



COMMUNITY PRESERVATION ACT

Town of Sudbury

Application for CPA Funding

Please email PDF application to:
PoteatR@sudbury.ma.us

Applications may also be dropped off or mailed to:
Community Preservation Coordinator
278 Old Sudbury Road, Sudbury, MA 01776

Project Title Feeley Field Bathrooms, ADA and Parking Area Date Submitted 08/31/2026

Applicant/Contact Person (please print) Victor Garofalo, Assistant Town Manager

Signature Victor Garofalo
Digitally signed by Victor Garofalo
DN: cn=Victor Garofalo, o=Town of Sudbury,
c=Assistant Town Manager, Finance Director,
email=garofalov@sudbury.ma.us, c=US
Date: 2026.09.02 13:21:51 -0400

Staff person/Responsible party Victor Garofalo

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

Estimated Completion Date Summer and Fall 2027

Total Cost of Project \$461,475 CPA Funds Requested \$461,475

CPA Eligibility (refer to the chart on page 4)

Please select the category and purpose of your project:

CPA Category:

- ☐ Community Housing
- ☐ Historic Preservation
- ☒ Open Space & Recreation

CPA Purpose:

- ☐ Acquisition
- ☒ Creation
- ☒ Preservation
- ☐ Support
- ☐ Rehabilitation & Restoration

For more information of the factors and considerations used by the Community Preservation Committee used to prioritize projects, please refer to the General Considerations summary (on pages 5-6).

<https://sudbury.ma.us/cpc/>

PROJECT DESCRIPTION

Expanded response boxes — Feeley Field Bathrooms, ADA and Parking Area

1. **Goals:** What are the specific objectives of the proposed project? Who will benefit and how?

The proposed project will upgrade the existing bathrooms at Feeley Field and improve overall safety and ADA accessibility. Improvements include new commercial-grade toilets and sinks, updated fixtures and finishes, refinished concrete flooring, and consideration of security cameras and programmable locks. The project will also improve ADA access to the bathrooms, Lower Feeley Field, and connections to the street and parking area. In addition, the existing parking area, which is in poor condition, will be repaved and improved to meet ADA requirements and provide safer access. The parking area serves the bathrooms, tennis courts, and both Upper and Lower Feeley Fields. Together, these improvements will provide safer, more accessible, and more functional facilities for all users. These improvements will provide safer and more reliable access to the fields and bathroom facilities for individuals with disabilities. Together, these improvements will modernize the bathroom facilities, improve ADA accessibility, parking enhance the overall user experience, and extend the useful life of these facilities for years to come.

2. **Community Need:** Why is this project needed? Does it address needs identified in existing Town or regional plan, by committees/board, or needs raised in community discussions? Will the project serve multiple needs or populations?

Feeley Field is one of the Town's heavily used recreational facilities and serves a wide range of residents, including youth and adult athletic programs, families, spectators, and other community members. The existing bathrooms are aging and in need of upgrades to ensure they remain safe, functional, and available to support the continued use of the facility. The project also addresses an important accessibility need at Feeley Field. Upgrading these connections will provide safer and more reliable access for individuals with disabilities, older residents, and others with mobility limitations. These improvements will complement the Town's ongoing investment in the renovation of Feeley Field and help ensure that the supporting infrastructure is improved along with the athletic facilities. By addressing the bathrooms and ADA access together, the Town can improve the overall condition, accessibility, safety, and usability of Feeley Field for multiple programs and populations. The project supports the Town's broader goal of maintaining and improving its recreational facilities while providing safe and accessible public spaces for residents of all ages and abilities.

3. **Community Support:** Which Town Boards/Committees/Departments or community organizations have you consulted/collaborated.

This project has broad support from Town departments and boards involved in the operation, maintenance, and oversight of Feeley Field and the Town's recreational facilities. The project is supported by the Parks and Recreation Commission, Town Manager, Assistant Town Manager, Health and Community Services Director, Assistant Recreation Director, Facilities Director, and Department of Public Works (DPW). These departments have worked collaboratively to identify the needed bathroom upgrades, ADA access improvements and Parking Lot improvements to ensure the proposed work addresses the long-term needs of Feeley Field. The project reflects a coordinated Town effort to improve the safety, accessibility, functionality, and overall condition of this important community recreational facility.

PROJECT DESCRIPTION — Continued

4. Budget: What is the total budget for the project and how will CPA funds be spent? Provide written estimates to substantiate proposed costs. Include a multi-year budget, if appropriate. (NOTE: CPA funds may NOT be used for general maintenance purposes.)

