

TOWN OF CONCORD

Rideout and Emerson Park Basketball and Tennis Courts Study | Final Presentation

April 1st, 2025

Updated: April 10th, 2025



ACTIVITAS
landscape architecture | civil engineering



AGENDA

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

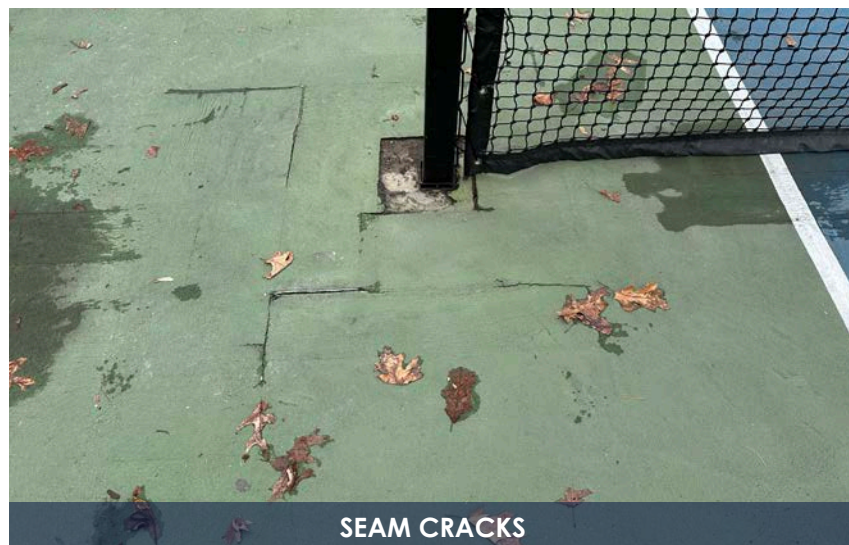




EXISTING CONDITIONS



EXISTING CONDITIONS - RIDEOUT PARK (TENNIS)





EXISTING CONDITIONS - RIDEOUT PARK (BASKETBALL)



CRACKS BETWEEN VARIOUS AGED BASE PAVEMENT



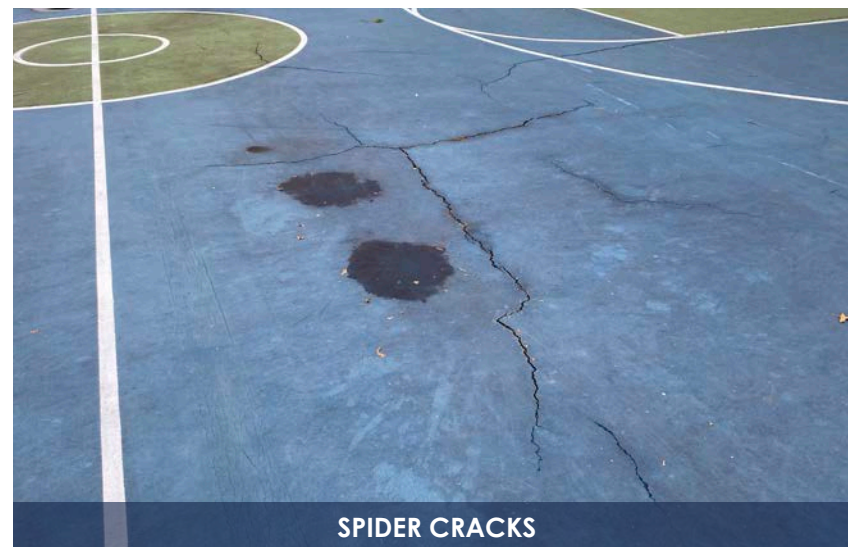
PUDDLING



PATCH WORK AND SURFACE FAILURE, PUDDLING



SURFACE FAILURE



SPIDER CRACKS



SURFACE FAILURE



EXISTING CONDITIONS - EMERSON PARK (TENNIS)



