

Town of Sudbury Community Preservation Committee

RECEIVED
OCT 07 2022

Flynn Building
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Sudbury, MA 01776
978-639-3387
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cpc@sudbury.ma.us

BY: _____

www.sudbury.ma.us/cpc

PROJECT SUBMISSION FORM

Applicant: Town of Sudbury

Submission Date:

October 7, 2022

Group or Committee Affiliation (if any): Permanent Building Committee

Applicant Address:

275 Old Lancaster Road
Sudbury, MA 01776

Purpose (please select all that apply):

- Open Space & Recreation
- Community Housing
- Historic Resource

Applicant Email & Phone Number:

Sandra R .Duran, Combined Facility Director, DuranS@sudbury.ma.us;
978-405-5465

Jennifer Pincus, jenkpinus@gmail.com; 978-201-6763

Project Manager Email & Phone Number:

Project Name: Fence and Lights for Fairbank Multisport Court

Project Description: Provide and install fence and lights for Fairbank Multisport Court

Costs:

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (Amount and Source)
2024	\$200,000	\$200,000	No other funding sources known of at this time
2025			
2026			
2027			
2028			
Total			

How does this project meet the General Criteria and Category Specific Criteria for Community Preservation Committee projects (see attached)?

See attached for general criteria and recreation specific criteria.

Does this project fall within the jurisdiction or interest of other Town Boards, Committees, Commissions, or Departments? If so, please list the boards, committees, commissions, or departments, whether applications and/or presentations have been made, and what input or recommendations have been given.

Permanent Building Committee will oversee the project. Suggestions have been received from the Parks and Recreation Committee.

For Community Preservation Committee Use:

Form Received On: 10-7-22

Project Presented to CPC On: _____

Reviewed By: R Poteat

Determination: _____



CPC Application on Behalf of the Town of Sudbury:

Fences and Lights for Fairbank Multisport Court

How this project meet the General Criteria and Category Specific Criteria for Community Preservation Committee projects

The new multisport court at Fairbank will include basketball and pickleball courts. Due to rising escalation and budget constraints, the fencing and lights for this court are not included in the Fairbank Community Center project. Lights and fencing will expand the use of this court for residents of all ages.

This proposal is in keeping with the Town's Master Plan and Open Space and Recreation Plan

The Parks and Recreation Committee supports this request.

Statement of Need

The new Fairbank Community Center (FCC) design began under a budget set by the 2020 Town Meeting vote. As the design progressed during the Covid19 pandemic it became clear that the given budget would not suffice to cover the intended project scope. The building became the priority leading up to the General Contractor bid.

The pandemic has placed unprecedented budget pressures on the Fairbank project throughout the design and bidding process. Early on in the design phase, a second court was value engineered out of the project; though a location on the site plan was identified for its construction in the future. Next, the lights were value engineered out of the remaining court; though the conduit was kept in the project budget to allow the infrastructure to be completed with the rest of the site work. Finally, as the bid set was released, the fencing around the court was listed as a deduct alternate out of concern that the bids would come in too high to allow the project to move forward. When the bids were received, without accepting the deduct alternates the lowest bid would have been too high. The project that began with 2 fenced and lighted multisport courts is now under construction with just one unlit, unfenced court to be built. CPA funding for this request would restore at least the ability to fully use the one remaining court as intended.

Prior to the Fairbank construction project, there were two full court basketball courts with lights at Fairbank. They were the only outside full-court courts in town and were used regularly by youth and adults. With shorter days in the fall and spring, the court lights were used daily as kids came there after school, evenings and weekends for pickup games. The only other outside courts that are available are half-court nets at Featherland, which are unlit. Due to the location of the basketball/pickle ball court, it is essential to have this court fenced as the court is between the parking lot and the slope to a lower grass area (see attached L200 Site Plan). The fence will keep balls in play and players out of danger.

