

## **Agenda Summary**

### **March 26, 2025**

#### **Agenda Item B-3**

#### **Memorial Park Pickleball Courts**

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**Summary:** On March 12<sup>th</sup>, the Selectboard requested staff warn the concept of advancing the tennis court reconstruction for pickleball as an agenda item for further discussion. The current court surface and fencing are in substandard condition.

The following are four options for consideration:

##### **Option 1: Overlay existing courts**

Remove existing fencing and tennis appurtenances, shim and overlay the existing courts, install new fencing, surface and line stripe the courts, purchase and use six new heavy duty removable pickleball nets. The courts will still be subject to flooding and contractors will not warranty the work. Existing surface defects may result in this option having a higher risk of a diminished life cycle. The location of the courts is not in accordance with the Memorial Park Master Plan and will need to be removed if the Master Plan is advanced. With updated estimates from VT Tennis Court Surfacing, we estimate the cost of this Option to be +/- \$125K-\$150K+/- . Pending approval and weather, this option could potentially be completed by early summer. Contractors verified they would be able to perform work while summer camp was happening, provided the work area is adequately fenced off and avoided. This should be considered a short-term potential option.

##### **Option 2: Construct new courts in current location/footprint**

Remove the existing fencing and courts, critically inspect and if feasible, implement shallow subgrade improvements, install new base materials, pavement, fencing and surface and line stripping. Finished grading improvements will reduce flooding. This option includes six permanent pickleball nets and a permanent fence down the middle of the court separating the endlines, providing improved play. The base grading and paving improvements will eliminate the risk of reflective cracking and provide for an extended life cycle that can be warranted. Like Option 1, this Option is not in accordance with the Memorial Park Master Plan and removal would be required should the Master Plan implementation advance. We estimate the cost of this Option to be \$250K - \$300K+/- . Pending approval, weather, earthwork, and contractor availability to undertake the demolition and base improvements, this option could potentially be complete by late summer to early fall . This Option might be considered a mid-term alternative with more improved facilities from Option 1 if implementation of the Memorial Park Master Plan is to be delayed, and a long-term alternate is not advanced.

**Option 3: Construct new courts in different location per Master Plan**

Advance recently approved Memorial Park Preliminary Design and Permitting efforts with a possible refinement making the first phase to permit and possible build the courts at the location proposed in the Memorial Park Master Plan, behind the Parks garage. This phase may be easier to permit than the remainder of the Memorial Park Master Plan, but the permitting agencies may require us to permit the entire project, and it remains to be seen what they would require for us to possible advance just the court and ancillary facilities. At a minimum, compliance with the Americans with Disabilities Act and some wetland mitigation will be required. The actual cost would depend on the required work, but staff's sense is it would be substantively more expensive due to potential permit conditions, accessibility requirements, and other costs associated with new development. The Town would also not be able to implement this year.

**Option 4: Wait to advance courts alongside full Memorial Park project**

Continue holding on court improvements and advance the Memorial Park Master Plan to see if the Town can obtain permits and what they conditions are to advance the project.

**Town Plan & Other Policy Impact:** Town Plan Recreation Policy, "Memorial Park and its associated facilities will serve as the focus of recreational activities in Stowe Village."

**Fiscal Impact & Staff Impact:** \$175,000 was previously set aside for the replacement of the tennis courts. Option 1 requires the least amount of staff time. More staff time is required of Option 2. Significant staff effort will be associated with advancing promptly Option 3.

**Recommendation:** If the Selectboard desires to proceed with Option 1, move to overlay the existing courts, waive bidding requirements, and authorize staff to proceed on a sole-source basis.

If the Selectboard desires to proceed with Option 2, move to approve the construction of new courts in the current location and footprint, increase the capital appropriation for the Memorial Park Tennis Courts from \$175,000 to \$300,000, waive bidding requirements, and authorize staff to proceed on a sole source basis.

