

2022 - 12

Groton Country Club Recreation Courts Project
Final Proposal to the Community Preservation Committee
February 18, 2021



3D Model provided by Mangel Architects

February 18, 2021

Town of Groton

Community Preservation Committee

173 Main St.

Groton, MA 01450

Dear Members of the Community Preservation Committee:

We are pleased to submit this proposal requesting CPA approval and funding in the amount of \$157,480.00. We anticipate \$18,180.00 of funding to cover the engineering survey design and \$151,500.00 for construction costs to create new multi-use recreational courts, consisting of 8 pickleball courts, adding 1 practice backboard for either Pickleball or Tennis and 1 combination court with a full-sized tennis court and a half basketball court.

The timing for construction of new courts is propitious:

- Pickleball is the fastest growing sport in the United States. It is a sport that combines the elements of ping pong, tennis and badminton. There will be more pickleball players than tennis players in the U.S. by the year 2030.
- Pickleball attracts all ages from 8 to 88 years+.
- In the last few years, 16 surrounding Massachusetts communities have successfully appropriated CPA funds for pickleball.
- Pickleball availability is increasingly driving vacation and real estate purchase decisions.
- By offering new recreational programming such as Learn-to-Play Pickleball and Tennis lessons, tournaments, league play, round robins, social mixers to name a few, the new courts will not only serve the community by bringing people together but will also create an added revenue source.
- By presenting pickleball, tennis, a half basketball court and a practice backboard, we envision merging these sports for use by residents of all ages and interests.

We invite you to join the vision of restoring beauty and purpose to the courts at the Groton Country Club.

Sincerely,

The Friends of Groton Pickleball Board

Sue Adams, Pia Ancil, Diane Amaral, Kirsta Davey and Andrea Myette

Table of Contents

	Page #
Welcome Letter.....	2
CPA Project Application Form.....	4-6
Quotes.....	6-11
Community Preservation Coalition, Article regarding Pickleball/ recent CPA funding.....	12-14
Letters of Support...The Groton Country Club.....	15
Letters of Support...The Select Board.....	16
Letters of Support...The Prescott School Community Center.....	17
Letters of Support... The Grange #7.....	18
Letters of Support...John Amaral/ Omni Properties.....	19
Letters of Support...Cheryl King/ MMR Broker Real Estate.....	20
Letters of Support...Publick House.....	21
Letters of Support...Local residents.....	22-34
Existing condition of court photos.....	34-35
Additional Information...21.1 Architectural image of Renovated Courts.....	36
Additional Information...21.2 USA Pickleball Association Pickleball Court Dimensions.....	37
Additional Information...21.3 Tennis Court Dimensions.....	38
Additional Information...21.4 (A) Half Sized Basketball Court, (B) Portable Basketball Unit image.....	39
Additional Information...21.5 Practice Backboard.....	40
Additional Information...21.6 (A) GCIS Map of Groton Country Club, (B) GCIS Map Tennis Courts.....	41
Additional Information...21.7 Goldsmith, Prest, Ringwall Engineering Study Agreement.....	42
Additional Information...21.8 Funding Reference/People/Families who pledged donations.....	43-44
Additional Information...21.9 Summer Earning Potential.....	45-46
Management Plan.....22.0.....	47-49
Maintenance of Courts & Expenses.....	48-49
The Friends of Groton Pickleball Board	
Susan Adams Bio.....	50
Pia Anctil Bio.....	51
Diane Amaral Bio.....	52
Krista Davey Bio.....	53
Signature Page.....	54

Groton Community Preservation Plan 2020-21

11. CPA PROJECT APPLICATION FORM

[CPC Use Only: Date Received 2/18/2021 By: SAMMIE KUL
Assigned CPC #2022- 12]

If possible, use word processor to fill out form. Please answer all questions, use "N/A" if not applicable.

1. a.) Applicant Name and Organization: Last: Adams, Anctil, First: Susan, Pia
Organization(s) (if appropriate) The Friends of Groton Pickleball
b.) Regional Project: Yes ? or No? X If Yes, Town/Organization:
2. Submission Date: February 18, 2021
3. Applicant Address: St. (Adams) 20 Wintergreen Lane, Groton, MA (Anctil) 7 Shenandoah Rd.
City/ State: Groton, MA ZIP: 01450 (for both applicants)
4. Ph. #(Sue) 978-732-9088 (Pia) 978-808-0149 Email: sueadams777@gmail.com & panctil@perkinslawpc.com .
5. CPA Purpose. Check all that apply:
Community Housing (Affordable Housing:) Historic Preservation*
Open Space: Recreation X
* As per MA General Law Chapter 44B, proposed historic projects that are not on the structures listed on the state's registry of historic places require a determination by the Groton Historic Commission that the proposed project is of historic significance.
6. Town Committee or boards participating: The Select Board, Groton Country Club, Prescott School Community Center, The Groton Grange #7
7. Project Location/Address: at the Groton Country Club, 94 Lover's Lane, Groton, MA
8. Project Name: Groton Country Club Recreation Courts Project
9. Additional Responsible Parties (If applicable):

Role (specify) Name Address Ph. (w) (cell) Email

Property/Site Owner Owned/ Mark Haddad Groton Town Hall, 173 Main Street, Groton, MA (978)

448-1111 mhaddad@grotonma.gov

Project Manager Sue Adams & Pia Anctil, 20 Wintergreen Lane, 7 Shenandoah Rd, Groton. Sue (978)

732-9088 and Pia (978) 808-0149. sueadams777@gmail.com panctil@perkinslawpc.com

Lead Architect Bruce D. Ringwall, GPR, Goldsmith, Prest and Ringwall 39 Main Street Suite #201, Ayer, MA 01432 (978) 772-1590 www.gpr-inc.com

Project Contractor TBD

Project Consultants Bruce D. Ringwall, GPR, Goldsmith, Prest and Ringwall 39 Main Street Suite #201, Ayer, MA 01432 (978) 772-1590 www.gpr-inc.com

Other: Shawn Campbell shawn@grotoncountryclub.com 94 Lover's Lane Groton 978-448-3996

Other:

10. ~~As appropriate, indicate if proposal requires P&S agreement~~ Deed

Option agreement N Other-describe:

11. a.) Assessor info. (map/ block/ lot id.(s)): 115-33/4734 b.) Tax classification type: 61B
12. Permits required: Zoning: N/A Historic Preservation: N/A Other:
13. Historic Commission Approval signoff (when required): N/A Date:
14. Funding: a.) Project Cost: \$169,680.00 Estimate: Professional Quote: \$169,680.00
b.) Requested from CPC: \$157,480.00 c.) Committed from other sources: \$12,200.00
(21.8)
- d.) Annual anticipated total income: \$3,179.25-2021/ \$10,837.50 - 2022 (21.9)

e.) Annual anticipated total expense: \$3,831.00 (22. 9C xvi)

f.) Anticipated net income (loss): \$580.25- 2021 / \$7,006.50- 2022

g.) Estimator name/company: TBD

15. CCP Objectives - use codes from Section 5 to indicate all that apply: 5.3, 6.1, 6.2

16. Project Timelines: Proposed Start Date: 8/16/21 Projected Complete Date:

9/24/21

17. Estimated Delivery Date of Completion Report to CPC: 10/15/21

18. Project description and explanation (attach additional sheets as needed):

This restoration project includes the following:

- Engineering study and land surveying services to be completed by Goldsmith, Prest and Ringwall.
- Sealed bid process to be completed by Mark Haddad, the Town Procurement Officer (current quotes are not unified, as some have quoted different court situations).
- The project is to restore the existing court surface into a new surface for 8 dedicated pickleball courts, one practice backboard, one combination court offering tennis and half court basketball.
- Remove existing structures on the court, including the nets, net posts, fence posts, and concrete footings and remove exterior fencing.
- Reconstruction of the asphalt is the process that must be completed. This is because the tennis courts have been cracked for a long period of time and are no longer in a state of a simple repair or resurfacing. Resurfacing is not the solution; Three out of the four contractor quotes explained that resurfacing would only last a year until it would crack.
- Reconstruction involves pulverization, a method that breaks up the existing asphalt into small pieces, as the name implies, grinding the distressed layer with a portion of the underlying base creating an aggregate base. In pavements, the aggregate base course is a sub-layer material that provides a supportive foundation and is created by using concrete and recycled asphalt, as would be the case for this project.
- This new improved base layer can then support the hot bituminous concrete surface that would be added to smooth over the base layer.
- Drill holes for the net posts.
- Install a 5' chain link fence to divide the pickleball courts from the tennis court/basketball court.
- Install a 5' chain link fence to divide the upper and lower pickleball courts.
- Furnish and install eight sets of pickleball posts and nets. These will be permanent nets.
- Furnish and install one set of round tennis court posts, tennis net, center strap and anchor for the tennis court.
- Utilize Groton Country Club's existing portable basketball net.
- Paint the entire court area using 4 coats of the suggested acrylic playing system paint. Court to be painted as one tennis court and eight pickleball courts.
- Paint tennis and pickleball lines with white textured line paint.
- Paint one set of basketball lines. Color TBD.
- Replace existing fence with double door opening on opposite ends.
- Attach the backboard to the fence behind one pickleball court.
- Install a small utility shed for court maintenance equipment.

