

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: Victor Garofalo, Assistant Town Manager

Submission Date: 09/18/2025

Group or Committee Affiliation (if any):

Applicant Address:

Flynn Building
278 Old Sudbury Road

Applicant Email & Phone Number:

garofalov@sudbury.ma.us
978-639-3377

Purpose (please select all that apply):

☒ Open Space & Recreation

☐ Community Housing

☐ Historic Resource

Project Manager Email & Phone Number: Victor Garofalo, garofalov@sudbury.ma.us

Project Name: Dr. Bill Adelson - Haskell (Smile) Playground Improvements Phase II

Project Description: Replace the previously removed playground structure.
Install poured-in-place surfacing in all areas currently lacking this feature.
Provide an additional shade structure and incorporate supplementary playground equipment to enhance the play area. Includes adding Trees.

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: _____

TOWN OF SUDBURY COMMUNITY PRESERVATION COMMITTEE

Guidelines for Project Submission

- 1) Each project request must be submitted to the Community Preservation Committee using the Project Submission Form as a cover sheet. Applications should be submitted in five (5) multiple copies and as an electronic PDF file.
- 2) Requests must include a statement of need and be documented with appropriate supporting information. The use of maps, visual aids, and other supplemental information is encouraged.
- 3) Obtain written proposals, estimates, quotes, and such other evidence to document project scope and cost.
- 4) If the request is part of a multi-year project, include the total project cost and allocations.
- 5) Describe the endorsement, support, or other recommendations, if any, by other Town Boards, Committees, Commissions, and Departments.
- 6) Provide examples of similar project proposals in other communities, if any, including examples of project scope, project cost, and status of completion.
- 7) For Applicants that have multiple project requests, please prioritize projects.
- 8) Requests must be received by **Sunday, September 21, 2025** to be considered for recommendation at the May 2026 Annual Town Meeting.
- 9) Applicants must be present at a Community Preservation Committee meeting to answer questions. The Community Preservation Committee meeting schedule has been announced and is posted on the Town's website.

Please keep in mind there are legal limitations on the use of Community Preservation Act funds. Additional information on the Community Preservation Act and the Community Preservation Committee can be found on the Town's website at www.sudbury.ma.us, under Committees. The Community Preservation Committee can be reached by email at cpc@sudbury.ma.us. If you are in doubt about your project's eligibility after consulting these resources, you are encouraged to submit an application so the Community Preservation Committee can determine eligibility.

Please submit the Project Submission Form and accompanying documentation to:

Ryan Poteat, Community Preservation Coordinator
c/o Planning and Community Development Department
Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776
PoteatR@sudbury.ma.us

TOWN OF SUDBURY COMMUNITY PRESERVATION COMMITTEE

General Criteria

The Sudbury Community Preservation Committee will give preference to proposals that address as many of the following general criteria as possible:

- Are eligible for Community Preservation Act (CPA) funding according to the requirements described in the CPA legislation;
- Are consistent with the Town's Master Plan, Open Space and Recreation Plan, Land Use Priorities Committee Report, Town-wide Comprehensive Facility Study, Community Housing Plan, and other planning documents that have received wide scrutiny and input and have been adopted by the Town;
- Receive endorsement by other municipal boards, committees, commissions, or departments.
- Preserve the essential character of the town as described in the Master Plan;
- Save resources that would otherwise be threatened and/or serve a currently under-served population;
- Either serve more than one CPA purpose (especially in linking open space, recreation, and community housing) or demonstrate why serving multiple needs is not feasible;
- Demonstrate practicality, feasibility, urgency;
- Demonstrate that the project can be implemented expeditiously and within budget;
- Demonstrate that project alternatives, and alternative funding mechanisms, have been fully explored;
- Produce an advantageous cost/benefit value;
- Leverage additional public and/or private funds; and
- Preserve or utilize currently owned Town assets.

Category Specific Criteria

Open Space proposals that address as many of the following specific criteria as possible will receive preference:

- Permanently protect important wildlife habitat, including areas that:
 - are of local significance for biodiversity;
 - contain a variety of habitats, with a diversity of geologic features and types of vegetation;
 - contain a habitat type that is in danger of vanishing from Sudbury; or
 - preserve habitat for threatened or endangered species of plants or animals;
- Preserve Sudbury's rural and agricultural character;
- Provide opportunities for passive recreation and environmental education;
- Protect or enhance wildlife corridors, promote connectivity of habitat or prevent fragmentation of habitats;
- Provide connections with existing trails or potential trail linkages;
- Preserve scenic views;
- Border a scenic road;
- Protect drinking water quantity and quality;
- Provide flood control/storage;
- Preserve important surface water bodies, including wetlands, vernal pools or riparian zones; and
- Preserve a parcel identified in the Open Space and Recreation Plan.

