

To: Township Board  
From: Jennifer Tubbs, Township Manager  
Date: May 14, 2013  
RE: Tennis Court Report

I met with the Maintenance Supervisor and a representative from American Asphalt and walked the tennis courts. All aspects of the contract were met, including the extension of the posts by two inches. There is no further deterioration than last year or more than was expected.

The courts have some reflective cracking and rust spots that are coming from the aggregate materials. These courts were refinished in an economical way to accommodate recreational tennis.

It was not my recommendation then and it would not be my recommendation now to refinish the courts to competition grade spending over \$100,000 to do so, especially considering the location of the tennis courts. It is important to remember that the location of the tennis courts is on top of what was a former dump site. The foundation of the tennis courts as well as the entire park has movement. Movement is what causes reflective cracking. The reflective cracking is minimal, American Asphalt offered to come and put a crack fill over the cracks even though the cracks are not wide enough for it to seep in. This would destroy the nice look of the courts and it is premature for any such measures.

The small iron deposits that can be seen in several places around the court are due to the aggregate material. The only way to have avoided any such deposits, were to have 100% limestone foundation which would have quadrupled the price for the tennis court repairs. American Asphalt built the tennis courts in Grand Ledge, they had the same iron issues with 100% limestone. The limestone supplier is who is redoing the courts in Grand Ledge. The iron stains that you see are quite common in recreational tennis courts and are few and far between and no different than when organic material that has sat over the winter leaves a stain on the surface.

American Asphalt said they would research and see if there was an application they could try on a few of the spots. American Asphalt of their own accord is sending out a welder because the extensions they placed on the poles for the net are leaning.

In addition there is some damage to the courts from some people who were playing hockey on the court. The Maintenance Supervisor caught them and made them leave.

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However, to get their equipment on the courts, they threw it up and over the fence, when it landed it damaged the court surface.

My review of the tennis courts finds the courts to have been constructed per the contract, in good shape and ready for use.

PB2

Watertown

**Board Members, in response to the Township Manager's report in the 5-20-2013 board packet: This is the information and questions I had on the budget in 2010 in regards to the tennis court repairs at Heritage Park. I have also included the promotional video for Armor Crack Repair System.**

<http://www.youtube.com/watch?v=3IlijkW7JXzc>

900985 \$22,000 resurface the tennis courts: **After checking the condition of the tennis courts, I can see that they should be resurfaced and painted but question the \$22,000 cost? Also I feel they could be used for multifunctional uses. Install basketball rims on one court. (The posts could be on the outside of the fence and the rims on the inside.)**

Answer

The cost is based on estimates received. The board may not approve to resurface the courts and may only approve crack filling. As a member of the Parks and Recreation Committee you could ask the committee to address your ideas and make a recommendation to the Township Board.

**This is the email I received from Jennifer in regards to the tennis courts.**

Tue, November 30, 2010 2:52:21 PM

RE: tennis courts

From: Jennifer Tubbs

<JTubbs@watertowntownship.com>

[View Contact](#)

To: Dale Westrick <dale\_westrick@yahoo.com>

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Dale,

The Maintenance Supervisor had McKearny Asphalt give an estimate. Estimates should not be confused with bids. This project has not been let for bid. Estimates are used for budgeting purposes in order for the board to decide whether or not it is a project they are interested in pursuing. If the Board decides it is a project they are interested in, detailed bid specification will be prepared for the open bidding process.

Jennifer

Jennifer Tubbs  
Watertown Township Manager  
12803 S. Wacousta Road

Grand Ledge, MI 48837  
(517) 626-6593

**I would like to see the courts brought back to a good playing surface, but I have researched how this is best accomplished and contacted this company, Goddard Coatings Company 248-393-6320, that has been refurbishing tennis courts since 1960. This is one of many companies in Michigan that refurbishes tennis courts. I talked to the President of the company, Randall Vaughn, in order to get information on costs and procedures. The price varies considerably depending on extent of repairs needed and the desired results. After speaking to John Vaughn, Sales/Project Manager, he advised the possibility of using the following material to repair the tennis courts. He also suggested talking to Ellen at Armor Crack Repair Systems. I have contacted Ellen, and she is sending me a packet and DVD on the product.**



