



TOWN OF CONCORD
RECREATION DEPARTMENT
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To: Community Preservation Committee
From: Phillip Griffiths, Recreation Commission Chair
Date: February 24, 2026
Subject: Rideout Courts Renovation Application – Request for Funding Flexibility

Purpose

The Recreation Commission respectfully requests flexibility to use the approved (pending Town Meeting) Community Preservation Committee (CPC) funding in the amount of \$497,153 for the Rideout Courts Renovation Project to complete the project with either asphalt or post-tension concrete. Since our initial application to the CPC, increased material costs and procurement and project management assistance needs have increased the projected budget. The Recreation Commission hopes to be able to identify sufficient funds to complete the project with post tension concrete, but we request flexibility in the selection of materials so that we may restore and modernize this important recreational asset with available funding.

Background

The Recreation Commission initially approached the CPC to secure funding support for the Rideout Courts Renovation Project, a municipally sponsored initiative designed to address significant deterioration of the existing tennis, pickleball, and basketball court surfaces. At the time of application, project planning anticipated upgrading the traditional asphalt court surfaces to post-tension concrete, a durable alternative that extends the longevity of the courts and reduces maintenance demands.

The CPC's support has been instrumental in advancing project planning and demonstrating the Town's commitment to improving recreational infrastructure. As the project has progressed into design development and cost refinement, however, additional considerations have emerged that necessitate this request.

Current Considerations

Since the original funding request, the overall project scope and costs have increased. In particular:

- Project cost escalation has occurred due to market conditions affecting construction materials and labor.
- Municipal procurement requirements now necessitate engagement of a professional consultant to support project design, documentation, and construction oversight.

The Town remains fully committed to completing the resurfacing and renovation of the courts regardless of the final material selection. While the Recreation Commission continues to view post-tension concrete as the preferred long-term solution, it is prudent to acknowledge the possibility that bid responses may exceed available funding levels. In such a scenario, reverting to an asphalt resurfacing approach would still represent a meaningful and necessary improvement over current conditions and would allow the project to proceed without delay.

Accordingly, the Commission seeks CPC authorization to apply the approved funding toward the overall Rideout Courts Renovation Project, irrespective of whether post-tension concrete is ultimately incorporated.

Project Cost Summary

Current estimated costs associated with the project are outlined below:

Base Project Components

- Activitas (Design and Project Management): \$111,750
- Tennis Courts – Initial Project Cost: \$465,305
- Basketball Courts – Initial Project Cost: \$337,000

Alternate Enhancement

- Post-Tension Concrete (Tennis and Pickleball Courts): \$362,000

Total Estimated Project Cost: \$1,276,055

Funding Status

The project currently reflects the following funding position:

- Funds in hand: \$755,157.32
- CPC funds anticipated (pending Town Meeting approval): \$497,153.00

Total Available Funding: \$1,252,310.32

This results in a current projected shortfall of \$23,744.68, which may fluctuate depending on bid outcomes and final material selection. The Recreation Commission feels confident it can bridge this gap if the bids come in as planned.

Request

To maintain project momentum and avoid potential delays associated with funding constraints tied to specific material selections, the Recreation Commission formally requests CPC approval for the following:

1. Authorization to apply CPC funding toward the full Rideout Courts Renovation Project, including base resurfacing work and associated project costs.
2. Flexibility in material selection, allowing the Town to pursue post-tension concrete if bids are favorable, or to proceed with asphalt resurfacing if cost conditions warrant.
3. Continued partnership with CPC to ensure responsible stewardship of community preservation funds while delivering a timely and high-quality recreational improvement.

Conclusion

The Rideout Courts serve as a vital recreational resource. Advancing this renovation project remains a priority for the Recreation Commission and the broader community. Granting flexibility in the use of CPC funds will ensure that this important project can move forward efficiently, responsibly, and with the greatest possible benefit to residents.

We appreciate CPC's continued support and consideration of this request and welcome any opportunity to provide additional information or clarification.

Sincerely,



Phillip Griffiths
Recreation Commission Chair