EXISTING PATCH WORK



SPIDER CRACKING



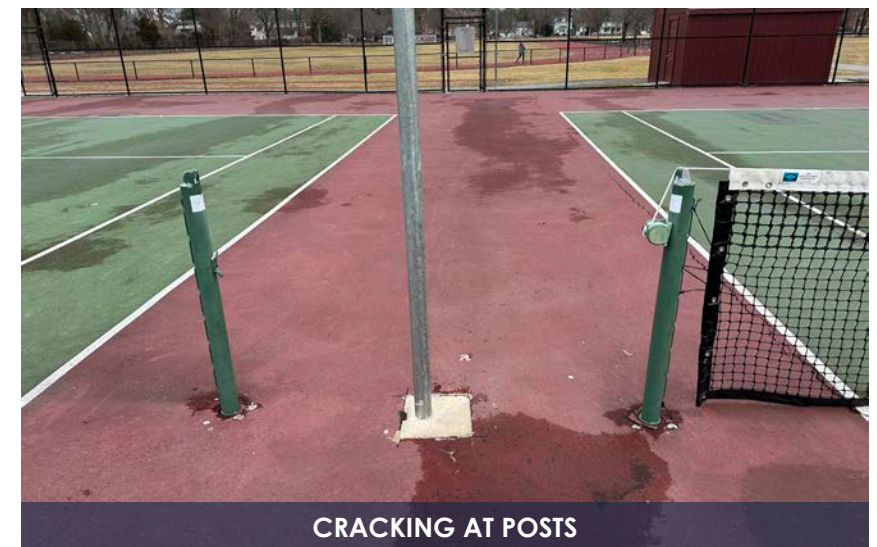
EXISTING PATCH WORK AND SPIDER CRACKING



PUDDLING



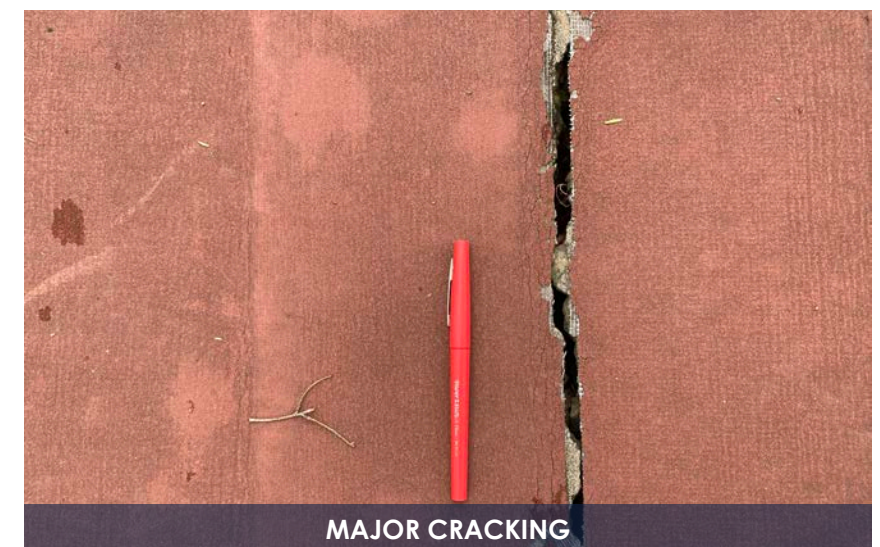
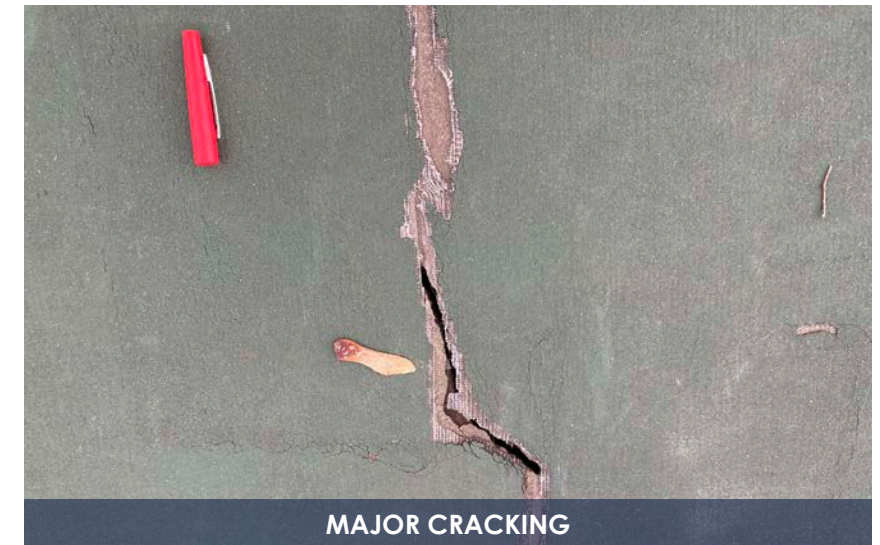
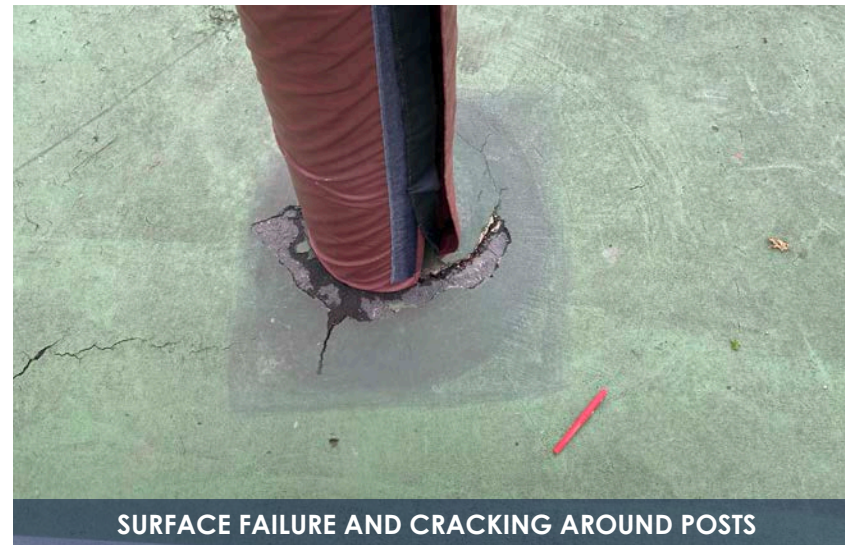
LONGITUDINAL SEAM CRACKING



CRACKING AT POSTS



EXISTING CONDITIONS - EMERSON PARK (BASKETBALL)

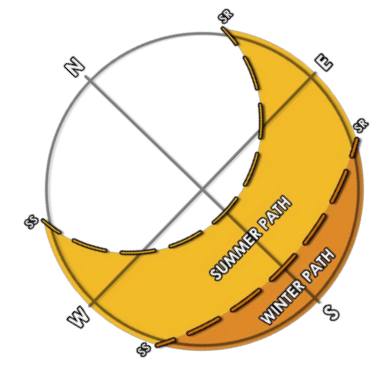
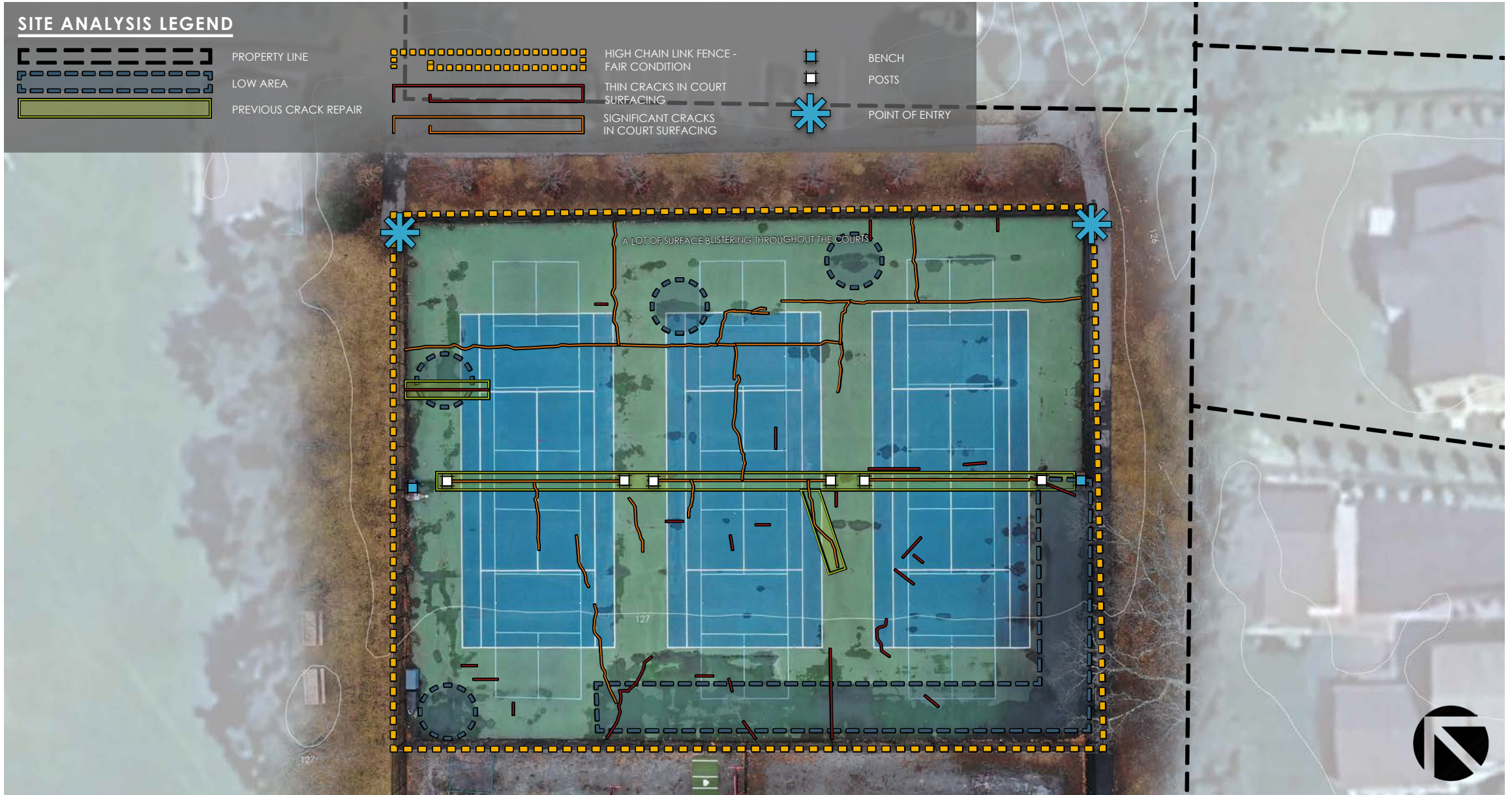