[Home](#) [Photos](#) [Specifications](#) [Product Description](#) [Repair Alternatives](#) [Downloads](#) [Cost Savings Example](#) [Testimonials](#)

## Specifications

### DESCRIPTION:

The **ARMOR<sup>®</sup> Crack Repair System** utilizes a knitted fabric that will expand as the crack widens. The secret to making this repair work is how it is purposely NOT bonded to the court in the vicinity of the crack, thereby allowing more of the fabric to absorb any movement or growth of the crack without the fabric tearing or delaminating from the surface. Thus, the reason why the **ARMOR<sup>®</sup> Crack Repair System** works so well is that it effectively spreads the stress of the crack over a wide area of expandable fabric-other brand name repair "systems" do not do this.

Although your tennis court is technically still cracked, the filled cracks are hidden beneath our repair and then covered over completely with color-coating materials. Although it will not prevent cracks from developing elsewhere on the court, or prevent cracks from growing in length out beyond the repair, the **ARMOR<sup>®</sup> Crack Repair System** successfully keeps repaired structural cracks from reappearing on the surface. There are some limitations and not all cracks are repairable with our product, so talk to your contractor about your specific court.

### SURFACE PREPARATION:

The existing surface must be clean and contaminate free. The repair will not stick to dirt, mildew, pollen, dust, leaves, or loose paint. Scraping the surface of the court and blowing off all the debris is usually adequate; however, pressure washing the court surface is best.

Remove all previous crack repair materials that are loose or not bonded well to the court, including any rubberized crack filling material. If you can peel up the old repair or the existing surface coatings, then they must be removed in order to provide a sound base for the **ARMOR<sup>®</sup> Crack Repair System**. This repair will only be as strong as the surface to which it is bonded.

### INSTALLATION:

Installation of **ARMOR**<sup>®</sup> does not leave margin for error; therefore, it is not a do-it-yourself project. **ARMOR**<sup>®</sup> is sold to and installed by tennis court contractors who have the tools and experience necessary to understand the application. In most cases, the tennis court contractor will have been supplier-trained by an **ARMOR**<sup>®</sup> representative and is thereby named a "certified" installer. It is absolutely imperative that **ARMOR**<sup>®</sup> is installed according to our explicit instructions. Any deviation during installation will cause this system to fail.

#### LIMITATIONS:

- Do not install when temperature is below 70°F or when temperatures go below 60°F overnight.
- Do not install on overcast days (direct sunlight, not high temperatures, dries the adhesive best).
- Do not install the day after it has rained. Give the cracks a day of sunlight to dry out.
- Do not install when rain is predicted or likely that day or night.
- Do not install on dirty, damp, or cold surfaces.
- Do not install on cracks that emit moisture.
- Do not install with in-line skating materials as they are too brittle.
- Do not install using Asphalt Emulsion or over old or peeling Asphalt Emulsion.
- Do not use a rubber squeegee or broom to apply the glue and fabric.

#### WARRANTY:

The methods and techniques represented in the **ARMOR**<sup>®</sup> **Crack Repair System** literature have been used successfully to achieve the results described based on our experience. The decision to use any of these methods or techniques, or to use this product, is solely the choice of the user. The **ARMOR**<sup>®</sup> **Crack Repair System** warrants our products to be of merchantable quality. There are no other warranties either expressed or implied or which extend beyond the description of the face hereof. We do not have control of the installer, the application process, the ingredients used, or the weather in which it was installed. In other words, we can not be responsible for job conditions nor quality of workmanship and, therefore, we can not warranty the completed **ARMOR**<sup>®</sup> **Crack Repair System**. This product is not designed to repair all types of cracks. Before using, the user shall determine the suitability of this product for the intended use and the user assumes all risk in connection therewith. This warranty gives you specific legal rights which may vary from state to state.

For further information, please call us toll free at **(877) 99-ARMOR (992-7667)**.