

**TOWN OF WESTON COMMUNITY PRESERVATION COMMITTEE**  
**Project Submission Form – FY23**  
**Summary Form**

**Submission Date:** June 24, 2022

**Project Name:** Pickleball court design fee request

**Project Address:** 269 Concord Rd., Weston

**Brief Project Description:** fee request for the design of pickleball courts at Burchard Park in the location depicted on the included rendering.

**Contact Person:** Melissa Crocker, Chris Fitzgerald

**Contact Title:** Melissa - Chair, Recreation Master Plan Steering Committee. Chris - Recreation Director.

**Contact Phone #:** Melissa - 617-480-4851; Chris - 781-786-6260

**Contact Email Address:** [melissa02129@gmail.com](mailto:melissa02129@gmail.com); [fitzgerald.c@westonma.gov](mailto:fitzgerald.c@westonma.gov)

**Contact Mailing Address:** 20 Alphabet Lane, Weston, MA 02493

**Sponsoring Organization (e.g., Conservation Commission):** Recreation Master Plan Steering Committee

**Eligibility - Only activities designated in “Yes” boxes, below, are eligible uses of CPA Funds. Please mark the box, or boxes, that apply:**

	Open Space	Historic Resources	Recreational Land	Community Housing
Acquire	Yes	Yes	Yes	Yes
Create	Yes	No	Yes	Yes
Preserve	Yes	Yes	Yes	Yes
Support	No	No	No	Yes
Rehabilitate and/or Restore	Yes, if acquired or created with CPA funds	Yes	Yes	Yes, if acquired or created with CPA funds
Administrative Fund Request	Yes	Yes	Yes	Yes

**Projected Cost (Please add information for additional fiscal years as necessary):**

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (amount and source)
2021 [prior yr(s).]			
2022	20,000	20,000	
2023	85,000	85,000	
2024	Est. 1,044,000	1,044,000	

<b>Total:</b>	\$1,149,000	1,149,000	
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**Application**

**Please address the following questions/categories using additional sheets as necessary.**

1. **Goals/Community Need:** What are the goals of the proposed project? Who will benefit and why? Does the project address needs identify in existing Town plans?

The 2020 Recreation Master Plan identified the need for pickleball courts in Weston. And since then, we've seen even more demand for both courts and programming in town. Currently there are five courts painted onto tennis courts. This was done as a temporary fix as tennis courts are too large and the nets are 4" higher than pickleball nets, plus this puts added stress on already crowded tennis courts. We would like to design a pickleball-specific destination to accommodate this group and reduce demand and conflict on the tennis courts in town.

2. **Project Timeline:** Describe project milestones and when they will be completed.

Spring 2022: Completed Feasibility Study  
Special Town Meeting September 2022: Secure design fees  
Fall/Winter 2022: Complete design  
Spring 2023: Secure construction fees  
Summer/Fall 2023: Complete construction

3. **Community and Municipal Support:** Describe the nature and level of support for and/or opposition to this project. Additionally, *all applicants must submit the attached acknowledgement executed by the Town Manager.*

The demand for pickleball, both locally and nationally, is significant; it is the fastest-growing sport in the US. Nationally, the sport grew 14.8% from 2020-2021 and 21.3% in 2019-2020. In Metro Boston and in Weston, it seems to have exploded in the last couple of years.

Demand for pickleball in Weston is shown by sold out programming through the Recreation Department – in the past two years, more than 80 residents have participated in at least one pickleball-related program (and most of those have participated more than once) – as well as by requests for painting (and subsequent completion) of additional lines on tennis courts around town. Pickleball is especially popular with the 55+ population, which makes up a significant portion of Weston residents. However, it is also growing in popularity among younger populations. In fact, it is part of the Physical Education program at Weston High School.

Several pickleball groups have formed in town through Recreation programs, social media, and other means. Conflict is growing for court time between tennis players and pickleballers; pickleball-specific courts would accommodate the growing need, alleviate demand on tennis court space, and give pickleballers courts and nets that are the proper size for the sport. Lastly, pickleball was established as a priority in the 2020 Recreation Master Plan, supported by numerous boards and committees in town, and demand since then has skyrocketed as the sport has become more popular nationally.

