

TOWN OF CONCORD

Rideout Park Basketball Tennis Courts Study | Concord Recreation Commission Meeting Presentation

October 21st, 2025



ACTIVITAS
landscape architecture | civil engineering



AGENDA

1. INTRODUCTIONS
2. EXISTING CONDITIONS
3. SITE ANALYSIS
4. CONCEPTUAL DESIGNS
5. OPINIONS OF PROBABLE COST

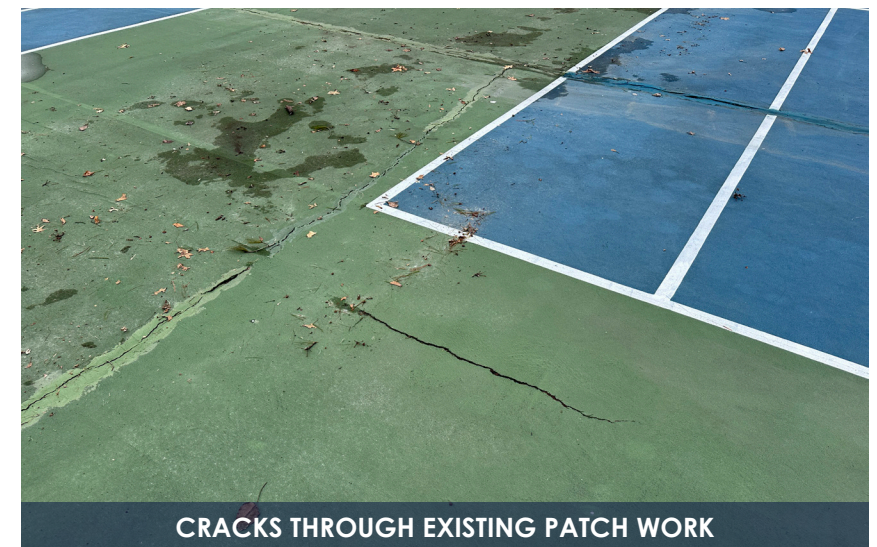




EXISTING CONDITIONS



EXISTING CONDITIONS - RIDEOUT PARK (TENNIS)

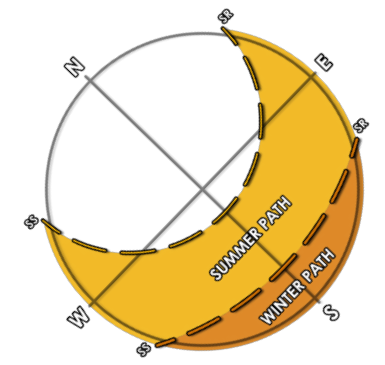
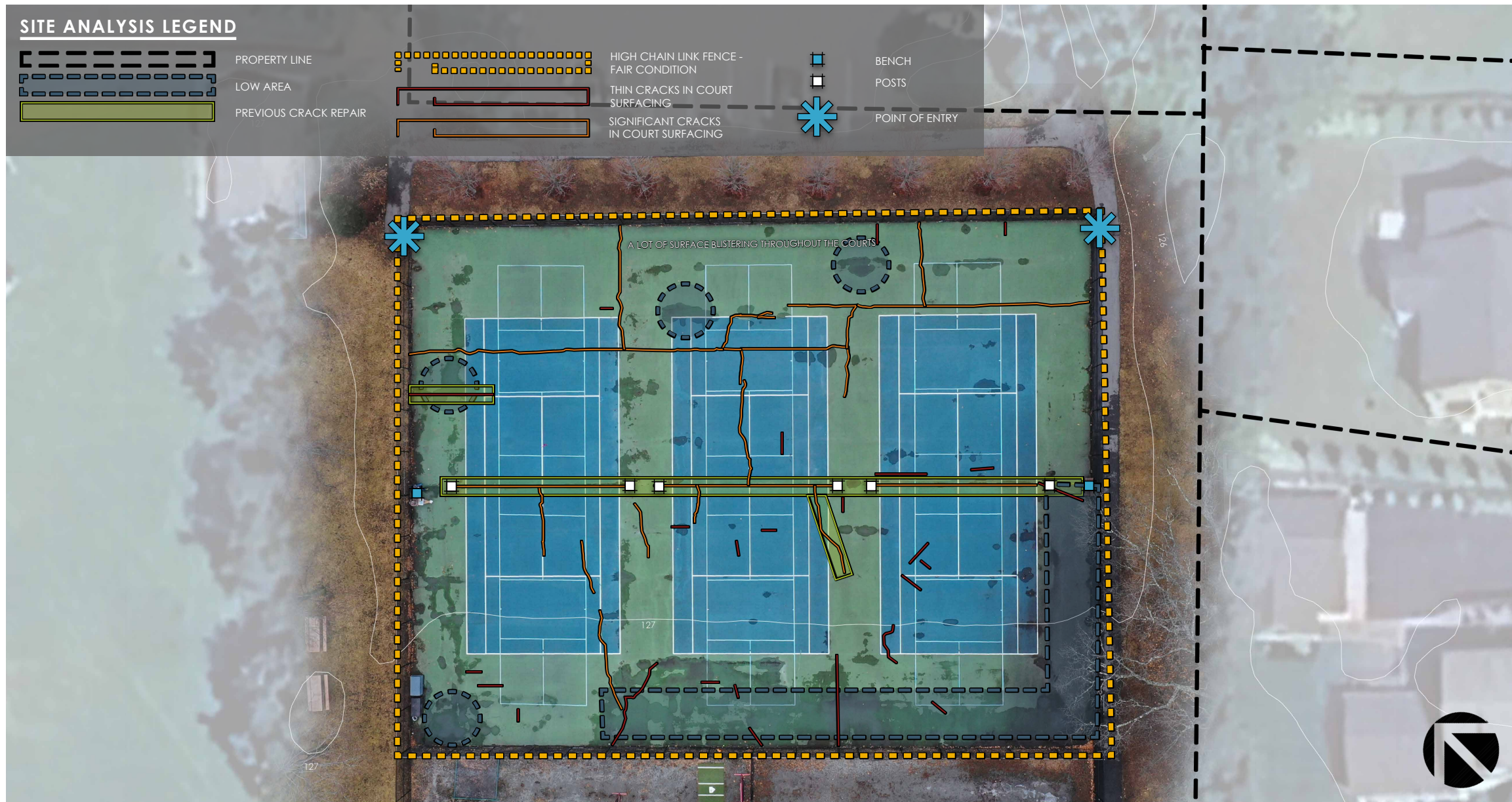


