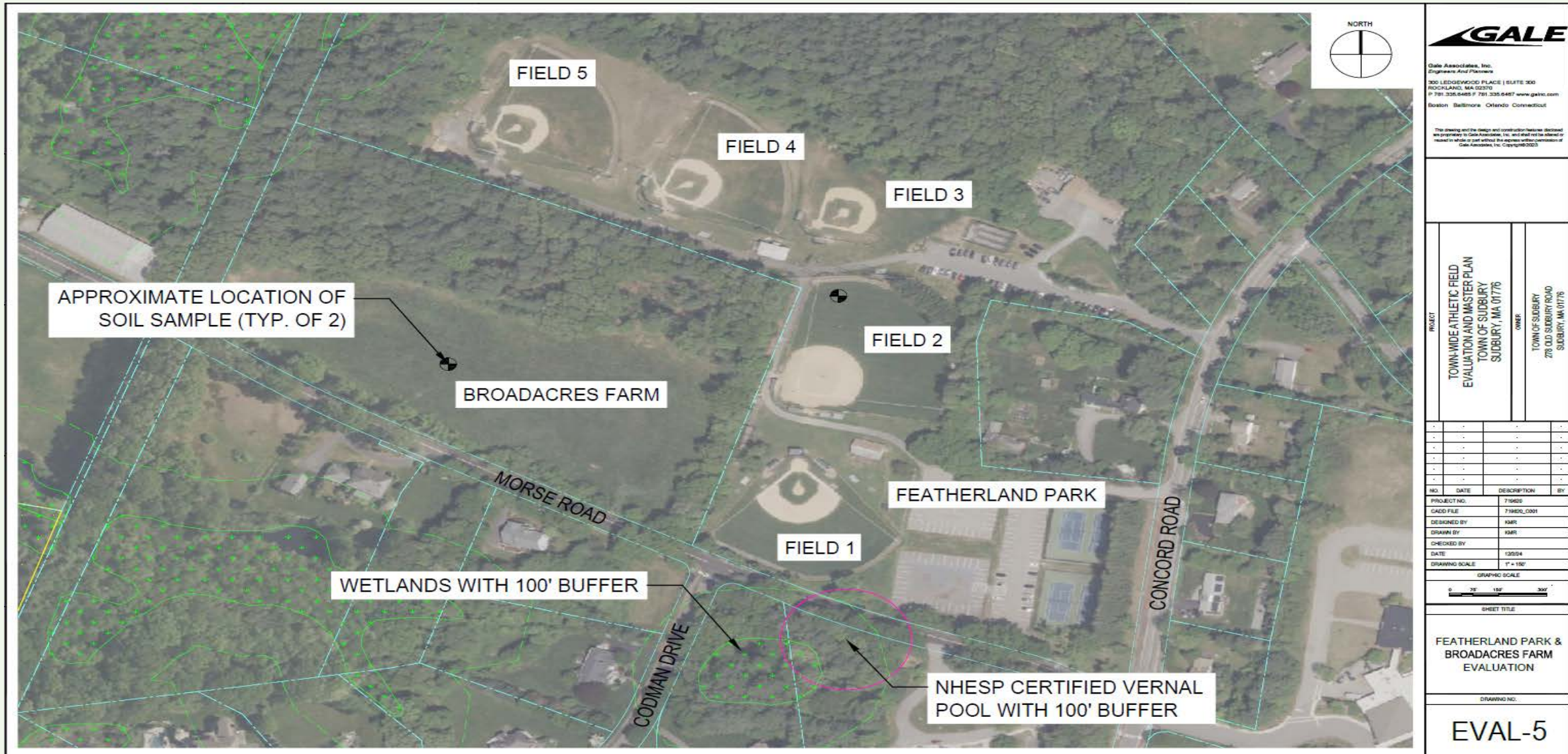


Broadacres Farm & Featherland Park Improvements: Design Funding Request



Community Preservation Committee
Application – FY2027

Broadacres Farm & Featherland Park



The Core Request

- We are here today to request \$214,000 in funding for the Engineering Consulting Services (Phases 1-5) to create a final, fully permitted, and construction-ready design for the Broadacres Farm & Featherland Park improvements.
- **Project Goal:** To create a consolidated, high-quality baseball field venue which allows for more rectangle field space. This is identified as a Phase 1 priority in the town's Needs Assessment Study.
- **Result of Funding:** Final design plans, comprehensive bidding documents, and all state and local permits (e.g., Conservation and Planning/Zoning).
- Future Construction Cost (Estimated & Based on finalized design): \$3.2 million to build the primary option

