

WvE Outdoor Courts

February 16 Committee Meeting

Attendees

Dick Mayo, Maureen Patti, Stan Bujalski, Mahdu Challagulla, Dave Ketcham

Agenda:

Survey

- final adjusted survey - The group walked through the final survey summary presentation. Duplicate and invalid responses have been removed from uninvited takers, statistics included with intro. A brief discussion on observations and included comments. Maureen suggested including a clarification on the organized play observation. The summary will be uploaded to WvE website and shared with the the WEVD Commissioners, WEA BOD and community via link. Dave will coordinate a Constant Contact communication with Judy.

Notes from VT Tennis conversation

- The group reviewed the provided notes from 2/11 phone conversation.
 - **Clay Courts** - *VT Tennis does not install clay or 'soft' courts. He did say the installation is comparable. The layers are the same, but a savings in the cost of top coat (clay vs asphalt) is offset by the need for a sprinkler system. Clay must be kept damp. Soft courts also require a curb or border to keep the material inside the court area, often done with bricks. Daily maintenance of brushing and rolling is required. Regarding damage from sharp objects (dog claws etc), it would be handled by brush and rolling. Clay is much easier to fix gouges and doesn't crack.*
 - *While researching clay courts, I stumbled upon another option which won't crack. VT Tennis has one called **Premier Court which is a 1/4"** (I think that's what he said) **membrane** that floats on the base surface . It provides a softer surface as well. The cost is \$35k per court, or \$70k for a 2 court battery. Our courts would require some additional prep work to fix cracks, clean surface etc. He estimated an additional \$10k. Since the lower courts are much more stable (less cracking), but have the delimitation issue (volcano-ing), this is a viable option, but doesn't save much...and doesn't include new fence.*
 - *New **net posts** are \$1500 per court, or \$3000 per double court.*
 - *I asked about **removable net posts** thinking it could come in handy on multi-use courts. He said all of VT Tennis net posts are inserted into a sleeve. VT Tennis recommends removing the net posts during winter.*
- Clay was determined to not be a viable option.
- Good discussion on using a membrane to resurface existing lower court battery since it's condition is more structurally sound. Jeff from VT Tennis had stated the same, it's an option for the lower court battery, but not the upper courts. He said an onsite assessment would need to be made after the snow melts. Additional research on the product needs to be done and references consulted.

Estimation Worksheet

- The worksheet has been updated with some additional estimates.
- Option A - turnkey
 - A1 vs A2 - Both of these options are turnkey, where a court contractor is hired to do the entire project. Option A1 includes both batteries (2 sets of double courts), option A2 is for a single battery. Each option has 2 or more estimates (A1.1, A1.2, A1.3). There was much discussion

on how to accommodate all users of the 3 current court types if only one battery was to be rebuilt. Tennis came in as the most important at 43%, but basketball and pickleball combined are over half at 57%. The negotiated solution provides at least one new court surface for all 3 sports. A rebuilt upper court battery will have 1 new tennis (*future multipurpose with full court basketball*) and 3 new pickleball with multipurpose badminton. The basketball court will be rebuilt as a new 1/2 court basketball. The longterm plan is for all 3 sports to end up with '3' new courts using multipurpose courts (*basketball would be 1 full & 1 half court, or 3 half courts*).

- Option B - sub-contracted
 - B1 vs B2 - Both options are based on subcontracting out each piece. It was determined that B1, remove/rebuild, was not reducing the cost sufficiently to justify not using a court contractor to oversee the project. Option B2, refurbish, is basically putting a new asphalt top coat on top of the existing pad. An estimate is needed to confirm cost. Stan will contact Bryant Paving to topcoat a 112'x120' surface. This option will make a good playable surface, but not great. The cracks will come back eventually, but could be maintained. Keep the old fence and repair the back corner. It won't be pretty, but serviceable.
- Option BC - resurface
 - C1 vs C2 - Both options are putting a new surface on the existing pad. Option C1 (repaint) was determined not to be viable. Both court contractors declined to offer an estimate to resurface existing asphalt pads as they said the community would be disappointed in the result. The cracks and 'volcano-ing' will reappear. Option C2 (membrane) was discussed (*see above notes*).

OCC Recommendations

- Summary report for all (WEVD, WEA, community)
 - The group will be providing a recommendation summary to outline the two most viable solutions. The content will be presented in an open meeting to all of the WEA community. Dick agreed to be the presenter.

WEVD Annual Meeting

- warrant article(s) - Maureen provided an update on the timeline for warrant articles. Dave will update Judy on the committee's plan to provide two, mutually exclusive articles, due next week.
- Dave has been unable to obtain any information on how municipal bonds work. Maureen offered to look into it.

Open discussion

- Dave offered to invite Jeff from VT Tennis to a meeting for open questions. Some discussion about the audience for such a meeting.
- Mahdu and Dave will be presenting the committee's findings and recommendations to the WEA BOD for CIF funding.
- Dave shared a diagram of the as-is basketball court and a proposed to-be half-court diagram. Maureen pointed out the Campton/Thornton Fire Chief required a direct walkway from the parking area to the access door to be cleared during winter. Dave will update accordingly.

Next meeting

- * March 2 @ 7:00pm via Zoom
- * The WEA calendar contains the next 3 meetings.