Town-Wide Athletic Field Evaluation and Needs Assessment Study
Town of Sudbury, MA

September 5, 2025

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enclosures

Gale JN 719620

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1.0 INTRODUCTION AND PURPOSE

Gale Associates, Inc. (Gale) was engaged by the Town of Sudbury (Town) to assist with the development of an Athletic Fields Evaluation and Needs Assessment Study. The goals of the Needs Assessment Study were as follows:

- *To evaluate the physical characteristics, field conditions, and venue inventory of fifteen (15) athletic field venues selected by the Town for renovation, upgrade, and/or redevelopment.*
- *To quantify the field demand use at each of the Town's athletic field venues versus capacity.*
- *To evaluate and program the Town's need for upgraded, redistributed, or new athletic field facilities.*
- *To provide master planning services, resulting in a renovation strategy for the athletic programs and venues that meet the needs of the community.*
- *To assist the Town to program and plan for the operational, maintenance, and capital improvement needs of such facilities.*

2.0 BACKGROUND EVALUATION AND EXISTING FACILITIES ASSESSMENT

Gale was requested to conduct an existing conditions evaluation and collect soil samples for fifteen (15) selected Town athletic facilities and recreation parcels and provide evaluation forms and base maps as part of this report. The fifteen (15) existing parcels to be evaluated include:

- Broadacres Farm
- Cutting Field
- Davis Field
- Ephraim Curtis Middle School
- Fairbank Community Center
- Featherland Park
- Frank Feeley Field
- General John Nixon School
- Haskell Field
- Haynes School
- Israel Loring School
- Lincoln-Sudbury Regional High School
- MA State Police Crime Lab Field
- Parkinson Field
- Peter Noyes School

An Athletic Field Evaluation Form was used to log existing field conditions, present equipment, and current site amenities at each of the parcels, and provide a general opinion of their condition.

Evaluation items listed relative to the project include, but are not limited to, field size and solar orientation, team benches, dugouts, backstops, spectator seating (bleachers), fences and gates, permanent field equipment, grounds, irrigation, pedestrian and athletic lighting, structures, surfaces, and ADA accessibility. The evaluations will be used not only as the baseline for field evaluations, but also in the final rescheduling and redistribution of the athletic field activities as they are integrated into the Needs Assessment Study.

2.1 BACKGROUND EVALUATION AND BASE PLAN DEVELOPMENT

Gale compiled base maps for each of the fifteen (15) Town-owned venues and has provided them within Enclosure 1 – Town Wide Field Location Maps. Typically, in developing a Needs Assessment Study, Gale will utilize as much public information as possible, such as assessor's maps, Town GIS data, aerial maps, FEMA floodplain maps, and any "as-built" drawings for existing drainage and utility systems available. Although this information is not suitable for detailed design, it provides a basis on which planning can be made.

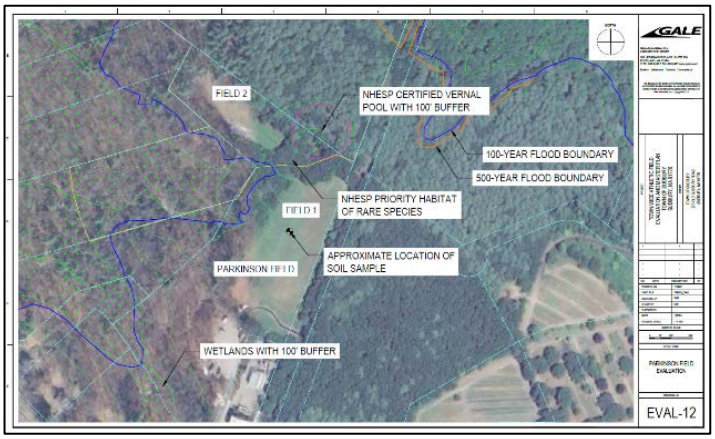


Figure 2.1.1 - Example Base Plan (Parkinson Field)

2.2 FACILITIES EVALUATION

Gale conducted a facilities inventory and condition assessment of the existing athletic field facilities on November 20, 2024, December 6, 2024, and December 9, 2024. The average score within the Athletic Field Evaluation Reports rates the condition of the fields and the presence of equipment as they relate to adequacy, safety, serviceability, turf grass, and field compliance with applicable geometry standards. It should be noted that these evaluations took place toward the end of the regular fall playing season, and that these evaluations are only representative of the fields at the time they were evaluated.