Recreation proposals that address as many of the following criteria as possible will receive preference:

- Support multiple recreation uses;
- Serve a significant number of residents;
- Expand the range of recreational opportunities available to Sudbury residents of all ages;
- Jointly benefit Conservation Commission and Park and Recreation Commission initiatives by promoting passive recreation, such as hiking, biking, and cross-country skiing, on town owned property;
- Maximize the utility of land already owned by Sudbury (e.g. school property); and
- Promote the creative use of railway and other corridors to create safe and healthful non-motorized transportation opportunities.

Community Housing proposals that address as many of the following criteria as possible will receive preference:

- Contribute to the goal of 10% affordability;
- Conform to the Town's Housing Production Plan;
- Promote a socioeconomic environment that encourages a diversity of income;
- Provide housing that is harmonious in design and scale with the surrounding community;
- Intermingle affordable and market rate housing at levels that exceed state requirements for percentage of affordable units;
- Ensure long-term affordability;
- Promote use of existing buildings or construction on previously-developed or Town-owned sites;
- Convert market rate to affordable units; and
- Give priority to local residents, and Town employees.

Historic Resource proposals that address as many of the following criteria as possible will receive preference:

- Protect, preserve, enhance, restore, and/or rehabilitate historic, cultural, architectural, or archaeological resources of significance, especially those that are threatened; and in the case of proposals on private property, the proposal and/or proponent meet certain economic criteria as may be required by the Community Preservation Committee;
- Protect, preserve, enhance, restore and/or rehabilitate Town-owned properties, features or resources of historical significance;
- Protect, preserve, enhance, restore, and/or rehabilitate the historical function of a property or site;
- Project is within a Sudbury Historic District, on a State or National Historic Register, or eligible for placement on such registers, or on the Sudbury Historic Properties Survey;
- Project demonstrates a public benefit; and
- Project demonstrates the ability to provide permanent protection for maintaining the historic resource; and in the case of proposals on private property, the proposal and/or proponent have demonstrated additional protective measures and have met additional criteria, as may be imposed by the Community Preservation Committee, to ensure the continued permanent protection of the historic resource.

Dr. Bill Adelson - Haskell (Smile) Playground Improvements Phase II

Statement of Need – SMILE Playground Surface Improvements

The SMILE Playground is not just the most heavily used public playground in Sudbury — it is a central gathering space where children of all ages and abilities come to play, learn, and grow. Open year-round, it serves as a vital hub for families, caregivers, and community programs, offering safe and inclusive outdoor recreation for hundreds of residents each week.

In recent years, the playground has shown significant signs of aging and wear. During Phase One of the improvement project, critical safety upgrades were made: the deteriorating poured-in-place (PIP) rubber surfacing was replaced, and unsafe playground equipment and trees were removed. However, these efforts only addressed the most urgent hazards.

Phase Two is essential to completing the transformation of SMILE Playground into a fully accessible, inclusive, and welcoming space. This phase will include:

- **Installation of a new toddler-specific play structure**, ensuring young children have a safe and developmentally appropriate area to explore.
- **A shade structure** to protect children and caregivers from excessive sun exposure, allowing for safe play even on hot days.
- **Replacement of remaining wood safety fiber (wood chips)** with poured-in-place (PIP) rubber surfacing to eliminate accessibility barriers, improve fall protection, and reduce ongoing maintenance needs.

These upgrades are not cosmetic — they are critical to ensuring the playground meets modern safety and accessibility standards. Most importantly, they help fulfill the community's commitment to equity, inclusion, and healthy childhood development.

With continued investment, SMILE Playground will remain a cornerstone of community life in Sudbury — a place where every child, regardless of ability, can play safely and joyfully.

Community Preservation Committee General Criteria

Eligibility for CPA Funding

This project qualifies for funding under the Recreation category of the Community Preservation Act (CPA). It involves the rehabilitation of an existing outdoor recreational facility—the SMILE Playground—which is located on town-owned land permanently dedicated to public recreation.

The proposed improvements directly enhance the playground's **accessibility, safety, and usability**. By replacing wood safety fiber with poured-in-place (PIP) rubberized surfacing and adding toddler-specific equipment and shade structures, the project ensures that people of **all ages and abilities** can safely enjoy

the space. These upgrades eliminate tripping hazards, meet modern safety standards, and align with the CPA's goal of expanding equitable access to recreational resources for the general public.

This investment not only preserves but significantly improves a vital community asset that serves hundreds of families year-round.

Endorsements by Other Municipal Boards or Departments:

The SMILE Playground Surface Improvement project is endorsed by the following boards and departments:

- Town Manager & Assistant Town Manager
- Parks & Recreation Committee
- Parks & Recreation Department
- Public Works Department
- Parks & Grounds Department

Serving Currently Underserved Populations

As of March 2011, all public play areas are required to comply with the **Americans with Disabilities Act (ADA)**. However, many existing playgrounds—especially older facilities—still fall short of full compliance, limiting access for children with disabilities.

These upgrades will bring the entire playground into full compliance with both ADA and Massachusetts Architectural Access Board (MAAB) standards.

