

CIAC - Capital Improvement Advisory Committee
Meeting Minutes
February 9, 2021
7:06 PM – 9:43 PM
VIA Zoom

Present: Jamie Gossels, Tom Travers, Susan Asbedian-Ciaffi, Sue Abrams, Matt Dallas, Will Kunkle

Note Michael Cooper arrived 7:38

Also Present: William Barletta (Director of Facilities) Dan Nason (Public Works Director), Bella Wong (LSRHS), Kirsteen Patterson (LSRHS), Carole Kasper (LSRHS School Committee), Kevin Mathews (LSRHS School Committee), Ellen Joachim (LSRHS School Committee), Mara Huston (Park & Rec), Dennis Mannone (Park & Rec Director)

Chairman Asbedian-Ciaffi, following acknowledgement of a quorum, called the meeting to order at 7:06PM.

Vote taken to call the meeting to order:

Asbedian-Ciaffi: Aye	Dallas: Aye	Gossels: Aye	Travers: Aye	Kunkle: Aye
Abrams: Aye	Note: Michael Cooper arrived at 7:20			

Item 1: Approval of Minutes of February 2, 2021 minutes.

Minutes of the February 2, 2021 meeting were approved as presented.

Asbedian-Ciaffi: Aye	Dallas: Aye	Gossels: Aye	Travers: Aye	Kunkle: Aye
Abrams: Aye	Note: Michael Cooper arrived at 7:20			

Item 2: Lincoln Sudbury Presentation of Stadium Turf Replacement

Presenter: Bella Wong LSRHS Superintendent

Estimated cost: \$667,000 Requested from town: \$337,500

Description:

The original turf field was completed in 2004. The field is not only used by Lincoln Sudbury Regional High School Football, Soccer, Lacrosse and Rugby teams, but also the Sudbury Parks and Recreation Department for various community sporting events. The length of the artificial turf fiber has declined due to normal wear and tear as well as ultraviolet sunlight exposure. The risk of injury greatly increases as the rubber pellets in the fibers grab onto cleats while the athlete is in motion resulting in ankle and knee injuries. Additionally, since the installation of the original field, it is recommended that fields that host high impact sports have a shock pad installed under the turf to minimize potential concussion injuries that meet the new concussion guidelines.

Superintendent Wong gave a brief history of the stadium turf field, as well as an overview of the funding sources and the Intermunicipal Agreement. LS has first priority for field use, Park & Rec has second priority and, if there is any usage available after that, private programs, which generate fees, has third priority. The fields have not been available for private programs since 2013. At that time there was \$17,980 in the fund accrued from fees.

LS maintains the fields and other outdoor athletic facilities, subsidized by student user fees, gate fees and the LS budget. Maintenance includes security and court repairs.

The \$337,500 requested from the town represents 50% of the cost. The other 50% is covered by the LS excess and deficiency fund. The use of the fund was certified by the Select Boards of both towns and the LS School Committee.

The costs according to estimates from October 2020 (although because of COVID costs might be higher):

Turf:	\$445,000-\$545,000
Engineering:	\$33,180
Adjustments & Contingencies:	\$96,820

Discussion:

The question of why Lincoln isn't paying anything toward the \$337,500 was raised. The explanation offered was that they are paying through the excess and deficiency fund, as well as the ongoing budget items for field maintenance, although some committee members disagreed with this and felt that Lincoln should pay a share of the \$337,000. The municipal agreement does not include Lincoln.

Another question was related to the Park & Rec user fees. Currently fees are \$43/child/season. These fees are earmarked for extraordinary repairs for all fields and there is no requirement to put them towards the stadium turf. Director Mannone explained that the field enterprise fund is used for some salaries and benefits as well as field maintenance so there is rarely anything left for set asides.

The committee encouraged Park & Rec to create a 3-5-year plan so that they will be better situated for expenses such as the stadium turf replacement.

Item 3: SMILE Playground

Presenter: Dennis Mannone Park & Rec Director

Estimated cost: \$230,000+ Note: these funds will be out of CPC , which has already approved the funding

Description:

As of March 2011, play areas need to be compliant with Americans with Disabilities ACT (ADA) standards. Improvements to the SMILE playground Surface includes removal and replacement of the aged PIP that has cracked been up rooted by trees as well as removal of the additional wood fiber material and replacement with PIP rubber meeting the current ADA and MAAB (Massachusetts Architectural Access Board) standards. This project will enhance the SMILE playground by bringing the surfaces up to current standards and allowing full participation on the playground for all children with disabilities.

Discussion:

The proposal includes new PIP surface for the entire playground, including regrading, tree root mitigation and an arborist's assessment of the trees. Warranties are generally for ten years but Director Mannone will check on this. The engineering will be done by the vendor, with some help from DPW. The arborist will create a plan to determine which trees can remain and which have to be removed, as well as a contingency for replacing the trees if needed. Some equipment will be replaced with handicap accessible equipment.