An aerial photograph of a tennis court with a semi-transparent blue overlay. The court is rectangular and contains three tennis court layouts marked with white lines. The text "SITE ANALYSIS" is centered in white, bold, sans-serif font over the middle of the court. The surrounding area includes a fence, trees, and a building in the background.

SITE ANALYSIS

Town of Concord

Rideout Park Tennis Courts Study | Concord Recreation Commission Presentation



APPROXIMATE TOTAL
LINEAR FEET IN
CRACKS = 510'

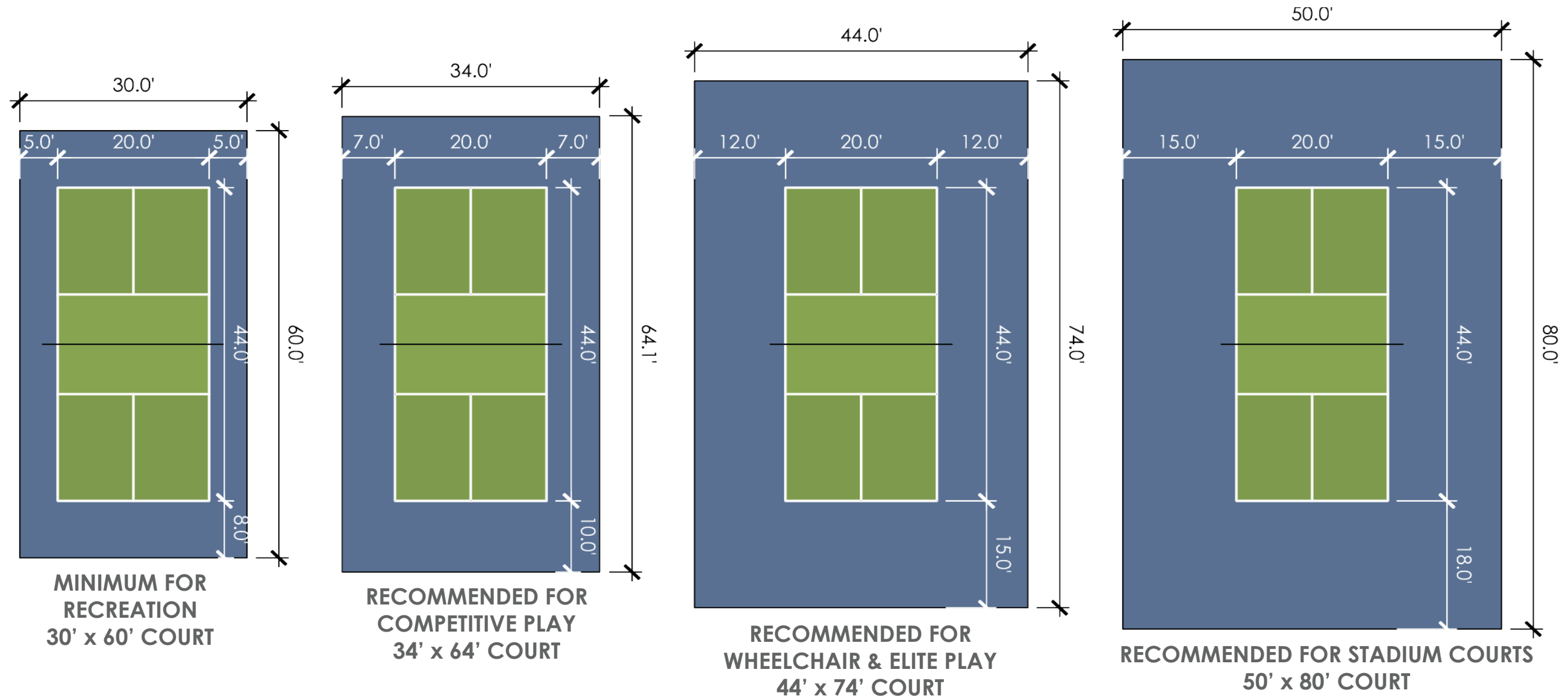
APPROXIMATE TOTAL
LINEAR FEET IN PREVIOUS
CRACK REPAIR = 175'