The total estimated cost of the project is \$461,475. This includes approximately \$78,700 for the bathroom improvements and \$134,350 for the ADA path improvements, plus a 10% project contingency of \$13,435. The parking lot improvements cost is \$234,990 with a 20% contingency. The estimated cost for the bathroom improvements is based on the Town's current bathroom improvement project at Haskell Field, which provides us with a recent and comparable cost estimate for this type of work. The Town will actively pursue grant opportunities that may be available to help offset the cost of the ADA accessibility improvements. If grant funding is awarded, it could reduce the amount of CPC funding ultimately needed for the project. However, because grant funding is not guaranteed, the Town is requesting funding for the full project cost at this time.

5. Funding: What other funding sources are committed or under consideration? Include any commitment letters or describe other efforts to secure funding for this project.

No other funding sources have been committed to the project at this time. The Town will explore potential ADA grant opportunities that could assist with funding the accessibility improvements; however, the availability and amount of any grant funding are unknown at this time. The Town's operating budget does not have the capacity to support a capital project of this size, making capital funding necessary to complete these improvements. This project is very similar in scope to the Haskell Playground bathroom improvement project that was approved at the 2026 Annual Town Meeting. Like Haskell, the Feeley Field bathrooms are aging and require upgrades to ensure the facilities remain safe, functional, accessible, and able to serve the community for years to come. The Parking is in poor condition and needs to be repaved.

ADDITIONAL INFORMATION — Project Implementation

6. Timeline: What is the schedule for project implementation? Include a timeline for critical elements: procurement, groundbreaking, expenditures, and estimated project completion.

The project is anticipated to begin during Summer 2027 and be completed during Fall 2027. The Town will coordinate the work to minimize disruption to Feeley Field and its recreational programs to the extent possible. Following the availability of funding, the Town will begin procurement for the necessary materials and contracted services in accordance with Massachusetts procurement requirements. Town staff will complete portions of the project where appropriate, including demolition and other work that can be performed in-house. Construction and expenditures are expected to occur throughout Summer and Fall 2027, with substantial completion anticipated by the end of Fall 2027 or Spring 2028 dependent on weather.

7. Urgency: Is there urgency to the completion of this project? What are the ramifications if the project is delayed and/or not completed?

There is a need to move forward with this project due to the age and condition of the existing Feeley Field bathrooms and the lack of an ADA-accessible path to the facilities. There is currently not an adequate accessible route from the parking lot and field areas to the bathrooms, which limits the ability of the facility to fully serve all members of the community. The Town's goal is to provide clean, safe, functional, and accessible bathroom facilities for the many user groups, families, spectators, and residents who utilize Feeley Field. Completing the ADA pathway improvements is also important to ensure individuals of all abilities can safely access the bathrooms.

8. Implementation: Who will be responsible for implementing the project? Who will manage the project? Does the proposed project manager have relevant experience? Who else will be involved in project implementation and what arrangements have been made with them?

The project will be managed by Victor Garofalo, Assistant Town Manager and Facilities Director Sandra Durann, who will be responsible for overseeing the overall implementation, procurement, budget, scheduling, and coordination of the project. The Assistant Town Manager has experience managing and overseeing numerous Town capital and recreational improvement projects, including projects involving contractors, procurement, construction, and coordination among multiple Town departments. The Assistant Town Manager will work closely with the Facilities Department and Parks and Recreation Department throughout the project. DPW staff will also be involved as needed, particularly with site work, demolition, and coordination of the ADA pathway improvements. The Town will utilize its own staff to complete portions of the work where appropriate and cost-effective, while licensed and qualified contractors will be procured for the plumbing, electrical, construction, and ADA accessibility improvements. This collaborative approach will allow the Town to effectively manage the project while using in-house resources where possible to control costs.

ADDITIONAL INFORMATION — Continued

9. Maintenance: If maintenance is required, who will be responsible and how will it be funded?

Ongoing maintenance of the Feeley Field bathrooms and ADA access improvements will be the responsibility of the Town. Routine maintenance and repairs will be coordinated through the Facilities Department and Parks and Recreation, as appropriate. Ongoing maintenance costs will be funded through the Town's Facilities and Fields Maintenance budgets. The proposed improvements will replace aging equipment and fixtures with new commercial-grade materials, which should also help reduce repair needs and extend the useful life of the facilities.