By ensuring smooth, stable, and accessible surfaces throughout the playground, this project creates a space where children with physical disabilities, mobility aids, and sensory processing needs can fully participate in outdoor play—alongside their peers. These changes not only meet legal standards but also reflect Sudbury's broader commitment to equity, inclusion, and universal access in public spaces.

With these upgrades, the SMILE Playground will become a model of inclusive recreation—serving currently underserved families who have long faced barriers to safe, accessible outdoor play.

Multiple CPA Purposes:

This project qualifies under the Community Preservation Act for Recreation as its primary purpose, while also advancing the goals of Open Space preservation and enhancement. Haskell Field, which is directly adjacent to the playground, is an active community resource utilized year-round by families for walking, biking, and organized sports. The proposed improvements will therefore strengthen both recreational opportunities and the enjoyment of open space.

Practicality, Feasibility, and Urgency:

The project addresses critical needs at the SMILE Playground by replacing removed play equipment, upgrading the poured-in-place (PIP) surfacing, and installing shade structures. Replacing the equipment will restore the playground's full functionality and ensure continued appeal for toddler-aged children. Upgrading the PIP surface will improve safety while ensuring accessibility and compliance with current standards. Installing shade structures responds directly to community demand for greater comfort and usability, particularly during peak summer months. Collectively, these improvements are practical, feasible, and urgently needed to maintain a safe, inclusive, and welcoming recreational space.

Implementation:

Phase One of the SMILE Playground improvements was approved at the May 2021 Annual Town Meeting for \$285,000 and successfully completed in 2025. Building on this momentum, Phase Two requests \$332,000 at the May 2026 Annual Town Meeting to complete the next critical stage of work. The Town will procure these services through the State Contract with the selected contractor based on the attached design, ensuring both cost efficiency and quality. Construction is scheduled to begin in Spring/Summer 2026, with full completion by the end of that summer—delivering a safe, accessible, and revitalized community resource without delay.

Project Alternatives and Funding:

The Town does not have other available sources of capital funding to complete this project. Accordingly, Community Preservation Act funds are the most appropriate and only feasible funding source to ensure the replacement of equipment, upgrades to the poured-in-place surfacing, and installation of shade structures.

Cost/Benefit Analysis:

The proposed investment provides significant long-term value by ensuring safety, accessibility, and durability at the Town's most heavily used playground. While the upfront cost of \$332,000 is substantial, the benefits—replacement of essential play equipment, upgraded poured-in-place surfacing, and added shade structures—will serve thousands of residents annually for the next 10–15 years with minimal maintenance costs. By funding the project now, the Town avoids escalating repair costs, liability risks, and loss of a vital community resource, while delivering broad recreational and open space benefits for families and residents of all ages.

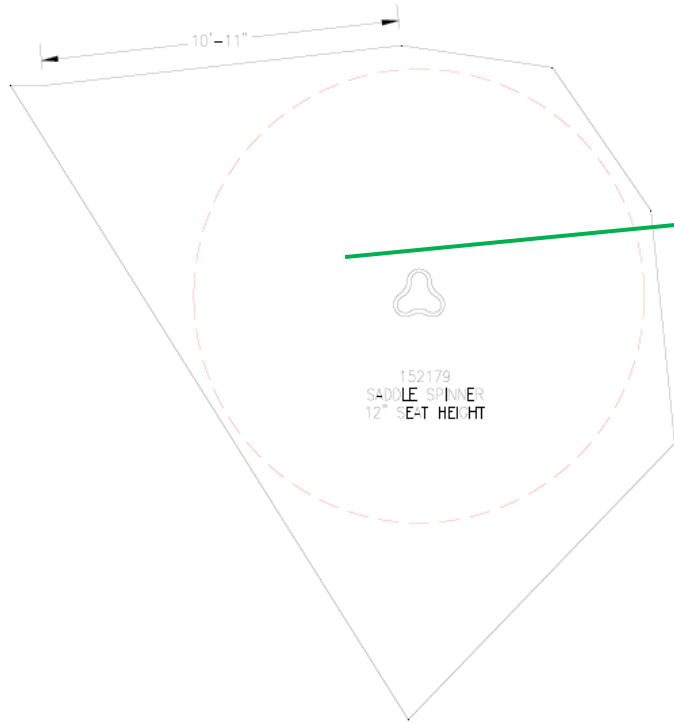
Preservation of Town Assets:

The SMILE Playground is the Town of Sudbury's most popular and heavily used public playground. This project preserves and enhances this critical community asset by ensuring safety, improving accessibility, and extending its long-term functionality. By replacing aging equipment, upgrading the poured-in-place surfacing, and adding shade structures, the Town safeguards the playground's value and usability for residents of all ages for years to come.