SITE ANALYSIS - RIDEOUT PARK (TENNIS/PICKLEBALL)

ACTIVITAS



CONCEPTUAL DESIGNS



OVERVIEW OF COURT LAYOUTS - ALL PICKLEBALL COURT LAYOUTS

REFERENCE: USA PICKLEBALL/AMERICAN SPORTS BUILDERS ASSOCIATION PICKLEBALL CONSTRUCTION MANUAL



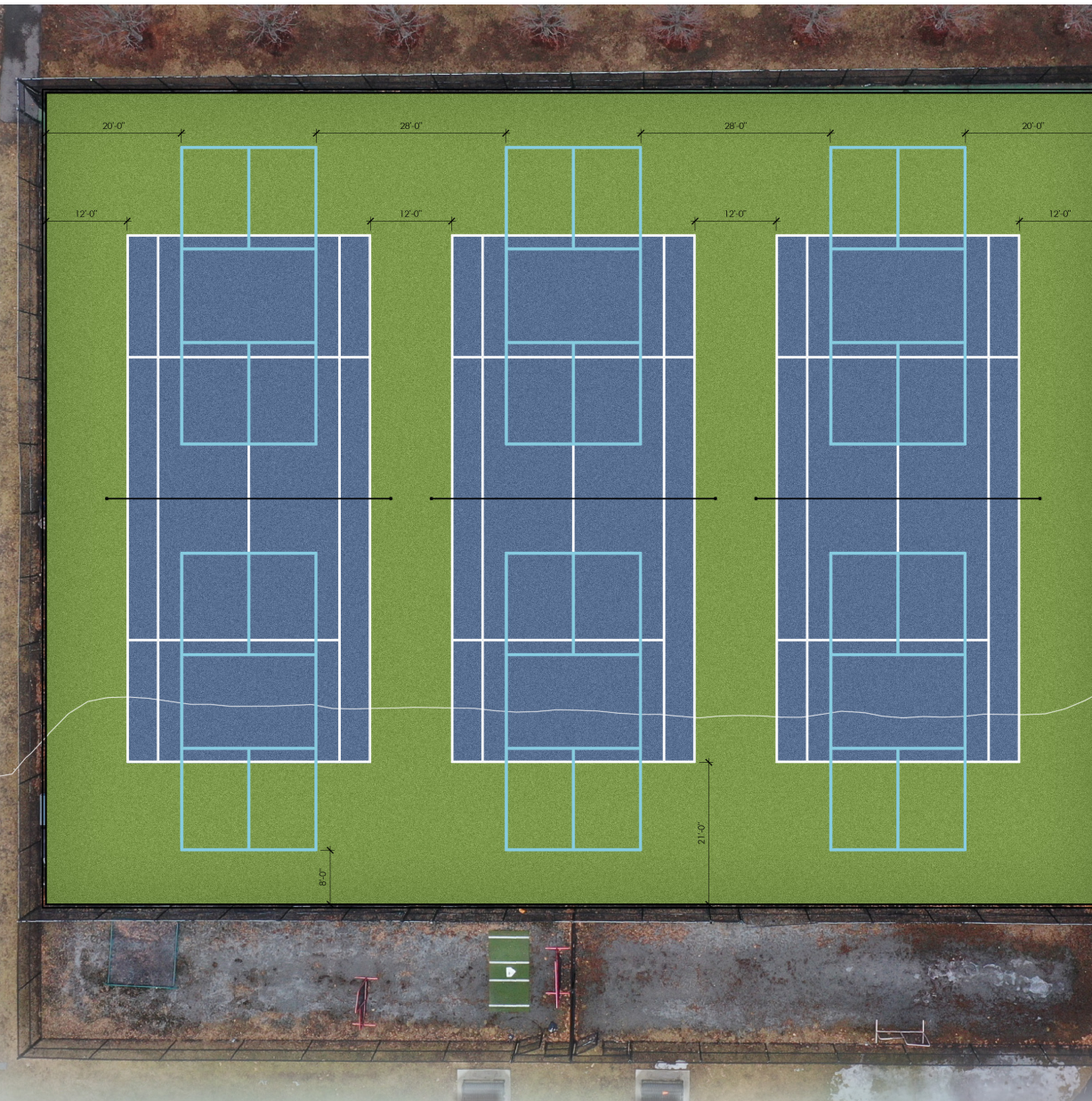
ATHLETIC COURT LEGEND

NEW TENNIS COURTS (3)
KEEP FOOTPRINT OF EXISTING COURTS
ADD STRIPING FOR 6 PICKLEBALL COURTS

NEW TENNIS NET POSTS, NETTING AND CENTER STRAP
TYPICAL FOR EACH COURT (3)
NO PERMANENT NETTING FOR PICKLEBALL COURTS

NEW PERIMETER CHAIN LINK FENCING AND GATES
MATCH EXISTING SIZES AND LOCATIONS

NEW ASPHALT WALKWAY SECTION
REPAVING OF ASPHALT WALKWAY
DISTURBED AT COURTS



OPTION 1



CONCEPTUAL DESIGN - RIDEOUT PARK (TENNIS/PICKLEBALL TO TENNIS/PICKLEBALL)