SITE ANALYSIS

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Rideout and Emerson Park Basketball and Tennis Courts Study | Final Presentation



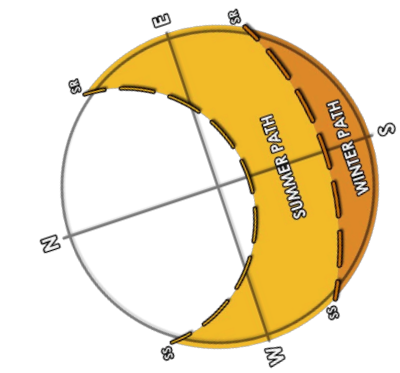
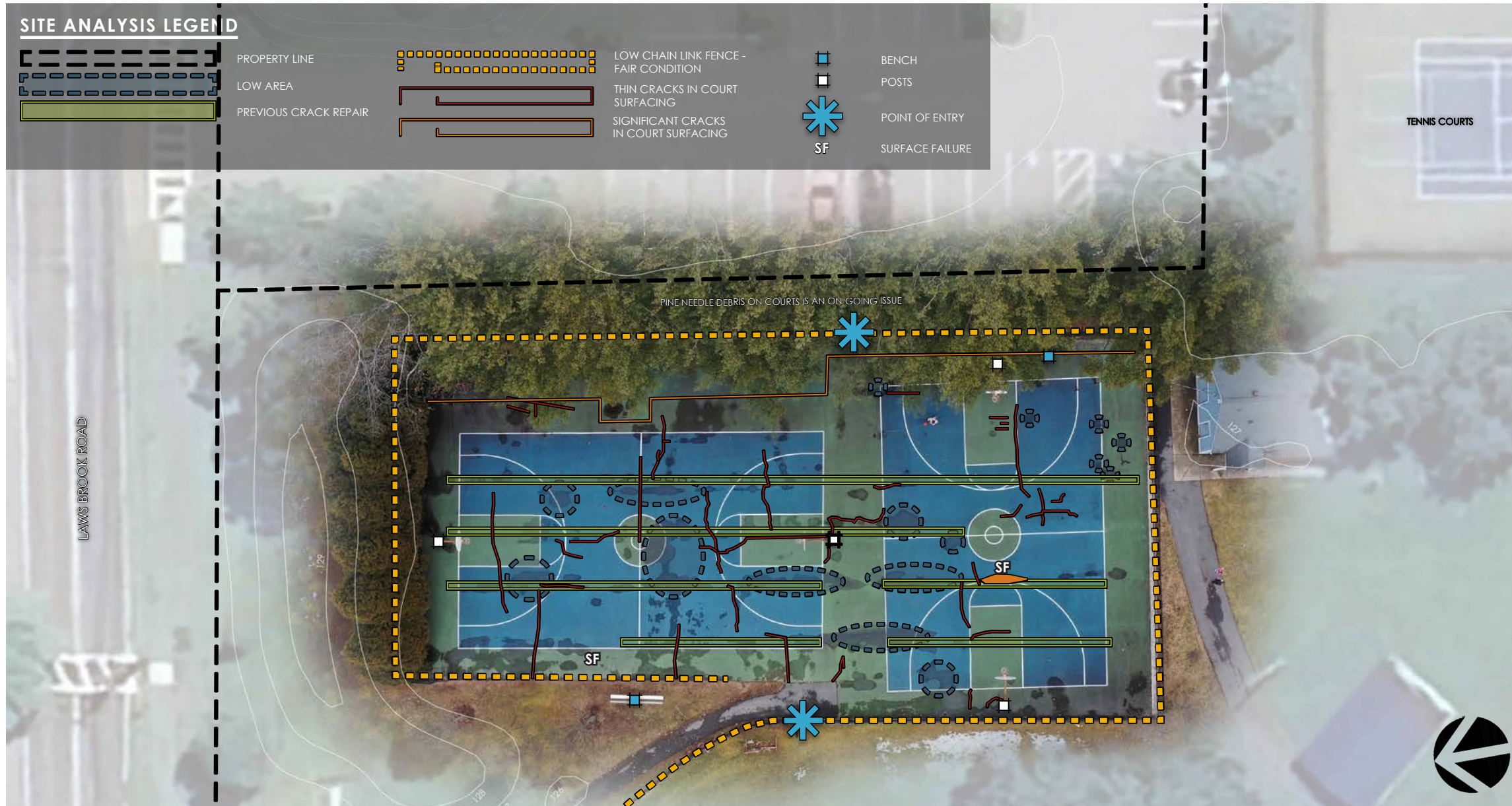
APPROXIMATE TOTAL LINEAR FEET IN CRACKS = 510'

APPROXIMATE TOTAL LINEAR FEET IN PREVIOUS CRACK REPAIR = 175'

SITE ANALYSIS - RIDEOUT PARK (TENNIS/PICKLEBALL)