Based on Gale's field evaluations, we have indicated that the Town's playing fields are generally in **fair to good** condition. Their uses are in need of redistribution, along with renovations in most of the areas addressed in the Category Items, with ratings between 1.0 and 4.0 (4.0 = excellent, 1.0 = poor, NR = Not Rated). The Town's field evaluation forms and site photos are provided in Enclosure 2 – Evaluation Forms and Site Photos. A brief summary of observations and deficiencies at each facility noted in the evaluation forms in Enclosure 2 are as follows:

- Broadacres Farm – Natural Grass Field (Score = 3.7). This site is in generally good condition with new construction of the parking lot, entrance amenities, and Bruce Freeman Rail Trail connection. This site is not currently developed for formal recreational, active use. The parking lot contains thirty (30) parking spaces and two (2) ADA accessible spaces. The grass field abuts Featherland Park with an unofficial path connecting the two (2) sites.

- Cutting Field – Synthetic Turf Multipurpose Field (Score = 3.7). The synthetic turf field is in excellent condition and includes striping for five (5) sports. The five (5) sports include 300' X 180' field hockey, 330' X 210' soccer, 220' X 150' youth soccer, 330' X 180' men's lacrosse, and 360' X 210' women's lacrosse. Sporting equipment present at the field included full size and youth soccer goals, lacrosse goals, player benches, and a scoreboard. Also on site is a storage shed, bleachers, and a portable restroom. This field does not have any athletic or site lighting. The parking lot is in good condition with minimal cracking and approximately eighty-two (82) parking spaces and three (3) ADA accessible spaces. Per the Massachusetts Architectural Access Board (MAAB) and ADA requirements, this parking count technically necessitates a total of four (4) ADA spaces.

- Davis Field – Natural Grass Field (Score = 2.7). The natural grass field is in generally good condition, with good grass coverage and minimal planarity issues. The field is not striped for any sports, appears to be used as an unsanctioned open field dog park, and provides access to the Bruce Freeman Rail Trail. No field lighting or facilities exist at this venue. The parking lot has a gravel surface with no permanent markings or site lighting.

- Ephraim Curtis Middle School (ECMS) – One (1) open natural grass recreation field, one (1) basketball court, and one (1) multipurpose natural grass field with a baseball and softball diamond (Average Score = 2.1). The open recreation field is in poor condition with no entrance amenities or walkways and athletic equipment in disrepair. Abutting the open field is the basketball court which is also in poor condition with multiple cracks and faded court markings. The multipurpose natural grass field contains one (1) 60' softball diamond and one (1) 90' baseball diamond with one (1) 190' X 300' soccer field and one (1) 180' X 300' field hockey field striped in the baseball/softball outfields. The multipurpose field also includes a disc golf course and a new playground in the northwest corner. Equipment at the multipurpose field includes a baseball and softball scoreboard, dugout benches, job boxes at the softball diamond, a storage shed at the baseball diamond, chain link fence backstops, soccer goals, and field hockey goals. The chain link fence backstops appear to be structurally intact and in fair condition with some rusting. The field playing surface is generally in fair condition with overgrown base paths, overuse at the soccer field and wetter conditions at the southeast corner where the field receives less sun.

Figure 2.2.1 – Existing Condition of the Basketball Court at ECMS

- Fairbank Community Center – Basketball Court (Score = 4.0). This court is in excellent condition as it was recently constructed during the summer of 2024. The court is striped for basketball and includes striping for three (3) pickleball courts. This new construction also includes a new parking lot on the northeast side of the community center and new pavement on the southwest side of the building. Between the two (2) parking lots, there are approximately eighty-nine (89) total parking spaces and thirteen (13) ADA accessible spaces. Of the eighty-nine (89) parking spaces, each parking lot has four (4) electric vehicle charging stations. This site also includes a storage shed, bike racks, site lighting, and adequate seating with multiple picnic benches. Equipment at the basketball court included two (2) basketball goals, one (1) portable pickleball net, one (1) player bench, and athletic lighting.