Cost Breakdown

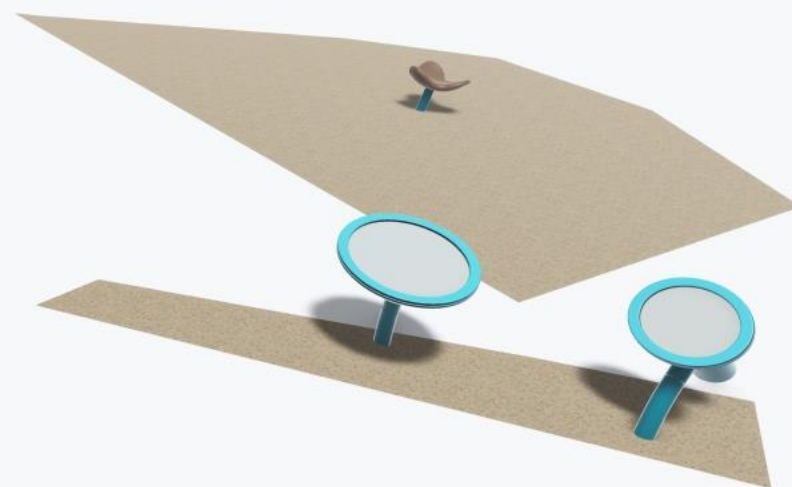
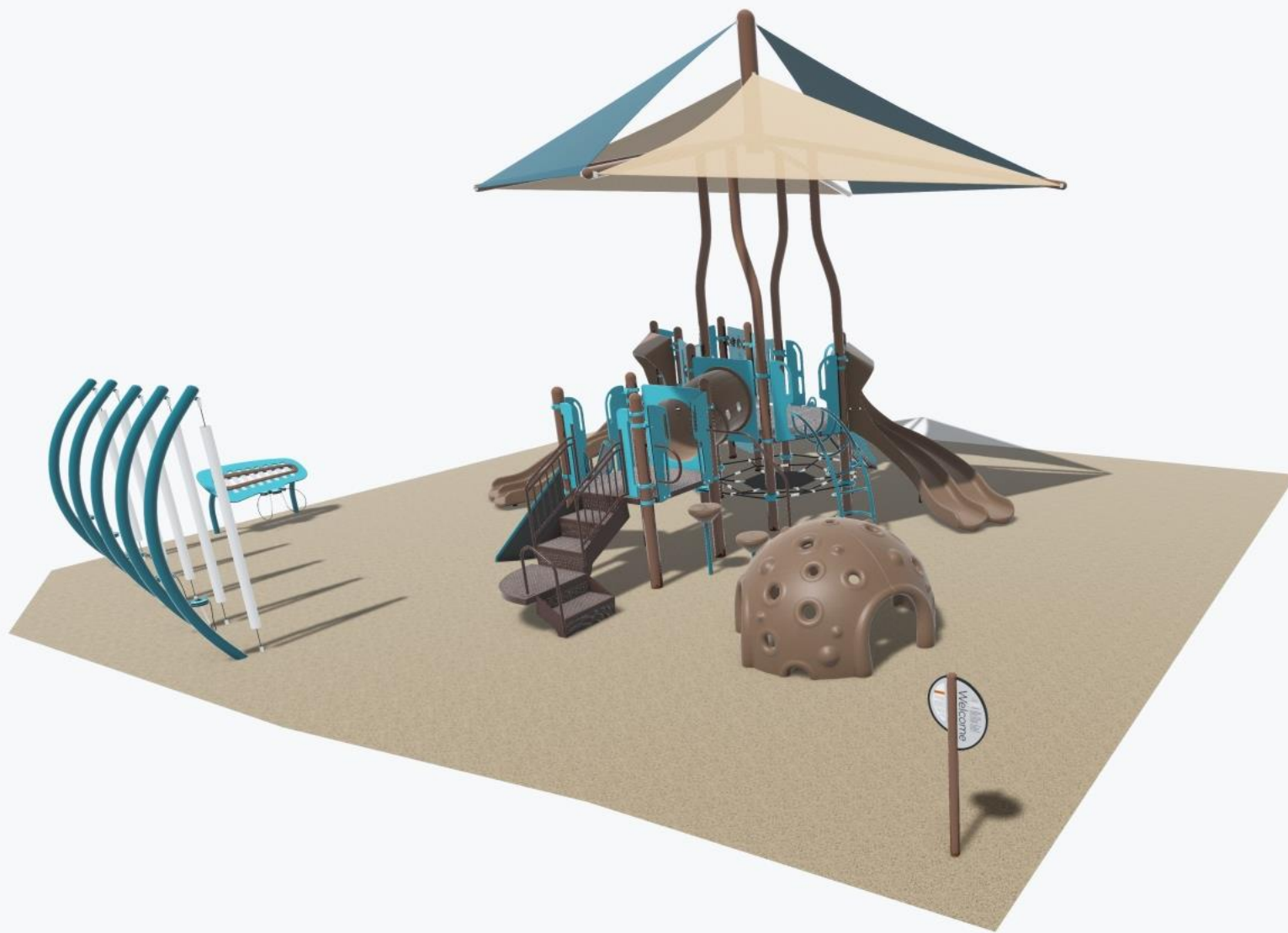
Description	Cost
Playground Equipment	\$115,965
Pour in Place (PIP)	\$40,500
Add'l PIP under large equipment (375 square ft)	\$17,000
Shade Structure	\$18,000
Installation Equipment, PIP and Site Work	\$73,000
Replacement of Trees & Irrigation & Barrier	\$15,000
Bond & Insurance	\$8,000
Escalator 2026 Project	\$14,052
Contingency Cost (12%)	\$36,183
Total Playground Cost	<u>\$337,700</u>