Town of Concord

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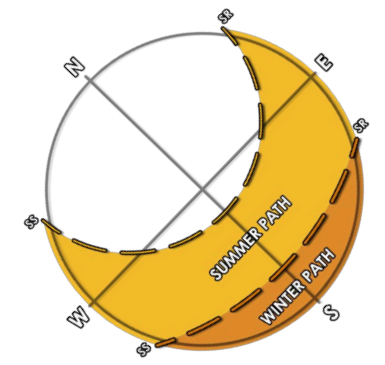
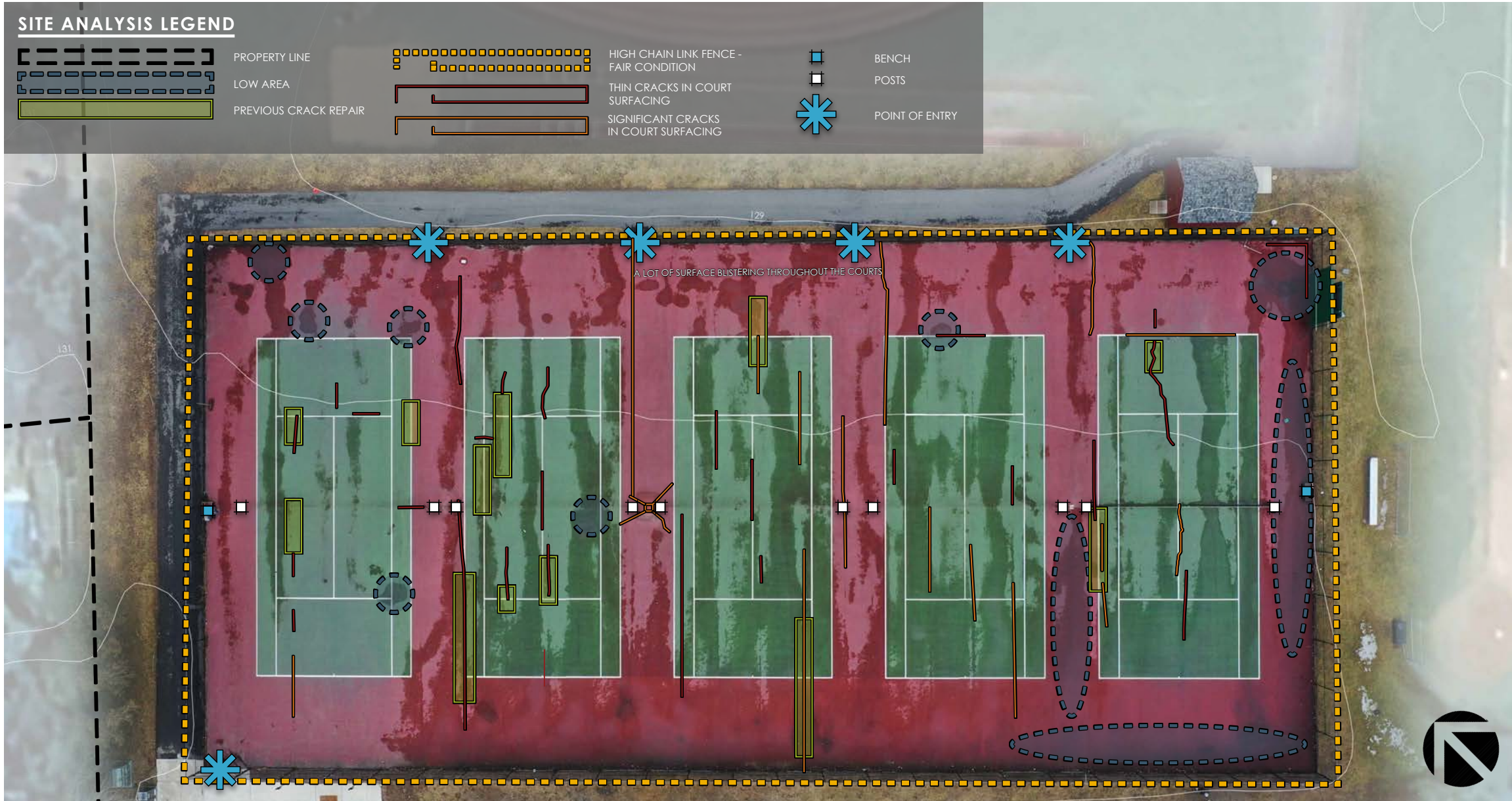
APPROXIMATE TOTAL
LINEAR FEET IN
CRACKS = 307'

APPROXIMATE TOTAL
LINEAR FEET IN PREVIOUS
CRACK REPAIR = 505'

SITE ANALYSIS - RIDEOUT PARK (BASKETBALL)

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APPROXIMATE TOTAL
LINEAR FEET IN
CRACKS = 386'

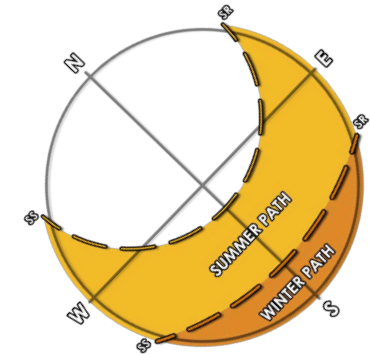
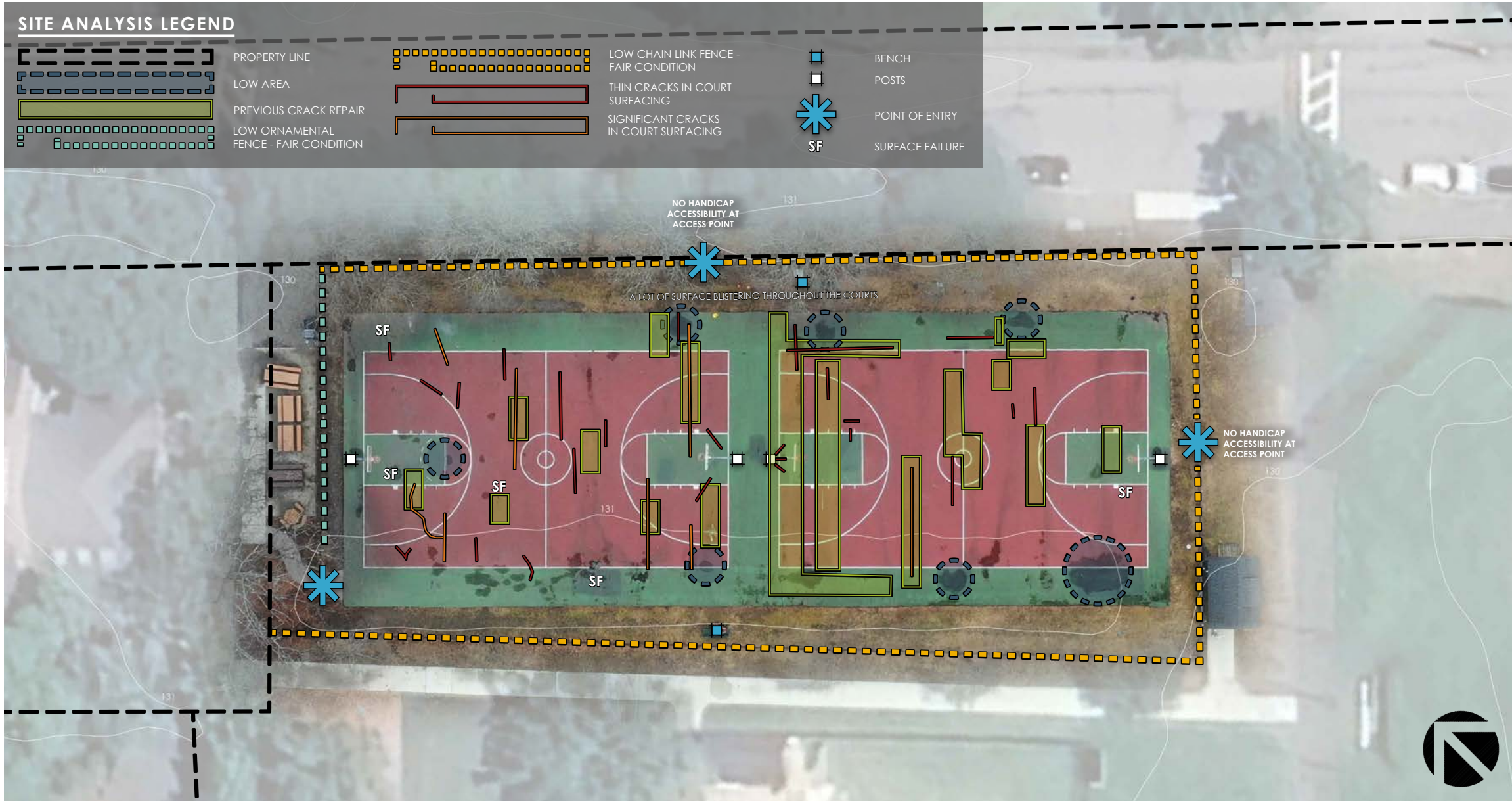
APPROXIMATE TOTAL
LINEAR FEET IN PREVIOUS
CRACK REPAIR = 155'