Research has shown that easy access to recreational assets is important for everyone's mental and physical health. Expanding outdoor recreational opportunities in the form of a safe and enjoyable basketball/pickleball court is a response to the community's desire for a healthier lifestyle.

Save resources that would otherwise be threatened and/or serve a currently under-served population

The new multisport court will include one adult-sized full-court basketball court with three pickleball courts. See attached Fairbank Community Center L200 Site Plan and LD100 Details dated March 23, 2022. This will attract people of all ages and abilities throughout the year. Youth can easily grab their own ball and get friends together to play whenever they want. Unlike the court in the new gym, which will require scheduling by the Recreation Department during the hours that the center is open, it's always open to them. Younger kids play on the many playgrounds at the elementary schools and across the street at Haskell fields. Older kids, teens and adults have few outdoor recreational spaces for unorganized play and seniors are hungry for pickleball courts. As noted in the statement of need, these populations made good use of the existing courts.

Since this will be the only full-court basketball court in town, it will get a lot of use. Without the lights and fence, the available time for them to be used throughout the school year will be limited. While athletes in organized sports have many physical outlets, not all kids are in organized sports. Many prefer to play pickup and we need to provide a safe location for them. They will now be under-served without a fenced and lit full-size court in town.

Demonstrate practicality, feasibility, urgency

This project is practical, feasible and urgent as we have an ongoing construction project that could expand to include the installation of fence and lighting. Incorporating this work would enable the full use of the courts upon the completion of the Community Center vs wait until additional funding is available in the future.

Additionally, Pickleball is the fastest growing sport in the country and although we currently have two other outdoor locations in town, spreading the demand for this sport throughout town will help support this growing need. Refer to:

<https://www.npr.org/2022/02/19/1081257674/americas-fastest-growing-sport-pickleball>

Demonstrate that the project can be implemented expeditiously and within budget

The Permanent Building Committee will oversee this project. They are experts in managing projects for the benefit of the community. If the work is incorporated into the overall community center project it will benefit from the oversight of the project's Owner's Project Manager, Compass Project Management.

Demonstrate that project alternatives, and alternative funding mechanisms, have been fully explored

The Statement of Need explains why the funds were not available as part of the overall new community center project.

Produce an advantageous cost / benefit value

Fencing and lighting the court is necessary for it to function as intended. If funds for this work are made available before the completion of the FCC work by the contractors on site, there may be some cost savings in that they are already mobilized and have the necessary equipment and manpower as they complete the site work in the base bid. Additionally, doing this work as part of the current project will allow for scheduling the work in logical sequence to avoid redundancy.

Adding the fences and lights when the court is being built during the Community Center project will ensure residents can use the court fully when the Center is complete.

Leverage additional public and/or private funds

Obtaining CPC funds for this project will complete the community center as *originally designed*. Funding sources for the Fairbank Community Center include Town Meeting voted funds, ARPA Funding, grant funding from the Friends of the Senior Center and the Cummings foundation.

Preserve or utilize currently owned town assets

Fairbank is one of the recreation hubs in our community and adding fences and lights to this multisport court at Fairbank will support users for generations to come.

Support multiple recreation uses

The court will be striped to accommodate both basketball and pickleball. The after school and early release programs as well as the summer camp will also make use of this court and fencing will be needed to keep the children safely away from the parking lot.

Serve a significant number of residents

With the new community center adjacent to this court, many seniors will be able to easily access this outdoor space to play pickleball on a nice day or when the gym is being used for other purposes. After school and early release programs will use the court for fresh air recreation. Summer camp will use the court. In the evenings, community members will enjoy playing basketball and pickleball under the lights. The Fairbank Community Center basketball court will be the only full court in Town.

Expand the range of recreational opportunities available to Sudbury residents of all ages

The National Recreation and Park Association (NRPA) recommends having recreation assets throughout the community for easy access. NRPA recently did a survey of recreational facilities throughout the country. They found communities with populations under 20,000 had one basketball court per 3750 residents and 86% of all communities had outdoor basketball courts. They found that one pickleball court per 3446 residents and only 18% of all communities had pickleball courts. Refer to:

<https://www.nrpa.org/siteassets/2022-nrpa-agency-performance-review.pdf>.