10. Further Documentation: Provide feasibility reports, renderings, map location, and other relevant studies and materials. Photos, detailed design renderings, relevant or comparable projects and supporting documents such as historic structural and existing conditions reports, also will be helpful in defining the parameters of your project.

11. Other Information: Include any additional information that might benefit the Community Preservation Committee in the evaluation of this project.

12. Applicants with multiple requests: Please prioritize your proposals.

Grant recipients are required to acknowledge the Community Preservation Act in press releases, publicity materials, news, and written or oral announcements about work supported with CPA funds. Additionally, the CPC requires signage in the form of a sign or plaque affixed on or adjacent to CPA-funded work as approved by the CPC when possible. The CPC will fund and supply the signage in consultation with the Applicant.

Conflict of Interest: The CPC is governed by Massachusetts General Law Chapter 268A Conflict of Interest Law, which regulates the standards of conduct of all state, county and municipal employees and volunteers, whether paid or unpaid, full or part-time, intermittent or temporary.

Feeley Field Bathrooms, ADA & Parking

Est Cost

Bathroom Repairs

Purchase Grab Bars	\$1,250
Purchase Plumbing Fixtures	\$7,500
Purchase Dispenser	\$300
Purchase Changing Table	\$300
Purchase Ventilation Fans	\$1,400
Windows	\$4,500
Electrical Materials	\$1,250
Electrical Work (Inc)	Inc

Contracted Activities

Locksmith	\$4,200
Plumber	\$10,000
Roof Allowance	\$10,000
General Contractor - Allowance	\$38,000
General Contractor - Installation	Inc
General Contractor - Painting	Inc
General Contractor - Windows	Inc
General Contractor - Epoxy Floors	Inc

Sub Total Bathrooms

\$78,700

ADA Path

Feeley Field ADA Path Construction	\$71,500
Feeley Field ADA Path Design/OPM	\$9,350
Lower Field ADA Path	\$32,500
Lower Field ADA Path Design/OPM	\$6,000
Handicap Spaces - Update	\$15,000

Sub Total ADA Path

\$134,350

Feeley Field Upper Parking Area 6363 Total Yards

Pavement Milling	\$31,900
Binder 2"	\$75,150
Surface Asphalt 2"	\$78,775
Mobilization	\$10,000
Contingency 20%	\$39,165

Sub Total Parking Lot

\$234,990

Total	\$448,040
Contingency 10% (ADA/Bathrooms)	\$13,435

Total Request

\$461,475

Town of Sudbury
Feeley Field ADA Path - Lower Field
8/3/2026
Opinion of Probable Construction Costs - Construction Documents 90%

	Quantity	Unit	Unit Price	Construction Cost	Notes
1 Site Prep					
Mobilization (included current Field project)	0	LS	\$ 1,500	\$ -	
Construction Fence (CLF)	270	LF	\$ 10	\$ 2,700	
Wattles	250	LF	\$ 12	\$ 3,000	
Construction Entrance (included current Field project)	0	LS	\$ 1,000	\$ -	
R&D metal swing gate	1	SF	\$ 500.00	\$ 500	
			Subtotal	\$ 6,200	

2 Earthwork					
Strip and Stockpile top 6" loam	99	CY	\$ 20	\$ 1,981	
R&D for walkway (additional 6")	18	CY	\$ 35	\$ 622	
cut (12" per contour adjustment, plus 50% fluff factor)	39	CY	\$ 30	\$ 1,161	
rough grading of site	5,350	SF	\$ 0.25	\$ 1,338	
			Subtotal	\$ 5,102	

3 Walkway					
asphalt walkway (4")	960	SF	\$ 4.00	\$ 3,840	
dense grade at asphalt (8")	24	CY	\$ 42	\$ 996	
Swing gate adjustment	1	EA	\$ 1,500.00	\$ 1,500	
metal guardrail repair (limited to a 12' section at swing gate)	12	LF	\$ 150.00	\$ 1,800	
repair/connection to lower field pathway	1	LS	\$ 750.00	\$ 750	
			Subtotal	\$ 8,886	

5 Planting					
loam 6" (screen and spread from stockpile)	81	CY	\$ 40	\$ 3,252	
dispose of excess stockpile loam	18	CY	\$ 30	\$ 533	
seed	4,390	SF	\$ 0.35	\$ 1,537	
temp irrig. (included current Field project)	0	LS	\$ 1,000	\$ -	
maintenance (included current Field project)	0	LS	\$ 1,000	\$ -	
			Subtotal	\$ 5,322	