Director Mannone noted that there is money set aside for equipment repair that could be put toward this project if necessary.

The anticipated timeline is to bid the project over the winter of 2021-2022, work with the DPW to prep the area in the fall of 2021 and complete the project in the spring of 2022. The committee warned about prepping the area too early and then having to redo some of the work.

Item 4: Feeley Field

Presenter: Dennis Mannone Park & Rec Director

Estimated cost: \$1,033,000 Note: this is a 2-phase project

Description:

Sudbury youth Girls Softball (SGS) operates their program on all three fields at Frank Feeley fields, and these fields are in need of improvements all with many safety concerns addressed. Feeley fields is broken into three softball fields, separated by a large elevation change. There is upper Feeley area which contains Upper Feeley Filed and a gravel/partially paved parking lot and lower Feeley which contains Feeley #1and Feeley #2 fields. On the edge of the parking lot is the SGS batting cage.

Discussion:

Several questions were asked regarding costs.

- This has multiple mobilization fees and Director Mannone explained that the design firm chose to do that to accommodate the potential for the project to be completed in different sections.
- The girls' softball program is hoping to make a donation to the project.
- Total Design \$95,000 (Park and Recreation Commission on 11/30/2020 Vote 5-0 in favor of using \$25,000 from the Meadow Walk funds for the Feeley/Softball project proposal) SGSB funding of \$10,000. Net Design would be \$60,000.
- Construction estimate for Phase 1 is \$393,000. This raised questions about the high cost of the total project. Director Mannone stressed the safety concerns that are addressed as a large part of the project. Committee members were concerned that we were pricing a project without real engineering and design and were concerned that the project costs were estimated and presented without the firm design and engineering.

- Members of the committee suggested areas to be evaluated for cost savings including \$77,000 each for 6 dugouts. They also questioned the need for bleachers that seat hundreds of people, particularly when the bleachers are only slated for one field. It was suggested that there be smaller bleachers at each of the 3 fields.
- The committee asked about the need for additional fields and questioned whether putting this much money into these fields was the best use of funds. Director Mannone gave a brief overview of the particular fields and their upcoming needs.
- In response to a question about the cost of maintaining turf versus grass Director Mannone promised to get the information to Bill Barletta. He noted that, while turf doesn't require the ongoing upkeep of grass, it does need to be "vacuumed" periodically and that is a \$1500 to \$2000 expense.

Votes

1. Lincoln Sudbury Stadium Field

Motion to recommend approval of \$337,500 for the Lincoln Sudbury Stadium Turf Field moved by Jamie Gossels and seconded by Matt Dallas.

Discussion: There was concern that fees are not being set aside for capital funds replacements. This is an area that the Town Manager and Select Board should be addressing.

Vote:

Abrams: Aye Asbedian-Ciaffi: Aye Dallas: Aye Gossels: Aye Travers: Abstain
 Cooper: Aye Kunkle: Aye

2. SMILE Playground

Motion to recommend approval of \$285,000 for the SMILE Playground, to be funded by CPC funds moved by Will Kunkle and seconded by Tom Travers.

Discussion: The committee felt this was a comprehensive, well thought out project. It did remind Park & Rec to plan the DPW work in a timely way so it would not have to redo the work once the contracts were signed.

Vote:

Abrams: Aye Asbedian-Ciaffi: Aye Dallas: Aye Gossels: Aye Travers: Aye
 Cooper: Aye Kunkle: Aye

3. Feeley Fields

Motion to recommend approval of \$393,000 for Phase 1 of the Feeley Fields reconstruction moved by Tom Travers and seconded by Jamie Gossels.

Discussion: In the past baseball has contributed to the costs of these kinds of projects. The committee recommended more foresight and planning on this project and also recommended that Park & Rec develop a long-term plan for their needs. While the committee agreed that this is a project, that should be addressed due to the safety issues, the lack of specific costs was a concern. They encouraged Park & Rec to get design drawings completed so the cost of the project is clearer.

Vote:

Abrams: Aye Asbedian-Ciaffi: Aye Dallas: Aye Gossels: Aye Travers: Aye
 Cooper: Aye Kunkle: Aye

Note: Along with the vote the committee stressed the importance of value engineering and concern about the overall cost. Phase 2 needs more detail and specific costs before construction. They also recommend reconsidering relocating the batting cages by the parking lot or creating barriers for safety.

Next meeting is February 17. The agenda includes presentations of the proposed route 20 Fire station and finalizing the CIAC report for Town Meeting.

February 23 is the Joint meeting with FinCom and Select Board.

Motion to adjourn at 9:43

Moved by Jamie Gossels, seconded by Tom Travers.

Abrams: Aye Asbedian-Ciaffi: Aye Dallas: Aye Gossels: Aye Travers: Aye

Cooper: Aye

Kunkle: Aye

Respectfully submitted,
Sue Abrams
Clerk