



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 Broadacres Farm and Featherland Park

This application seeks funding from the Community Preservation Committee (CPC) to support the design and permitting of athletic field improvements at Broadacres Farm and Featherland Park. While the project is currently in the conceptual phase, this application is based on a comprehensive needs assessment that identifies a critical deficit in the town's athletic facilities and outlines a phased approach to address these needs. The proposed work includes developing design plans, obtaining the necessary permits, and preparing bid documents to bring the project to a shovel-ready state. This effort is vital for meeting the documented recreation needs of the community, especially for youth sports.

Statement of Need

The town of Sudbury is experiencing a significant shortage of high-quality, usable athletic fields, particularly for youth baseball and softball. A recent Athletic Fields Evaluation and Needs Assessment Study found that 14 of the town's 33 athletic fields are overused, exceeding the recommended annual limit of 250 uses for natural grass fields. This overuse has led to poor field conditions, including a lack of turf, drainage issues, and safety hazards. Stakeholders, particularly Lincoln Sudbury Youth Baseball (LSYB), have reported an inability to maximize their program offerings due to the loss of access to poorly maintained fields at Israel Loring School and General John Nixon School. The LSYB program alone has a deficit of 18 field time slots on 60' baseball diamonds during the spring season.

The project at Broadacres Farm and Featherland Park will directly address these deficiencies by creating a consolidated athletic venue for baseball and softball. This development will serve as a new home for the youth baseball community, freeing up other town fields and allowing for the redistribution of use. By establishing new, game-ready fields, the project will restore lost capacity, provide a safe playing environment for participants, and accommodate the projected growth of youth sports.

General Criteria

The proposed Broadacres Farm and Featherland Park project aligns with the following general criteria for CPC funding:

- **Eligibility for CPA funding:** The project falls under the "**Recreation**" category of the Community Preservation Act, as it seeks to create, preserve, and rehabilitate land for recreational use. The project aims to restore fields that are currently in poor condition and to develop new fields to meet community demand for youth sports.
- **Consistency with town plans:** This project is directly informed by the **Athletic Fields Evaluation and Needs Assessment Study** commissioned by the town, which provides a

data-driven rationale for the need for new fields and upgrades. It aligns with the goal of expanding recreational opportunities and utilizing existing town assets effectively.

- **Endorsement by other boards/committees:** This project has been discussed and endorsed in principle by the **Parks and Recreation Commission** as a high-priority need. Minutes from a meeting with the commission and other town departments show a consensus on the need to address field deficits and explore development options for Broadacres Farm.
 - **Serve an under-served population:** The project specifically addresses the needs of youth baseball and softball participants, a population whose recreational opportunities are currently restricted by a lack of usable fields.
 - **Serve multiple CPA purposes:** While primarily a recreation project, the development of Broadacres Farm will include a new walking trail connecting to the Bruce Freeman Rail Trail, promoting both active and passive recreation. The project also utilizes land that has a history of open space use, effectively linking both open space and recreation priorities.
 - **Demonstrates practicality, feasibility, and urgency:** The project is based on detailed conceptual plans and cost estimates developed by Gale Associates, Inc., and a phased implementation strategy has been proposed. The urgency is driven by the severe overuse of existing fields and the documented inability of current facilities to meet community demand.
 - **Preserve or utilize currently owned Town assets:** The project utilizes town-owned land at both Broadacres Farm and Featherland Park, maximizing the utility of these assets to serve a significant number of residents.
-

Category Specific Criteria: Recreation

The proposed project at Broadacres Farm and Featherland Park meets the following specific criteria for Recreation proposals:

- **Support multiple recreation uses:** The plan includes converting the Featherland Park softball field to a synthetic turf multi-use field for both softball and little league baseball, maximizing its utility. The new fields at Broadacres Farm will also be able to host a variety of baseball programs.
- **Serve a significant number of residents:** The project aims to serve a large population of youth athletes in the LSYB and Sudbury Youth Softball programs, which have over 1,160 and 328 participants, respectively.
- **Expand recreational opportunities:** The addition of new, game-ready fields will provide more practice and game time slots, expanding the range of opportunities for youth baseball programs that are currently constrained by limited space.
- **Jointly benefit other initiatives:** The inclusion of a new walking trail connecting Broadacres Farm to Featherland Park and the Bruce Freeman Rail Trail supports initiatives by both the Parks and Recreation Commission and Conservation Commission by promoting passive recreation such as walking and biking.



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
Broadacres Farm and Featherland Park 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 the Broadacres Farm and Featherland Park property parcels.

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 the Broadacres Farm and Featherland Park property parcels, subject to modification, as necessary. These project parameters have been detailed and formalized in the "Broadacres Farm and Featherland Park 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:

- Two (2) bituminous pavement parking lots, one in each parcel.
- ADA access throughout the extent of facility improvements.
- Bituminous pavement pedestrian walkways.
- A natural grass baseball field with a skinned infield, fencing, backstop, and dugouts.
- Conversion of the existing softball diamond to a 60' baseball/softball diamond.
- Irrigation improvements, including a new well service.

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- Site lighting for pedestrian safety and site security (not for athletic use).
- Tree removal and site preparation, as required for proposed and future use.

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).
- Geotechnical evaluation (Subconsultant – R.W. Gillespie).
- Resource area evaluation is not anticipated to be required.
- 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.
 - Request for Determination of Applicability application and hearing (1).
 - A Notice of Intent is not anticipated to be required.
- 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:
 - o Punch list development.
 - o Certification of substantial completion.
 - o Review of close-out documentation.
 - o 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	\$ 25,000.00	
Doucet (Survey)		\$ 15,000.00
RWG (Geotechnical)		\$ 25,000.00
Phase 2 – Design Development	\$ 60,000.00	
ICI (Irrigation)		\$ 10,000.00
VAD (Electrical)		\$ 15,000.00
Phase 3 – Permitting	\$ 28,000.00	
Phase 4 – Final Design/Construction Documents	\$ 24,000.00	
Phase 5 – Bid/Award Services	\$ 12,000.00	
Subtotals	\$ 149,000.00	\$ 65,000.00
TOTAL	\$ 214,000.00	

Optional Services (Not Included in Total Above)

Phase 6 – Construction Period Services	\$ 75,000.00	\$ 8,000.00
Phase 2 – Irrigation Well and Pump Design		\$ 14,000.00

Dennis Mannone
Town of Sudbury
Broadacres Farm and Featherland Park Improvements
September 17, 2025
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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.**