				Construction Subtotal	\$ 25,510
				Contractor Overhead & Profit 12%	\$ 3,061
				Contingency 10%	\$ 3,826
				Construction Total	\$ 32,397

Town of Sudbury
Feeley Field ADA Path - Restroom
8/3/2026
Opinion of Probable Construction Costs - Construction Documents 90%

	Quantity	Unit	Unit Price	Construction Cost	Notes
1 Site Prep					
Mobilization	1	LS	\$ 1,500	\$ 1,500	
Construction Fence (CLF)	350	LF	\$ 10	\$ 3,500	
Wattles	275	LF	\$ 12	\$ 3,300	
Construction Entrance	1	LS	\$ 1,000	\$ 1,000	
R&D conc pad	1	LS	\$ 500	\$ 500	
R&D asphalt parking lot	1,500	SF	\$ 1.25	\$ 1,875	
			Subtotal	\$ 11,675	

2 Earthwork					
Strip and Stockpile top 6" loam	71	CY	\$ 20	\$ 1,415	
R&D for walkway (additional 6")	27	CY	\$ 35	\$ 953	
R&D for parking lot, 12"	53	CY	\$ 35	\$ 1,854	
R&D for asphalt plaza (additional 6")	11	CY	\$ 35	\$ 395	
fill (8" per contour adjustment, plus 35% compaction factor)	68	CY	\$ 42	\$ 2,838	
rough grading of site	7,700	SF	\$ 0.25	\$ 1,925	
			Subtotal	\$ 9,380	

3 Walkway					
concrete pavement (4")	690	SF	\$ 12	\$ 8,280	
dense grade at concrete (8")	17	CY	\$ 42	\$ 716	
asphalt walkway (4")	780	SF	\$ 4.00	\$ 3,120	
dense grade at asphalt (8")	19	CY	\$ 42	\$ 809	
asphalt plaza (4")	7	CY	\$ 42	\$ 313	
dense grade at asphalt plaza (8")	15	CY	\$ 42	\$ 633	
HC sign	3	EA	\$ 500.00	\$ 1,500	
detectable warnings	2	EA	\$ 250.00	\$ 500	
VGC	28	LF	\$ 72.00	\$ 2,016	
gravel surfacing at batt cage (6")	2	CY	\$ 42.00	\$ 84	
boulder at plaza	3	EA	\$ 500.00	\$ 1,500	
			Subtotal	\$ 19,471	

4 Parking					
asphalt pavement (4")	1,430	SF	\$ 4.00	\$ 5,720	
dense grade at asphalt (12")	53	CY	\$ 42	\$ 2,224	
wheel stop	3	EA	\$ 500	\$ 1,500	
paint/stripping HC parking loading zones	3	EA	\$ 150	\$ 450	
HC parking symbol	3	EA	\$ 250	\$ 750	
regular parking strip	10	EA	\$ 50	\$ 500	
asphalt curbing	45	LF	\$ 32	\$ 1,440	
			Subtotal	\$ 12,584	

5 Planting					
loam 6" (screen and spread from stockpile)	43	CY	\$ 40	\$ 1,716	
dispose of excess stockpile loam	28	CY	\$ 30	\$ 836	
seed	2,316	SF	\$ 0.35	\$ 811	
temp irr	1	LS	\$ 1,000	\$ 1,000	
maintenance	1	LS	\$ 1,000	\$ 1,000	
			Subtotal	\$ 5,362	

			Construction Subtotal	\$ 58,472	
			Contractor Overhead & Profit 12%	\$ 7,017	
			Contingency 10%	\$ 5,847	
			Construction Total	\$ 71,336	



CLIENT

TOWN OF SUDBURY
275 OLD LANCASTER ROAD
SUDBURY, MA 01776



PROJECT

FEELEY FIELDS
ACCESSIBILITY IMPROVEMENTS
275 RAYMOND ROAD
SUDBURY, MA 01776



FIELDWORKS LANDSCAPE
DESIGN STUDIO

89 Springville Circle, Westwood, MA 02188
978.219.4388
www.fieldworkslandscape.com

CONSULTANTS

ISSUE RECORD

NO.	DATE	DESCRIPTION

ISSUED FOR

STAMP

PROJECT NUMBER: 260101
DATE: 06/17/2026
SCALE:
DRAWN BY: JDM
REVIEWED BY:

ISSUED TITLE:

SHEET NUMBER:











