

TOWN OF WESTON COMMUNITY PRESERVATION COMMITTEE
Project Submission Form – FY24
Summary Form

Submission Date: September 12, 2023

Project Name: WHS Tennis Court Renovation

Project Address: 444 Wellesley Street, Weston MA 02493

Brief Project Description: Design fees to plan and prepare for renovation of existing 6 tennis courts and attached outdoor basketball court at the High School with post tensioned concrete

Contact Person: Maija Cirulis Gooch

Contact Title: Vice Chair, Weston School Committee, Recreation Master Plan Steering Committee representative

Contact Phone #: 617 647 7047

Contact Email Address: goochm@weston.org

Contact Mailing Address: 100 Ridgeway Road, Weston MA 02493

Sponsoring Organization (e.g., Conservation Commission): Weston School Committee (potentially co-sponsored by the Recreation Commission. Meeting to be held Sept. 19th)

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	XXXXXXXXX This project	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)
2024	\$165,226	\$165,226	
2025	\$2.07m (Estimated)	\$2.07M (estimated)	
Total:	\$2.23M	\$2.23M	

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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 identified in existing Town plans?

This project aims to renovate the Weston High School tennis courts. Currently the courts suffer from severe cracking. One of the courts is currently unplayable for MIAA matches due to the severity of the cracking. The remaining courts all have cracks that interrupt play.

The need for this work has been well documented by multiple town groups. Weston's 2020 Recreation Master Plan identified the need for resurfacing of the tennis courts. In July 2022, the Recreation Master Plan and Recreation Commission consulted with Activitas to assess the conditions of the public tennis courts in Weston. This consultation concluded that the courts in greatest need were those at Weston High School and recommended post-tensioned concrete as the most cost-effective, long-term option.

The Weston High School tennis courts are a well used asset in town. The Varsity and JV tennis teams (both boys and girls) use the courts for several hours each day during the Spring. High school PE classes also utilize the courts. In past years, Weston has hosted MIAA tennis tournaments at our facilities. The courts support our superb tennis teams that have won the State Championships multiple times in recent years for our athletic division. (Boys - 74, 75, 76, 10,11,14, 16, 17, 18, 19, 21, 22, 23 Girls – 78, 10, 19)

In addition to official school use, the courts are heavily utilized by the community when not used by the school. School tennis courts are available to the public during hours of non-school use, and receive heavy usage.

As the Weston Recreation Department introduces online scheduling of town tennis courts, the high school and middle school courts will be included in the online scheduling, making it even easier for Weston residents to know when our school courts are available and secure a time to play.

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

November 28: Vote on approval at Special Town Meeting

Dec-March: Design phase

February- April 2024: Put out to bid for construction

February – April: Apply for CPC funds for construction

May 2024: Town Meeting vote for construction funds

Mid-June 2024 – Late Aug 2024: Complete construction project

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.***

School Committee: *Voted 5-0 to approve & sponsor 8.21.2023*

Recreation Master Plan Steering Committee: RMPSC was the initial driving force behind the renovations. The 2020 Weston Rec Master plan identified preserving, maintaining and enhancing existing facilities as a top priority. In summer 2022, the RMPSC commissioned a study reviewing the tennis courts in town and identified the HS courts as the ones in greatest need. This specific request was discussed and supported at the August 25th RMPSC meeting.

Recreation Commission: The management of the tennis courts, including the HS and middle school courts, is done by the Recreation Department. As such, we are working closely with them and they are informed and supportive of our plans. This project is on their agenda for September 19th for the commission to vote on becoming formal co-sponsors of this request.

Additionally, the schools and Recreation department have been working closely with our town facilities management team, Gary Jarowski and Ben Polimer.

- 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 \$165,226 for design fees to rebuild the High School tennis and outdoor basketball courts with post-tensioned concrete.

In the attached estimate from Activitas, obtained August 30, 2023, the total estimated design fees are \$165,226 and the total construction estimate was given as \$2.07M for a 2024 construction date. They have provided detailed estimates in their memo. The design fees are based on a percentage of the projected construction cost.