Why This Project is Critical

The Field Needs Assessment

- **Overall Deficit:** The Town-Wide Needs Assessment identified a critical shortage of high-quality, usable athletic fields, with a particular need for baseball and softball diamonds.
- **Baseball/Softball Crisis:** The town has a structural deficit of one additional 60'/70' baseball diamond town-wide. Existing diamonds at sites like Israel Loring School and General John Nixon School are in poor condition and unusable, exacerbating the crisis.
- **LSYB Impact:** Lincoln Sudbury Youth Baseball (LSYB) currently faces an 18 field time slots deficit for 60' baseball diamonds each spring.
- **System-Wide Solution:** This project creates a new 90' natural grass baseball diamond at Broadacres Farm, serving as a relocation point for the existing 90' diamond at Haskell Field. In addition based on final design looking to add a softball or 60'70 baseball diamond at Broadacres
- **Critical Secondary Benefit:** Relocating the 90' diamond allows Haskell Field to convert that area into a much-needed multipurpose rectangular (MPR) grass field, enabling rest and rotation for the heavily overused Haskell fields.

Proposed Project Scope: The Primary Option (Design Focus)

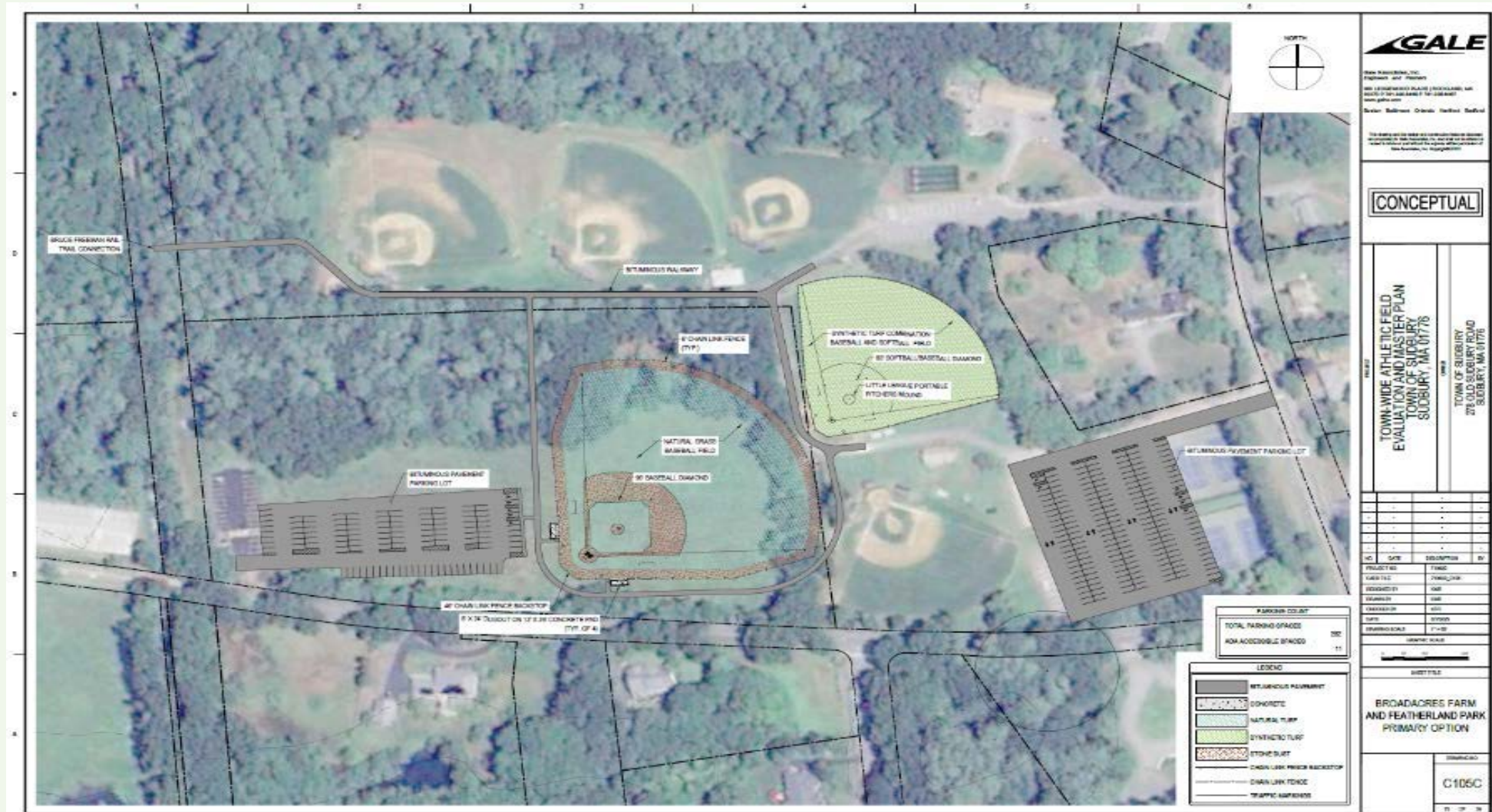
Improvement	Description	Benefit
New Diamond	A new 90' natural grass baseball diamond at Broadacres Farm.	Creates a necessary home for the current 90' diamond displaced from Haskell Field, structurally addressing the deficit.
Featherland Upgrade	TBD > Conversion of the Softball Field to a synthetic turf combination field for softball/little league baseball multi-use.	Maximizes field-use capacity at Featherland and provides a modern, all-weather surface (Note: CPC funds cannot be used for synthetic turf construction). LSHS also uses this SB field for there program.
Expanded Capacity	A full build-out includes a new 90' diamond, synthetic turf 60' combo field, parking, dugouts, walkways, and lighting.	Consolidates youth baseball into a single, high-quality venue.
Connectivity	Bituminous paved walkways connecting the improved fields to Featherland Park and the Bruce Freeman Rail Trail .	Improves safety, accessibility (ADA), and links major town recreation assets.
Design Deliverables	Topographic Survey, Geotechnical Evaluation, Layout/Grading/Drainage Plans, Permitting, and Bid-Ready Documents.	Provides the definitive documents needed for the future construction funding ask.