SITE ANALYSIS - EMERSON PARK (TENNIS)

ACTIVITAS

Town of Concord

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APPROXIMATE TOTAL LINEAR FEET IN CRACKS = 203'

APPROXIMATE TOTAL LINEAR FEET IN PREVIOUS CRACK REPAIR = 315'

SITE ANALYSIS - EMERSON PARK (BASKETBALL)

ACTIVITAS



CONCEPTUAL DESIGNS

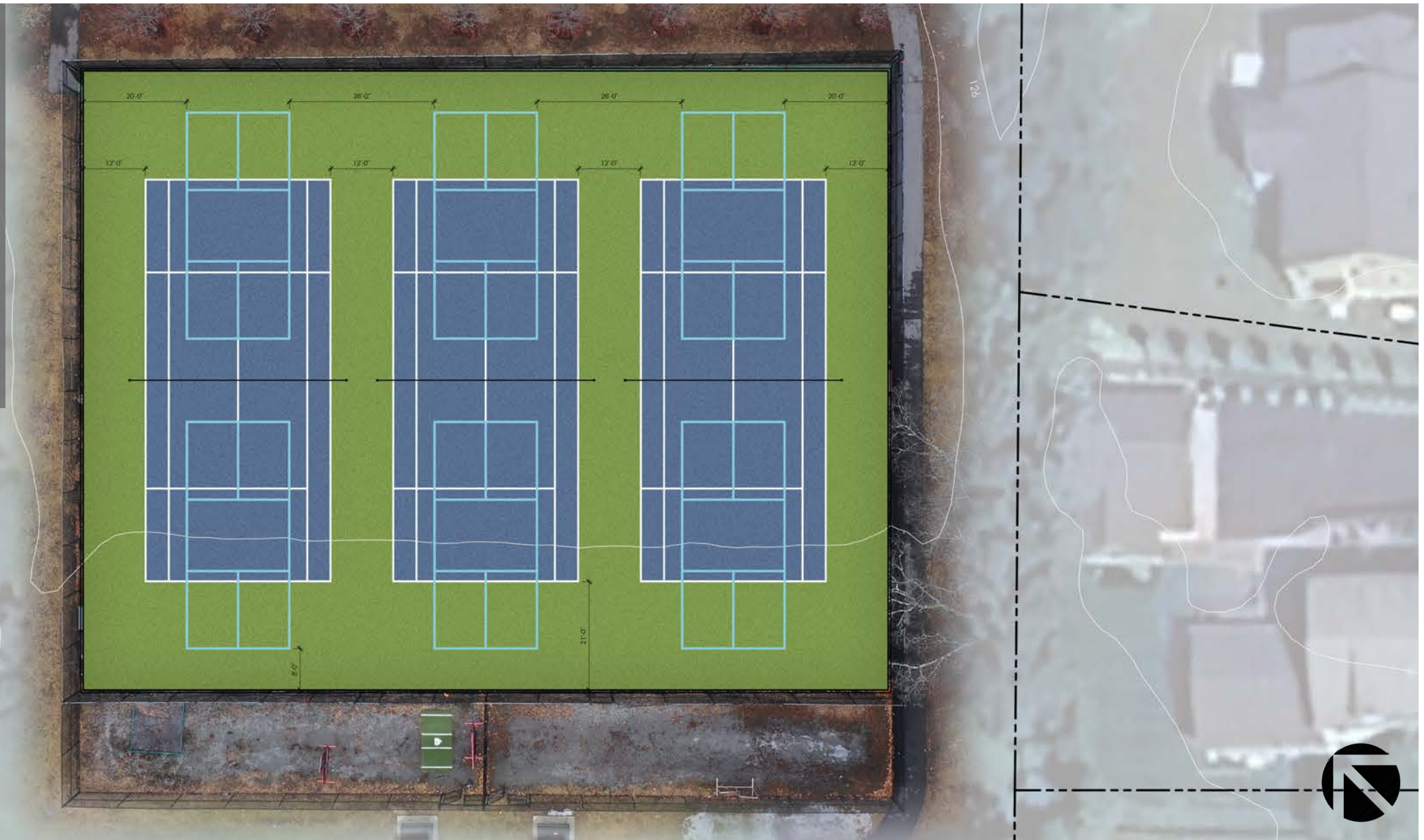


ATHLETIC COURT LEGEND