# OPTION 1

## COST PROPOSALS



# VT Outdoor Services

52 Vfw Drive | Suite 103 | Hyde Park, Vermont 05655  
8026442987 | hugh@vtoutdoorservices.com | www.vtoutdoorservices.com

VT Outdoor Services

RECIPIENT:

**Matt Frazee**

336 Park Street  
Stowe, Vermont 05672

## Estimate #413

Sent on Mar 21, 2025

**Total \$32,790.00**

Product/Service	Description	Qty.	Unit Price	Total
Paving	<ul style="list-style-type: none"><li>- Install 2 inch overlay using Type 4 asphalt</li><li>- Shim low spots as needed during the process</li><li>- Customer will need to fold up the fencing to allow paving machine to the edges during paving</li></ul>	1	\$32,790.00	\$32,790.00

**Total \$32,790.00**

Added additional material since our discussion to ensure level results

This quote is valid for the next 30 days, after which values may be subject to change.

**Quality Fencing  
Residential & Commercial**



A Division of JS Zangla, LLC

# Proposal

P. O. Box 5 St. Johnsbury VT 05819

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

1-802-748-9974 FAX

www.vttennis.com

PROPOSAL SUBMITTED TO <b>Town of Stowe</b>		PHONE <b>802-253-2262</b>	fax	DATE <b>3/20/2025</b>
EMAIL <b>Matt Frazee</b> <b>mfraczee@stowevt.gov</b>		JOB <b>Court Fencing</b>		
STREET <b>Box 730</b>		JOB LOCATION <b>Dale Gale Center Memorial Park</b>		
CITY, STATE, AND ZIP CODE <b>Stowe, VT 05672</b>		<b>20831</b> <b>Six Pickleball Courts</b>		

We hereby submit specifications and estimates to:

## Work to be completed:

- b. Supply and install approx 356 lin. ft. of chain link fencing. 256' of 8'h and 100' of 4'h.  
Fencing to have 3" Galv. posts, 2 1/2" line posts, 1 5/8" top rail, and 1 3/4" x 9 gauge Galv. fabric.  
Fence to include bottom tension wire and one (1) walk gate. **One 4' x 8'h**

**We propose** hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

**Thirty - Six Thousand Dollars and no/100-----** dollars (\$ **36,000.00** )

Payment to be made as follows:

**Within 15 days of billing date.**

All materials guaranteed as specified. All work to be completed in a workmanlike manner according to standard practices. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and any other necessary insurance. Our workers are covered by Workman's Compensation Insurance. Customer agrees to pay 1 1/2% per month (or 18% per annum) interest on sums overdue by 30 days or more and agrees to pay cost of collection and reasonable attorneys fees. This agreement shall be governed and construed in accordance with the laws in the State of Vermont.

Authorized  
Signature

Jeff Zangla, Representative

Note: This proposal may be withdrawn by us if not accepted within **90 days**

## Acceptance of Proposal

The above prices, specifications and conditions (back side) are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: \_\_\_\_\_

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Quality Fencing  
Residential & Commercial



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PROPOSAL SUBMITTED TO <b>Town of Stowe</b>	PHONE <b>802-253-2262</b>	fax	DATE <b>5/30/2024</b>
EMAIL <b>Matt Frazee</b> <b>mfrazee@stowevt.gov</b>	JOB <b>Tennis Maintenance</b>		
STREET <b>Box 730</b>	JOB LOCATION <b>Stowe Elementary School</b>		
CITY, STATE, AND ZIP CODE <b>Stowe, VT 05672</b>	<b>20625</b>	<b>Six Pickleball Courts</b>	

We hereby submit specifications and estimates to:

## Work to be completed:

- Clean entire surface area with compressed air.
- Total area to receive one (1) coat of **Premier Sports Resurfacer**. This will fill surface voids and act as a prime coat for the color system. Material manufactured by California Sports Surfaces.
- Total area to receive two (2) coats of **Premier Sports Coatings**, Court to be one (1) Color.  
Texture coat 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.
- Apply six (6) sets of hand painted, regulation, Pickleball lines with white textured **Premier-Line** paint.