19. Feasibility: Successful funded CPA courts in surrounding Massachusetts towns including: Abington, Agawam, Belchertown, Belmont, Boxford, Chatham, Eastham, Easthampton, Marshfield, Mashpee, Nantucket, Randolph, Sandwich, Sudbury, Wellfleet, Westford and Yarmouth. Here are a few examples of successful projects, including details on what the description of the project was, total cost and other funding sources:

- Belmont, MA: CPA Funding 9/21/20- "Revitalize current town field playground, four pickleball courts, one basketball court and the tennis wall". Description: "Town Field playground and courts are located at the intersection of Beech and Waverley Streets. It is a highly utilized recreational space for both children and adults. The area we look to revitalize includes the current Town Field playground, four pickleball courts, one basketball court and the tennis wall." Project in progress. Total project cost \$680,624.00. Other funding sources \$0.

- South Yarmouth, MA: CPA Funding 5/5/18-"Flax pond recreation area phase 3 pickleball courts". Description: "To construct pickleball courts at Flax Pond Recreation Area". Total project cost: \$275,000.0 Other funding sources \$0. (Above information taken from the CPA Projects Database)
- Quotes received from 4 sources-see chart, not based on the engineering study...

Groton Country Club Recreation Courts Project Project/Quotes					
Vendor	Location	Rep.	Contact #	Email	Project Cost
GPR, Inc-Engineering	Ayer, MA	Bruce Ringwall	978-697-1868	bringwall@gpr-inc.com	\$18,000.00
Premier Sealcoating	Oxford, MA	Ryan Anderson	508-340-9713	ryan@premier.com	\$91,000.00
Sport Tek Inc.	Salem, MA	Roger Bouchard	978-578-1379	sporttek@yahoo.com	\$118,000.00
Vermont Tennis Court Surfacing	Johnsbury, VT	Jeff Zangla	802-748-4378	jeff@vttennis.com	\$185,000.00
Westboro Tennis Surfaces	Clinton, MA	Joe Gil	508-847-8092	wts@westborotennissurfaces.com	\$208,500.00

Pia Ancil

From: PREMIER SEALCOATING <ryan@premiersealcoatingma.com>
Sent: Tuesday, December 15, 2020 2:24 PM
To: Pia Ancil
Subject: Re: Groton MA Courts

So preliminary numbers are as follows my recommendations for the best bang for your buck would be to clean the tennis courts as they sit now remove any posts that need to be replaced and retro fitting for pickball overlay existing asphalt and color coating that. Again you will have to deal with hairline cracks coming back over time but it is nearly the same cost to repair what is there now.

I will give you the number for both options and if you decide which route you would like to go then we can formalize and estimate and send it over but this email will stand for the preliminary numbers. This is legally binding.

Power wash 4 tennis courts.

Replace post that need replacing and install post for pickleball

Removal \$1000 for set \$1500 to install new sleeves. Per court price

Basketball goal installation per court price.

Includes Municipal Jay Hoop brand goal \$3300

If you remember per our discussion this basketball court would actually be two half courts we would not be able to have a regulation high school or college size basketball court because of the distance between the two goals we would gladly lay it out so it looks like it is a full court but just know that there is an extra 30 ft distance between the goals.

Remove section of fence so that courts can be accessed by machinery and reinstall it after the project is complete. \$400

Overlay the existing asphalt. After the court has been power washed it would be sprayed with tack coat and the existing cracks filled ,;then 2" of compressed State Top Coat. Would be applied. \$64,000 doing our best to pitch in a way that water would drain properly granted when you are overlaying you are stuck following the contour of the surface in which you are overlaying but there is stuff we can do to mitigate any puddles.

Color coating courts: this includes one coat of acrylic resurfacer this helps fill all the porous voids of the asphalt and helps make it look smooth. Once that has been complete two coats of acrylic color would be applied to the choice of the customer to be picked by a later date.

Post: either tennis or pickleball \$390 per set

Nets: \$280 for Tennis \$250 pickleball.

Thanks for the opportunity-Team Premier

Check us out online
Premier Sealcoating & Line Striping Inc.
Ryan Anderson
10 Spruce Street
Oxford, Ma. 01540
508-340-9713

Sports Tek Inc
PO Box 4572, Salem, MA 01970
Rogersportstek@yahoo.com
978 578 1379

November 20, 2020

To: Town of Groton
173 Main St
Groton, MA 01450

Job At: Groton Country Club
94 Lovers Ln
Groton, MA 01450

RE: Reconstructing four tennis courts (120' x 205') and converting to multiple use

1. Remove existing fence for access. Remove existing tennis posts and footings.
2. Pulverize four existing tennis courts.
3. Lasergrade and roll
4. Install 1 1/2" hot bituminous concrete binder course
5. Install 1 1/2" hot bituminous concrete tennis court top course
6. Install 150' of 5' high black chainlink fence to divide pickleball courts.
7. Furnish and install one set of Courtmaster 2 7/8" round tennis court posts, Courtmaster Royale tennis net, and a new center strap and center anchor.
8. Furnish and install eight sets of courtmaster pickleball posts and nets.
9. Furnish and install one Goalrilla CV 60 basketball system.
10. Paint entire court area using four (4) coat Decocolor MP Classic full acrylic playing system. Court to be painted as one tennis court and eight pickleball courts
11. Paint tennis and pickleball lines with white textured line paint.
12. Paint one set of basketball lines. Color Tbd
13. Replace existing fence

Notes:

- Access to water & electricity will be needed and a person to contact.
- Work to be completed between May 2021 to November 2021 and will be scheduled upon signed contract.

PRICE: \$118,900

TERMS: Balance on completion

Respectfully submitted by
Roger Bouchard of SPORTS•TEK
President

Accepted by _____

Roger G. Bouchard

Date: _____

Date: _____

Estimate

P. O. Box 5
ST. JOHNSBURY, VT 05819



(A Division of JS Zangla LLC)

1-802-748-4378
1-800-237-6774
1-802-748-9974 FAX

Town of Groton
Sue Adams

December 22, 2020

978-732-9088
sueadams777@gmail.com

RECONSTRUCTION INTO SIX PICKLEBALL ONE TENNIS COURT ONE BASKETBALL

- a. Remove existing net posts, fence posts, & concrete footings.
- b. Reclaim existing asphalt surface.
- c. Haul place and compact 3" to 6" of crushed bank run gravel to entire 120' x 204' area.
- d. Fine grade area to be paved. Grade will be 1" in every 10'.
- e. Pave area of approx. 2720 sq. yds in two lifts; 2" of 3/4" binder, and 1 1/2" of 3/8" hot plant mix.
- f. Supply and install approx. 648 lin. ft. of galv. chain link fencing. Fencing to have 3" terminal posts, 2 1/2" line posts, 1 5/8" top rail, and 1 3/4" x 9 gauge **black vinyl** wire mesh. Fence to be 6' high. Fence to have four (4) gates. Fence to be 4' high between each set of seven courts.
- g. Supply and install one (1) MVP Goalsetter basketball standard with Heavy Duty Breakaway Rim.
- h. Supply and install in sleeved, bell shaped concrete footings eight (8) new sets of Douglas Sidewinder net posts, eight (8) TN50 tennis nets, center straps and anchors.
- i. Total area to receive one (1) coat of **Premier Sports Coating Resurfacer**.
This will fill surface voids and act as a prime coat for the color system.
Material manufactured by California Sports Surfaces.
- j. Total area to receive two (2) coats of **Premier Sports Coatings**. Color to be Selected By Owners.
Texture coats to contain the proper amount of sand to provide a tough wearing base. Top coat to contain proper amount of pigment to give a long lasting and attractive surface.
Material manufactured by California Sports Surfaces.
- k. Apply seven (7) sets of hand painted, regulation, Pickleball lines with white textured **Premier-Line** paint.
Apply one (1) set of hand painted, regulation, Tennis lines with white textured **Premier-Line** paint.
Apply 1/2 set of hand painted, regulation, basketball lines with white textured **Premier-Line** paint.

Estimated Cost of project: \$185,000.00 - \$195,000.00

Note: This is an estimate for budget purposes only. VTCS feels that these dollar figures represent an average cost for a project such as yours.

Jeff Zangla, Representative

Proposal By: Westboro Tennis
Surfaces

To: Town of Groton
Pia Anctil
Perkins & Anctil
6 Lyberty Way
Westford, MA 01886
panctil@perkinslawpc.com

For: Reconstruction Asphalt to
Asphalt -

Forge Village Road
Groton, MA

December 7, 2020

We will perform the following work and provide the materials indicated TO CREATE A MULTIPURPOSE FACILITY CONSISTING OF ONE TENNIS COURT WITH A FENCED IN AREA 60' X 120' INCLUDING THE INSTALLATION OF A 6' OVERHANG BASKETBALL UNIT AND HALF COURT BASKETBALL LINES PAINTED. THIS WILL LEAVE APPROXIMATELY 144 FEET TO CREATE 8 PICKLEBALL COURTS MEASURING 36' IN WIDTH AND 60' IN LENGTH. FOUR FOOT BLACK VINYL FENCES WILL BE INSTALLED ALONG THE EXISTING NET POST LINE MEASURING 144 FT AND THREE DIVIDER FENCES IN BETWEEN EACH COURT AREA MEASURING 120' FOR A TOTAL OF 360'. IN ADDITION, THE EXISTING PERIMETER CHAIN LINK WILL BE TAKEN DOWN AND DISPOSED OF. FOLLOWING THE PAVING PROCESS, THE EXISTING FRAMEWORK SHALL BE SANDED AND PAINTED BLACK AS WELL AS TO BE EXTENDED 3 INCHES TO ACCOMMODATE THE NEW GRADE ELEVATION CREATED BY THE RECLAMATION PROCESS. PLEASE READ BELOW FOR SPECIFICATIONS.