Maximize the utility of land already owned by Sudbury (e.g. school property)

The installation of fencing and lighting will maximize the utilization of this new court. The Fairbank Community Center is currently and will continue to be a hub for recreation in our community.



CPC request for Fairbank Community Center Multi Sport Court Fencing and Lighting Project Budgetary Narrative

Lighting costs: \$88,777

As the lighting portion of the proposed work was removed from the Fairbank Community Center project scope prior to the final bid document preparation, the estimated cost for the work is from the Design Development phase in November 2021. The total costs included the fixtures, bases, receptacles, wiring, breakers, and the conduit which is now part of the FCC work, at a budget of \$70,180. With a likely cost escalation from November 2021 - November 2023 of at least 15% (these *are* unprecedented times), plus an additional 10% change order surcharge from the GC, it brings this estimate up to \$88,777.

An earlier estimate for Schematic Design (August 2021) carried \$37,500 for just the four light fixtures, though that early in the design no specific fixtures had been selected. We are in the process of receiving an updated cost from a lighting manufacturer for the fixtures, but will have to defer to the contractor, or extrapolate from early phase estimates, for labor costs of installation. Fixtures will be LED dark sky compliant supporting our sustainability efforts and sized for full court coverage. The height and number of fixtures would be determined as part of a lighting package design.

Summary

DD estimate:	\$70,180
Escalation 15%:	<u>\$10,527</u>
	\$80,707
CO upcharge 10%	<u>\$ 8,070</u>
	\$88,770

Fencing costs: \$74,481

As noted on the attached detail drawings (Fairbank Community Center LD101, detail 7), the fence would be a vinyl coated, 10 foot high chain link fence with a gate, completely enclosing the multisport court. The fencing deduct alternate price given by the general contractor for the Fairbank Community Center, Colantonio Inc., at the time of bid (May of 2022) was \$61,000. This may or may not be an accurate representation of what they would charge to add this work

back in as a change order, but again there would be escalation (calculated at 11% through November 2023) and changer order markup (10%), bringing the estimate for fencing up to \$74,481.

Summary

Deduct alternate bid:	\$61,000
Escalation 11%:	<u>\$ 6,710</u>
	\$67,710
CO upcharge 10%	<u>\$ 6,771</u>
	\$74,481

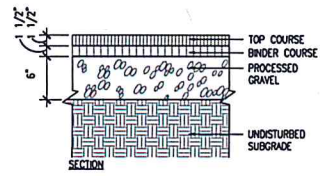
Total requested funding: \$200,000

Further exploration will be needed regarding the construction process pursued, either through the current contract as a Change Order or under a bid through a separate contractor. There are distinct advantages and disadvantages to both, from both a cost impact and a scheduling perspective. This funding request assumes pursuit of a Change Order under the current community center project general contractor for simplicity.

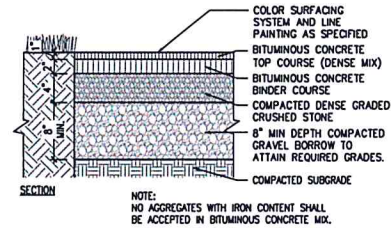
Using the above best guess estimates at this time, but without hard bids, a total of \$200,000 for the project is the requested placeholder for this application. This allows for the soft costs of designing the lighting portion, as well as some contingency. With further honing of the above estimates, this number may be revised prior to formal presentation of this request to the CPC. Documents that are the source of the above numbers are available if necessary.

