elevations to achieve a common roofline
- The joists were ganged together on the ground, making a quicker and safer installation
- A Butler MR-24® standing seam roof – with a 20-year watertight guarantee – was specified and installed

The Result:

A structure that is energy efficient, purpose built for optimal tennis play, built on a fast-track schedule on time and within budget. The state of the art Fairfax Racquet Club was a Court-of-The-Year award winner in the annual Tennis Industry magazine competition.



The Project:

Old Mystic Tennis Club,
Mystic, CT

The Challenge:

To expand a two-court air-supported facility into a six-court facility within a tight schedule and budget, while optimizing the playing environment and keeping operating costs at a minimum. The club had limited space for expansion and needed four additional courts to compete for membership with other clubs in the area. The club also plans a second expansion for multi-sport courts in the future so the site design had to accommodate a third structure on the property.

The Solution:

A pre-engineered steel "Daybreak" Covered Court system with fabric end wall panels was selected for this project. The Daybreak allows the club to take advantage of Connecticut's mild summer weather for the enjoyment of members, while also minimizing operating costs for the owners. The Daybreak does not require air conditioning.

The Result:

Old Mystic's new tennis building was delivered on time and under budget at \$1 million. The new facility allows for year-round play for members while maximizing revenue for the owner. Since the expansion, club membership has increased significantly.



The Project:

Riverwinds Tennis
Center, Thorofare, NJ

The Challenge:

The owner's criteria included five championship-level indoor tennis courts designed for USTA sectional and regional events, lessons, leagues, and private court time. The indoor courts and viewing areas were of utmost importance to the owner, while the facility's exterior needed to comply with local architectural controls and codes. The site was composed of spoils from a nearby river that had been dredged 40 years prior. Mandatory setbacks to adjacent wetlands severely limited the construction area. The project had to be completed under an aggressive schedule and within a lump sum contract budget.

The Solution:

A floating slab foundation was designed for the building to accommodate the challenging wetland site. By using a floating slab, footings were not required, which resulted in significant cost savings to the owner. The completed project included a control desk, manager's office, lobby, pro shop, childcare center, locker rooms, fitness area, staff room, and mechanical room on the ground level and a 2,500-square-foot mezzanine for viewing.

The Result:

The project was completed within budget and ahead of schedule. The only change orders were those initiated by the owner. The facility is fully compliant with all ADA requirements and life safety codes, and meets performance requirements for a top-tier indoor tennis facility. The \$2.5 million facility won the "Outstanding Tennis Facility Award" from the USTC & TBA in 2002.



The Project:

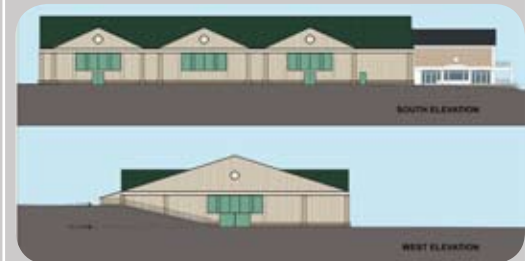
Private Club
Long Island, NY

The Challenge:

The most important element in this building was to stay true to the existing older structure while creating a new state-of-the-art addition to the building. Keeping the club running with minimal interruption during construction of the new phase of the building was a priority for the owner. It was also important to create an air conditioning and dehumidification process to address the special humidity control requirements for the clay tennis courts.

The Solution:

This new 3-court Har Tru Court building that tied directly into their existing structure utilized custom siding and accents including detailed columns and roof dormers to achieve a similar look to the existing structure. New Racquetball courts were also added to the structure. This is a Butler® building with the MR-24® roof system and utilizes the Energy Miser® Insulation System along with Turbo Caindle® Metal Halide light fixtures also supplied and installed by ICA. ICA and Carrier Corporation worked to create a system that could be controlled by both a thermostat and a humidistat.



The Project:

USTA Indoor Tennis Facility

The Challenge:

Nearly 750,000 people visit the USTA center during the two weeks of the U.S. Open. It is the largest annually attended sports event in the world. To accommodate the mass influx of visitors, as well as the ever-expanding public programs, the USTA embarked on a mission to significantly increase the size and usage of its Indoor Tennis Center.

Accommodating the diverse activities proved to be the biggest challenge for the project. ICA needed to integrate multiple building uses that have different design requirements within the same structure. For instance, the load requirements on the second floor were different for the tennis courts, the offices and the fitness center. The column-free space needed for the courts required 120-foot clear spans that directly attached to the multi-level offices in one area.

But before construction could even begin, the site and foundation preparation had to be complete. In the 1920s, the area of the present park had been an ash dump. The ground conditions were extremely poor, and all foundations had to include sunken pilings.

The Solution:

The building was built with Butler® steel, with Butler Heavy Structures furnishing structural engineering. To keep costs down, Butler Heavy Structures worked closely to integrate systems construction with customized, conventionally fabricated steel wherever possible.

The building incorporates components of the Widespan™ structural system, and its walls are a combination of the Butlerib® II and StylWall® II wall systems, with the StylWall II panels installed horizontally above a masonry wainscot. USTA chose the MR-24® standing seam roof system for the facility to ensure weathertight, virtually maintenance-free performance.

The skewed design of the massive 129,000-square-foot roof, however, was as unique as the rest of the building. The roof is not square, there's a step in the middle of it and it also has cutouts in the middle open to the floor below to hide the mechanical equipment from the view of people on the ground. In front, the roof extends into a truss-supported canopy over the main entrance. Because of the roof's unusual configuration, the bracing required special attention.

Butler shipped approximately 1,864 tons of steel to the site. Coordinating steel deliveries was an issue for this very tight site. Butler was able to deliver steel in sequence based upon the stages of erection.

The Result:

To meet the USTA's need for growth, the number of indoor courts increased from nine to 12—nine at ground level and three on the second floor. The new facility also houses a fitness center, retail shops, offices, classrooms, hospitality areas, a Kid Zone, locker rooms, a commissary and a future museum.

The impressive new building has proved to be everything the USTA had hoped for. Its additional courts have allowed them to expand programming and pursue more national competitions. But also important is that it's once again a leading edge venue for one of the world's most popular sporting events.



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