- Featherland Park – Four (4) youth natural grass baseball fields, one (1) natural grass softball field, and four (4) tennis courts (Average Score = 3.1). The four (4) youth fields are in overall fair condition, with areas of overused grass playing surface but well-maintained infield clay. The softball field (Field 2) is in good condition with minimal dips in the playing surface and appears to be well maintained. Each baseball/softball field includes dugouts with player benches, well maintained infield clay, protective capping on the outfield fence, and a scoreboard. Fields 2, 4, and 5 have athletic lighting which appears to be outdated and in poor condition. Field 1 includes a snack shack/video recording tower behind the backstop, two (2) 50-seat bleachers, and a 30-seat bleacher. Field 2 also includes ball safety netting at the 3rd baseline outfield, two (2) 50-seat bleachers, and a synthetic turf double bullpen. Field 3 does not have a full-size outfield as it is constrained by surrounding vegetation and a hill at the first baseline outfield area. Behind the Field 3 outfield, is a synthetic turf triple bullpen that appears to be in good condition. At the time of the facilities evaluation, Field 5 was unused as the infield appeared to be undergoing maintenance improvements. This site also includes storage sheds, two (2) restroom/concession buildings, two (2) parking lots, and site walkways. The parking lot near the tennis courts has approximately 111 parking spaces with two (2) ADA accessible spaces. The parking lot near the triple bullpen included approximately 41 parking spaces and two (2) ADA accessible spaces. Athletic field equipment at this site included pitching rubbers, home plates, pitching nets, and scoreboards.

- Frank Feeley Field – Three (3) natural grass softball fields, one (1) natural grass baseball field, and six (6) tennis courts (Average Score = 2.5). The baseball/softball fields are in overall good condition and the tennis courts are in poor condition. The fields appear to be well maintained as the infield clay in is in good condition and was undergoing maintenance during the field evaluation site visit. Upper Feeley Field has new dugouts, ball safety netting, and player benches. Upper Feeley Field is in good condition with few dips in the outfield. Field 2 consists of two (2) softball fields with

Figure 2.2.2 – Existing Condition of the Frank Feeley Field Tennis Courts

connecting outfields. The western diamond at Field 1 has recent upgrades to the dugouts and walkways whereas the eastern diamond has uncovered player benches without a dugout. Field 3 is a 90' baseball diamond with athletic lighting, enclosed dugouts, safety netting, and a recording/concessions tower. Field 3 also has a batting cage, two (2) bullpens, and a few pitching nets. Each field has a scoreboard with Field 3 having an electronic scoreboard. The tennis courts consist of one (1) battery of six (6) courts with pickleball striping on one (1) court. The courts also have one (1) backstop practice wall. The parking at this site is limited due to the lack of pavement and clear parking spaces. However, the north side of the tennis courts includes twenty-five (25) striped and paved parking spaces.

- General John Nixon School – One (1) natural grass little league baseball field, one (1) basketball court, and two (2) natural grass open recreation fields (Average Score = 2.1). The little league baseball field is a 40' diamond with two (2) soccer goals in the outfield. The little league field is in poor condition with overgrown player benches and overused playing surface. The soccer goals and chain link fence backstop, however, are in good condition. The two (2) open fields are in fair condition with the northern field located at the top of a hill making the playing surface uneven. The basketball court is 64' X 33' and in fair condition with cracking throughout the playing surface.

