

Community Preservation Committee

Article 21: Needham High School Tennis Courts

Applicant: Needham Park & Recreation Department

Appropriation: \$1,440,000

Project Overview

The Park & Recreation Department proposes replacing the existing four asphalt courts at Needham High School with eight new post-tension concrete courts. The existing courts are in disrepair and unsafe for play. As a result, students are practicing at Millis and Newman courts.

Why increase the number of courts?

- To provide adequate space for the high school teams to practice together
- To allow NHS to host tournaments, which requires a minimum of 5 courts
- To alleviate congestion at Millis and Newman for expanded community use

Why post-tension concrete?

- It has become the industry norm
- It carries a 25-year warranty
- Fewer maintenance needs and costs over time

This project also includes stormwater management, landscape improvements, new perimeter fencing, and ADA accessible walkways.

Project Cost & Funding Sources

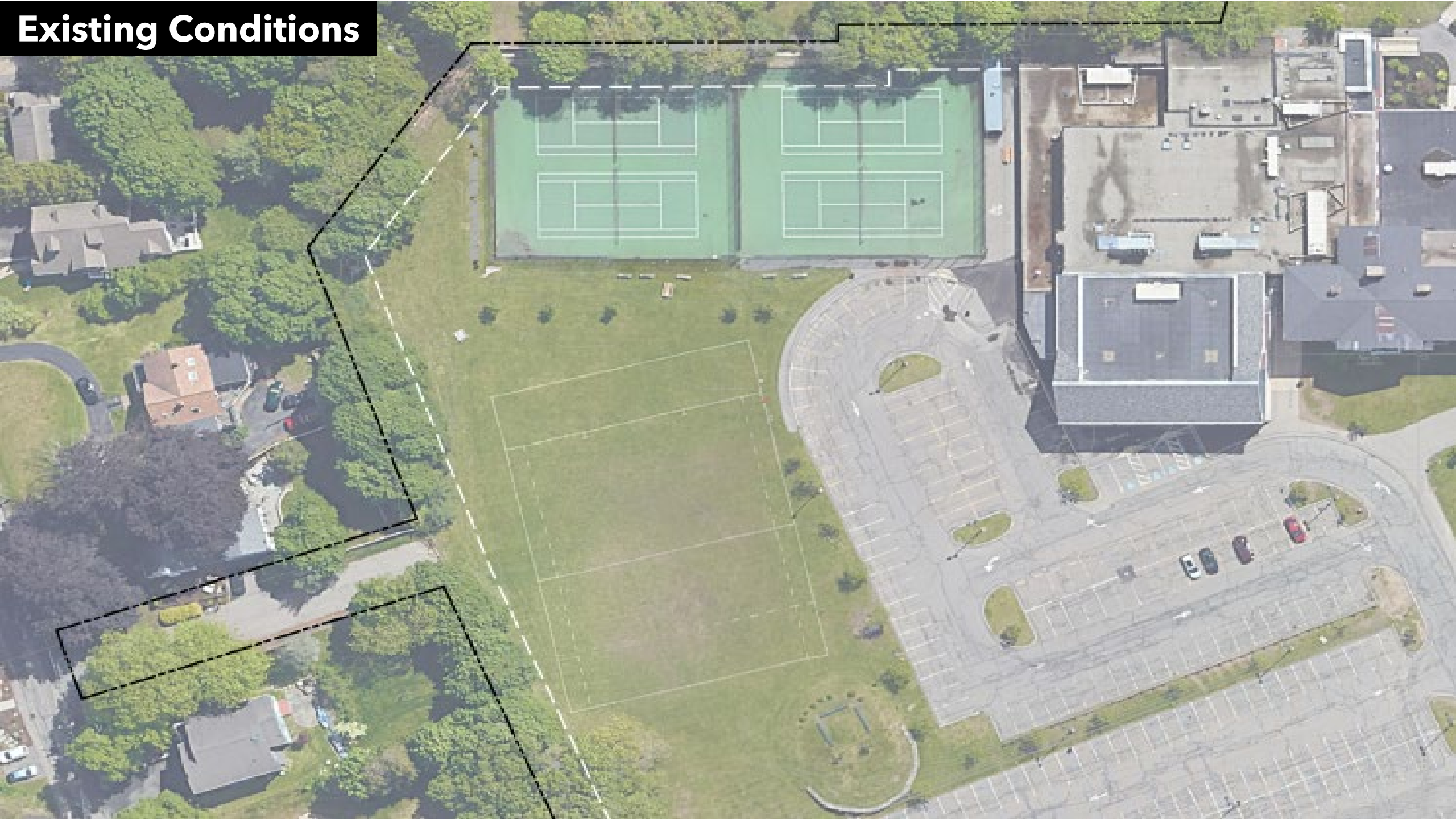
Total Estimated Construction Cost:	\$2,600,000
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Funding Sources:

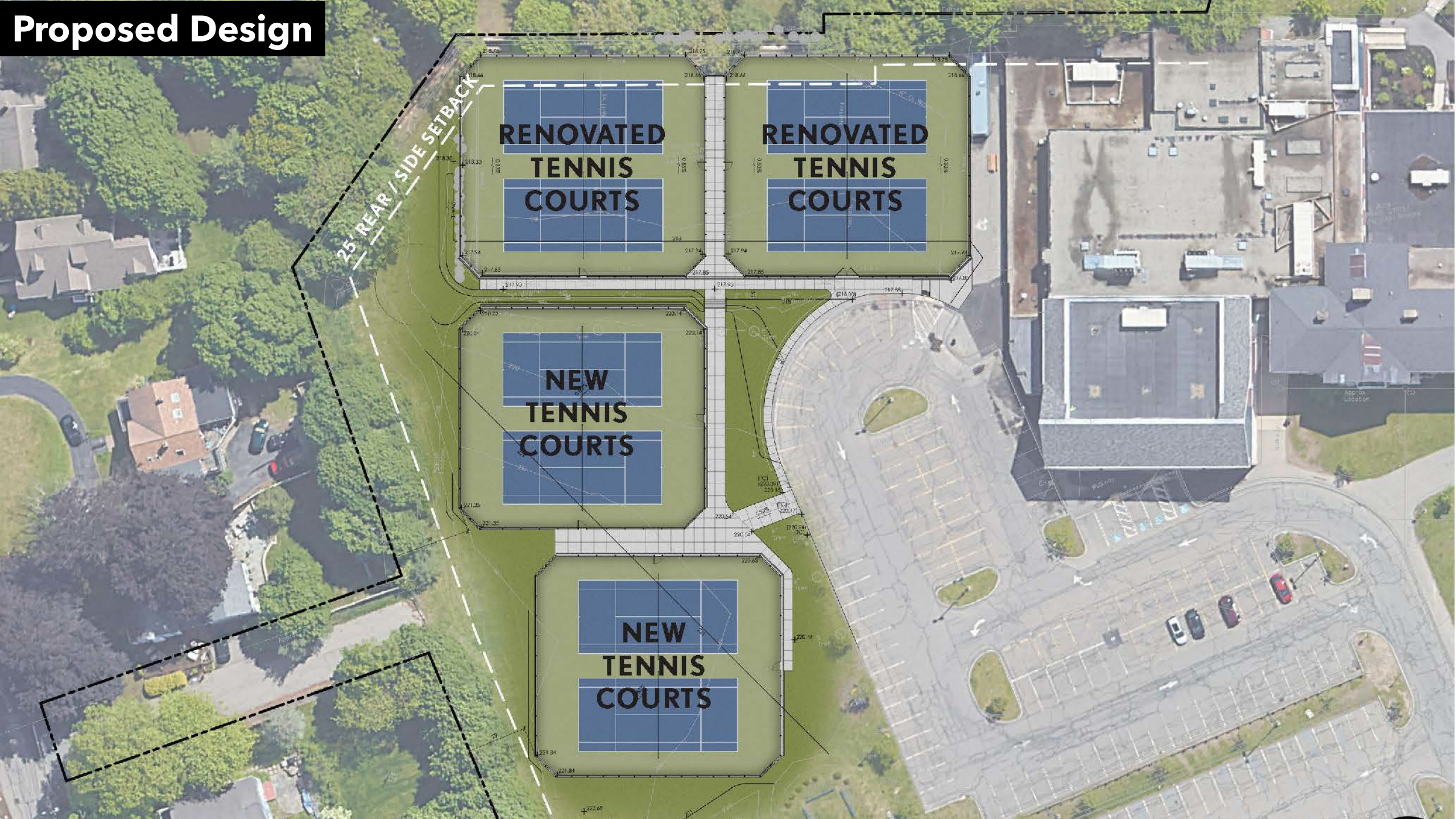
CPC Free Cash:	\$1,440,000
Athletic Facility Stabilization Fund:	\$1,000,000
Overlay Surplus:	\$ 149,196
Transfer from Article 43 of the 2015: Annual Town Meeting	\$ 10,804

NB: In 2022 Town Meeting approved adoption of Article 20 to appropriate \$50,000 in CPA Free Cash for design costs associated with this project.

Existing Conditions



Proposed Design



Community Preservation Committee Review & Recommendation

The CPC conducted a detailed due diligence review, including proposed budgets, timeline, and cost comparisons with respect to construction materials and number of courts.

The Committee received presentations from the Park & Recreation Department and its design/engineering consultant, Activitas.

The CPC held a Public Hearing on March 13, 2024 and considered the thoughtful community feedback it received both via email and in person.

The CPC also heard from NHS Varsity and Junior Varsity tennis coaches and players regarding the need to expand from four to eight courts.

The Committee is aware of abutting neighbor concerns and received assurances from the Park & Recreation Department that they will be addressed via the ongoing review process.

Community Preservation Committee Review & Recommendation

The CPC determined that this project is eligible for CPA funds as rehabilitation of an existing outdoor recreational facility and creation of new facilities with the addition of 4 courts.

This project satisfies the Factors for Consideration for a Recreation project under the Needham CPA Plan in the following ways:

- Utilizes, preserves, protects, increases or enhances a Town owned recreation asset
- Encourages and develops more active recreational access
- Provides public benefit by increasing the number of courts available to students and the community
- CPA funding will enable this project

The CPC recommends adoption of Article 21 to appropriate \$1,440,000 from CPA Free Cash.