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



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

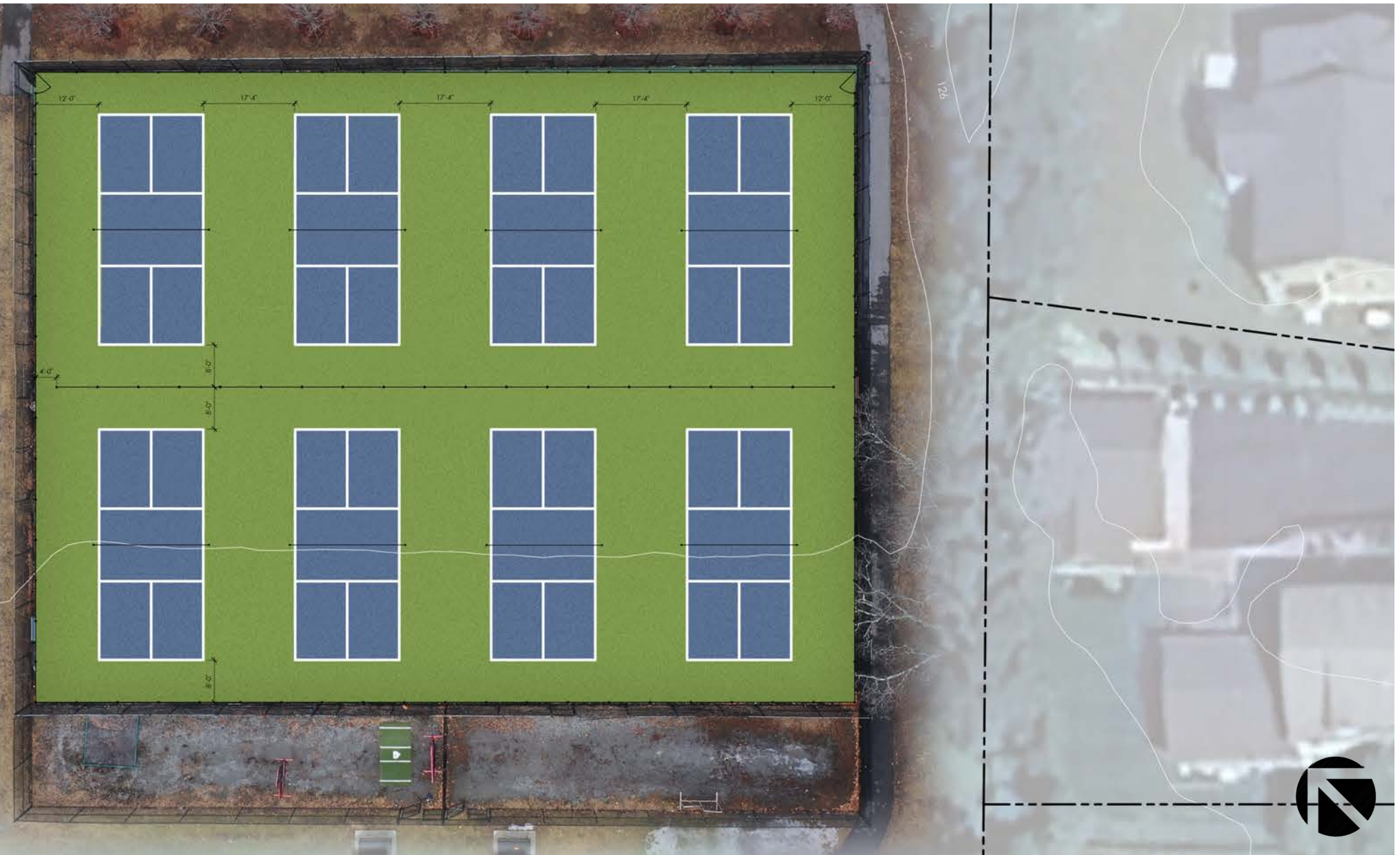


ATHLETIC COURT LEGEND

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



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

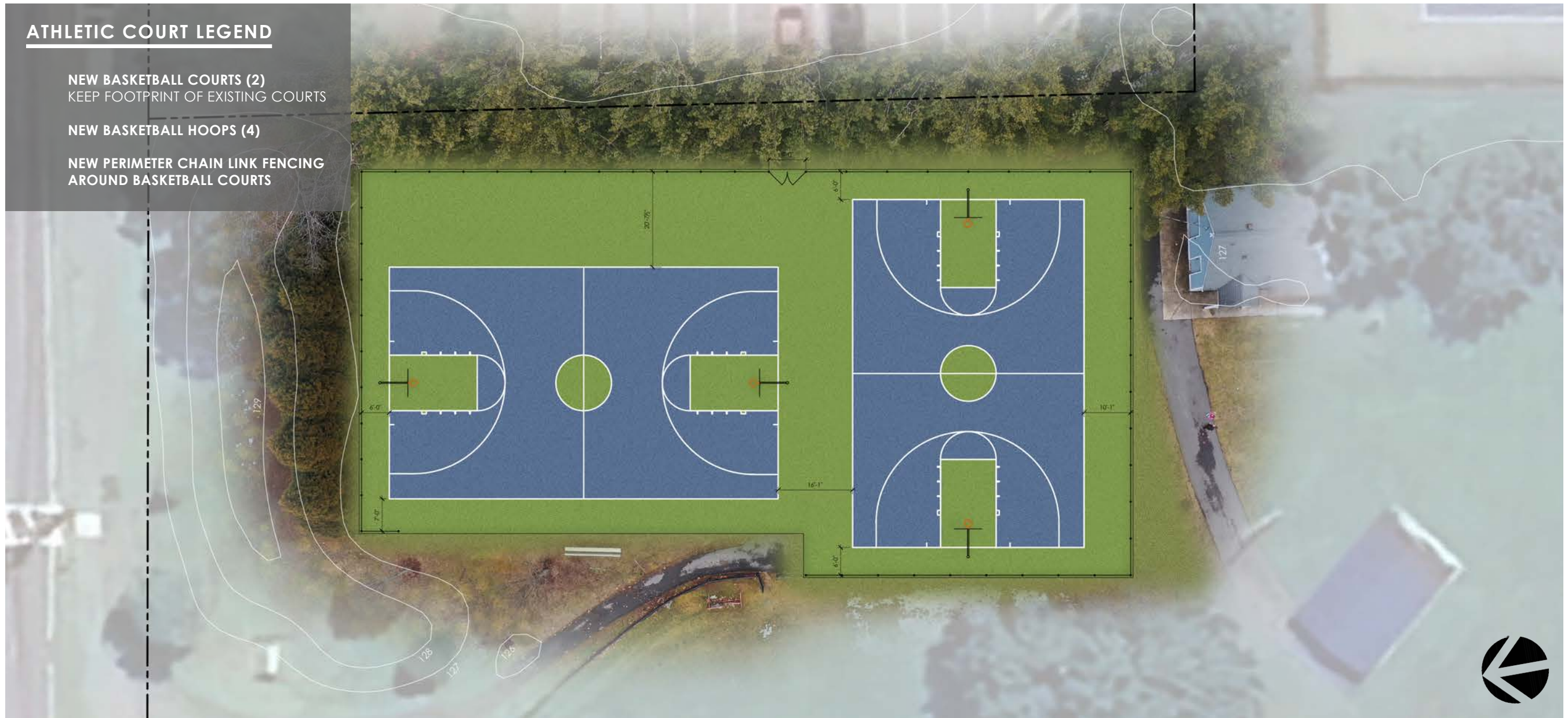


ATHLETIC COURT LEGEND

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)



