

Town of Sudbury

Community Preservation Committee

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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)
2022			
2023			
2024			
2025			
2026			
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: _____

Frank Feeley Field Park Improvements

Statement of Need:

The Frank Feeley Field is home to town tennis courts, as well as several softball fields and a baseball field. There is (1) 90 Ft lighted baseball diamond with a press box, bleachers, concession area and restrooms; (3) 60 Ft softball diamonds on two field levels and (6) tennis courts.

The softball diamonds have several safety issues regarding lack of protection from foul balls and the sun. Further, the swamp-like conditions on the two lower fields limit utilization during the key playing season. Due to encroaching steep slopes between fields and extensive water run-off from the parking lot and upper field, attempts to provide permanent benches fail due to shifting grounds.

Sudbury Girls Softball (SGS) is requesting funding for field improvements for the softball fields at Feeley Fields to provide a safe environment for the girls and adults softball to play. Our primary concern is safety for the children. The following request for funding focuses on immediate safety needs of the three softball fields at Feeley. Future funding requests also noted in this document, seek to address substantial usability issues at the lower two Feeley fields.

Phase I Request – Address Safety Issues

The girls' softball fields in Sudbury do not have protective dugouts which is common in all other ball fields in Sudbury, to shield the players from foul balls, overthrows and peak sun. SGS is requesting funds for the construction of dugouts for Upper Feeley and Feeley #1 softball diamonds.

Second, due to the close proximity of the tennis courts to the field at Upper Feeley, foul balls are frequently hit onto the tennis courts or the area where children, spectators and families are sitting or standing during games. The lack of protection from foul balls is creating a dangerous environment. SGS is requesting funding to construct a protective netting on the first base side of Upper Feeley softball diamond to provide spectator and tennis player protection. It should be noted that when the citizens of Sudbury are playing tennis, their backs are to the softball field, so there is little warning as a hard-hit foul ball flies into the court. We have been lucky to date that a spectator or a resident of Sudbury playing tennis while a softball game or practice takes place has not had a significant injury due to a stray flying softball.

Third, the SGS batting cage sits in the Feeley Field parking lot which has a steady flow of cars coming in and out of the area. SGS is requesting funding to build a Timber guardrail to provide a barrier between the batting cage and the parking lot for the SGS players who practice frequently in the SGS batting cage.

This Phase I request will provide substantive safety improvements to (2) primary softball diamonds, Upper Feeley and Feeley #1, as well as the key practice area around the batting cage.

An additional component of the Phase 1 request is for CPC funds to contribute towards the design costs associated with all the field improvements. Design costs will include accounting for the significant water issues at Lower Feeley fields and how to level the slope to manage drainage utilizing retaining wall(s) and other methods to manage the water flow. The design will accommodate the current accessibility issues that exist.

Future Phases

SGS would like the Committee to consider future funding to complete the key repairs to bring all three of the Feeley softball diamonds up to the standards of other town fields.

In future phases, SGS feels it is critical to address the swamp-like conditions at the Feeley #1 and #2 softball diamonds. Due to Upper Feeley and parking lot run-off, combined with generally wet conditions in lower Feeley, large parts of the outfield, as well as, the third base line and bench area at Feeley #1 and the first base line and bench area at Feeley #2 are unusable for weeks at a time due to swamp conditions. There have been wet springs where SGS could not use all of their fields until the middle of June, when the season is almost over. The puddles create hazards for the players and coaches and are a breeding ground for insects and mosquitos due to the stagnant water. Stagnant water increases the threat of mosquitoes who may carry disease such as Eastern Equine Encephalitis (EEE), West Nile, etc. It is critical to minimize areas of stagnant water at these softball fields.

Due to the challenging location of Feeley #2 with little access for construction equipment, SGS believes construction of dugouts at Feeley #2 should be done at a later juncture (Phase II) because of the potential field disruption by the construction.