- Haskell Field – Fifteen (15) natural grass youth soccer fields, one (1) full size natural grass soccer field, one (1) natural grass multipurpose rectangular field, and one (1) natural grass baseball field (Average Score = 3.0). Town stakeholders have voiced concerns regarding the planarity, grass coverage, and overall condition of these fields. Fields 1 and 2 are located at the south end of Haskell Field. Field 1 is a 300' X 150' rectangular flag football field. Field 2 is a 195' X 300' soccer field with significant overuse through the center of the field. The youth soccer fields vary in size and are located along the northeast side of Haskell Field. There are two (2) 150' X 210' fields, five (5) 120' X 180' fields, and eight (8) 66' X 100' fields. The youth fields have significant overuse in the goal and corner kick areas. Two (2) soccer goals are present at Field 2 and all other soccer goals are stored at the south end of the parking lot. The baseball field is located at the center of Haskell Field and consists of a 90' diamond and 350' centerfield. The baseball field is in overall good condition with some overuse near the dugouts and backstop. The field includes dugouts, bleachers, scoreboard, storage shed, and batting cage. Haskell Field also includes a large parking lot, playground, restrooms, and a fitness area. The parking lot is in fair condition with approximately two hundred and ninety (290) striped parking spaces and eight (8) ADA accessible spaces.

- Haynes School – One (1) open recreation natural grass field and two (2) basketball courts (Average Score = 2.2). The open recreation field is primarily used for recess, and the playing surface is in poor condition due to overuse and lack of grass growth. The open field contains a chain link fence backstop in the northeast corner of the field but no bases or infield clay. The field also includes two (2) youth sized soccer goals which are in disrepair. The basketball courts are 50' X 84' and are also in poor condition due to multiple cracks in the playing surface and faded lines/court surfacing. However, the basketball goals are in good condition. There is a depressed drain manhole located between the two

(2) courts which could become a trip hazard. Also, there is a slope off the western edge of the courts which could be a safety hazard.

- Israel Loring School – One (1) basketball court, one (1) natural grass soccer field, and one (1) natural grass little league baseball diamond (Average Score = 2.2). The basketball court is 50' X 84' and generally in poor condition. Large cracks run through the center of the court and basketball goal backboards are rusting. The fencing is however in overall fair condition with some paint chipping. The soccer field is in poor condition with major overuse, lack of grass growth through the middle of the field, and soccer goals in disrepair. This field does not have any striping. The little league field has a 60' diamond which is marked with traffic cones at each base. The infield clay and base paths are overgrown making them not visible. There is a slight change in grade from the infield to the outfield making the field uneven. The outfield is constrained by vegetation along the 3rd baseline and a hill in the right outfield. This field also includes player benches, chain link fence backstop, and a storage shed which are in good condition.

- Lincoln-Sudbury Regional High School (LSRHS) – Two (2) natural grass baseball fields, one (1) multipurpose natural grass field, two (2) multipurpose synthetic turf fields, one (1) stadium multipurpose synthetic turf field within an oval running track, one (1) natural grass softball field, and six (6) tennis courts (Average Score = 2.9).

    - Multipurpose Natural Grass Field (Score = 2.6) – This field includes a 90' baseball diamond and three (3) rectangular practice fields. Two (2) practice fields are stripped for 180' X 300' soccer and the third field is stripped for 160' X 300' football. The fields are in good condition with some lack of grass growth throughout and soccer goals stored along the northeast edge of the field. In the northwest corner of the practice football field is a discus cage with fencing in poor condition.

    - Stadium Field and Running Track (Average Score = 2.9) – This field, originally constructed in 2008, includes a multipurpose synthetic turf field and an oval running track. The turf carpet was recently replaced in 2021. Stripping of the multipurpose turf field includes 160' X 360' football, 195' X 360' women's lacrosse, 195' X 330' soccer, and 180' X 330' men's lacrosse. Surrounding the turf field is a six-lane running track with an approximate 105' radius. South of the stadium field are two (2) long jump/triple jump lanes and one (1) pole vault lane. The synthetic turf is in overall good condition with some cracking along the anchor curb. The running track is in poor condition and appears to be at the end of its life with overuse and patching throughout the track surfacing. The surfacing at the southern D-area is uneven with multiple dips and

Figure 2.2.3 – Existing Condition of the Running Track at LSRHS.

depressions. Equipment and amenities at the stadium field include grandstand seating, a press box, four (4) Musco light poles, sports goals, an amenities building, and a scoreboard.