**Note: Asphalt must cure for a minimum of 21 days prior to any coatings being applied.**

**We propose** hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

**Nineteen Thousand Two Hundred Dollars and no/100-----** dollars (\$ **19,200.00** )

Payment to be made as follows:

**Within 15 days of billing date.**

All materials guaranteed as specified. All work to be completed in a workmanlike manner according to standard practices. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and any other necessary insurance. Our workers are covered by Workman's Compensation Insurance. Customer agrees to pay 1 1/2% per month (or 18% per annum) interest on sums overdue by 30 days or more and agrees to pay cost of collection and reasonable attorneys fees. This agreement shall be governed and construed in accordance with the laws in the State of Vermont.

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Signature

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Signature \_\_\_\_\_

Signature \_\_\_\_\_

## Pro Max Rolling Portable Pickleball Net



The Dominator Pro Max Portable Pickleball Net offers a durable, weather resistant, and rust proof solution for your game. Meeting USA Pickleball regulations, this net combines the features of an inground system with the convenience of portability. Enjoy a long-lasting net system with its sturdy aluminum structure.

- [Overview](#)
- [Additional Information](#)

**DURABLE AND BUILT TO LAST ▼**

**WEATHER RESISTANT & RUST PROOF ▼**

**SEMI PERMANENT ▼**

**IDEAL FOR COMPETITIVE MATCHES & REALISTIC PLAY ▼**

**\$1,499.00 x 6 = \$9000.00**

# OPTION 2 COST PROPOSAL

does not include  
demolition cost

**Quality Fencing  
Residential & Commercial**



A Division of JS Zangla, LLC

# Proposal

P. O. Box 5 St. Johnsbury VT 05819

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www.vttennis.com

PROPOSAL SUBMITTED TO <b>Town of Stowe</b>		PHONE <b>802-253-2262</b>	fax	DATE <b>3/18/2025</b>
EMAIL <b>Matt Frazee</b> <b>mfrazee@stowevt.gov</b>		JOB <b>Reconstruction of Courts</b>		
STREET <b>Box 730</b>		JOB LOCATION <b>Dale Gale Center Memorial Park</b>		
CITY, STATE, AND ZIP CODE <b>Stowe, VT 05672</b>		<b>20829</b> <b>Six Pickleball Courts</b>		

We hereby submit specifications and estimates to:

## Work to be completed:

- Fine grade & pave entire area of Six Pickleball Courts in two lifts; 1-1/2" of 3/4" binder, and 1-1/2" of 3/8" hot plant mix.
- Supply and install approx. 564 lin. ft. of chain link fencing. 256' of 8'h and 300' of 4'h. Fencing to have 3" Black Vinyl posts, 2 1/2" line posts, 1 5/8" top rail, and 1 3/4" x 9 gauge core black vinyl fabric. Fence to include bottom tension wire and two (2) walk gates. **One 4' x 8' and One 4' x 4'.**
- Supply and install six (6) new sets of Edwards net posts in new sleeved concrete footings, six (6) Edwards PickleBall nets.
- Total area to receive two (2) coats of **Premier Sports Coatings Resurfacer**. This will fill surface voids and act as a prime coat for the color system. Material manufactured by California Sports Surfaces.
- Total area to receive two (2) coats of **Premier Sports Coatings**, Color to be Dark Green. Texture coat 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.
- Apply six (6) sets of hand painted regulation, white PickleBall lines with **Premier Line** paint.

**Note: Town is responsible for demo of existing courts and site prep work to have courts at grades. Grades should have a 1% pitch to allow water to shed off surface.**

**Note: Asphalt must cure for a minimum of 21 days prior to any coatings being applied.**

**We propose** hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

**One Hundred Forty - Two Thousand Seven Hundred Sixty - Five Dollars and no/100-----** dollars (\$ **142,765.00** )

Payment to be made as follows:

**Within 15 days of billing date.**

All materials guaranteed as specified. All work to be completed in a workmanlike manner according to standard practices. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and any other necessary insurance. Our workers are covered by Workman's Compensation Insurance. Customer agrees to pay 1 1/2% per month (or 18% per annum) interest on sums overdue by 30 days or more and agrees to pay cost of collection and reasonable attorneys fees. This agreement shall be governed and construed in accordance with the laws in the State of Vermont.

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Signature \_\_\_\_\_

Signature \_\_\_\_\_