



Town of Sudbury

Community Preservation Committee

cpc@sudbury.ma.us

Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776
978-639-3387
Fax: 978-639-3314
www.sudbury.ma.us/cpc

PROJECT SUBMISSION FORM

Applicant:

Submission Date:

Group or Committee Affiliation (if any):

Applicant Address:

Purpose (please select all that apply):

☐ Open Space & Recreation

☐ Community Housing

☐ Historic Resource

Applicant Email & Phone Number:

Project Manager Email & Phone Number:

Project Name:

Project Description:

Costs:

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (Amount and Source)
2027			
2028			
2029			
2030			
2031			
Total			

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

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.

For Community Preservation Committee Use:

Form Received On: _____

Project Presented to CPC On: _____

Reviewed By: _____

Determination: _____

Application to the Community Preservation Committee for Davis Field

This application seeks funding from the Community Preservation Committee (CPC) to support the design and permitting of athletic field improvements at Davis Field. This project is in the conceptual phase, based on a comprehensive needs assessment that identifies a critical deficit in the town's athletic facilities. The funding would cover the development of design plans, necessary permits, and preparation of bid documents. This is a crucial step towards meeting the documented recreation needs of the community, particularly for youth sports.

Statement of Need

The Town of Sudbury faces a notable deficit in high-quality recreational spaces. A recent Athletic Fields Evaluation and Needs Assessment Study found that 14 of the town's 33 athletic fields are overused, surpassing the recommended limit of 250 annual uses for natural grass fields. This heavy usage has resulted in deteriorated field conditions, including poor drainage and a lack of proper turf maintenance. Stakeholders, such as the Boston Ultimate Disc Alliance (BUDA) Ultimate Frisbee Summer Club League, have noted that a portion of Davis Field does not drain well and is often unusable until drier conditions prevail. While Davis Field is a 29.5-acre parcel, it is currently used as an open recreation field and dog park with a gravel parking lot in poor condition and no permanent field markings or lighting.

The proposed project at Davis Field directly addresses these deficiencies by transforming the underutilized site into a usable athletic facility. By developing this field, the town can add game-ready field space and alleviate the overuse of existing fields. The conceptual plan includes regrading the field to create two natural grass soccer fields, improving the drainage, and paving the parking lot. This development will provide a safe and reliable playing environment for multiple sports and meet the town's desire to utilize its unused land for program expansion.

This project meets the Community Preservation Committee's (CPC) criteria by serving multiple purposes: it addresses the urgent need for recreation space by providing additional athletic fields and enhances the area's utility for passive recreation through walkways and trail connections. This development utilizes a town-owned asset, maximizes its potential, and provides a significant public benefit. The proposed improvements, which include a paved parking lot and site walkways, will also improve accessibility and safety at the venue.

General Criteria

The proposed Davis Field project aligns with the following general criteria for CPC funding:

- **Eligibility for CPA funding:** The project is eligible under the "**Recreation**" purpose of the Community Preservation Act, as it aims to create and rehabilitate land for recreational use. It also has a secondary component of open space preservation by maintaining a large portion of the parcel for open recreation.
- **Consistency with town plans:** The project directly addresses the findings of the **Athletic Fields Evaluation and Needs Assessment Study**, which identified a need for additional,

game-ready field space. The plan also keeps in mind the site's connection to the Bruce Freeman Rail Trail, as requested by the Town.

- **Endorsement by other boards/committees:** The project has been discussed with and received support from the **Parks and Recreation Commission**.
- **Serve an under-served population:** This project will serve multiple user groups, including adult leagues like the BUDA Ultimate Frisbee Summer Club League, which has noted the poor drainage and unusable conditions of the field's south end. It will also provide additional space for youth sports.
- **Serve multiple CPA purposes:** While its primary focus is recreation, the project maintains significant open field space and improves access to the adjacent Bruce Freeman Rail Trail. This dual-purpose approach links recreation with open space.
- **Demonstrates practicality, feasibility, and urgency:** The project is based on detailed conceptual plans with cost estimates and addresses a documented and urgent need for more field space due to the current overuse of other town fields.
- **Preserve or utilize currently owned Town assets:** The project utilizes a currently undeveloped and underutilized 29.5-acre parcel owned by the town, maximizing its recreational value for the community.
- **Protect drinking water quantity and quality:** The project is located within a Water Resource Protection Overlay District (WRPOD) Zone 3, and any work would require careful design to protect groundwater quality, a critical town asset.