Playground Design



Areas proposed to remain as wood fiber above, asphalt below







landscape
structures

HASKELL FIELD PLAYGROUND

MEO25705 • 9.8.2025

**O'BRIEN
& SONS**
ELEMENTS FOR A GREAT OUTDOORS

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landscape
structures

HASKELL FIELD PLAYGROUND

MEO25705 • 9.8.2025

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Cozy Dome



Sensory Systems Engaged	Motor Skills
Auditory Proprioception Tactile Visual	Eye-hand Coordination Fine Motor Motor Planning
Cognitive Skills	Social Skills
Problem Solving Strategic Thinking	Cooperation Imaginative Play Social Skill Development

Rhapsody® Vibra® Chimes—Pentatonic Scale includes five notes that children can use to play any song of their creation. The arched design that supports each chime

Ditty Metallophone and Vibra Chimes Scale





Under deck Hex Net

Loop Arch



Conical Climber



Pods with Handloop



Offset Crawl Tunnel



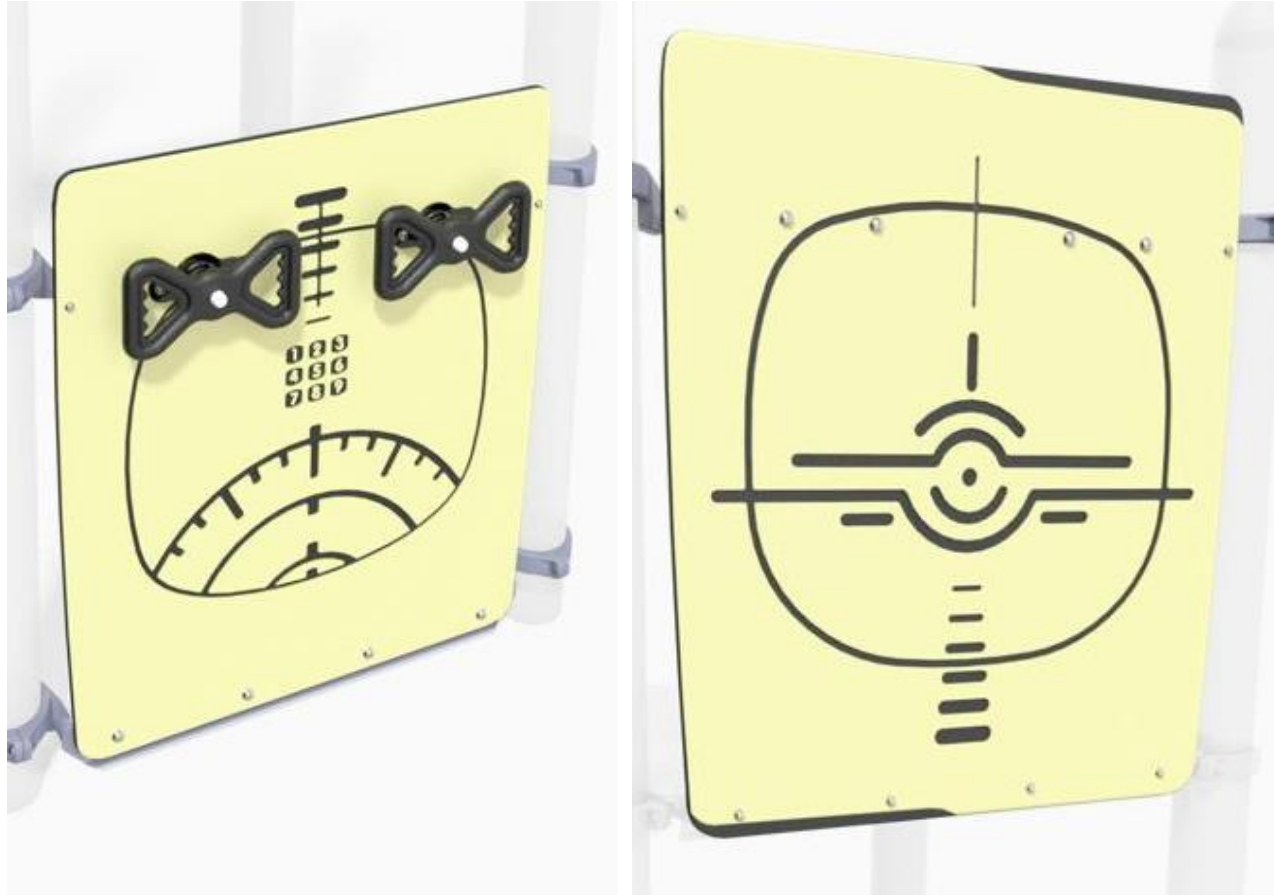
ABC Climber



Cozy Climber



Pilot panel



Storefront Panel



Belt Bridge



Double Wave Slide



Double Swirl Slide



Hex Deck Cool Topper Shade

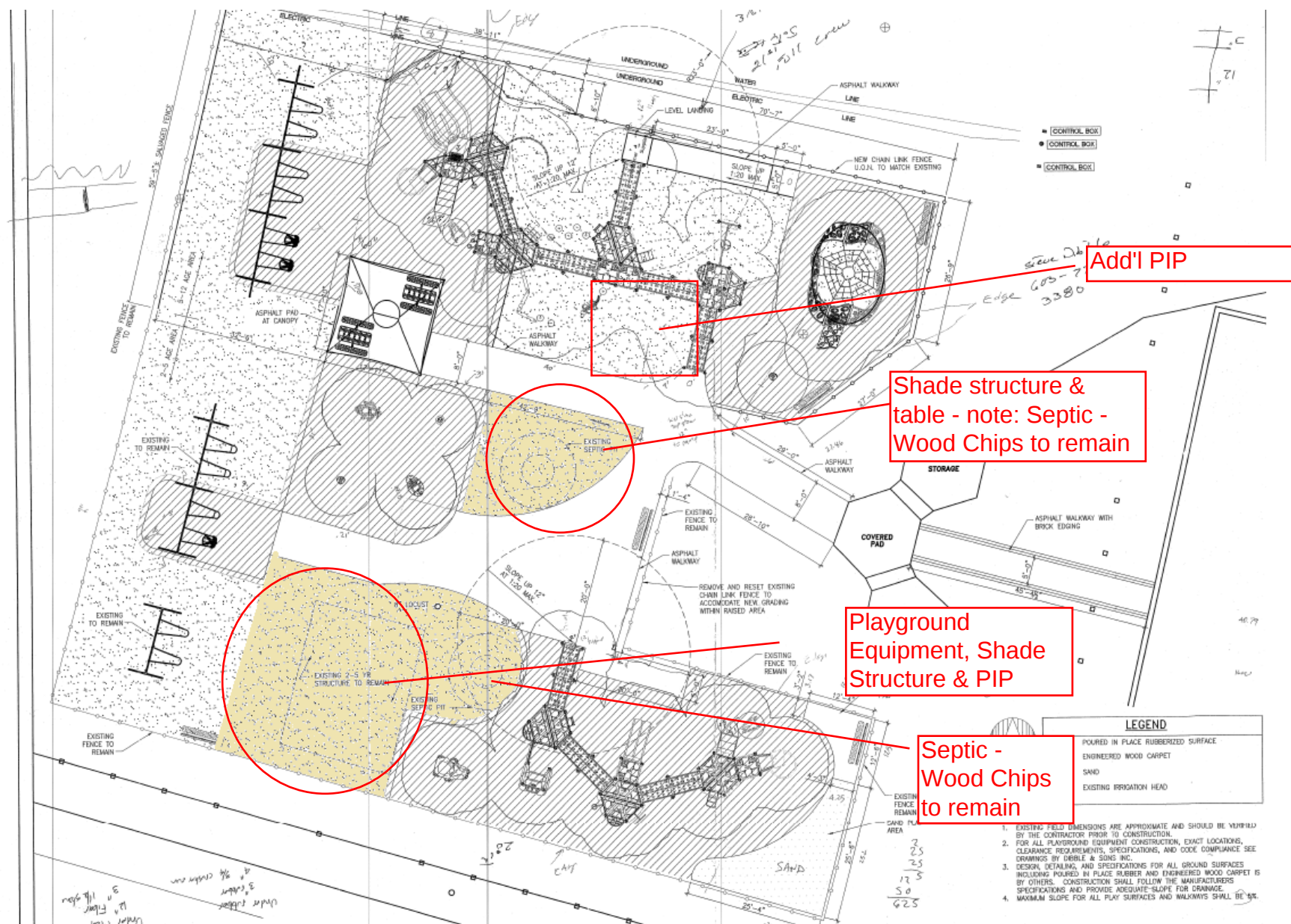


Saddle Spinner



Kettle and Goblet Junior Drums







Quotation

*M.E. O'Brien & Sons, Inc. is an Affirmative Action/Equal Opportunity Employer AA/EOE
and Massachusetts SDO Certified WBE*

Company Address

PO Box 718, Medway MA 02053-0718
TEL 508-359-4200 / FAX 508-533-6342
www.obrienandsons.com

Date 9/12/2025

Quotation Expires 10/12/2025

Salesperson Andrew Kimball
Admin Asst Breana Anderson

Customer Name Victor Garofalo

Email garofalov@sudbury.ma.us

Version # 1

Job Name	Haskell Field Playground - Option #1, 40 Fairbank Rd, Sudbury MA 01776
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Salesperson	Email	Pay Terms	Estimated Lead Time
Andrew Kimball	andrew_kimball@obrienandsons.com	Net 30	10 - 12 weeks