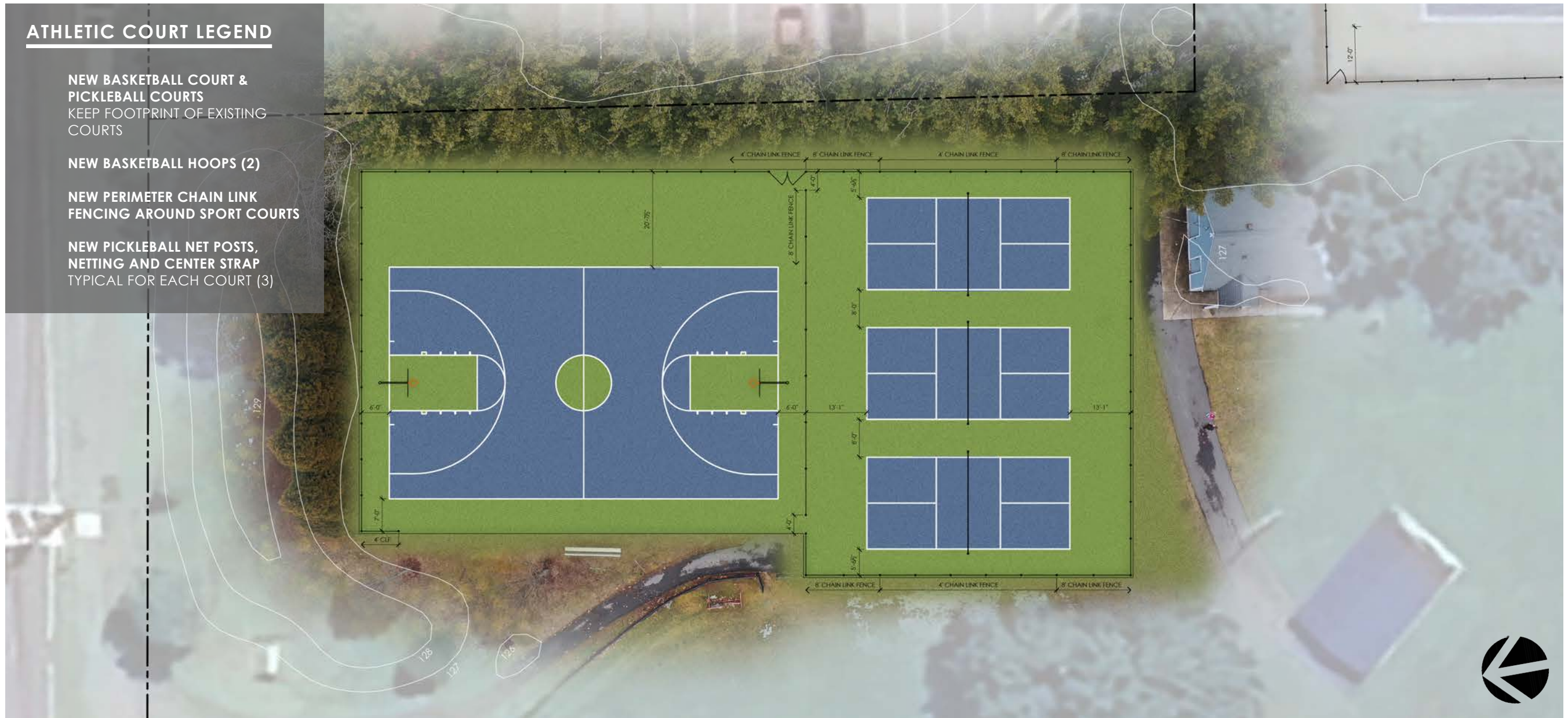
ATHLETIC COURT LEGEND

NEW BASKETBALL COURT & PICKLEBALL COURTS
KEEP FOOTPRINT OF EXISTING COURTS

NEW BASKETBALL HOOPS (2)

NEW PERIMETER CHAIN LINK FENCING AROUND SPORT COURTS

NEW PICKLEBALL NET POSTS, NETTING AND CENTER STRAP TYPICAL FOR EACH COURT (3)