- Natural Grass Baseball Fields (Average Score = 2.7) – The first baseball field is located adjacent to the multipurpose natural grass fields and consists of a 90' diamond. This baseball field includes enclosed dugouts with player benches, spectator benches next to each dugout, scoreboard, and chain link fence backstop. With one (1) of the soccer fields striping overlapping the infield clay at the baseball field, a temporary outfield fence is used and stored under the third baseline dugout. The baseball field is in overall good condition with well-maintained infield clay but lack of grass growth in the outfield. The second baseball field is located to the south of the stadium field and includes a 90' diamond with a 160' X 300' field hockey practice field striped in the outfield. This baseball field also includes player benches and chain link fence backstop. The playing surface is in fair condition with some patches of grass lacking growth.

- Natural Grass Softball Field (Score = 3.0) – This field is located southeast of the high school parking lot and consists of a 60' diamond with 200' outfield. Improvements were made to the softball field in 2014 including new sod, stone dust warning track, portable bleachers, dugouts, fencing, and a 30' chain link fence backstop. The field is in overall good condition with some lack of grass growth in the outfield but a well-maintained infield. Using historical satellite imagery, a batting cage and storage shed appears to have been installed in ~2018.

- Tennis Courts (Score = 2.9) – Next to the softball field is a battery of six (6) tennis courts. Using historical satellite imagery, the courts appear to have been originally constructed in ~2005 and resurfaced in ~2021. The tennis courts are in overall fair condition with minor cracking throughout and vegetation growing into the southern fence line. The tennis courts also include player benches and a job box in good condition (nets were not present at the time of the site evaluation due to the end of the season).

- Multipurpose Synthetic Turf Fields (Score = 3.1) – Between the baseball fields are two (2) multipurpose synthetic turf fields. These fields are in overall good condition with the turf carpet last replaced in 2017. The fields have inlaid tick marks and painted striping for two (2) 195' X 330' soccer fields, one (1) 195' X 340' women's lacrosse field, one (1) 180' X 300' field hockey field, and one (1) 180' X 330' men's lacrosse field.

- MA State Police Crime Lab Field – One (1) natural grass little league baseball field (Score = 2.9). This field is located behind the Massachusetts State Police Crime Lab and contains a 60' diamond. The playing surface is in good condition with sufficient grass growth throughout the field and well-maintained infield clay. The outfield is constrained due to the surrounding vegetation. This field includes player benches, a small storage shed

behind the backstop, and a large storage shed in the parking lot. The chain link fence backstop is in overall good condition.

- Parkinson Field – Two (2) natural grass open recreation fields (Score = 2.4). Both fields are in good condition with the lower field being drier and seeing more sun than the upper field. Recent upgrades have been made to the field entrance area and Bruce Freeman Rail Trail connection. The parking area consists of a small gravel lot with no discrete parking spaces or lanes. No additional support infrastructure or athletic field striping are included at this field.

- Peter Noyes School – Two (2) natural grass little league baseball fields with overlapping outfields (Score = 1.9). This field consists of two (2) 60' baseball diamonds, a youth sized soccer field and playground located on the east side of the field. Both baseball diamonds include player benches, a chain link fence backstop, and a small storage shed. The backstops and benches are in good condition. However, the playing surface is in poor condition with little grass coverage and overgrown infield clay. The youth soccer field is not striped and in poor condition with soccer goals in disrepair.

Figure 2.2.4 – Existing Condition of the Fields at Peter Noyes School

2.3 SOIL EVALUATION

In addition to the facilities inventory and visual condition assessment of the fifteen (15) Town athletic facilities, Gale collected soil samples at each natural grass field for nutrient and gradation testing. The location at which each soil sample was collected can be found in Enclosure 1 – Town Wide Field Location Maps. Gradation and nutrient testing of each soil sample was performed by the University of Massachusetts Soil and Plant Nutrient Testing Laboratory. The test results can be found in Enclosure 3 – Gradation and Nutrient Testing Results.