Summary

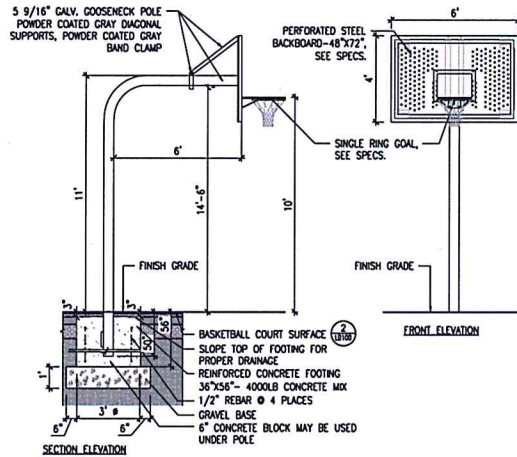
Lighting costs:	\$ 88,777
Fencing costs:	<u>\$ 74,481</u>
Total estimated:	\$163,258
Requested funding:	<u>\$200,000</u>
Design + contingency	\$ 36,743



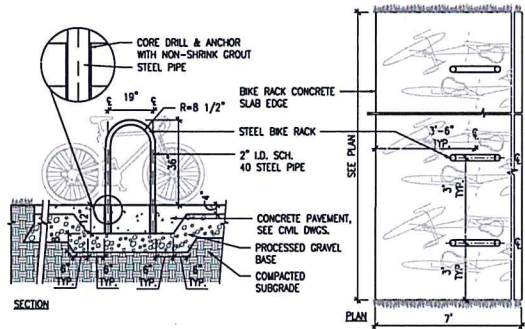
1 ASPHALT SIDEWALK
SCALE: 1-1/2"=1'-0"



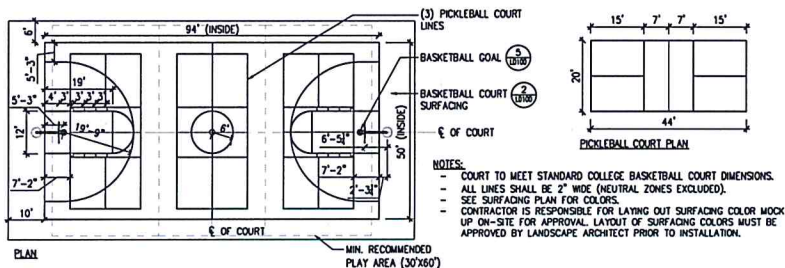
2 BASKETBALL COURT SURFACING
SCALE: 1-1/2"=1'-0"



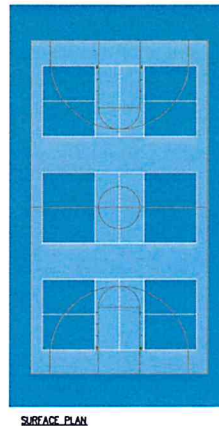
5 BASKETBALL COURT GOAL
SCALE: 3/8"=1'-0"



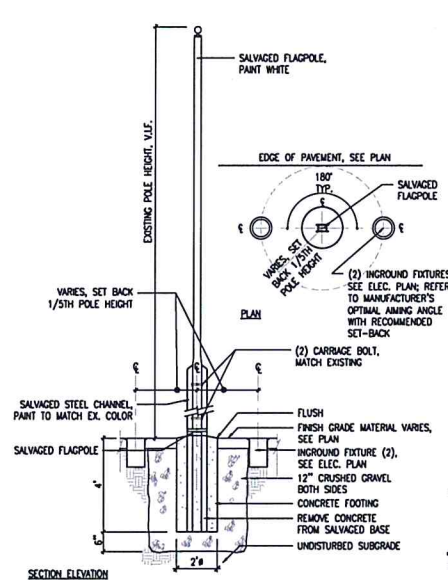
3 BIKE RACK
SCALE: 1/2"=1'-0"



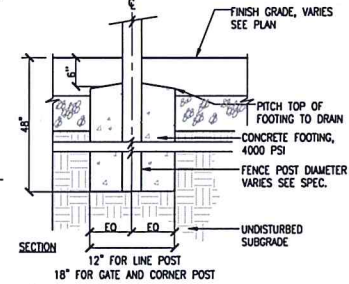
4 OUTDOOR BASKETBALL/PICKLEBALL COURT LAYOUT
SCALE: 1/16"=1'-0"