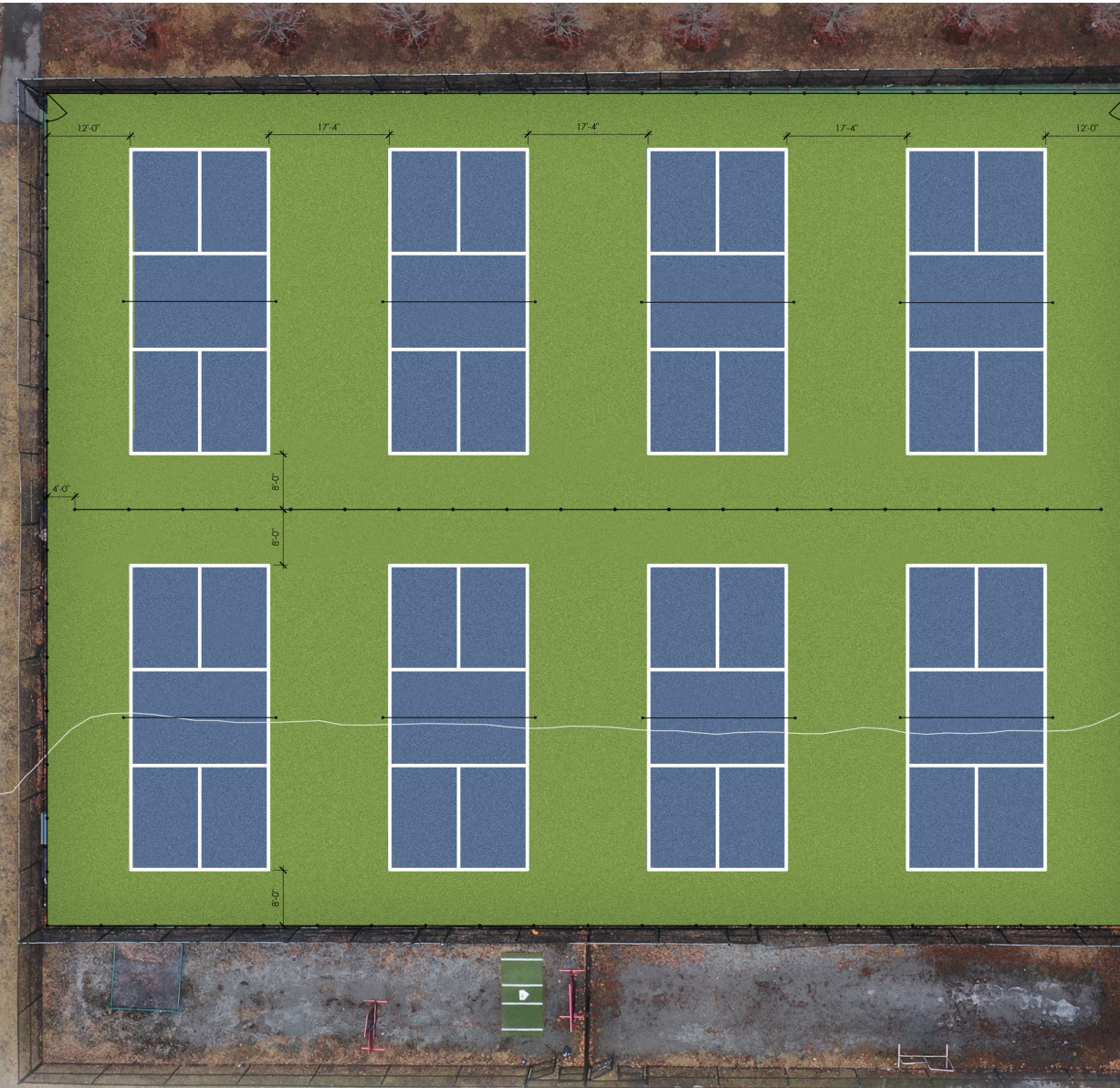
ATHLETIC COURT LEGEND

NEW PICKLEBALL COURTS (8)
KEEP FOOTPRINT OF EXISTING COURTS

**NEW PICKLEBALL NET POSTS, NETTING
AND CENTER STRAP**
TYPICAL FOR EACH COURT (8)

**NEW PERIMETER CHAIN LINK FENCING
AND GATES**
MATCH EXISTING SIZES AND
LOCATIONS

NEW ASPHALT WALKWAY SECTION
REPAVING OF ASPHALT WALKWAY
DISTURBED AT COURTS



OPTION 2



CONCEPTUAL DESIGN - RIDEOUT PARK (TENNIS/PICKLEBALL TO PICKLEBALL)



ATHLETIC COURT LEGEND

NEW TENNIS COURTS (1)
KEEP FOOTPRINT OF EXISTING COURTS

NEW TENNIS NET POSTS, NETTING AND CENTER STRAP
TYPICAL FOR EACH COURT (1)
NO PERMANENT NETTING FOR OVERLAYED PICKLEBALL COURTS

NEW PICKLEBALL NET POSTS, NETTING AND CENTER STRAP
TYPICAL FOR EACH COURT (6)

NEW PICKLEBALL COURTS (6)
MATCH EXISTING SIZES AND LOCATIONS