Results

Analysis	*Value Found*	*Optimum Range*	*Analysis*	*Value Found*	*Optimum Range*
Soil pH (1:1, H2O)	6.1		**Cation Exch. Capacity, meq/100g**	8.4	
Modified Morgan extractable, ppm			**Exch. Acidity, meq/100g**	4.4	
Macronutrients			**Base Saturation, %**		
Phosphorus (P)	1.8	4-14	Calcium Base Saturation	44	50-80
Potassium (K)	36	100-160	Magnesium Base Saturation	2	10-30
Calcium (Ca)	738	1000-1500	Potassium Base Saturation	1	2.0-7.0
Magnesium (Mg)	26	50-120	**Scoop Density, g/cc**	1.25	
Sulfur (S)	6.7	>10	**Optional tests**		
Micronutrients *			Soil Organic Matter (LOI), %	3.1	
Boron (B)	0.1	0.1-0.5			
Manganese (Mn)	1.7	1.1-6.3			
Zinc (Zn)	0.5	1.0-7.6			
Copper (Cu)	0.2	0.3-0.6			
Iron (Fe)	5.1	2.7-9.4			
Aluminum (Al)	76	<75			
Lead (Pb)	5.8	<22			

* *Micronutrient deficiencies rarely occur in New England soils; therefore, an Optimum Range has never been defined. Values provided represent the normal range found in soils and are for reference only.*

Soil Test Interpretation

Nutrient	Very Low	Low	Optimum	Above Optimum
Phosphorus (P):				
Potassium (K):				
Calcium (Ca):				
Magnesium (Mg):				

Figure 2.3.1 – Example Nutrient Testing Results (Parkinson Field)

The nutrient test results compare each soil sample to the optimum range and provides a recommendation to maintain pristine conditions for a natural grass athletic field. The gradation test results display the particle size distribution of each sample and provide the U.S. Department of Agriculture

(USDA) soil classification. According to the American Sports Builders Association (ASBA), a well-performing native soil field contains approximately 45% sandy loam, 5% organic material, 25% small pore space, and 25% large pore space with a PH between 5 and 7. Soils with a PH greater than 7 may lack nutrients whereas those with a PH less than 7 may contain excess sodium contributing to poor grass growth. An optimal amount of pore spaces will provide enough drainage though large pore spaces and retain water in the soil through small pore spaces to provide necessary nutrients. The gradation and nutrient test results conclude a majority of the Town fields are sandy loam to loamy sand, have a PH between 5 and 7, and have low levels of magnesium. Should any proposed improvements advance to engineering and design phases, a geotechnical engineering evaluation will be required to determine the limitations and suitability of the on-site soils.

2.4 PERMIT REGULATIONS

Gale conducted general research into the bylaws and regulations of the applicable regulatory bodies (e.g., Town Bylaws, State Regulations) to determine applicable ordinances that may impact renovations/improvements to the Town's fields. Based on prior research performed under Section 2.1, the following natural resources impact one or several sites in the Needs Assessment.

Lands within 100 feet of wetlands resource areas and 200 feet of perennial streams and rivers are protected by the Massachusetts Wetland Protections Act and therefore may require a permit from the local Conservation Commission. The following athletic facilities may be impacted:

- David Field
- Cutting Field
- Frank Feeley Field
- Israel Loring School
- Lincoln-Sudbury Regional High School
- Massachusetts State Police Crime Lab Field
- Parkinson Field

The Town of Sudbury regulates the land use within the Water Resource Protection Overlay Districts (WRPOD) to protect, preserve, and improve groundwater quality. The WRPOD includes three (3) zones identified by the Town of Sudbury bylaws; wellhead areas (Zone 1), aquifer contribution zones (Zone 2), and aquifer recharge zones (Zone 3). Work within these zones may require a special use permit.

The following athletic facilities fall within Zone 2:

- Massachusetts State Police Crime Lab Field
- Frank Feeley Field
- Haskell Field
- Fairbank Community Center

The following athletic facilities fall within Zone 3:

- Israel Loring School
- Ephraim Curtis Middle School
- Davis Field

Any large-scale replacement/renovation of fields may involve the excavation, removal, or stripping of large amounts of earth, which may require an earth removal permit through the local Earth Removal Board. Any disturbance or alteration of a pervious surface 500 square feet to 5,000 square feet may require a General Stormwater Management Permit (GSMP) from the planning board.