1. The existing chain link shall be taken down and disposed of. Any poles needing to be removed to allow access will be stored for re-use.
2. The existing surface shall be pulverized to a depth of approximately 6" turning the surface into crushed stone. The surface shall be graded with a laser guided grader and compacted to a slope of 1" in 10' according to USTA specifications in order to achieve a finished tolerance not to vary more than 1/4" in 10' when measured in any direction with a 10 ft straight edge.
3. At this stage, one set of tennis and 8 sets of pickleball net post foundations measuring 1.5 ft x 1.5 ft at the top, 4' deep and bell out to 24" at the bottom, and new foundations for any fence poles that were removed in order to accommodate the entering and exiting of the court area shall be dug, set and poured in concrete. Also,

one basketball foundation will be poured. Any posts that need to be removed in order to facilitate continuous and uniform paving shall be set in PVC sleeves for removal during paving and reset following the paving.

4. The new court area shall then be re-fine graded in preparation for the paving, again to meet the finished tolerance of $\frac{1}{4}$ " in 10'.

5. The existing court areas shall be surfaced with a 2 course pavement of I-1 Bituminous Concrete which will measure 3" after compaction with a power roller to meet a surface tolerance not to vary more than $\frac{1}{8}$ " in 10'.

6. New 8 gauge 1 $\frac{3}{4}$ inch black chain link will be hung, stretched and tied to the existing framework to meet the new court elevation. In addition, the framework shall be sanded and painted black. Also, 120' of new black poly 10' high poles, framework and chain link shall be installed between the new tennis court area and the newly proposed pickleball area. In this area 504' of 4' high black poly framework and 8 gauge chain link shall be installed.

7. Nine sets of external wind net post in sleeves shall be installed, which will be removable. Nine Court Master DHS nets with anchors and center straps will be hung. The anchors will be set in 1 ft of concrete. The basketball unit described above will be installed at this time.

8. The courts will be covered with a 3 coat system of DECO Color 100% acrylic court surfacing.

9. The tennis lines will be painted with 2 coats of textured white line paint. In addition, one half court basketball and 8 sets of pickleball lines will be painted.

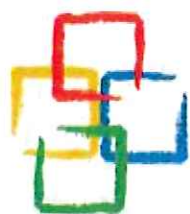
The cost for the above for _____ \$208,500.00

Should you wish the other single tennis court to be reconstructed _____ \$47,100.00

NOTE: and landscape work required with this project shall be done by others.

Owner shall be responsible for any permits required.

WESTBORO TENNIS SURFACES	184 Stone St	Clinton, MA 01510
wtb@westborotennissurfaces.com	508-847-8092	508-366-0301



Community Preservation Coalition

Preserving our past. Building our future.

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[CPA Success Stories](#)

Massachusetts Has Pickleball Fever... and CPA is the Cure!

POSTED ON: MAY 21, 2019 - 10:23AM



Keeping up with the latest trends isn't easy, and it can be especially difficult for municipalities with limited resources. While residents are ready and willing to jump into the latest craze, municipalities can often struggle to quickly implement changes and meet the needs of the community. Pickleball is a recent example of this trend, and it's taking the outdoor recreation world by storm. This quirky sport has been sweeping the state and has become wildly popular in all parts of Massachusetts. The good news for all of these new pickleball fans is that CPA funds have enabled communities to bring this all-ages sport to

their residents by building new pickleball specific courts (as Randolph has done) or by adapting existing basketball and tennis courts to accommodate for this pastime.



So what *is* Pickleball anyway? While many have only heard of it in the last few years, it's actually been around since the late 1960's—the first tournament was held in 1976 and the first rule book for the game was published in 1984. The USAPA (USA Pickleball Association) defines pickleball as a paddle sport that combines elements of tennis, badminton, and ping-pong, and it's easy to see why it's been exploding in popularity. It can be played indoors or outdoors, as doubles or singles, and is suitable for all ages and skill levels. That's a pretty wide appeal!

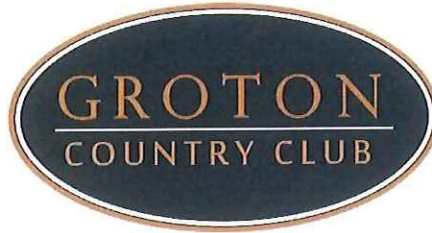
Randolph is a perfect example of how CPA funding can help municipalities keep up with the latest trends in recreation. The local pickleball group in the town grew from 3 players to 50 in just the last two years, and continues to expand. Despite its rapidly growing popularity, there were no dedicated spaces for the game to be practiced or played. Players were using basketball courts at the town's Intergenerational Community Center as makeshift indoor courts, and when the weather permitted, they would have to work around other programs at Belcher Park to play outside. But in early 2018, the town requested \$50,000 in CPA funds to construct 3 new outdoor courts specifically for pickleball at the Randolph Intergenerational Community Center (RICC). The project was approved in June of 2018, and will be ready for players in summer 2019.



It's no wonder communities are spending their CPA recreation dollars on this sport—it has broad appeal as a social activity that's easy to learn and play if you're 16 years old or 60 years old. Communities can build pickleball specific courts or even modify existing basketball or tennis courts, and CPA funds have done both. In just the last few years, 16 communities have now appropriated funds for pickleball, including Abington, Agawam, Belchertown, Belmont, Boxford, Chatham, Eastham, Easthampton, Marshfield, Mashpee, Nantucket, Randolph, Sandwich, Sudbury, Wellfleet, Westford, and Yarmouth. Will your community be the next to catch pickleball fever?

20. List of attachments.

20.1. Letters of Support from the Groton Country Club, The Select Board, Prescott School Community Center, The Groton Grange #7, local businesses and residents of Groton:



SHAWN CAMPBELL, PGA

To whom it may concern:

I am gladly writing this letter of support for the pickleball court project at the Groton Country Club.

We look forward to the possibility of including pickleball in our summer camp programming as well as having another activity we can provide the community.

Thank you, and if I can be of further assistance please call anytime.

Sincerely,

Shawn Campbell, PGA
General Manager / Head Golf Professional
Groton Country Club
94 Lover's Lane
Groton, MA 01450
(508) 317-1176 (Cell)



TOWN OF GROTON

173 Main Street
Groton, Massachusetts 01450-1237
Tel: (978) 448-1111
Fax: (978) 448-1115

Select Board

Alison S. Manugian, *Chair*
Joshua A. Degen, *Vice Chair*
Rebecca H. Pine, *Clerk*
John R. Giger, *Member*
John F. Reilly, *Member*

Town Manager
Mark W. Haddad

Groton Community Preservation Committee
Groton Town Hall
173 Main Street
Groton, MA 01450

RE: CPC# 2022-12
Groton Country Club Restoration Project

Dear Members of the Community Preservation Committee

On behalf of the Groton Select Board, I am writing to you to express the support of the Select Board for the project *CPC# 2022-12, Groton Country Club Restoration Project*. The Board voted 3 In Favor and 1 Opposed to recommend this project be brought to the Spring Town meeting by the Community Preservation Committee.

This project will create eight (8) pickleball courts, one (1) tennis court and a half basketball court. It will rejuvenate the dilapidated courts at the Groton Country Club and provide a great additional activity at the Country Club, which has seen an increase in users over the last several years, even during a Pandemic.

The Select Board appreciates the opportunity to provide this recommendation and would request that the Community Preservation Committee bring this project to the Spring Town Meeting for approval.

Thank you for your attention and consideration.

Sincerely,

Mark W. Haddad
Town Manager

MWH/rjb

cc: Select Board
Pia Anctil
Sue Adams



145 MAIN STREET, PO BOX 1213 ♦ GROTON MA 01450 ♦ (978) 877-6933
prescottscc@gmail.com ♦ prescottscc.org

BOARD MEMBERS

MARY JENNINGS
PRESIDENT

STEPHEN LANE
VICE PRESIDENT

BRUCE H. EASOM
TREASURER

LYNN SPADONE
SECRETARY

CARL CANNER
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MEMBER

JEFF GORDON
MEMBER

KATHLEEN HARWOOD
MEMBER

JEFF KUBICK
MEMBER

HEATHER RIELLY
MEMBER

OFFICE

CHRISTINE GROSS
OFFICE COORDINATOR

12 February 2021

Groton Community Preservation Committee
Town Hall
173 Main Street
Groton, MA 01450

To the Community Preservation Committee:

Friends of Prescott enthusiastically supports Friends of Groton Pickleball's CPA Application for funding of an outdoor pickleball facility. Our Board voted eight to zero to endorse this application.

Friends of Prescott has worked closely with the founders and leader of Friends of Groton Pickleball and knows it to be a supportive, responsible team of individuals who can bring this type of project to reality. Sue Adams has taught pickleball classes for several years at the Prescott School Community Center, and we have rented out our gym facilities to many pickleball players. We know from the demand on our gym time, and through registration in our pickleball classes that there is a high demand for this sport in Groton.

We know first-hand that a volunteer organization with a strong team of dedicated people can make a dream a reality. We fully support their efforts and this application.

Sincerely,

Friends of Prescott Board of Directors
Mary Jennings, President

Prescott School Community Center is a set of programs managed by Friends of Prescott, Inc.

January 7, 2021

Dear Ms Adams :.

On behalf of Groton Grange #7, we wish to extend our support in your endeavor known as "The Groton Country Club Restoration Court Project". We understand that this project would require the reconstruction of the existing cracked tennis courts located at the Groton Country Club. Upon completion, a multi-use recreational area would be provided to include pickleball, tennis, and basketball courts. This is a daunting undertaking indeed, one that encourages community engagement and funding.

"The Grange" is our nation's oldest national agricultural organization committed to ongoing education in the community. Groton Grange #7 is located in our unique town, which has retained its rural landscape. The natural beauty and fertile farmland attracts individuals looking to engage with Nature. Groton's future can never be predicted but only imagined. We welcome you and "The Friends of Groton Pickleball" and your willingness to imagine a multi-use recreational area here in the Town of Groton.

Sincerely, George Moore, Overseer, Groton Grange #7

Todd McGillivray, President of Groton Grange #7

Mark Haddad, Town Manager

Town of Groton

Town Hall

173 Main Street

Groton, MA 01450

RE: Resurfacing the Groton Country Club tennis courts

Dear Mark:

I have been approached by Pia Ancil and Sue Adams and asked to consider supporting the idea of resurfacing all four tennis courts at The Groton Country Club and converting three of them to accommodate Pickleball. These courts need attention and I believe that with the growing sport of Pickleball and these two experienced women in the field of recreation, they, with the Town's support, can make this another fabulous asset that the Town can offer its residents and surrounding communities. The Covid19 pandemic has made us aware of the importance of outdoor amenities and the positive impact they can have on the quality of life and health for people of all ages.

I would like to express my support for these efforts and the use of CPA funds for this project.

Thank you in advance for your time and consideration.

Sincerely,

John Amaral

Partner & Founder, Omni Properties



LETTER OF SUPPORT

12/19/2020

To Whom It May Concern,

It was recently brought to my attention that a few members of the Groton Community have decided to form a group in support of renovating the current tennis courts at the Groton Country Club. This group has an exciting vision to create courts and support the game of Pickleball for all ages.

As an active member of the Real Estate community in Groton and surrounding towns, this is a very exciting endeavor! In Groton, we have so much beauty, open space, restaurants, small businesses, senior center, and soon to have the addition of Indian Hill Music Center (just to name a few items) to draw in new residents and offer to existing residents. The country club is also a valued resource in our fabulous town. I do believe golf and swimming add value to many members but the tennis courts have been a bit neglected. My experience with Pickleball is that it can be played by and is enjoyed by people of all ages! With some instruction it is a game to be enjoyed by all ages and abilities.

Outdoor recreation is an activity that is safe and should be available to everyone. As a resident of Groton myself, it is something I enjoy and would love to have a place to play in town where I can meet up with new and old friends.

I truly hope this project gets approved and that I can add this community activity to my list of reasons people would want to live and stay in Groton!

If there is any other way I can help, don't hesitate to reach out to me.

All My Best,

Cheryl King

Broker/Co-Owner MRM Associates Realty



MRM Associates, 316 Boston Rd, Groton, MA 01450. Phone (978)-448-3031.





January 1, 2021

To Whom it May Concern:

Please accept this letter in support of the pickleball court project that is being proposed for the tennis court area at the Groton Country Club. As owners of the Groton Publick House, which is located on the same town property, we are excited about the possibility of additional local recreational opportunities being offered to members of our community.

The Friends of Groton Pickleball, the group spearheading this effort, has a well thought out and exciting vision for transforming the tennis courts that are in desperate need of repair. We feel that this project will improve the attractiveness of our community by transforming this run-down area of the country club into a vibrant recreational environment. The new pickleball courts and renovated tennis/basketball court will provide a welcomed local opportunity for community members to gather, exercise, and socialize. These courts will promote healthy living among all age groups which we believe should be a priority in our community.

We are residents of Groton and would love to see the addition of these pickleball courts to our wonderful town. Thank you for your consideration.

Sincerely,

Jeff Garibotto and Chris Frothingham Proprietors,
Groton Publick House

December 22, 2020

Town of Groton
Groton Country Club
Town Hall
173 Main Street
Groton, MA 01450

RE: Request by local group interested in altering tennis court surfaces to accommodate Pickleball

To Whom It May Concern:

I have been approached by a Groton resident and asked to consider supporting the idea of converting some of the tennis court surfaces at the GCC to accommodate games of pickleball. I understand it is an increasingly popular sport and was called by NBC News.com "The fastest growing sport you never heard of". Also, I noticed there were street hockey nets occupying one of the courts as of last month which suggests the tennis courts are underutilized.

Given the increased need in these times (and into the Spring...) for outdoor activity and the apparent simplicity of the conversion, I would like to express my support for these efforts.

Thank you for your attention.

Sincerely,

Sanford Johnson
Resident of Groton

Hi Sue,

I do support the effort to convert the old Country Club tennis courts to a multi purpose recreational site to include Pickleball, tennis, and basketball courts. Pickleball can be played by all age groups including people in their 70's and 80's. I feel the Town should support recreation programs that include this age group as I know of many people in that group who already play Pickleball, but who often have trouble finding a place to play. This project would be very helpful in addressing that problem. Thank you for all your efforts to bring it to fruition.

Sincerely,

Liz Strachan

29 Boston Rd.

Groton 01450.

Dear Members of the Committee Preservation Committee,

Our names are Kevin J Boyd and Denise Cucchi-Boyd residing at 401 Longley Rd Groton MA. We are writing this in support of the The Groton Country Club Recreation Courts Project that is being proposed for CPC funding. We feel that upgrading the GCC courts as dedicated Pickleballs courts will enhance the recreational opportunity to our residents.

Pickleball is a wonderful game that can be enjoyed by people of all ages, is fairly easy to learn and allows participants the opportunity to exercise both their bodies and minds. Perhaps just as important it is a great way to meet and socialize with our "neighbors" from other parts of Groton (and surrounding towns).

We feel that through playing pickleball for the last couple of years at the Twomey Center, Lost Lake fire station and most recently at The Center we have made some wonderful connections with people we otherwise would have not met.

We would love to have these new courts available for play!

Groton
February 15, 2021

To Whom it may Concern:

If you have never played pickleball, I urge you to read an article or two (one link attached), or better yet, watch local enthusiasts play, and talk with them, before you begin to develop an opinion about the proposal for courts at the Groton Country Club.

Why? The exponential popularity of pickleball is too new. Most people really don't have a feeling for this sport the way they might for tennis, say. If you could sit for ten minutes next to an active game, for example, alongside Groton seniors who (in preCovid winters) play indoors at the Twomey Center, you would catch their warm support, their laughter, their camaraderie (also learn the limited number of courts indoors and outdoors in our town.)

The Groton Council on Aging held its first pickleball organizational meeting January 22, 2018. About a dozen or maybe twenty folks showed interest. Only two or three of us had played before. By June, two years later, even with COVID, the COA pickleball list had grown to 48. Nearly all but those first few were new to the sport. This COA Pickleball has been a great mix of seniors from around town, from different professions, interests, backgrounds – a community-building activity, healthy in body and spirit. And seniors are only a fraction of the current and potential players in Groton. Prescott School Community Center has one indoor court that has been busy for the last two years with players of all ages.

Especially if you sit on a town committee and will express an opinion on this proposal, I respectfully request you to talk with pickleball players, seniors or not. Seek to understand why and how this healthy, community-oriented sport has captivated so many of us, and why it will attract and hold so many more in all age groups in the coming years. You may well conclude, as I do, that this proposal is well worthwhile for the benefits to individuals and to Groton as a community.

Sincerely,

Bob and Sue Lotz
163 Indian Hill Rd
Groton, MA 01450

[Pickleball Passion: Why Some Military Retirees Are Drawn to This Growing Game](#)

Pickleball Passion: Why Some Military Retirees Are Drawn to This Growing Game

OCTOBER 31, 2020



Hi Sue,

John and I believe the courts need to be revamped and changed to accommodate different sports. Pickleball has become so popular and this project would be a welcome place for the teams to play.

Thanks for working on this.

Karen and John Murphy

PO Box 253

Groton, Ma

Thank you, Sue, for all your efforts in moving this forward.

My name is Nancy LeMay, 74 Willowdale Rd. Apt. 307, Groton, MA 01450.

It is my observation that this is the best option and the fact we will have an ideal permanent location that is needed due to one of the fastest growing sports for all ages. Warmest regards.

Ms Sue Adams:

I completely endorse the idea of upgrading the seriously ignored and dilapidated asset owned by the town of Groton; it's current condition is worthless.

Outdoor Tennis and Pickleball provide an opportunity for all ages of our citizens to enjoy sporting games in a completely recaptured venue and for years to come. This is a project most worthy of funding.

Thank you sincerely for your work on this project.

Respectfully,

John & Karen Kane

27 Oxbow Lane

Groton, Ma 01450

To CPC,

I wholeheartedly support this project. This upgrade to our country club will provide recreational enrichment by offering the additional activities of pickleball, tennis, and basketball. . Pickleball is an activity for all ages from grade school to seniors. We have many Seniors, (of whom I'm one) in our town who have played in the parking lot at the Center and in back of the Lost Lake Firestation. When playing at the Twomey Center we had a waiting list of hopeful players. Pickleball units are being taught as part of curriculum in schools. It's a sport for everyone, easy to play, fun to do, welcomes participants of all ages.

I also believe there would be more interest in joining the Country Club because of these added activities. Thank You.