NEW PERIMETER CHAIN LINK FENCING AND GATES
MATCH EXISTING SIZES AND LOCATIONS

NEW ASPHALT WALKWAY SECTION
REPAVING OF ASPHALT WALKWAY DISTURBED AT COURTS



CONCEPTUAL DESIGN - RIDEOUT PARK (TENNIS/PICKLEBALL TO TENNIS/PICKLEBALL)

An aerial photograph of a tennis court complex. The court is divided into four blue-colored courts by a central net structure. The net structure is a tall, dark metal frame with the word "SIMMONS" written vertically on its sides. The courts are arranged in a 2x2 grid. The background shows a green lawn and some trees. The text "OPINION OF PROBABLE COSTS" is overlaid in the center of the image.

OPINION OF PROBABLE COSTS



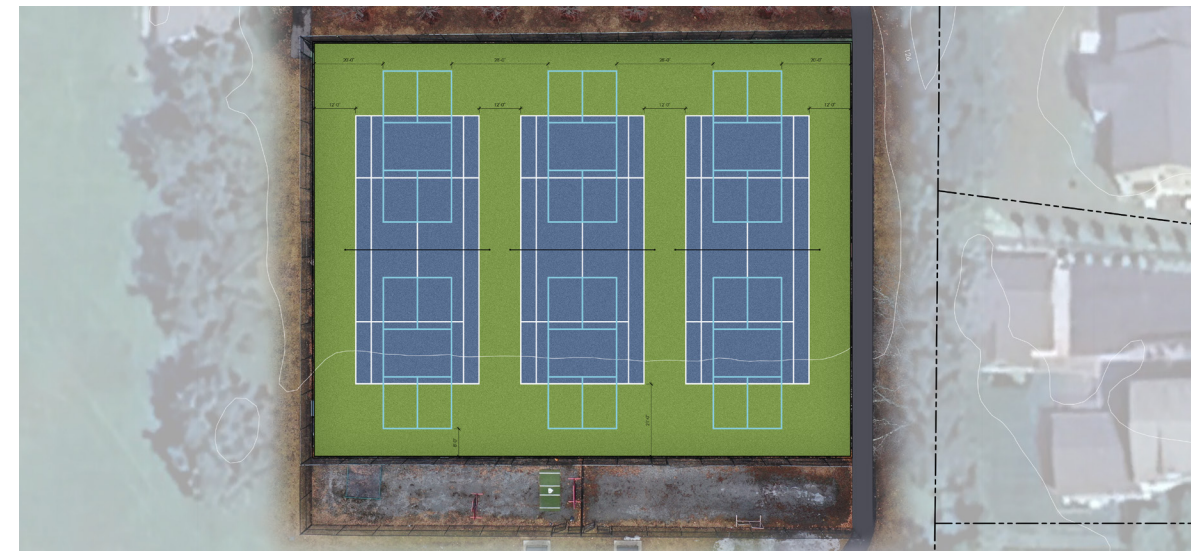
RIDEOUT PARK (TENNIS/PICKLEBALL TO TENNIS/PICKLEBALL) - OPTION 1

PROJECTED COSTS	
SITE PREPARATION.....	\$45,000
EARTHWORK	\$40,000
COURTS	\$245,000
SITE IMPROVEMENTS	\$7,000
8% GENERAL CONDITIONS	\$27,000
12% CONTRACTORS FEES	\$40,000
10% SOFT COSTS AND DESIGN FEES	\$40,000
15% CONTINGENCY	\$60,000
INITIAL PROJECT COST	\$504,000
ADD ALTERNATE CONDUIT FOR FUTURE LIGHTING	\$27,000
ADD ALTERNATE POST-TENSION CONCRETE	\$393,000
PROJECT TOTAL WITH ALTERNATES	\$924,000

OPINION OF PROBABLE COSTS

NOTES

- SALES TAX EXEMPT, PREVAILING WAGE RATE CONSTRUCTION.
- COURTS INCLUDE NEW CHAIN LINK FENCE, NETTING, NET POSTS, AND CENTER STRAPS.
- SITE IMPROVEMENTS INCLUDE A NEW ASPHALT WALKWAY, DRAINAGE IMPROVEMENTS, AND SEEDING DISTURBED AREAS
- UNSUITABLE, CONTAMINATED OR HAZARDOUS MATERIALS ARE NOT CONTEMPLATED UNLESS OTHERWISE NOTED.
- ADD ALTERNATE #1 - INCLUDES CONDUIT FOR FUTURE LIGHTING
- ADD ALTERNATE #2 - INCLUDES UPGRADES TO POST TENSION CONCRETE





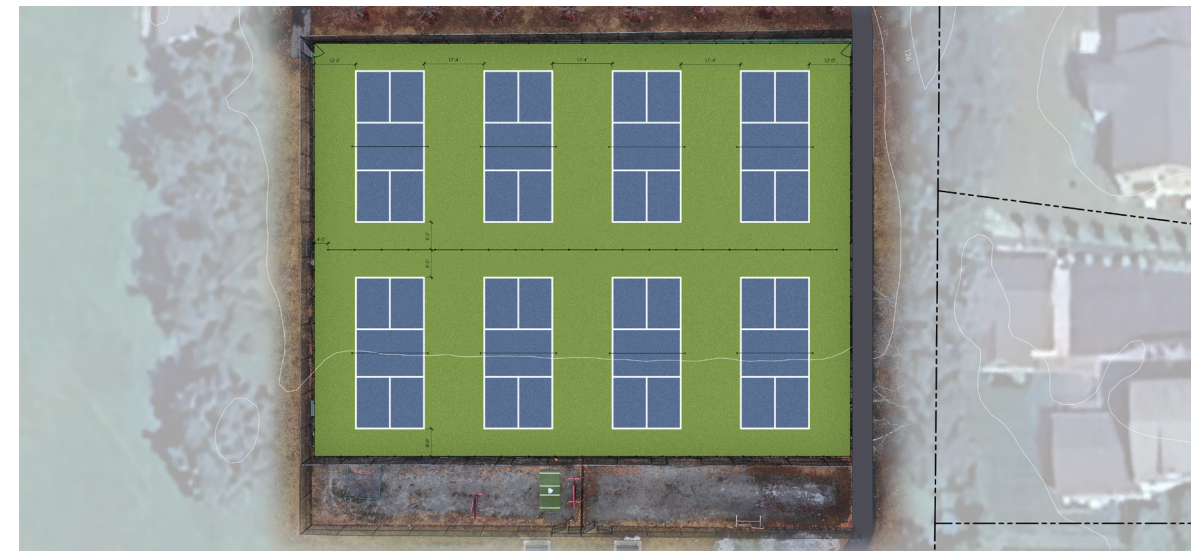
RIDEOUT PARK (TENNIS/PICKLEBALL TO PICKLEBALL) - OPTION 2

PROJECTED COSTS	
SITE PREPARATION.....	\$45,000
EARTHWORK	\$40,000
COURTS	\$263,000
SITE IMPROVEMENTS	\$7,000
8% GENERAL CONDITIONS	\$28,000
12% CONTRACTORS FEES	\$42,000
10% SOFT COSTS AND DESIGN FEES	\$42,000
15% CONTINGENCY	\$63,000
INITIAL PROJECT COST	\$530,000
ADD ALTERNATE CONDUIT FOR FUTURE LIGHTING	\$27,000
ADD ALTERNATE POST-TENSION CONCRETE	\$393,000
PROJECT TOTAL WITH ALTERNATES	\$950,000