The Town of Sudbury general bylaws dictate an accessory building shall not exceed a height of 35 feet in all districts. Therefore, a special permit or variance may need to be obtained from the Zoning Board of Appeals for the installation of athletic lights, which usually rise ~70 – 80 feet in height.

In addition to all other requirements of other districts, facilities located within a Floodplain Overlay District (FOD) may require a special permit by the Zoning Board of Appeals. The following athletic facilities fall within the FOD:

- Frank Feeley Field
- Davis Field

The National Heritage & Endangered Species Program (NHESP) works to conserve and protect hundreds of species. The following athletic facilities fall within a NHESP district or vernal pool 100' buffer and may require additional permitting:

- Cutting Field
- Lincoln-Sudbury Regional High School
- Parkinson Field

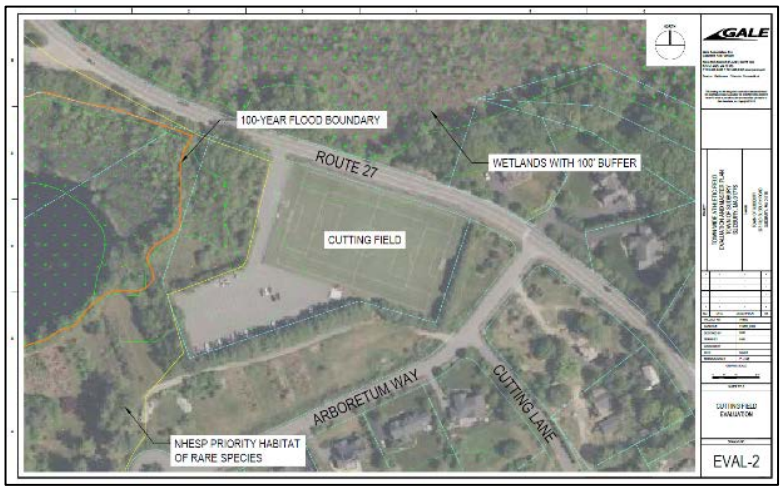


Figure 2.4.1 – Cutting Field Base Plan

2.5 ANNUAL FIELD USE DEMAND

As part of the needs assessment process, Gale distributed questionnaires to major stakeholders of Town athletics. One of the main purposes of the questionnaires was to obtain data for the fields to quantify and qualify the use each field undergoes during an average playing year. Representatives from Charles River Radio Controllers (CRRC), Lincoln-Sudbury Youth Baseball (LSYB), Ephraim Curtis Middle School (ECMS), Youth Football, Sudbury Youth Soccer Association (SYSA), Sudbury Youth Softball (SYS), Lincoln-Sudbury Regional High School (LSRHS), Lincoln-

Sudbury Boys Youth Lacrosse (LSBYL), Sudbury Platinum FC, Sudbury Girls Lacrosse, BUDA Ultimate Frisbee Summer Club League, Lincoln-Sudbury Ultimate Frisbee, Recreational Pickleball, and Sudbury Girld Field Hockey completed these questionnaires and, where applicable, provided detailed schedules. Response to the questionnaires was generally limited and can be found in Enclosure 4 – Master Plan Questionnaires (Stakeholders).

A summary of the answers to these questionnaires and their respective field use is as noted:

Charles River Radio Controllers (CRRC)

The Charles River Radio Controllers consists of a small team which hosts weekend practices and events at Davis Field. In general, this field lacks spectator amenities but is overall properly maintained.

Lincoln-Sudbury Youth Baseball (LSYB)

Lincoln-Sudbury Youth Baseball is well established with close to 1,200 participants across 74 spring teams and 22 summer teams ranging in ages from Pre-k to 10th grade. LSYB expressed their inability to maximize baseball program offerings in the community due to the loss of the Isreal Loring and General John Nixon School fields due to their lack or maintenance. Peter Noyes School is used by LSYB; however, it is also poorly maintained and overused. LSYB also expressed their lack of 60' baseball diamonds in the spring stating they need approximately 100 field time slots but currently have 82 time slots using all the available time slots. This deficit has impacted the younger age groups as they have begun to utilize rectangular fields rather than proper baseball diamonds. With fewer teams and access to lighted fields, LSYB does not struggle with the lack of field time slots in the summer. LSYB noted the Frank Feeley Field 90' diamond is unusable in the spring and after large rainstorms in the summer due to the wetness and low water table. With proper drainage this field would be greatly beneficial as it is lighted and does not lack amenities.