4. **Budget:** Provide a line item budget and an explanation of how the budget was prepared. Include backup documentation including any proposals for services, professional cost estimates, etc. For community housing development projects, provide phased sources and uses of funds.

We are asking for \$85,000 to design pickleball courts and associated parking and accessibility upgrades.

5. **Other Funding Sources:** In addition to CPA Funds, what other funding sources are available, committed, or under consideration? Include commitment letters, and describe any other attempts to secure public or private funding for this project.

There are no other funding sources under consideration at this time.

6. **Implementation:** Identify the person/persons responsible for project implementation and describe his/her/their relevant experience.

Chris Fitzgerald, Recreation Director

7. **Comparable Projects:** List and describe any comparable projects.

Tennis court rehab, Brook School Apartments, 2013.

Tennis court rehab, Weston Middle School and High School, 2008.

8. **Operations/Maintenance:** If the project is revenue-generating, provide a 5-year operating budget. If the project will not generate revenue but ongoing maintenance will be required, provide a 5 year budget with funding sources identified. (CPA funds cannot be used for maintenance). Identify the person(s)/entity responsible for operations/maintenance.

Maintenance will become part of the Recreation Department's operational budget and consist mostly of net replacement and labor in keeping the courts clean, trash collection, etc. at approximately \$500 per year. Proposal includes post tension concrete construction which lasts 40+ years before any major repairs are needed.

9. **Multiple Projects:** Sponsors with multiple proposals should prioritize them here.

10. **Provide Supporting Documentation as Applicable:**


- a. **Evidence of Site Control (e.g., purchase and sale agreement);**
- b. **Feasibility Studies;**
- c. **Appraisal;**
- d. **Letters of Support;**
- e. **Maps;**
- f. **Statistics; and**
- g. **Other Relevant Information.**

ACKNOWLEDGEMENT OF CONSULTATION WITH THE TOWN  
MANAGER AND OTHER RELEVANT GROUPS

Please indicate the date(s) of each consultation with Town boards, committees, and/or departments undertaken at the Town Manager's direction:

<u>Board/Committee/Department</u>	<u>Date(s) of Consultation</u>
1) Recreation Commission	March, April, May 2022
2) Conservation Commission	June 7, 2022
3) Finance Committee because funding request at the time was not CPC	March 2022 – not support
4) Select Board	April 2022, May 2022
5)	

Town Manager:



Leon Gaumond

Date:

6/23/22

**Attachment 1: Feasibility rendering and construction cost estimate.**



**BUCHARD PARK, RECOMMENDED SITES**

**PRELIMINARY OPINION OF PROBABLE PROJECT COSTS**

MOBILIZATION AND SITE PREPARATION	\$19,000
EARTHWORK AND DRAINAGE IMPROVEMENTS	\$35,000
NEW PICKLEBALL COURTS	\$280,000
SITE / LANDSCAPE IMPROVEMENTS	\$143,000
<b>CONSTRUCTION SUBTOTAL</b> (INCLUDING GENERAL CONDITIONS AND CONTRACTOR PROFIT)	<b>\$552,000</b>
CONTINGENCY (10% CONSTRUCTION CONTINGENCY & 15% COVID / INFLATION CONTINGENCY)	\$138,000
<b>SOFT COSTS</b> (SURVEY, GEOTECH, DESIGN, BID & CA)	<b>\$85,000</b>
<b>PRELIMINARY OPINION OF PROBABLE PROJECT COSTS</b>	<b>\$775,000</b>
<b>ALTERNATE No. 1 - ELECTRICAL UPGRADES COURT, AND PEDESTRIAN LIGHTING</b> (INCLUDING PROFIT, CONTINGENCY AND SOFT COSTS)	<b>\$269,000</b>
<b>TOTAL COSTS INCLUDING ALTERNATE No. 1</b>	<b>\$1,044,000</b>
<i>*DEDUCT TO GO WITH STANDARD ASPHALT COURTS IN LIEU OF POST-TENSION CONCRETE COURTS</i>	<i>(\$80,000)</i>

Through our discussions, our consultant identified \$85,000 as a reliable amount to budget for design fees for pickleball courts at Burchard Park in the location depicted in the picture above.