OPINION OF PROBABLE COSTS

NOTES

- SALES TAX EXEMPT, PREVAILING WAGE RATE CONSTRUCTION.
- COURTS INCLUDE NEW CHAIN LINK FENCE, NETTING, NET POSTS, AND CENTER STRAPS.
- SITE IMPROVEMENTS INCLUDE A NEW ASPHALT WALKWAY, DRAINAGE IMPROVEMENTS, AND SEEDING DISTURBED AREAS
- UNSUITABLE, CONTAMINATED OR HAZARDOUS MATERIALS ARE NOT CONTEMPLATED UNLESS OTHERWISE NOTED.
- ADD ALTERNATE #1 - INCLUDES CONDUIT FOR FUTURE LIGHTING
- ADD ALTERNATE #2 - INCLUDES UPGRADES TO POST TENSION CONCRETE





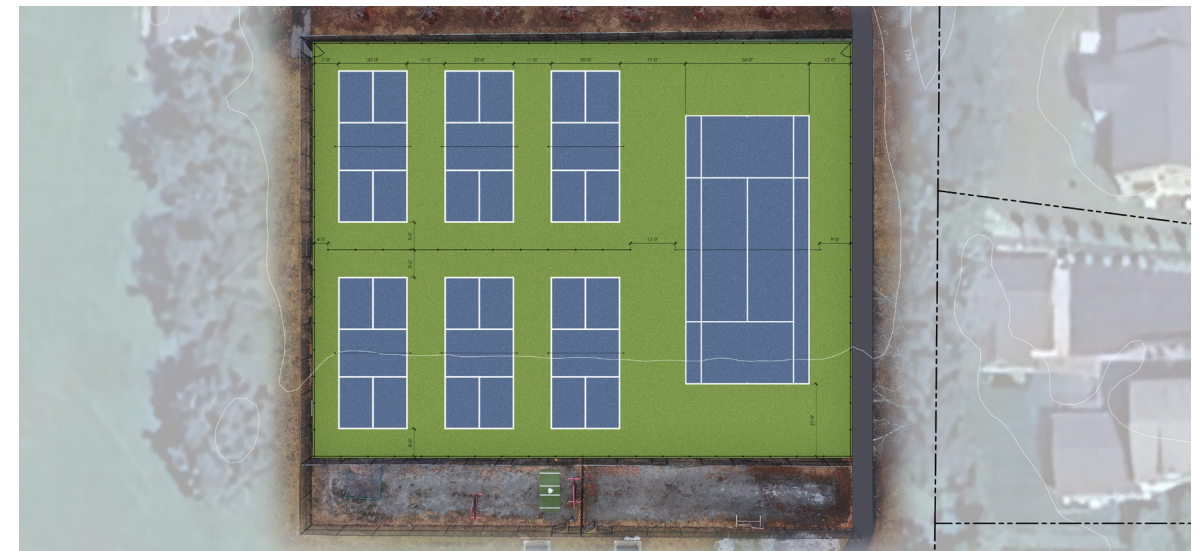
RIDEOUT PARK (TENNIS/PICKLEBALL TO TENNIS/PICKLEBALL) - OPTION 3

PROJECTED COSTS	
SITE PREPARATION.....	\$45,000
EARTHWORK	\$40,000
COURTS	\$263,000
SITE IMPROVEMENTS	\$7,000
8% GENERAL CONDITIONS	\$28,000
12% CONTRACTORS FEES	\$42,000
10% SOFT COSTS AND DESIGN FEES	\$42,000
15% CONTINGENCY	\$63,000
INITIAL PROJECT COST	\$530,000
ADD ALTERNATE CONDUIT FOR FUTURE LIGHTING	\$27,000
ADD ALTERNATE POST-TENSION CONCRETE	\$393,000
PROJECT TOTAL WITH ALTERNATES	\$950,000

OPINION OF PROBABLE COSTS

NOTES

- SALES TAX EXEMPT, PREVAILING WAGE RATE CONSTRUCTION.
- COURTS INCLUDE NEW CHAIN LINK FENCE, NETTING, NET POSTS, AND CENTER STRAPS.
- SITE IMPROVEMENTS INCLUDE A NEW ASPHALT WALKWAY, DRAINAGE IMPROVEMENTS, AND SEEDING DISTURBED AREAS
- UNSUITABLE, CONTAMINATED OR HAZARDOUS MATERIALS ARE NOT CONTEMPLATED UNLESS OTHERWISE NOTED.
- ADD ALTERNATE #1 - INCLUDES CONDUIT FOR FUTURE LIGHTING
- ADD ALTERNATE #2 - INCLUDES UPGRADES TO POST TENSION CONCRETE