Quantity	Unit	Vendor, Model Number & Description	Unit Price	Taxable?	Amount
		Landscape Structures, Inc.			
		Playground equipment per design MEO25705, includes main slide climber with shade and music equipment			
1	lot	Equipment Subtotal	\$102,851.90	No	\$ 102,851.90
1	lot	Freight	\$ 13,114.08	No	\$ 13,114.08
		Sum of Landscape Structures, Inc. = \$115,965.98			
		Poured-in-Place Surfacing			
1,442	sq/ft	Poured-in-Place Safety Surfacing, 1.75" thick, 50/50 color black mix, PIP quoted for the one large area only, other areas are being maintained as wood fiber, area with saddle spinner to maintain as wood fiber, all other areas within the playground remaining as is			
1	lot	Material Subtotal	\$ 38,571.43	No	\$ 38,571.43
1	lot	Freight	\$ 1,928.57	No	\$ 1,928.57
		Sum of Poured-in-Place Surfacing = \$40,500.00			

Quantity	Unit	Vendor, Model Number & Description	Unit Price	Taxable?	Amount
		Site Work / Installation			
		a. Remove the existing EWF over 1,440 sq feet b. Receive, offload, assemble, and install the equipment per MEO25705 c. Install subbase stone and clean cut on asphalt and adjacent PIP d. Provide security fencing to block of the space during construction and PIP curing times			
1	lot	Total Site Work / Installation	\$ 73,000.00	No	\$ 73,000.00

Subtotal	\$ 229,465.98
Tax Rate	
Sales Tax	
TOTAL	\$ 229,465.98

If you have any questions concerning this quotation, please contact your salesperson listed above.

12/2/2024

Please Read the Attached TERMS & CONDITIONS

Quote does not include Additonal PIP for 375 Square Feet, this price is based on the current price quoted for PIP - Total \$40,500

Quote



110 Codjer Lane, Sudbury, MA 01776

SOLD TO:

Town of Sudbury- Tree and Cemetery
275 Old Lancaster Road
Sudbury, MA 01776

PICKUP:

Cavicchio Greenhouses
110 Codjer Lane
Sudbury, MA 01776

Quote #	3375969
Customer #	25473
Quote Date	09/10/2025
Job Name:	Hickory
Page	1 of 1
Ship Via	Schedule Pickup
Sales Rep	Danielle Harr

Delivery Contact:

Phone:

Item ID	Description	Qty	UOM	Unit Price	Total
NTS1787	Carya glabra B&B 2-2.5" cal <i>Pignut Hickory</i> Location(s): 223.1 1 available, more in spring, Size Sub For Requested: 12'	2	Each	\$299.00	\$598.00

Prices quoted will be honored for 2 weeks from quote date.
All product availability is subject to confirmation at the time of order.

Delivery Charges will be calculated and added at the time of shipment.

Reminder: We no longer offer a plant warranty.
We guarantee our plants are true to name, healthy, pest and disease free when they leave the property.
If you have any issues or concerns, please let us know within 48 hours of purchase and we will address it promptly.

All orders must be placed 48 hours in advance. Once an order goes into picking, changes cannot be made.

All returns must be made within 48 hours, be accompanied by a sales receipt, and are subject to quality inspection.
A 20% restocking fee will be applied.

SubTotal: \$598.00

Sales Tax: \$0.00

Delivery Charge: \$0.00

Total: \$598.00

Quote



110 Codjer Lane, Sudbury, MA 01776

SOLD TO:

Town of Sudbury- Tree and Cemetery
275 Old Lancaster Road
Sudbury, MA 01776

PICKUP:

Cavicchio Greenhouses
110 Codjer Lane
Sudbury, MA 01776

Quote #	3377010
Customer #	25473
Quote Date	09/11/2025
Job Name:	Dogwood trees
Page	1 of 1
Ship Via	Schedule Pickup
Sales Rep	Danielle Harr

Delivery Contact:

Phone:

Item ID	Description	Qty	UOM	Unit Price	Total
NTF0946	Cornus kousa - Multi Stem B&B 10/12' h Kousa Dogwood Location(s): 220.2	2	Each	\$780.00	\$1,560.00

Prices quoted will be honored for 2 weeks from quote date.
All product availability is subject to confirmation at the time of order.

Delivery Charges will be calculated and added at the time of shipment.

Reminder: We no longer offer a plant warranty.
We guarantee our plants are true to name, healthy, pest and disease free when they leave the property.
If you have any issues or concerns, please let us know within 48 hours of purchase and we will address it promptly.

All orders must be placed 48 hours in advance. Once an order goes into picking, changes cannot be made.

All returns must be made within 48 hours, be accompanied by a sales receipt, and are subject to quality inspection.
A 20% restocking fee will be applied.