Patricia Stepinski

507 D. Main St.

Groton, MA

Dear Members of Community of Preservation Committee:

My name is Rita Rand, a longtime resident of Groton. I was introduced to Pickleball through Groton Senior Center a few years ago and have been playing ever since. It is a great exercise, suitable for all levels of athletic ability. Thanks to the tireless efforts of volunteers and generous accommodations of various Town Departments & non-profits, we have played at the school gym, behind the Fire Station, parking lot, etc.

A dedicated pickleball/tennis facility will greatly increase opportunity for all to participate and benefit from these sports. It is for this reason that I am supporting the "Groton Country Club Recreation Courts Project".

Thank you for your consideration.

Sincerely,

Rita Rand

79 Stone Bridge Way

Groton, MA 01450

Hi Sue,

As a resident of Whitman Rd for 25 years until we downsized to Hollis St 1.5 years ago I am very familiar with the old tennis courts. It has always been an underutilized asset of Groton. As a pickleball player I am a very enthusiastic supporter of this project. My one comment is that 8 pickleball courts seem excessive, that would be 32 players at one time, not likely. There is a basketball net there now that gets more use than the tennis court. My thought may be to have 2 or 4 of the pickle ball courts with a basketball court.

Allen King

118 Hollis St

Groton

Dear Sue,

Thanks for writing. I support this project wholeheartedly. I love Pickleball and having excellent outdoor courts will be pure pleasure!

Sincerely,

Susan Randazzo Schulman

39 Chicopee Row

Groton, MA 01450

Hi,

I am replying to this project in support.

Thanks,

Gena Orlando

83 Flavell Rd

Groton MA 01450

Hi Sue

Thanks for all the work you have done for pickleball. The courts at GCC look great and as a Groton Resident I definitely give my support for building the courts. I intend to be an active member of your group supporting the pickleball courts. We have so many activities for Seniors and kids, nice to see something that adults will have the opportunity to participate in! I will vote to support the pickleball courts at Town Meeting.

Peg Devine

106 Common Street

Groton, MA

February 15, 2021

To the GCC Recreation Courts Project Committee,

I would like to add my support to the project to revitalize the courts at the Groton Country Club for the benefit of the community. Last year I learned to play Pickleball and have been hoping that the town of Groton would create outdoor courts. There is little doubt that these courts will be well used. The residents of Groton deserve excellent outdoor recreation areas. The plans to include tennis and basketball as well will benefit so many people and bring heightened use of the GCC. This is a perfect use of Community Preservation Funds.

I appreciate the investment of time and energy the project committee has put into this effort. It is so encouraging to see people come together to find meaningful ways to improve our community.

Sincerely,
Anne Polaski
37 Old Orchard St.
Groton, MA

Dear Members of the CPC:

2/15/21

I am participating because I love pickleball and hope to be able to play again as soon as I get the vaccine. Also, it would be great to have more people in Groton to participate in this sport and these courts would definitely encourage more participation.

Thanks,

Katrina Posner

14 Spruce Road

Groton, MA 01450

February 15, 2021

Dear Members of the Community Preservation Committee,

I am writing today in support of the Groton Country Club Recreation Courts Project. I believe that this project is something that really could bring life back to the Groton Country Club and provide a well needed area for recreation for all ages in our town. I have lived in Groton for almost 24 years now and I was a member of the Groton Country Club for many years when my children were younger and I often brought my children to the tennis courts at the Groton Country Club to play tennis, even when the courts were in serious disrepair. My children are adults now and I can't remember the last time I went to the Country Club aside to visit the Groton Publik House on rare occasions.

I have been involved in sports, either playing or coaching since a very young age and over the past five years I have developed a passion for Pickleball! I started one of the first programs for Pickleball in our area in Westford, MA and this has now grown to one of the largest Pickleball groups in the area. In addition, I started a Pickleball program in Tyngsboro, which also grew quickly to over 100 members who came to learn the game and then quickly fell in love with the sport. People of all ages are discovering the game of Pickleball and the more they play it, the more they want to play it. Pickleball is a great way to get exercise! It's fun and can be played recreationally or competitively and no matter what level you choose to play at, it is not only a great way to get moving, it's also a great way to meet others in your community. I am confident this Groton Country Club Recreation Courts Project will bring folks to the country club on a steady basis for 8-9 months out of the year and I can see folks coming for the Pickleball and Tennis and staying for some socialization at The Groton Publik House.

Groton is a wonderful town to live in and it has always had wonderful sports programs for youth in the town but there really has been little to no sports programs for adults so I think this would be a very worthwhile and beneficial program for all of Groton.

Regards.

Eileen

Eileen and Michael Hackney

124 Riverbend Dr.

Groton, MA

On behalf of myself and my wife, we support the proposed project "Multi-Use Recreational Courts at the Groton Country Club, Restoration Project". This is a beautiful setting and the present facilities have fallen into disrepair. This restoration will become a welcome asset for Groton.

Regards,

John and Judith Carver

56 McLains Woods Rd.

Groton, MA 01450-1000

(978) 808-6427

Hi Sue,

My husband and I are extremely excited that the old tennis courts at the country club may be revamped. We frequently walk our dogs past the old courts and wish somehow the area could be revitalized.

We are both former, avid tennis players. Recently I was introduced to pickleball, took lessons, and have enjoyed playing the game. I am eagerly looking forward to playing more often (once my knee

has recovered from an injury). It seems like the perfect sport for all ages and having local courts in Groton would be wonderful.

In appreciation,

Nancy

Nancy Cappallo

37 Long Hill Rd,

Groton, MA

Groton, February 15, 2021

To whom it may concern:

On behalf of myself, a Groton resident, I support the proposed project Multi-Use Recreational Courts at the Groton Country Club, Restoration. It will be a great enhancement for outdoor activities for many of Groton's residents.

Olivia E. Tornai

Olivia E Tornai 678 Old Dunstable Rd

Sue,

Please know that as a Groton resident, I support your proposal to add mixed use courts at the GCC.
I am an avid pickleball player and play in the polar pickleball league out of Littleton, MA.

Mimi Giammarino
200 Hollis Street
Groton, MA 01450

20.2. Existing Condition of Courts:





21. Additional Information:

21.1 Visual of 8 Pickleball courts



3D Model Provided by Mangel Architects

Figure 21.2. USA Pickleball Association Pickleball Dimensions

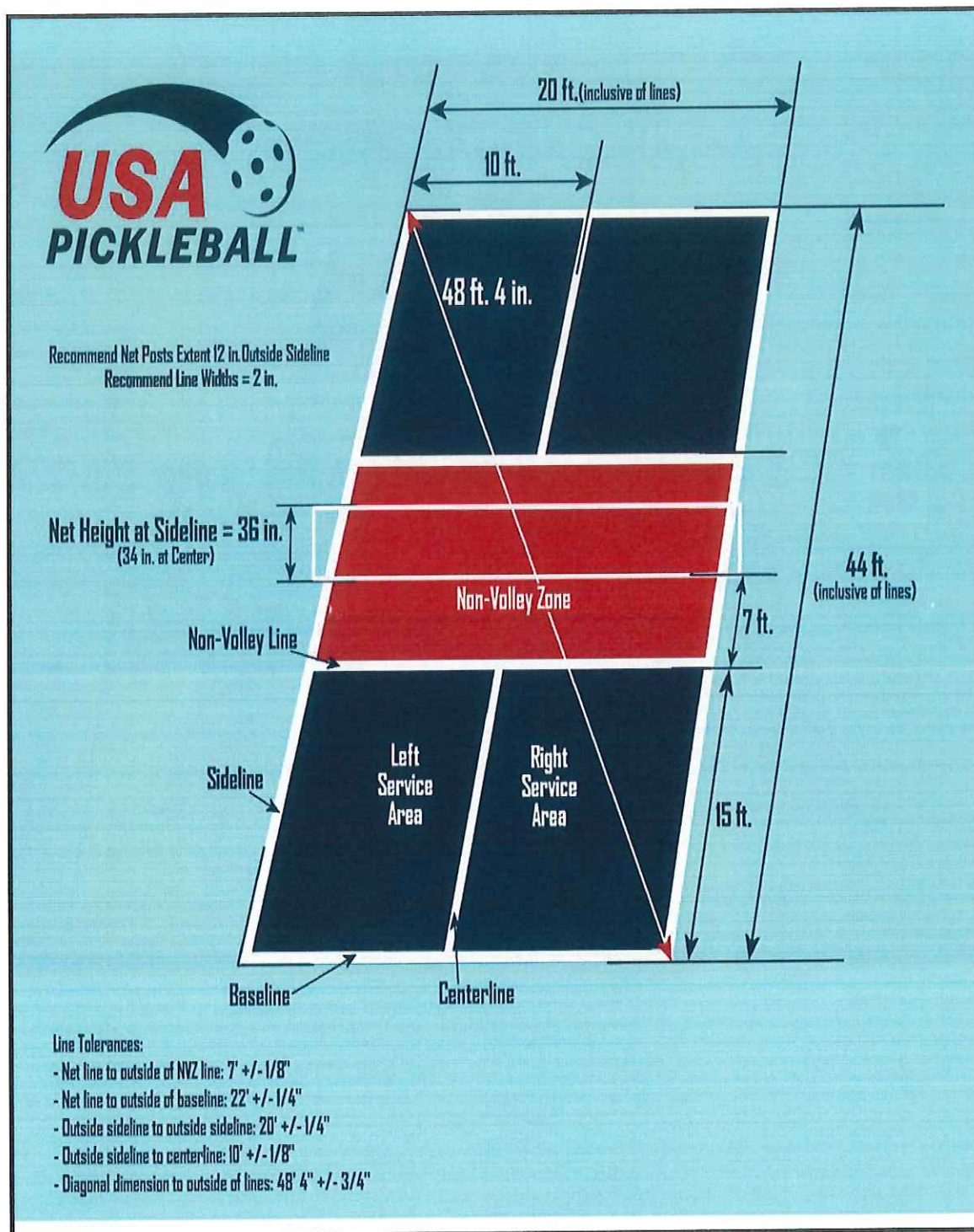
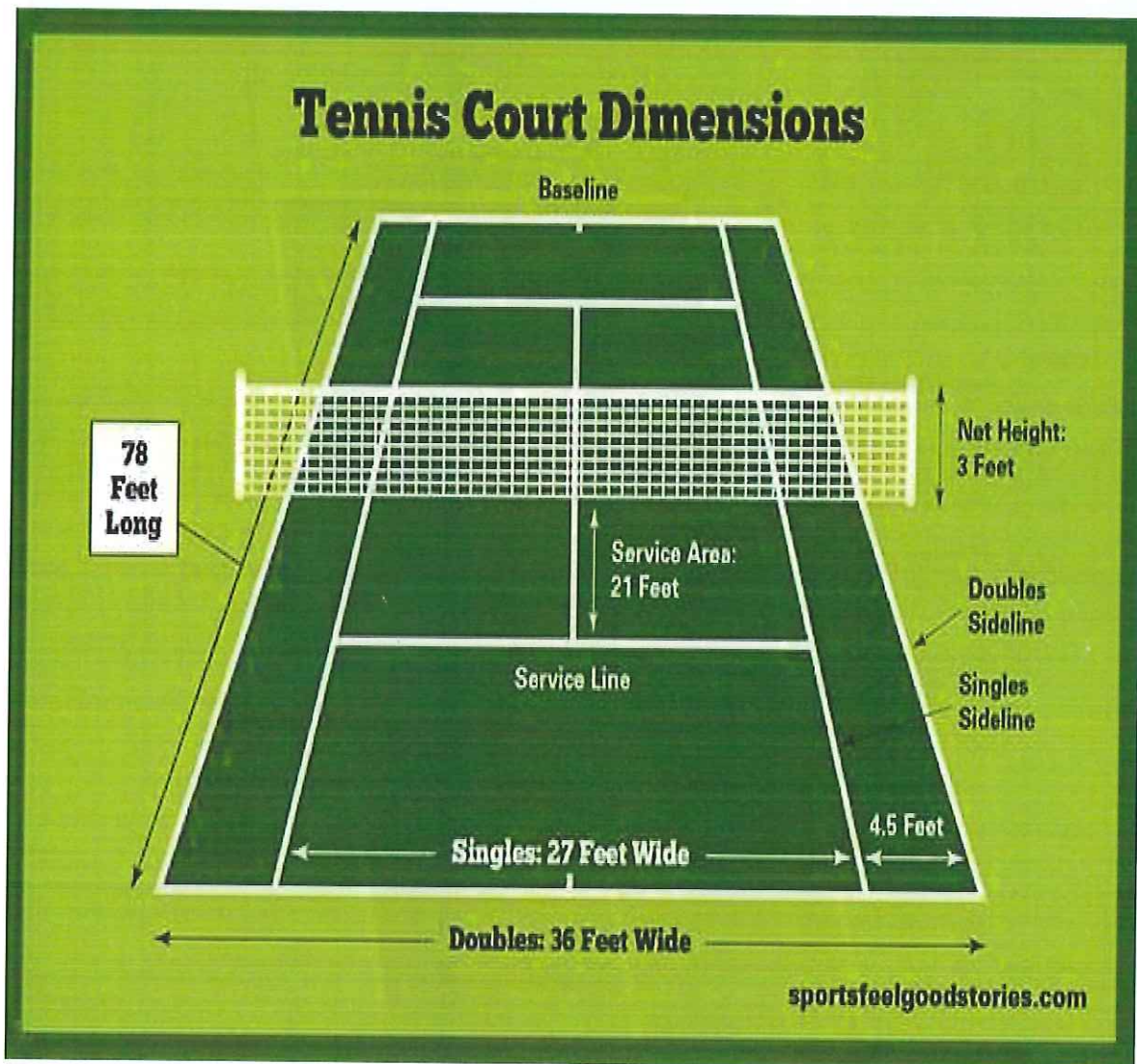


Figure 21.3. Tennis Court Dimensions



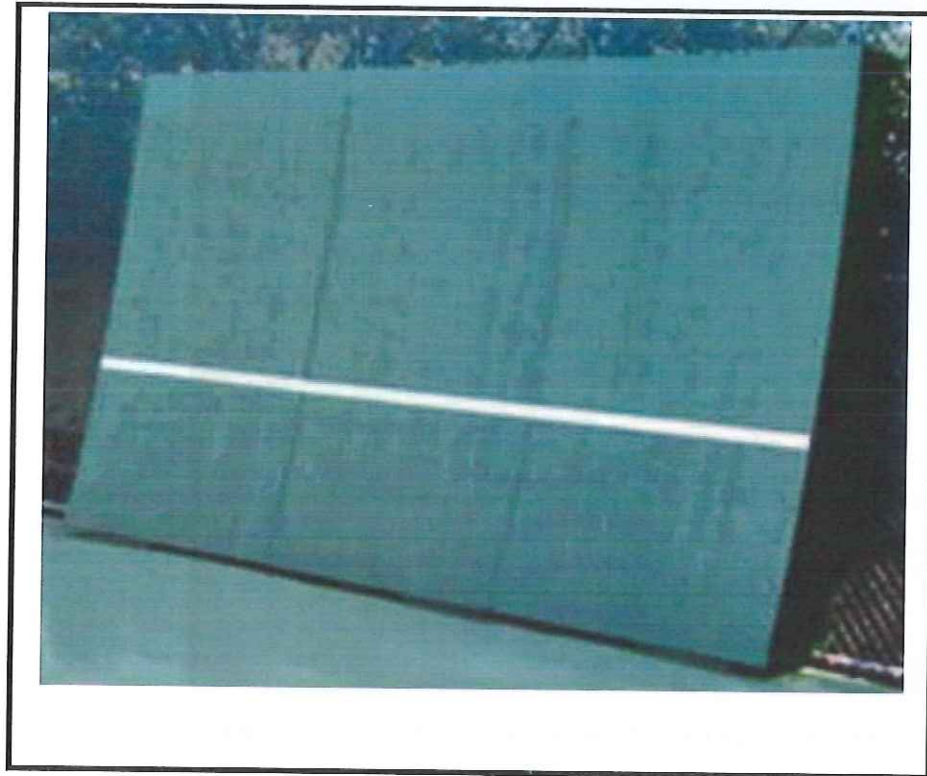


21.4(A) A half sized basketball court must have a hoop, free throw line, and a three-point arc. This picture shows these elements.

21.4(B) Half Court Basketball with Portable Basketball Net



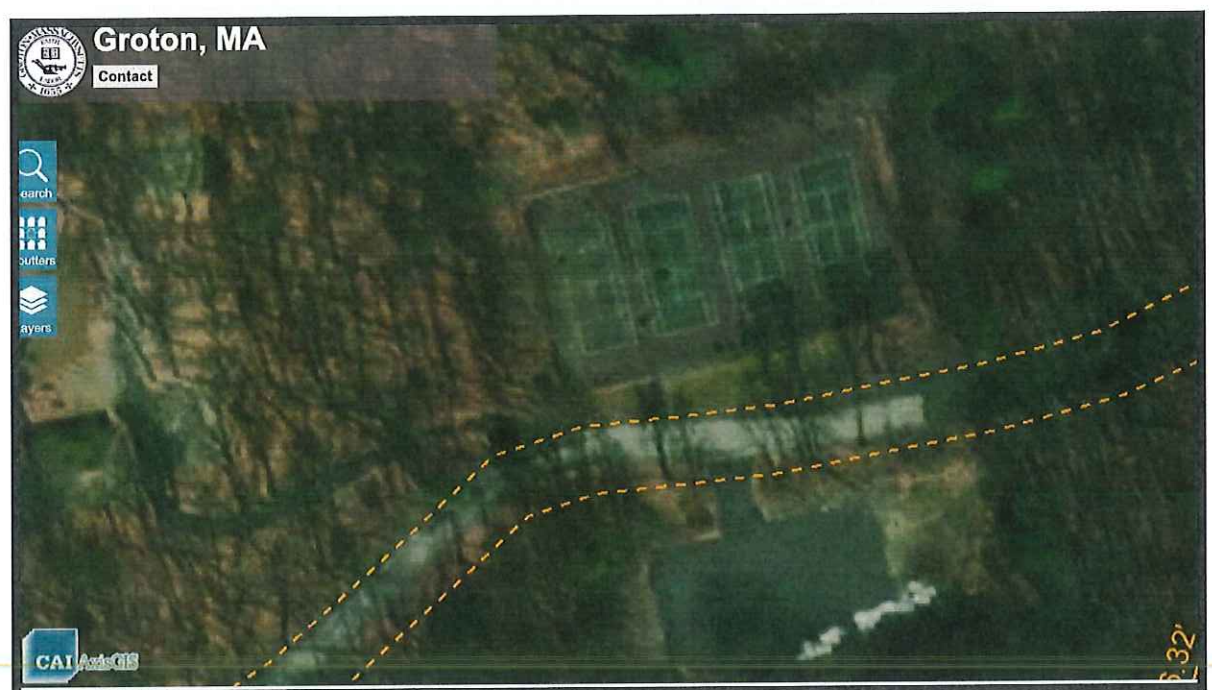
21.5 Practice Backboard



21.6. a) GCIS Map showing the existing tennis court location amongst the Groton Country Club property. b) GCIS Map of the 4 existing tennis courts and the parking lot at the Groton Country Club.



b.



21.7. Goldsmith, Prest and Ringwall Engineering Study Agreement

PROFESSIONAL SERVICES AGREEMENT

Job No.
PC5580

PARTIES

This Agreement is between:

and

Town of Groton
173 Main Street
Groton, Ma 01450

Goldsmith, Prest & Ringwall, Inc.
39 Main Street, Suite 301
Ayer, MA 01432-1378

hereinafter "CLIENT"

hereinafter "COMPANY"

PROJECT LOCATION AND OBJECTIVE

CLIENT engages COMPANY to provide Professional Services in connection with property located at:
94 Lovers Lane, Groton, MA 01450
for the purpose of:
Civil Engineering and Land Surveying services to permit Pickle Ball Courts.

SCOPE OF SERVICES

COMPANY agrees to provide Professional Services as outlined on Attachment A.

FEE

CLIENT agrees to compensate COMPANY for the Professional Services specified in the above SCOPE as follows:

Professional Fee: \$9,300.00

Note: Payment of all outstanding invoices shall be required prior to release of any plans or other work products by COMPANY.

Prior to commencement of services, CLIENT shall pay COMPANY a deposit in the amount indicated below. This deposit will be applied to CLIENT'S final invoice for Professional Services rendered.

Deposit Required: N/A

COMPANY may withdraw this proposal if not authorized by CLIENT within 30 calendar days of the date shown below.

ENDORSEMENT

CLIENT has read, understands and agrees to all of the above, and has read, understands and agrees to the Scope of Services, the Conditions of Professional Services Agreement, and the Fee Schedule, all of which are attached, incorporated herein and made a part of this Agreement.

CLIENT:

authorized endorser

Name (print):

Date:

Contact Name:

Voice:

Fax:

COMPANY:



authorized endorser

By: Bruce D Ringwall, Pres.

January 6, 2021

Contact Name: Bruce Ringwall

Voice: 978.772.1590

Fax: 978.772.1591

21.8 Funding Reference related to 14 C.

Groton Country Club Recreation Court Project List of People/Families who Pledged/Donated:

Listed in order received~

Ann Wortman	Bob Anderson	Brian Lemieux
Sheila Devereaux	Jill Pierantozzi	Judy Schuster
Steve Drowne	Steve Goulding	Jeff Garibotto
Christine Sweet	Lyda Budrys	Kate Blount
Sara Fieberg	Bob & Becky Pine	Kirsta Davey
Greg & Gloria Porteous	Doug Burgess	Kimberly & Kevin Kuliesis
Beverly Smith	Kristen & Alfred VonCampe	Kathy Doody
Bob & Sue Lotz	Pia & Rob Anctil	Sue & Ken Adams
Becky & Mike Werner	David Jones	Jessica Bicknell
Amy Zinkann	Kristen Ferrara	Sheila Boyce
Lori Seppala	Britta Roper	Jane Barrett
Gena Orlando	Diane, Sadie & John Amaral	Jenna Harlow
Daniel Everitt	John & Karen Kane	David Boyle & Ursula Flury
Patricia Stepinski	Susan Randazzo	Leslie Siciliano
Denise & Kevin Boyd	Alison Eydenberg	Jim Simko & Mary Jennings
Anne Polaski	Mimi Giammarino	Eileen & Michael Hackney
Peg Devine	Grace Llodra & Family	Katrina Posner
Nancy Cappallo	Betsy Bair	Kathy Shelp
Diana Breed	Joanie Sweeney	Maureen & Tom Naughton
Carol & Karl Canner	Rita Rand	Leta Kniffin
Margaret Roberts	Andrea & Peter Myette	Amy Apigian
Brendan Collins & Family	Jude Sawyer	Patti Starbird
Peg Pfeiffer	Bonnie Donahue	Liz Strachan

Diane Landry	Sarah Burke	George & Cindy Noble
Geoff Noble & Family	Sarah & Daniel Hoffe	Sandra Tofanelli
Sue Marion	Heather Ganley	Eileen Gromann
Kathleen Marson	Suzanne Loverin	Michelle Hutchins

21.9 Summer Earning Potential (Based on pickleball projections only)

Based on Pickleball Memberships and Structured Programs geared to increase community participation.

Sue Adams has extensive experience handling scheduling and day-to-day management of pickleball and tennis groups.

2021 Late August Construction, September & October Usage

2022 Spring-Fall, May - October usage

Suggest creation of **Pickleball Membership**

For 2021: Prices based on single pickleball membership:

\$30 Residents / \$33 Non-residents (10% increase)

Shawn to set up additional offerings for Couples & Families.

2022: \$85 Residents/ \$93.50 Non-residents (10% increase)

Projected revenue numbers/income:

2021: 50 Residents x \$30= \$1500

10 Non-residents x 33=\$330

Total=\$1,830.00

2022: 100 Residents x \$85= \$8500

25 Non-residents x \$93.50=\$2337.50

Total=\$10,837.50

Other Suggestions for Income: All of these will first be offered to members then opened to the public.

- *2021 League Play- Ladies & Mens (if popular, add Mixed)*
 - 7 weeks: 9/14, 9/21, 9/28, 10/5, 10/12, 10/19, 10/26 (Tuesday evenings)
 - 6:00PM-8:00PM
 - \$18 per person x 32 players = \$576 total; \$144 Income per night (after instructor payment)
 - Members get 2 hours of pickleball play
 - Hire Pickleball Instructor to run program @ 75%/25% (\$432/144)
 - \$144 x 7 weeks= \$1,008
- *Tournaments*
 - 2022 (1) September @ \$50 pp
 - 70 participants everyone gets a T-shirt and water bottle
 - 5 Categories of levels 2.0, 2.5, 3.0, 3.5, 4.0
 - 20 Balls, 70 T-shirts, 70 Water bottles (@\$3.00 per expense)
 - Expenses: Balls \$70, T-shirts/Water bottles \$700, (2) Pickleball Specialists @ \$250 pp, per day plus volunteers
 - Income: \$3500 for registrations -\$1000 for (2) pickleball specialists for 2 days-\$770 (price of prizes)=\$2430 Income
 - Snacks sold by The Friends of Groton Pickleball volunteers

- *Lessons & Clinics 2021*
 - Private/ Individual Lessons 1 hour each=\$50 M/ \$55 NM (10% increase)
 - 10 Private Lessons Based on 5 Members (5 Members x \$50 M=\$250) and 5 Nonmembers=\$525 (\$55M x 5 players=\$275) x .25 (CC income, per instructor income percentage)=\$131.25.
 - Group lessons @ 1.5 hours each = minimum 4 players \$15 M/ \$16.50 NM
 - Group Lessons 8 players per week x 7 weeks (based on member pricing)=\$120 (8 players x \$15 member price x 7 weeks) = \$840 x .25= (CC income, per instructor percentage)=\$210.00.
 - \$131.25 + \$210.00=\$341.25

Projected Income based on programming:

2021 September & October

Memberships \$1830

League Play \$1,008; \$144 x 7 weeks

Lessons Total: \$341.25

Total: \$3,179.25

2022 May - October

With the above projected programming, lessons, league play, memberships, tournaments, a full season revenue forecast will exceed **\$10,837.50**

Potential Growth:

- Parent & Child Friday Fun nights
- Aerobic Tennis (on Tennis Court)
- Weekend round robins Saturday afternoons
- Sunday morning Pickleball

Included in Membership: FREE for Members

- Open Play Mondays-Thursdays 9:00 AM - 11:30 AM
 - Structured, Levelled Play Run by the Friends of Groton Pickleball Volunteers
 - Sign up on SignupGenius.com
- Weekly clinics and social hour-
 - Lobs & Lemonade
 - Serves & Seltzers
 - Sign up on SignupGenius.com

Public Use of courts availability daily 12pm-3pm; Not during summer camp (8 weeks). Must sign up in advance to use all courts.

Expenses:

- Teacher expenses @ 75/25 split
- (As mentioned in Maintenance plan)
 - Seasonal expenses Shed
 - Squeegee / Roller
 - Broom
 - Padlock/chain

All of the registrations and payments will be handled through the Groton Country Club. All court usage will be on a sign-up basis.

22. Management Plan:

To administer a successful management plan, the following must be achieved in advance of the plan being executed. We intend to make sure all of these elements are overseen by daily visits to the courts, once the project begins.

- Research must be thorough. (proposal, sealed bids, meet with Shawn Campbell)
- Hiring the perfect construction team. (sealed bids)
- Preparation of the construction site. (contractor selected for the job)
- Understanding of the quality of the materials being used.
- Location and availability of materials.
- Setting the appropriate timeline.
- Communicating with all parties involved.
- Managing deadlines.

After the proposal passes:

1. Begin moving forward with the planning of the project detailing our timeline once the proposal passes at The Spring Town Meeting.
2. Set up monthly conference calls to be in alignment with what is going to be happening and when. Dates suggested for these calls: May 14, June 18, July 16, Aug 6, Sept 3, Oct 8. Monthly meetings to provide information as to what will be happening at the courts and when it will happen.
3. Call GPR and Initiate the start of engineering plans. Pia to meet Bruce Ringwall at the courts if necessary.
4. Engineering plans will be completed by Goldsmith, Prest and Ringwall. Engineering study is for 8 Pickleball courts, one practice backboard, one tennis court with half court basketball lines.
5. Talk to the town's financial officer, Patricia Dufresne to understand the system/ when do checks get written for services rendered? Create a timeline of construction, marking down what monies are expected to be paid and what dates they need to be completed by.
6. Closed bidding/ Sealed bid process will be done by Mark Haddad, Groton's Procurement officer. These bids will be finalized by June 1.
7. The Friends Of Groton Pickleball will register to become an IRS Nonprofit 501 C3 organization by June 15. Several members of Friends of Groton Pickleball have started and managed local or regional non-profits and are available to assist with setup and launch of the organization, if needed.
8. A. The Friends of Groton Pickleball mission statement is to grow the sport of pickleball and to provide the best experience possible for all levels and abilities. The group currently exists on Facebook and on an email basis and has 147 members.
8. B. The Friends of Groton Pickleball Board will collect all donations committed/pledge from local residents by June 15. All monies will be transferred to the Community Preservation Committee as promised in Section 14C of the application form by July 1.
9. Sue & Pia will be cognizant of timeline. Will be present when new construction starts after GCC camp finishes on or around August 16.
 - a. Construction of courts: (taken from the early bids)
 - i. Preparation consists of: removing old fencing, removal of net posts, concrete footings, removal of needed poles and stored for reuse.
 - ii. Existing surface to be pulverized, hot bituminous concrete added, layer smoothed.
 - iii. Drill one set of tennis poles and 8 sets of Pickleball net post foundations.

- iv. New gauge black chain link fence to be hung around the court's perimeter, making sure there is a double door (needs to be locked) at the back of the fence for leaf removal/cleanup. Low fencing will be placed between the front and back pickleball courts. Fencing will be added for separation between the tennis/basketball court and pickleball courts.
 - v. Half court basketball lines will be painted on one half of the tennis court at the back of the court. The portable net system will be used. Practice backboard installed. Tennis court lines and pickleball lines will also be painted.
 - vi. Mark, Shawn, Sue and Pia will be consulted to make the choice regarding the court color preferences.
 - vii. Work with the Town's Finance Officer/Treasurer to prepare a Town of Groton purchase order for the Community Preservation Committee for payment of the project upon completion. Create a payment timetable with deadlines and dollar amounts to make sure all bills are paid on time.
- b. Storing of court materials:
- i. The Groton Country Club will purchase a shed to store court squeegees, brooms, possibly a leaf blower and place the shed *inside* the courts at the back of the first pickleball court. The GCC will purchase a combination lock system to keep all the materials secured overnight.
 - ii. The tennis net will be stored in either a shed over the winter or in a storage closet, we will plan to discuss with Shawn by the end of September.
 - iii. The tennis net will be taken down for storage by Nov. 15, 2021 or sooner if 6" or more of snow is forecasted.
 - iv. The portable basketball net will be placed in the back of the tennis court for ease of use.
- c. Maintenance of courts and expenses:
- i. Courts will be locked every night by Sue or Pia and unlocked by either Shawn or an employee at GCC. These details will be worked out on a month-to-month basis to make sure the courts are opened in time for daily recreation to occur.
 - ii. The Friends of Groton Pickleball will clear off the courts before open play.
 - iii. Trash will be a carry in/ carry out system. If there is a buildup of trash items, water bottles, snack wrappers, etc., Sue, Pia and Shawn will ask the DPW for assistance and will converse should the need arise for trash cans/ trash removal.
 - iv. If there are any issues with the court surfaces, if there was debris from an overnight storm, the Friends of Groton Pickleball volunteers would collaborate with one another to clean it up. If there was more substantial damage, Shawn Campbell would be contacted.
 - v. If there were issues with repeated vandalism or theft, the addition of security cameras will be researched/ purchased.
 - vi. Squeegee – Year 1= \$120 each, 4 per year = \$480. Year 2+=replacement rollers at \$60.00 each x 4= \$240 / Average **\$360 per year**
 - vii. Broom – 1 Broom needed to clear any small debris. Cost \$63.00 every 3 years **Average \$21.00 per year**
 - viii. Net repair – As needed, from past experience very little maintenance needed, **\$25.00 for parts per year.**
 - ix. Fence repairs – Mother nature mishaps, in the past 7 years since GM, Shawn Campbell, stated there has been no need for chain link fence repair. Replacement of a section of fence would **cost approximately \$225 per year.**

The Friends of Groton Pickleball Board



Susan Adams, President

Current job titles are as follows:

- Girls Varsity High School Tennis Coach at the Groton-Dunstable High School,
 - Tennis and Pickleball Instructor at Littleton Parks & Recreation,
 - USA Pickleball Ambassador Groton, MA,
 - Pickleball Instructor at Grotonwood.

Sue Adams brings with her smile, the commitment for excellence in everything she does. This summer during the pandemic, she created, planned and implemented sixteen programs from learn-to-play tennis 12 years and under, to adult aerobic tennis and to learn-to-play pickleball. These programs took flight bringing new tennis and pickleball players to the courts, programs that were held in Littleton, MA while keeping everyone safe.

Sue had been running a pickleball program outdoors which she called the "Polar Pickleball League" which abruptly ended when snow fell in February. Fifteen to twenty players ranging from seventeen to seventy nine years old played during the months of November through January on a daily basis, masked, gloved and layered ready for play.

Given Sue's Bachelor of Science degree from the University of New Hampshire, majoring in Leisure Management and Tourism, it's no surprise that Sue is capable of programming and running pickleball and tennis activities. Sue looks forward to continuing her passion in teaching these sports at these courts. Sue has lived in Groton for eighteen years with her husband Ken and three kids, Matt, Zach and Sydney.

- x. Leaf clearing/debris – Pre-season & post season, clearing of leaves by Groton Country Club maintenance staff, 2 people, 2 hours each at \$25.00 per hour **yearly total = \$200.**
- xi. Washing of courts – No need
- xii. Line repainting – Is accomplished when court resurfacing is done.
- xiii. Scheduling of courts – Sign up Genius, handled by Sue Adams/The Friends of Groton Pickleball.
- xiv. Registration of lessons – Will be handled by existing Groton Country club staff/web site. Along with their golf & swim lesson registrations.
- xv. Court resurfacing – The standard cycle for sport surfaces to be resurfaced is 8 years. The contractor will make an annual inspection in the spring each year to evaluate the condition of the facility Cost for resurfacing is an average of \$6,000 per tennis court, total \$24,000 estimated average costs, **\$3,000 per year, to be earmarked yearly to the Groton Country Club Gift Fund.**
- xvi. **Total yearly expense = \$3,831.00 plus any instructor teaching percentages**
- d. Parking:
 - i. Log will be removed (Shawn Campbell /Tom Delaney, Director of Public Works).
- e. Signage on fencing:
 - i. Create signs stating all players must use Signup genius in order to play at the courts.
 - ii. Create signs that state “Non marking tennis shoes only” and signs indicating “No skateboarding, no rollerblading or bicycle use on these court surfaces”.
 - iii. Snow shoveling is not allowed on the courts.
- f. Ribbon cutting ceremony with the Town Manager, Groton Country Club GM, CPC and The Friends of Groton Pickleball Board and Members.

PERKINS & ANCTIL

ATTORNEYS AT LAW



Pia Anctil, Vice President

Special Projects Manager

Pia Anctil joined Perkins & Anctil in 2005. She brings over 20 years' experience of business operations, customer service, and marketing to Perkins & Anctil. Prior to joining us, she was the General Manager of The Lexington Club. In this role she managed over 120 employees and provided service for over 5,000 health club members. Pia serves as our special project manager. This position allows her the flexibility to serve many functions. Pia was responsible for finding our new office location and she acted as our construction supervisor in the extensive renovations. She was also instrumental in implementing our operational software which is utilized by our condominium group. Pia is a long term volunteer and member of Team Lick Cancer, an active PMC fundraiser, and a five year rider in the Pan Mass Challenge.



Diane Amaral, Treasurer

Diane has been a resident of Groton for twenty-three years. She has worked in the biopharmaceutical industry for twenty years including as a project manager in asset management and facility design. This experience will be helpful in assisting with the Groton

Country Club Recreation Courts Project. Diane is a member of the Groton Woman's Club and enjoys volunteering with and supporting organizations such as the Be Like Brit Foundation and Fresh Air Fund.



Kirsta Davey, Publicity

Kirsta Davey, Groton resident since 1990, is an educator and photographer. She graduated from the University of New Hampshire, Lesley College and the Boston University Center for Digital Imaging. Kirsta is a literacy specialist at Nashoba Brooks School and owner of Kirsta Davey Photography. With teaching and photography as passions, she often combines the two, where she enjoys telling stories through images. Kirsta has served in numerous capacities in the local community and beyond and is excited about supporting pickleball in Groton. She and her husband, Chris, raised their three children in Groton. She can often be seen exploring the trails of Groton, paddling on the Nashua River or golfing at the Groton Country Club.

23. Applicant Signature: Susan Adams Date: 2/18/21
Co Applicant Signature: Peggy Hill Date: 2/18/21
Co Applicant Signature: Thane Amara Date: 2/18/21