Category Specific Criteria: Recreation

The proposed project at Davis Field addresses the following specific criteria for Recreation proposals:

- **Support multiple recreation uses:** The plan includes a conceptual layout for multiple multipurpose rectangular (MPR) fields, which can be striped for soccer, lacrosse, and other sports, accommodating a wide range of athletic activities.
- **Serve a significant number of residents:** This project will serve many different sports groups, including the Sudbury Youth Soccer Association (SYSA), which has over 2,600 players across three seasons.
- **Expand recreational opportunities:** The addition of new fields will increase available playing time, ease scheduling conflicts, and allow for the expansion of youth leagues.
- **Jointly benefit other initiatives:** By providing walkways connecting the fields to the Bruce Freeman Rail Trail, the project promotes passive recreation like hiking and biking, benefiting both the Parks and Recreation Commission and Conservation Commission.



Gale Associates, Inc.

300 LedgeWood Place, Suite 300 | Rockland, MA 02370

P 781.335.6465 F 781.335.6467

www.galeassociates.com

September 17, 2025

Town of Sudbury
278 Old Sudbury Road
Sudbury, MA 01776

Attn: Dennis Mannone, Parks, Recreation & Aquatics Director
T: (978) 639-3259
E: mannonned@sudbury.ma.us

Re: Engineering Consulting Services
Outline Proposal
Davis Field Improvements
Sudbury, MA

Gale Associates, Inc. (Gale) is pleased to present this outline proposal to provide Engineering Consulting Services to the Town of Sudbury (Sudbury) regarding improvements to Davis Field.

Please note, this proposal letter and associated fee are for representative purposes only, intended to provide a general scope outline and rough order of magnitude design costs for review by project stakeholders. In the event Sudbury elects to proceed, a formal engineering consulting services proposal and associated fee will be developed.

PROJECT UNDERSTANDING

In September of 2024, Gale was retained by Sudbury to research and prepare a Town-Wide Comprehensive Field Needs Assessment Plan. The final iteration of this report was completed and issued to Sudbury on September 5, 2025. Based on a phone call with Sudbury on September 15, 2025, we understand the town is interested in proceeding with engineering design services specific to select improvements at Davis Field, subject to modification, as necessary. These project parameters have been detailed and formalized in the "Davis Field Primary Option" conceptual plan and cost estimate, dated August 1, 2025, and provided within the final iteration of the above-mentioned Assessment Plan. Project requirements generally include:

- A bituminous pavement or porous pavement parking lot and pedestrian walkways.
- Connection to the existing Bruce Freeman Rail Trail.
- ADA access throughout the extent of facility improvements.
- Two (2) natural grass multi-purpose rectangular playing fields.
- Irrigation improvements, including a new well service.
- Site lighting for pedestrian safety and site security (not for athletic use).

SINCE 1964

Connecticut | Florida | Maine | Maryland | Massachusetts | New Hampshire | Virginia



Based on the above project understanding, Gale will provide engineering services, as follows:

Phase 1 – Background Evaluation, Facility Assessment, and Schematic Design

- Start-up and subsequent client design meetings.
- Zoning research and review.
- Utility research and review.
- Topographic survey (Subconsultant – Doucet Survey).
- Limited geotechnical evaluation – test pits and topsoil sampling.
- Resource area delineation and report development (Subconsultant – LEC Environmental).
 - Project area falls within one-hundred feet (100') of resource areas.
- Schematic design development submission.
 - Plans and cost estimate.