SubTotal: \$1,560.00

Sales Tax: \$0.00

Delivery Charge: \$0.00

Total: \$1,560.00

Quote



110 Codjer Lane, Sudbury, MA 01776

SOLD TO:

Town of Sudbury- Tree and Cemetery
275 Old Lancaster Road
Sudbury, MA 01776

PICKUP:

Cavichio Greenhouses
110 Codjer Lane
Sudbury, MA 01776

Quote #	3379919
Customer #	25473
Quote Date	09/15/2025
Job Name:	trees
Page	1 of 1
Ship Via	Schedule Pickup
Sales Rep	Danielle Harr

Delivery Contact:

Phone:

Item ID	Description	Qty	UOM	Unit Price	Total
NTS1787	Carya glabra B&B 2-2.5" cal <i>Pignut Hickory</i> Location(s): 223.1 available in spring, largest size we carry - may have to special order larger caliper size	2	Each	\$299.00	\$598.00
NTF1130	Cornus kousa - Single Stem B&B 4-5" cal <i>Kousa Dogwood</i> available in spring	2	Each	\$1,082.00	\$2,164.00

Prices quoted will be honored for 2 weeks from quote date.

All product availability is subject to confirmation at the time of order.

Delivery Charges will be calculated and added at the time of shipment.

Reminder: We no longer offer a plant warranty.

We guarantee our plants are true to name, healthy, pest and disease free when they leave the property.

If you have any issues or concerns, please let us know within 48 hours of purchase and we will address it promptly.

All orders must be placed 48 hours in advance. Once an order goes into picking, changes cannot be made.

All returns must be made within 48 hours, be accompanied by a sales receipt, and are subject to quality inspection.

A 20% restocking fee will be applied.

SubTotal: \$2,762.00

Sales Tax: \$0.00

Delivery Charge: \$0.00

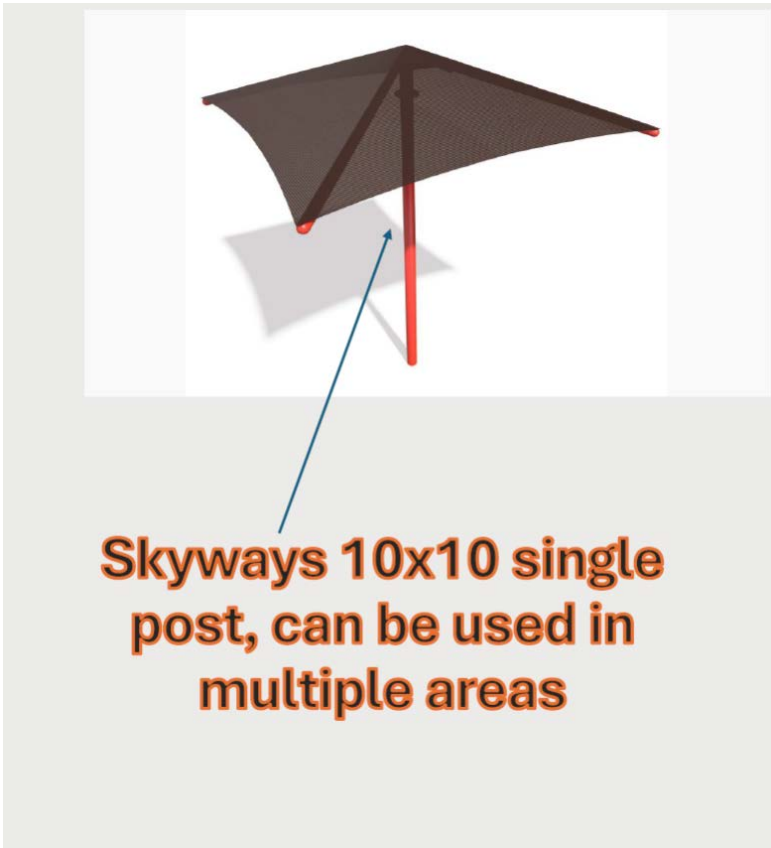
Total: \$2,762.00

From: [Andrew Kimball](#)
To: [Garofalo, Victor](#)
Subject: Single Post Shade
Date: Friday, September 12, 2025 11:42:31 AM
Attachments: [image004.png](#)

Victor,

Image below of a single post as well as cost for the shade and the install.

237668A	SkyWays Single Post Pyramid 10'x10' Shade	\$8,336.56
	8' Entry Height ¹	
	installation of the above shade	\$9,444.44





Andrew Kimball



Andrew Kimball
Park & Playground Consultant, CPSI, *M.E. O'Brien and Sons*

- ☐ 508-359-4200 | ☐ 120 | ☐ 508-243-9727
- ☐ andrew_kimball@obrienandsons.com
- ☐ www.obrienandsons.com/
- ☐ 17 Trotter Dr. PO Box 718 Medway, MA 02053
- ☐ SDO Certified WBE / M.E. O'Brien & Sons, Inc is an Equal Opportunity Employer EOE/AA



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