DISCUSSION | Q&A



ACTIVITAS
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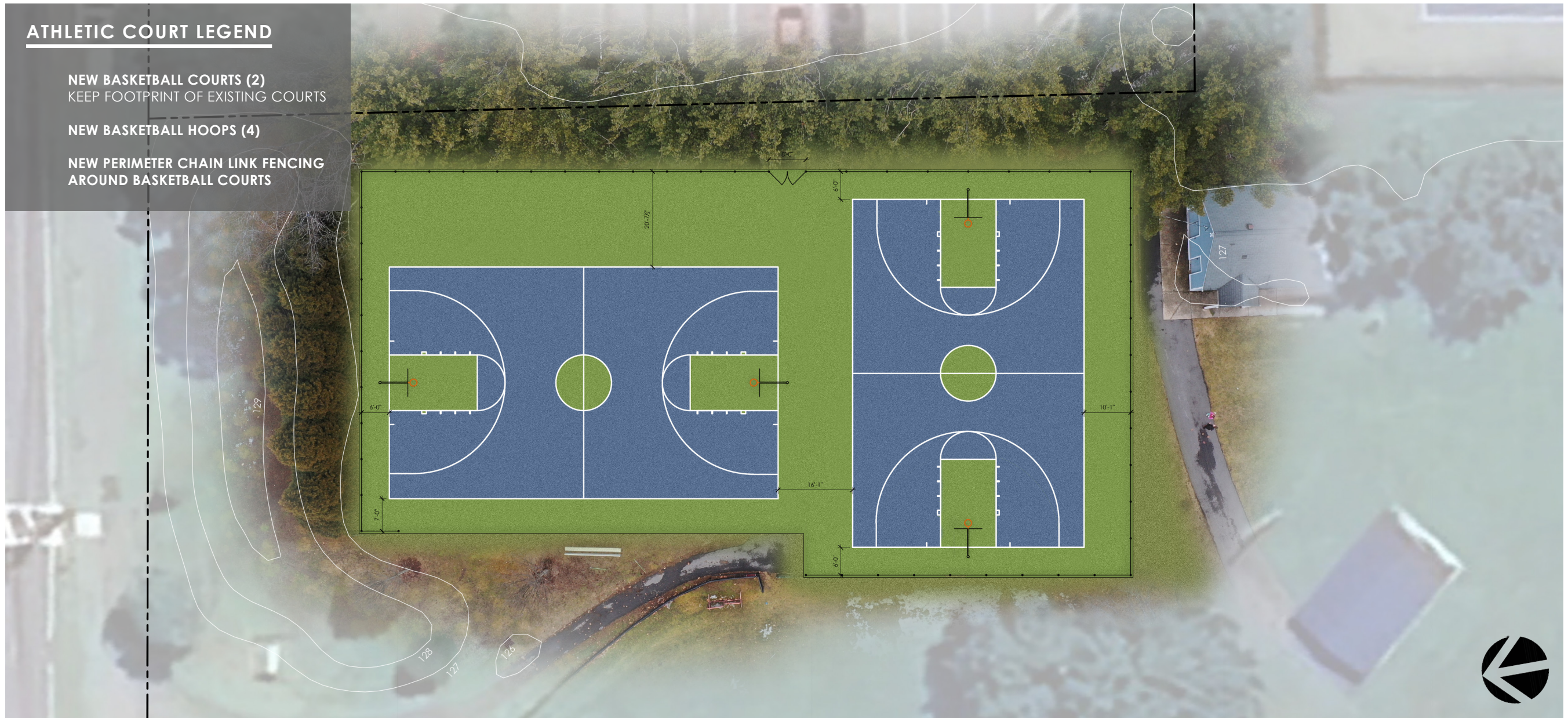


ATHLETIC COURT LEGEND

NEW BASKETBALL COURTS (2)
KEEP FOOTPRINT OF EXISTING COURTS

NEW BASKETBALL HOOPS (4)

NEW PERIMETER CHAIN LINK FENCING
AROUND BASKETBALL COURTS



CONCEPTUAL DESIGN - RIDEOUT PARK (BASKETBALL TO BASKETBALL)





RIDEOUT PARK (BASKETBALL TO BASKETBALL)

PROJECTED COSTS	
SITE PREPARATION.....	\$49,000
EARTHWORK	\$37,000
COURTS	\$160,000
8% GENERAL CONDITIONS	\$19,000
12% CONTRACTORS FEES	\$29,000
10% SOFT COSTS AND DESIGN FEES	\$29,000
15% CONTINGENCY	\$44,000
INITIAL PROJECT COST	\$368,000
ADD ALTERNATE CONDUIT FOR FUTURE LIGHTING	\$17,000
ADD ALTERNATE POST-TENSION CONCRETE	\$190,000
PROJECT TOTAL	\$575,000

OPINION OF PROBABLE COSTS

NOTES

- SALES TAX EXEMPT, PREVAILING WAGE RATE CONSTRUCTION.
- COURTS INCLUDE NEW CHAIN LINK FENCE AND HOOPS.
- UNSUITABLE, CONTAMINATED OR HAZARDOUS MATERIALS ARE NOT CONTEMPLATED UNLESS OTHERWISE NOTED.
- ADD ALTERNATE #1 - INCLUDES CONDUIT FOR FUTURE LIGHTING
- ADD ALTERNATE #2 - INCLUDES UPGRADES TO POST TENSION CONCRETE