Phase 2 – Engineering and Design

- Client design meetings.
- Stormwater hydrologic analysis.
- Irrigation design services (Subconsultant – Irrigation Consulting, Inc.).
 - Irrigation well and pump design, if required by site conditions.
- Electrical design services (Subconsultant – Vincent A. Dilorio, Inc.).
- 50% and 75% design development submissions, to include:
 - Outline Technical Specifications.
 - Existing Conditions Plans.
 - Erosion Control and Demolition Plans.
 - Layout and Materials Plans.
 - Grading and Drainage Plans.
 - Utilities Plans.
 - Finished Grading Plan.
 - Miscellaneous Site Details.
 - Cost estimates.

Phase 3 – Permitting

- Sudbury Conservation Commission.
 - Notice of Intent application and hearings.
- Sudbury Planning/Zoning Board.
 - Site Plan Review application and hearings.

Phase 4 – Final Design and Construction Documents

- Finalize the design documents suitable for competitive public bidding.
- Front end bid document preparation.

Phase 5 – Bid/Award Services

- Bid and bid advertising assistance.



- Pre-proposal site meeting.
- Review RFI and issue associated addenda.
- Bid review with an associated review letter.

Phase 6 – Construction Phase Services (Optional Services)

- Shop drawing and submittal review.
- Pre-construction meeting.
- Review RFI and issue associated construction sketches.
- Schedule and attend regular site meetings throughout construction.
- Construction close-out:
 - Punch list development.
 - Certification of substantial completion.
 - Review of close-out documentation.
 - Provide an opinion regarding final acceptance and payment.

ESTIMATED COMPENSATION

- Gale's estimated compensation to provide the above Scope of Services is detailed as follows:

	<u>Gale Fee</u>	<u>Reimbursable Subconsultants</u>
Phase 1 – Background Evaluation/Assessment, SD	\$ 15,000.00	
Doucet (Survey)		\$ 9,000.00
LEC (Wetlands)		\$ 6,000.00
Phase 2 – Design Development	\$ 25,000.00	
ICI (Irrigation)		\$ 10,000.00
VAD (Electrical)		\$ 10,000.00
Phase 3 – Permitting	\$ 24,000.00	
Phase 4 – Final Design/Construction Documents	\$ 15,000.00	
Phase 5 – Bid/Award Services	\$ 8,000.00	
Subtotals	\$ 87,000.00	\$ 35,000.00
TOTAL	\$ 122,000.00	

Optional Services (Not Included in Total Above)

Phase 6 – Construction Period Services	\$ 35,000.00	\$ 8,000.00
Phase 2 – Irrigation Well and Pump Design		\$ 14,000.00

Dennis Mannone
Town of Sudbury
Davis Field Improvements
September 17, 2025
Page 4



Thank you for considering Gale for this project. Should there be any questions, please do not hesitate to contact the undersigned.

Best regards,
GALE ASSOCIATES, INC.

Peter Spanos

Peter Spanos, P.E.
Director of Athletics

GALE ASSOCIATES, INC.

Kyle Rowan

Kyle Rowan
Project Manager

PS/KFR

Based on the "Athletic Fields Evaluation and Needs Assessment Study summary " for the Town of Sudbury, here is a summary of the key findings and recommendations that would be useful for a Parks and Recreation meeting.

Introduction and Purpose

Gale Associates, Inc. was hired to evaluate the town's athletic fields and develop a needs assessment study. The main goals were to:

- Evaluate 15 athletic field venues for their physical condition and inventory.
 - Assess field usage versus capacity.
 - Propose strategies for upgrading, redistributing, or creating new athletic facilities to meet community needs.
 - Help the town plan for operational, maintenance, and capital improvement needs.
-

Key Findings

Overall Field Conditions and Usage

- **General Condition:** The town's athletic fields are in "fair to good condition" overall, but most areas need renovations and a redistribution of use.
- **Overburdened Fields:** 14 of the 33 athletic and recreation areas are considered "quantitatively overburdened," meaning they exceed the recommended 250 team-uses per year for a natural grass field. Another three fields are approaching capacity.
- **Maintenance:** Many fields suffer from a lack of proper rest periods, poor drainage, and a lack of grass coverage, which poses a safety hazard. A natural turf field ideally needs a 30-45 day rest period during the active growing season to repair itself. In contrast, a synthetic turf field can handle up to 750 uses per year and is not as affected by weather.