Design Cost Breakdown

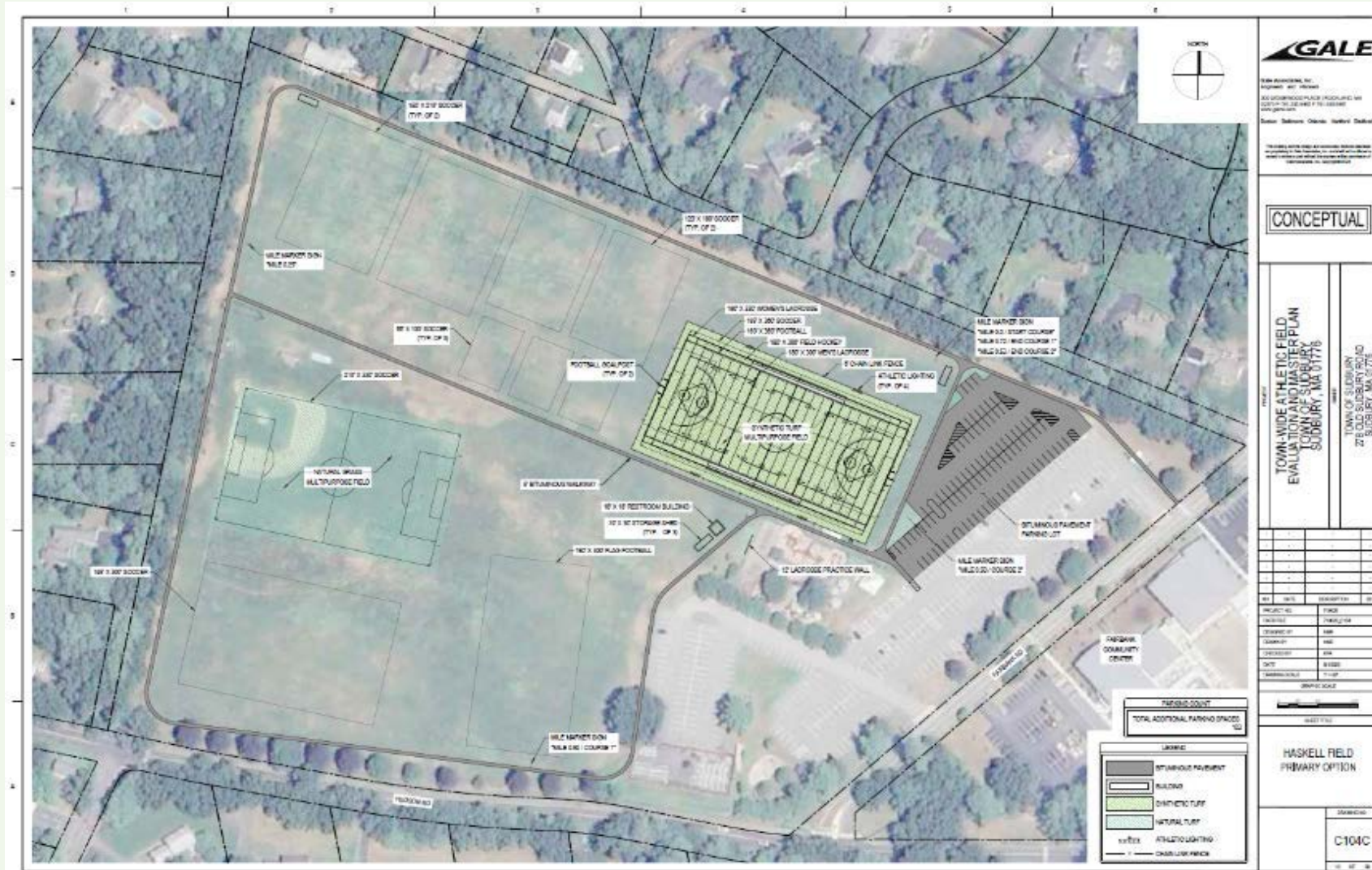
Gale's estimated compensation to provide the above Scope of Services is detailed as follows:

	<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	

Proposed Option Broadacres Farm and Featherland Park



Haskell Additional Multipurpose Field



Timeline and Milestones

Phase	Timeline	Deliverable / Outcome
Design Funding Request	Spring Town meeting Vote 2026	Secures \$214,000 to initiate engineering design. Design summer/Fall 2026
Plan/Design Completion	Fall/winter 2026/2027	Full design, necessary surveys, permits, and bid-ready documents are finished.
Construction Funding Ask	Fall/Winter CPC funding request 2027 Spring 2028 Ask Town Meeting for construction	Request for \$3.2 million (estimated) construction funds.
Field Useable	Summer 2028-2029	Realistic timeline of 24-30 months from design funding to a fully rooted, usable field.

Risk of Delay: Delaying the design now pushes the construction funding ask out by a full year or more, resulting in extended field deficits, worsening field deterioration, and higher construction costs due to inflation

Project Management and Risk

- **Design Oversight:** The Parks and Recreation Department will maintain diligent oversight of the entire design contract.
- **Project Integrity:** Design plans are a long-term asset that prevent costly redesigns even if construction funding is temporarily delayed.
- **Staggering Strategy:** The most efficient and cost-effective approach is Design Now, Construction Later.
- **CPC Constraint Acknowledged:** We understand CPC funds cannot be used for synthetic turf construction; this design request ensures that all components that can be funded by CPC are fully engineered.

Conclusion and Next Steps

We urge the CPC to approve the \$214,000 design funding for Davis Field. This investment is the crucial next step in securing tangible athletic space improvements for the community.

- Key Message: Approving the \$214,000 design funding is the critical first step in solving Sudbury's long-standing baseball/softball field deficit.
- Immediate Action Required: Approval of the \$214,000 design funding.
- Immediate Deliverable: Hiring the consultant to immediately begin Phase 1 design work after town meeting vote Spring 2026.

I'm happy to answer any questions you may have about the scope, schedule, or long-term vision of this vital community project.