

# **HASKELL FIELD RESTROOM IMPROVEMENTS**

Community Preservation Committee  
Application – FY2027

# **WHY IS THIS PROJECT NEEDED?**

- High usage facility (playground, youth sports, events)
- Current fixtures and finishes are deteriorated
- Seasonal availability does not match community needs

# **PROJECT IMPACT ON THE COMMUNITY**

- Supports families with young children
- Provides universal access for users
- Benefits youth sports and daily visitors
- Enhances safety and cleanliness

# **CPC ELIGIBILITY - RECREATION**

- Enhances existing recreational resource
- Supports high-use recreation and open space location
- Provides universal access to sanitary facilities within a recreational and open space location

# CURRENT RESTROOMS



# CURRENT BATHROOMS



# CURRENT BATHROOMS



# PROJECT OVERVIEW

*Intent: Interior renovation of existing bathrooms*

- Demolition of existing interior fixtures and finishes
- Installation of commercial-grade toilets, sinks and dispensers
- Installation of hot water point source generation systems

# PROJECT OVERVIEW (cont'd)

- New windows, small unit heater installation, finish carpentry & insulation
- Programmable locks
- Interior and exterior paint
- Changing tables & owner-supplied dispensers
- Concrete floor prep, burnish & seal

# PRELIMINARY QUOTES & BUDGET STRATEGY

- Two preliminary quotes received: \$129,000 and \$60,000
- **Requesting \$66,000 in funding**
- Town will self-perform portions of the work and contract skilled labor when required
- Town will purchase some materials and equipment directly
- Self-performing work reduces cost and keeps the project within budget

# MATERIALS & LABOR

| Responsibility Matrix |                                 |            |            |         |
|-----------------------|---------------------------------|------------|------------|---------|
| Item No.              | Task                            | Materials  | Labor      | Vendors |
| 1                     | Demolition                      | Town       | Town       |         |
| 2                     | Plumbing Rough in               | Contracted | Contracted | A       |
| 3                     | Electrical Rough in             | Town       | Town       |         |
| 4                     | Insulation                      | Contracted | Contracted | B       |
| 5                     | Wall/Ceiling Finishes           | Contracted | Contracted | C       |
| 6                     | Flooring Finish                 | Contracted | Contracted | D       |
| 7                     | Window Install/Finish Carpentry | Contracted | Contracted | C       |
| 8                     | Painting                        | Contracted | Contracted | E       |
| 9                     | Plumbing Fixture Install        | Contracted | Contracted | A       |
| 10                    | Electrical Fixture Install      | Town       | Town       |         |
| 11                    | Dispenser Install               | Town       | Town       |         |
| 12                    | Changing Table Install          | Contracted | Contracted | C       |
| 13                    | Lockset Install                 | Contracted | Contracted | F       |

# **ALTERNATIVES CONSIDERED**

- Do nothing – Not feasible
- Full building replacement – Not feasible; requires long-term planning
- Renovation – Recommended and most cost-effective approach

# **STAFF ENDORSEMENTS**

- Town Manager & Assistant Town Manager
- Combined Facilities Director/Department
- Parks & Recreation Director/Department
- DPW / Parks & Grounds Director/Department

# IMPLEMENTATION TIMELINE

- Town Meeting Approval – May 2025
- Procurement – June/July 2026
- Construction Summer/Fall 2026
- Target construction schedule – concurrent with the Atkinson Playground renovations.

# **BENEFITS TO SUDBURY**

- Safe, clean, reliable restrooms
- Supports youth sports & community events
- Improves accessibility for all users
- Reduces long-term maintenance needs
- Extends availability (April – November)
- Preserves Town recreational assets

**QUESTIONS**

**THANK YOU  
FOR YOUR CONSIDERATION**