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

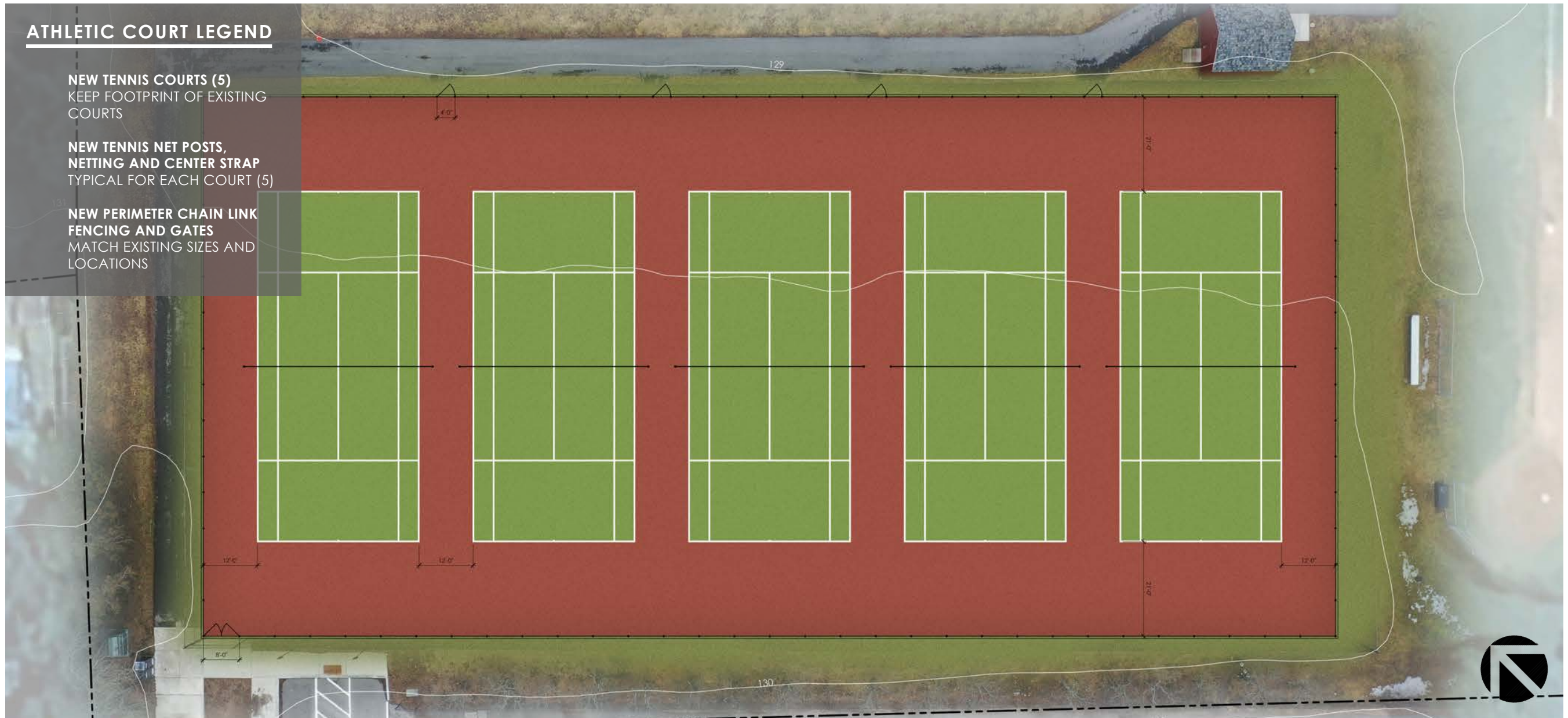


ATHLETIC COURT LEGEND

NEW TENNIS COURTS (5)
KEEP FOOTPRINT OF EXISTING COURTS

NEW TENNIS NET POSTS, NETTING AND CENTER STRAP
TYPICAL FOR EACH COURT (5)

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



CONCEPTUAL DESIGN - EMERSON PARK (TENNIS TO TENNIS)



ATHLETIC COURT LEGEND

NEW FULL SIZED BASKETBALL COURTS (2)
KEEP FOOTPRINT OF EXISTING COURTS

NEW BASKETBALL HOOPS (4)

PERIMETER FENCE AND GATE UPDATES

NEW ADA ACCESSIBLE WALKWAY
CONNECTIONS



CONCEPTUAL DESIGN - EMERSON PARK (BASKETBALL TO BASKETBALL)

An aerial photograph of a tennis court complex. The court is divided into four blue playing areas, each with white court lines. A central net structure, consisting of two tall black posts and a horizontal crossbar, runs down the middle of the court. The background shows a green lawn and some trees. The text "OPINION OF PROBABLE COSTS" is overlaid in white, bold, sans-serif font in the center of the image.

OPINION OF PROBABLE COSTS



RIDEOUT PARK (TENNIS/PICKLEBALL TO TENNIS/PICKLEBALL)

PROJECTED COSTS	
SITE PREPARATION.....	\$45,000
EARTHWORK	\$40,000
COURTS	\$250,000
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	\$500,000
ADD ALTERNATE CONDUIT FOR FUTURE LIGHTING	\$18,000
ADD ALTERNATE POST-TENSION CONCRETE	\$265,000
PROJECT TOTAL	\$783,000

NOTES

- SALES TAX EXEMPT, PREVAILING WAGE RATE CONSTRUCTION.
- COURTS INCLUDE NEW CHAIN LINK FENCE, NETTING, NET POSTS, AND CENTER STRAPS.
- 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)

PROJECTED COSTS	
SITE PREPARATION.....	\$45,000
EARTHWORK	\$40,000
COURTS	\$265,000
8% GENERAL CONDITIONS	\$27,000
12% CONTRACTORS FEES	\$42,000
10% SOFT COSTS AND DESIGN FEES	\$42,000
15% CONTINGENCY	\$63,000
INITIAL PROJECT COST	\$520,000
ADD ALTERNATE CONDUIT FOR FUTURE LIGHTING	\$18,000
ADD ALTERNATE POST-TENSION CONCRETE	\$263,000
PROJECT TOTAL	\$801,000

NOTES

- SALES TAX EXEMPT, PREVAILING WAGE RATE CONSTRUCTION.
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- ADD ALTERNATE #1 - INCLUDES CONDUIT FOR FUTURE LIGHTING
- ADD ALTERNATE #2 - INCLUDES UPGRADES TO POST TENSION CONCRETE



RIDEOUT PARK (BASKETBALL TO BASKETBALL)

PROJECTED COSTS	
SITE PREPARATION.....	\$45,000
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	\$363,000
ADD ALTERNATE CONDUIT FOR FUTURE LIGHTING	\$17,000
ADD ALTERNATE POST-TENSION CONCRETE	\$190,000
PROJECT TOTAL	\$570,000

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

OPINION OF PROBABLE COSTS



RIDEOUT PARK (BASKETBALL TO BASKETBALL/PICKLEBALL)

PROJECTED COSTS	
SITE PREPARATION.....	\$45,000
EARTHWORK	\$37,000
COURTS	\$173,000
8% GENERAL CONDITIONS	\$20,000
12% CONTRACTORS FEES	\$30,000
10% SOFT COSTS AND DESIGN FEES	\$30,000
15% CONTINGENCY	\$45,000
INITIAL PROJECT COST	\$382,000
ADD ALTERNATE CONDUIT FOR FUTURE LIGHTING	\$17,000
ADD ALTERNATE POST-TENSION CONCRETE	\$190,000
PROJECT TOTAL	\$589,000

NOTES
<ul style="list-style-type: none"> • SALES TAX EXEMPT, PREVAILING WAGE RATE CONSTRUCTION. • COURTS INCLUDE NEW CHAIN LINK FENCE, NETTING, NET POSTS, AND CENTER STRAP 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

OPINION OF PROBABLE COSTS



EMERSON PARK (TENNIS TO TENNIS)

PROJECTED COSTS	
SITE PREPARATION.....	\$50,000
EARTHWORK	\$45,000
COURTS	\$422,000
8% GENERAL CONDITIONS	\$41,000
12% CONTRACTORS FEES	\$62,000
10% SOFT COSTS AND DESIGN FEES	\$62,000
15% CONTINGENCY	\$93,000
INITIAL PROJECT COST	\$775,000
ADD ALTERNATE CONDUIT FOR FUTURE LIGHTING	\$23,000
ADD ALTERNATE POST-TENSION CONCRETE	\$503,000
PROJECT TOTAL	\$1,301,000

NOTES

- SALES TAX EXEMPT, PREVAILING WAGE RATE CONSTRUCTION.
- COURTS INCLUDE NEW CHAIN LINK FENCE, NETTING, NET POSTS, AND CENTER STRAPS.
- 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

OPINION OF PROBABLE COSTS



EMERSON PARK (BASKETBALL TO BASKETBALL)

PROJECTED COSTS	
SITE PREPARATION.....	\$35,000
EARTHWORK	\$36,000
COURTS	\$145,000
8% GENERAL CONDITIONS	\$17,000
12% CONTRACTORS FEES	\$26,000
10% SOFT COSTS AND DESIGN FEES	\$26,000
15% CONTINGENCY	\$39,000
INITIAL PROJECT COST	\$324,000
ADD ALTERNATE CONDUIT FOR FUTURE LIGHTING	\$17,000
ADD ALTERNATE POST-TENSION CONCRETE	\$158,000
PROJECT TOTAL	\$499,000

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



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