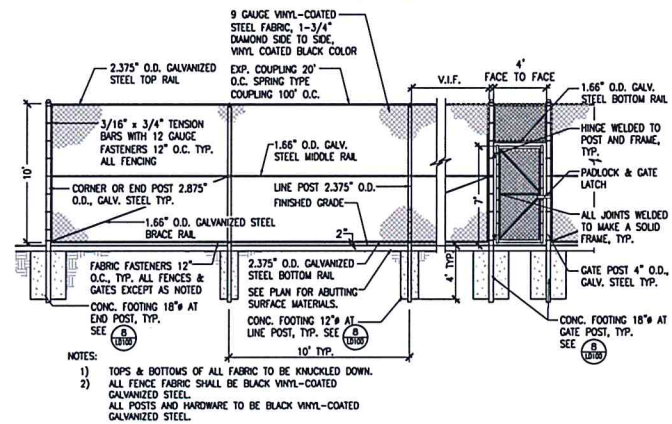
SURFACE PLAN



6 FLAGPOLE
SCALE: 3/8"=1'-0"



8 CHAIN LINK FENCE FOOTING
SCALE: 1" = 1'-0"



7 10' HT. CHAIN LINK FENCE W/ GATE
SCALE: N.T.S.

ARCHITECT
bh&a
Burgess Inoué + Architects, Inc.
9 Chancel Court Street, Suite 300
Sudbury, MA 02126
(517) 292-0400

PROJECT NAME
Fairbank Community Center
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Sudbury, MA 01774

CLIENT
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278 Old Sudbury Road
Sudbury, MA 01774

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(978) 882-5111

REVISIONS

NO.	DATE	DESCRIPTION

DRAWING TITLE
Details

DRAWING INFORMATION



DATE: 07/23/2012
DRAWN BY: J.S.A.

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LD100

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Duchesneau, Adam

From: Kevin LaHaise <klahaise1@gmail.com>
Sent: Monday, December 19, 2022 4:21 PM
To: PlanningCommunityDevelopment
Subject: Letter of Support: Fence and Lights for Fairbank Multisport Court

Hi Planning Department and Community Preservation Committee,

Though the website gave a mailing address for the department, I trust email will suffice for letters of support?

I'm writing to share my support for the Fence and Lights for the Fairbank Multisport Court. The reason for my support is practical, but it's backed by first-hand experience.

When I was a teenager in Sudbury, I logged a lot of hours on the two basketball courts at Fairbank, even on freezing cold days. I didn't realize it at the time, but lighted recreational assets, whether town-owned, school-owned, or private, made a big difference in how the winter afternoons and year-round evenings went. On nights when there were good choices available, we generally made good choices. Unfortunately, in a town that, at the time, had relatively few options for evening recreation, sometimes bad choices were far more accessible than the good ones.

I'm now raising two children of my own, and despite my most fervent demands that they stop growing up so fast, they're careening towards their teenage years anyway. I'm inclined to be supportive of any project that creates evening opportunities for all residents, but I'm particularly excited about what this project could mean for many of our younger residents. In fact, some of my anxiety about raising soon-to-be teenagers is eased by projects like this one. With this application, you have a chance to ensure that Sudbury's younger residents have another good choice available.

The project has, in my opinion, a high impact on its own. But in combination with the work being completed at the Community Center, the value for money stretches even farther. The safety benefits of the fencing are self-evident. The recreational opportunities on a multisport court are adaptive to evolving needs of the community across all age groups. Finally, lights maximize the use and utility of the asset.

I hope you'll support this project. In addition to the above, it's well-conceived, well-designed, has an available project team to oversee it, and builds in efficiencies at every level.

Let there be light!

Cheers,

--

Kevin LaHaise
klahaise1@gmail.com
Cell: 413 244 8994
195 Horse Pond Road