Specific Field Deficiencies and Community Feedback

- **Baseball and Softball:**
 - Lincoln Sudbury Youth Baseball (LSYB) reported a deficit of usable 60' baseball diamonds. They've lost access to fields at Israel Loring and General John Nixon schools due to poor maintenance.
 - The 90' baseball diamond at Frank Feeley Field is often unusable in the spring and after heavy rain due to wetness.
 - Sudbury Youth Softball (SYS) faces limitations because of poor drainage at Frank Feeley Fields and would like to see improvements like better drainage, lighting, or conversion to synthetic turf.
- **Other Sports:**
 - The running track at Lincoln-Sudbury Regional High School (LSRHS) is in poor condition and nearing the end of its life.

- o LSRHS Athletics reported a lack of field space, making scheduling difficult for their growing athletic department.
- o Youth Football noted that an additional lighted field would be beneficial for practices as daylight decreases in the fall.
- o Boston Ultimate Disc Alliance (BUDA) mentioned that the south end of Davis Field drains poorly, and they would benefit from a lighted field.
- o Sudbury Girls Field Hockey is at capacity and relies heavily on the double turf field at LSRHS. They emphasized the need for another synthetic turf field with lights.
- **General Needs:**
 - o Stakeholders consistently stressed the need for

athletic lighting to ease scheduling conflicts.
 - o There is a desire to utilize currently unused town fields like Broadacres Farm, Davis Field, and Parkinson Field to create more "game-ready" space.

Recommendations and Conceptual Plans

To address these issues, the report proposes a consolidation strategy to group similar sports at specific venues, which would help with scheduling, maintenance, and hosting larger events.

Here are the primary conceptual plans with estimated costs:

- **Frank Feeley Field (Softball Venue):** Convert the 90' baseball diamond to a softball diamond and improve drainage. The total estimated cost for the primary option, which includes reconstructing tennis courts, adding athletic lighting, and other improvements, is approximately

\$2.9 million.
- **Broadacres Farm and Featherland Park (Baseball Venue):** Develop Broadacres Farm with a new 90' natural grass baseball diamond. The plan also includes redeveloping the parking lot at Featherland Park and converting the softball field there to synthetic turf for multi-use. The estimated cost for this primary option is about

\$3.2 million.
- **Haskell Field (Soccer/MPR Venue):** Replace the baseball field with an additional natural grass soccer field and add a new synthetic turf field with lighting. This option is estimated to cost around

\$2.1 million.
- **Lincoln-Sudbury Regional High School (LSRHS):** A primary option for this site, estimated at approximately **\$3.5 million**, includes converting one baseball field and the

softball field to synthetic turf, adding athletic lighting at the softball field, and reconstructing the running track.

Proposed Phasing Strategy

The report suggests a three-phase approach to implement the major improvements:

- **Phase 1 (Fiscal Year 2026):** Focus on improvements at Frank Feeley Field and the development of Broadacres Farm and Featherland Park. The estimated cost for this phase is about

\$2.2 million.
- **Phase 2 (Fiscal Year 2027):** Convert the 90' baseball diamond at LSRHS to synthetic turf and reconstruct the running track. This phase also includes maintenance improvements at Peter Noyes School. The estimated cost is approximately

\$2.5 million.
- **Phase 3 (Fiscal Year 2028):** Convert the baseball diamond at Haskell Field into an MPR field and add a synthetic turf field at Parkinson Field. The estimated cost for this phase is roughly

\$4.1 million.

The total estimated cost for these three phases is approximately **\$8.8 million.**