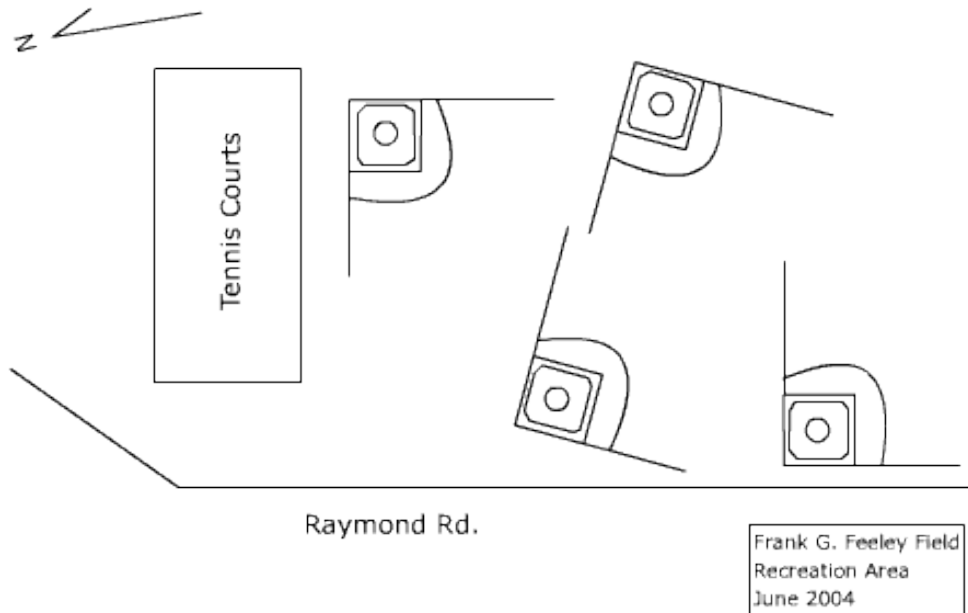
Phase II is extremely critical, but the most disruptive phase of SGS's request which would be the water remediation work that is needed on both lower Feeley diamonds #1 and #2. Installing interceptor drain to capture the Upper Feeley water run-off combined with a network of field drainage piping would enable SGS and other interested groups and families the ability to enjoy fully functioning softball fields all year round, including the wet season. Due to the disruption, SGS feels this project should be done in a separate phase and the critical safety projects serve as first priority.

SGS has seen a continued growth in girl/family participation. SGS has expanded its age groups and has programs throughout the year ranging from kindergarten through high school. In addition, the work over the past decade that SGS has done building interest and participation in town is showing results at the high-school level.

With the continued growth in participation, SGS needs all three Feeley softball diamonds available and fully operational during all three seasons Spring, Summer and Fall.

SGS respectfully requests consideration by the Committee to support the design and development of the Feeley softball field improvements funded by the Community Preservation Act funds.

Feeley Field Map



<https://www.bing.com/maps?v=2&cp=42.35655%7E-71.42033&style=o&lvl=1&tilt=-90&dir=0&alt=-1000&scene=2874195&rtp=null%7Enull&wa=wsignin1.0>

Community Preservation Committee General Criteria

- Eligibility for Community Preservation Act (CPA) funding

This project is eligible for Community Preservation Act (CPA) funding according to the requirements described in the CPA legislation.

Improvement project meets the Recreation category of CPA eligibility since it is rehabilitating the surface of an outdoor recreational facility on property dedicated to outdoor activity. The Frank Feeley Field improvements would increase use of these recreational areas, serving the general public (available to all residents), and expands the use to allow all access to all area of the fields.

- Endorsements by other municipal boards or departments

The Frank Feeley Field Park is endorsed by the following Municipal Boards, Committees, Departments, and community organizations:

- Parks & Recreation Committee
 - Parks & Recreation Department
 - Public Works Department
 - Parks and Grounds Department
 - Sudbury Youth Girls Softball
 - Sudbury Adult Ladies Softball
 - Sudbury Men's Softball League
-
- Saves resources that would otherwise be threatened and/or serve a currently under-served population:

Our goal is to have a similar structure as the boys' baseball fields providing safety and shelter from stray balls. To date, we are not aware of any capital funds being slated for the improvement of the fields for softball. This request for funding is to keep this vibrant softball community strong with quality fields that may be equal or similar to the fields used by the baseball community.