We are currently working to obtain additional estimates/bids for design services, to ensure that all elements of the work are necessary and appropriate, and ensure that Weston is being fairly quoted. This may reduce the amount of our ask for design fees and the estimated construction costs going forward as we gather more information.

We have had potential vendors decline to get involved, saying they do not do public projects. This may be a reason why our project (and other town projects) cost more than comparable projects for private facilities.

- 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.

If CPA funding is not approved, the alternative is to set aside money from the schools operating budget. This would be less desirable as there would be no state matching contribution towards the project. Additionally, it is less desirable to fund one-off capital projects such as this with operating funds.

There may be an opportunity to seek funding from Weston Boosters to support specific pieces of the project, especially those that may not be eligible for CPC funding. Additionally, the USTA (US Tennis Association) provides grants for projects such as this

of up to \$50,000). However, it is unclear if the USTA would deem our community in need of grant funding.

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

For the design phase, we are currently considering Activitas to conduct the work. Activitas has done extensive work with the Town of Weston, including the design estimates for the 2023 Burchard Park Pickleball/Tennis project, 2022-23 Memorial Pool project,

From the town of Weston side, the team involved in ensuring successful project completion of the design phase would include:

-Mike McGrath: Weston Athletic Director, oversaw construction of Proctor Field on behalf of Athletic Department

-Maija Cirulis-Gooch: School Committee vice-chair, supported successful approval of Memorial Pool funding (2021-2022)

Additional support during the construction phase will be necessary from our town facilities team, the permanent building committee, and school administration.

The timing of our request is important, as we want to be able to complete the rebuilding of our courts while school is out of session over Summer 2024. Thus, we need to obtain design fees at the November 2023 town meeting and be ready with project bids for May 2024 town meeting.

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

The most recent and comparable project is the work done at Burchard Park (Summer 2023) to install post-tensioned concrete on the tennis courts. The construction techniques will be the same. The proposed timing is similar, with construction to start after construction approval at the May town meeting. Construction for this project would not start until mid-June and should be completed by late Summer/early Fall. The Burchard Park tennis work was done with CPC funds approved at the May 2023 town meeting.

There is also precedent for utilizing CPC funds for design fees associated with fields on school property. For FY2013, CPC funds were approved for design fees for HS Fields 1 & 2.

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.

As has been done historically, the Recreation Department will manage the operations and maintenance of the tennis courts, in conjunction with the Weston Public Schools. The School Committee remains responsible for any maintenance that results in permanent changes (such as full resurfacing or this project, or future decisions on court location). The Recreation Department is responsible for more routine maintenance such as net replacement or line repainting. As a result of this proposed project, a new formal agreement is being created between the Schools and Recreation departments to officially define roles. The Recreation Department is currently in the process of implementing an online scheduling/reservation system for the public tennis courts across Weston. These

courts will be included in that reservation management system, with priority being given to Weston School scheduling (tennis teams, PE courses, MIAA tournaments).

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.**

Additional documentation included with our application includes:

1. *Activitas estimate for design & preliminary construction costs (Aug 30, 2023)*
2. *Activitas consultation on prioritization and reconstruction options for Weston Town Tennis courts (July 2023)*
3. *Draft of proposed School Committee Policy on Community Use of Tennis Courts (scheduled for vote on October 11, 2023)*
4. *Presentation made to School Committee (August 21, 2023)*
5. *Weston Recreation Master Plan (2020)*

TOWN OF WESTON
Community Preservation Committee, P. O. Box 378, Weston, MA 02493

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) <i>Weston School Committee</i> | <i>Voted to sponsor: August 21, 2023 with 5-0 vote</i> |
| 2) <i>Recreation Master Plan Steering Committee</i> | <i>August 25, 2023</i> |
| 3) <i>Recreation Commission</i> | <i>Multiple discussions, vote scheduled for formal co-sponsorship on Sept. 19, 2023</i> |
| 4) <i>Glenn Budgcher and Cheri Mahan (consultation on process)</i> | <i>August 29, 2023</i> |
| 5) | |

Town Manager:



Leon A. Gaumond Jr.

Date:

9/5/2023