- 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**

The safety of the players, bystanders and citizens of Sudbury who use the tennis courts continues to be a pressing concern. Sudbury Girls Softball is a thriving community. SGS provide a forum for girls in Sudbury to learn a great team sport, develop confidence and athleticism. The instruction provided for girls K-9 has led to successful seasons at Curtis Middle School and Lincoln Sudbury high school. SGS and Sudbury Women's Softball need Feeley Fields to continue to practice and play softball in a safe environment. Without much needed improvements, SGS will continue to underutilize Feeley fields due to the unsafe and wet conditions.

- **Demonstrate that the project can be implemented expeditiously and within budget.**

Funding at the May 2021 ATM will enable the project to be bid on during 2021-2022 season with an anticipated construction commencement early Spring 2022 or sooner.

Park & Recreation Dept. has been working with Warner Larson Landscape Architects to break down the project into sections based on scope of work. These costs reflect realistic costs also factoring in markups for contingency, general conditions, overhead, profit and 2 years escalation. We are basing our budget numbers on recent prevailing-wages projects that factor in more durable dugout construction and accessibility. The more sections that are done at one time may lead to design/mobilization savings.

Phase 1- Design work for all three fields, installation of batting cage barrier, Upper Feeley safety enhancements, Lower Feeley 1 safety enhancements and retaining wall. **Estimated cost: \$393,000**

Phase 1: Includes Design for all phases of project, safety needs for Upper Feeley Field, Feeley 1 and batting cage

Total Design \$ 95,000

Professional services typically include:

- Survey
- Geotech (for drainage work)
- Design
- Permitting (for drainage & irrigation work)
- Construction oversight (submittal review, weekly site visits during construction)
- Does not include daily clerk of works monitoring

Feeley #1 Phase I - Dugouts, Retaining Wall and Batting Cage **\$150,000**

- Mobilization \$5,000
- 2 dugout roof-only with benches and fence enclosure \$77,000

- Retaining wall \$24,000
- Concrete pad, bleacher \$17,000
- Asphalt walk & grading for accessibility \$5,000
- Timber guardrail to protect existing batting cage \$5,000
- Loam & seed disturbed areas & construction cleanup \$2,000
- Professional services \$15,000

Upper Feeley Phase I – Dugouts & Protective Netting - \$148,000

- Mobilization \$5,000
- 2 dugout roof-only with benches and fence enclosure \$77,000
- 100LF of 30' high netting \$24,000
- Concrete pad, 100-bleacher \$17,000
- Asphalt walk & grading for accessibility \$8,000
- Loam & seed disturbed areas & construction cleanup \$3,000
- Professional services \$14,000

Lower Feeley #1





Batting Cage



Upper Feely Safety



Phase 2: Includes safety needs for Lower Feeley 2, drainage and irrigation for the lower Feeley fields \$645,000

PHASE II PROPOSAL

Feeley #2 Dugout & Retaining Wall Phase II \$190,000

- Mobilization \$5,000
- 2 dugout roof-only with benches and fence enclosure \$77,000
- Retaining wall \$60,000
- Concrete pad, 100- seats bleacher \$17,000
- Asphalt walk & grading for accessibility \$12,000
- Loam & seed disturbed areas & construction cleanup \$3,000
- Professional services \$16,000

Drainage at Feeley #1 & #2 \$260,000

- Mobilization \$5,000
- 925LF Interceptor drain along top of slope with diversion pipes to daylight on low side of field \$50,000
- 425LF Underdrain along toe of slope to interceptor drain outlets \$30,000
- Sand-slit shallow drainage system under all grass area \$145,000
- Professional services (including soil Exploration and permitting) \$30,000

Irrigation at Feeley #1 & #2 \$195,000 (assumes \$25,000 for electrical and water supply (piping, backflow, meter, enclosure)

- Recommended along with sand slit drainage system to avoid summer burnout over sand trenches

(No extra mobilization if included with drainage contract)

- Professional services \$20,000



Feeley Project - Estimates based on email from 10/2/20 Warner Larson					
Location	Design	Construction Estimate	Phases		
Feeley #1/Batting Cage	\$ 15,000	\$ 150,000	1	\$ 298,000	1
Feeley #2	\$ 16,000	\$ 190,000	2	\$ 645,000	2
Upper Feeley	\$ 14,000	\$ 148,000	1		
Drainage @ Feeley #1&2	\$ 30,000	\$ 260,000	3		
Irrigation @ Feeley #1&2	\$ 20,000	\$ 195,000	3		
Total	\$ 95,000	\$ 943,000			
The Design will define the phases.					

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

SGS is starting a fundraising campaign and has committed to contributing at least \$10,000. Park & Rec Commission may be able to allocate some funding towards the design or the project itself from other sources such as the money available in the Meadow Walk fund.

- **Produce an advantageous cost/benefit value**

This is a complex that is underused because of the drainage and safety concerns and with these improvements it would allow us to plan for the future needs of the SGS program vs looking for a new piece of land in town.

- **Leverage additional public and/or private value**

We will be using the resources of the DPW, Parks department as well as the Park & Recreation staff to help with this project.

- **Preserve or utilize currently owned town assets**

This is a Town owned asset in need of repair and upgrades based on safety and playability concerns.

Hello Dennis,

As a follow up to Mara's emails this evening, I have been meaning to email you about a few questions the Community Preservation Committee had raised at their last meeting on Wednesday, October 21st regarding the Feeley Field Improvements and the SMILE Playground Improvements.

For the items below, the CPC is requesting clarification or additional information. **The CPC is next meeting on Tuesday, November 10th. If you would like to provide responses to these pieces of information for that meeting, I would need the responses by the end of the day on Thursday, November 5th.** Otherwise, you could provide this information in advance of or speak to at the public hearing for this application which would be on Wednesday, December 2nd. Additional materials for that meeting would be needed by Tuesday, November 24th.

Feeley Field Improvements

- Please identify the costs of specific elements for different portions of the project. [I sent over the cost per phases and itemized the best we could base on the section for now](#)

- The CPC raised concerns about estimates for the project. What experts were employed to arrive at the cost estimates for the project? [We used David Warner, ASLA | President Warner Larson Landscape Architects Office: 617-464-1440 x12 | Mobile: 781-771-5116 to help with the project cost. They have done similar work and the cost is based on project they have done recently.](#)

- The CPC raised concerns about what consultant (type) is being used to analyze the drainage for the project? Who is the civil engineer for the project? [David Warner, ASLA | President](#)

[Warner Larson Landscape Architects Office: 617-464-1440 x12 | Mobile: 781-771-5116 A more detailed analyzes will be done once the full design is completed.](#)

- Please provide information about other sports in town regarding cost/benefits as compared to Feeley Field usage. Basic facts about the usage of Feeley Field and the existing space. [Each Youth/Adult group in town pays a user fee of \\$43.00 per season to use the town fields, these monies collected are used for 4 Fulltime Parks workers' salaries plus benefits which is Totals \\$152,000. So capital improvements for all of the town fields are currently not funded through fees collected. Feeley Softball fields get used for three session by youth SB, adult men/women as well. These fields are used seven days a week.](#)

- What are the costs of spending at Featherland Park for a comparison. Not sure as we have done Capital improvements to Featherland in some years. [Not apples to Apples as SB is a skinned infield vs grass and Featherland has lights and is a bigger program currently than SB.](#)

- Some members of the CPC would like to see a commitment to apply for grants to pay for the work for the accessibility components of the project. [Once the ADA Town report is done we will see if we can qualify for funding.](#)

- Has Sudbury Youth Baseball considered putting any money into this project? yes, they are fundraising now and have committed to \$7,000 dollars. Have they been asked? Yes.

SMILE Playground Improvements

- The CPC would like to see a commitment to conducting better maintenance during the lifetime of the surface. The Smile Playground gets cleaned every week during the three seasons. [The Parks Dept. sweeps/blows sand and does trash among other things at least once a week.](#)

- What community feedback was conducted in order to select the new playground equipment? I have worked with the Little Tikes on the Play Shade Pyramid which is similar to the one that is there now. [This will replace the shade they will be leaving once the tree is gone. The additional two equipment pieces are a Game table and Revolution Inclusive spinner which was recommend by little Tikes as great Inclusive equipment. We can also reach out to the Smile folks and see what they may think as well.](#)