Ephraim Curtis Middle School (ECMS)

The fields at Ephraim Curtis Middle School are used by physical education classes, recess, cross country, soccer, field hockey, and ultimate frisbee. ECMS expressed that both the front and side fields are used extensively (4-5 days/week) throughout the year. They also stated the fields are lacking maintenance and unsafe due to overgrown trees, uncovered dugouts, and a 2003 sprinkler system which no longer works.

Youth Football

Youth Football uses the stadium turf and grass fields at Lincoln-Sudbury Regional High School (LSRHS) as well as Haskell Field. Youth Football didn't express a lack of field space or availability, however, did mention an additional lighted field would benefit the program as practices end earlier and earlier throughout the fall season due to decreasing daylight.

Sudbury Youth Soccer Association (SYSA)

Sudbury Youth Soccer Association is also well established with over 2,600 players across three (3) seasons, 95 fall teams, 88 spring teams, and is expected to grow over the next five (5) years. Field availability is slightly limited due to weather and daylight toward the end of the season but didn't express a lack of field space. SYSA uses Cutting Field, LSRHS stadium turf field, and a variety of striped fields at Haskell Field. They stated Haskell Field is well-maintained with normal wear in high traffic areas. Overall, SYSA isn't concerned with the quality and safety of Haskell Field, however, believes it could become an issue in the coming years.

Sudbury Youth Softball (SYS)

Sudbury Youth Softball uses Frank Feeley Fields and is limited due to poor drainage at each of the fields. SYS is expected to grow in the next 5-10 years and expressed they would be able to offer additional games and practices if the fields properly drained, had lights, or were converted to synthetic turf.

Lincoln-Sudbury Regional High School (LSRHS) Athletics

Lincoln-Sudbury Regional High School Athletics uses all the fields located on campus, Parkinson Field, and the softball diamond and tennis courts at Featherland Park. Due to their growing athletic department, LSRHS has more teams than they do fields and expressed their biggest challenge is the lack of field space making scheduling difficult.

Lincoln-Sudbury Boys Youth Lacrosse (LSBYL)

Lincoln-Sudbury Boys Youth Lacrosse has over 100 participants and is expected to have steady growth over the next few years. They primarily use the double turf fields at LSRHS and natural grass fields at Haskell Field with some use of Cutting Field during the off season. LSBYL hasn't expressed any drainage concerns or a lack of field space.

Sudbury Platinum FC

Sudbury Platinum FC is an adult men's soccer team which utilizes the full-size soccer field at Cutting Field for their home games. Sudbury Platinum FC is expected to have gradual growth in the future as youth soccer players eventually age out and join the adult soccer team. Sudbury Platinum FC noted they are happy with the conditions and amenities available at Cutting Field and raised no additional concerns.

Sudbury Girls Lacrosse

Sudbury Girls Lacrosse has over 100 participants ages K-8th grade and is expected to have a slight increase in participation in the next five (5) years. Sudbury Girls Lacrosse uses the synthetic turf fields at LSRHS for practices, games, and additional out of season jamborees/tournaments. Sudbury Girls Lacrosse raised no concerns with the synthetic turf fields at LSRHS; however, they

did state that additional athletic lighting at LSRHS and Cutting Field would provide all field capacity needed.

Boston Ultimate Disc Alliance (BUDA) Ultimate Frisbee Summer Club League (UFSCL)

Boston Ultimate Disc Alliance Ultimate Frisbee Summer Club League is an adult league with approximately twenty-five (25) participants and is expected to have steady growth over the next five to ten years. The UFSCL utilizes the south end of Davis Field. They noted this end of the field does not drain well and is often avoided until drier conditions. UFSCL also mentioned that their program would benefit from access to a lighted field and prefers a natural grass playing surface.

Lincoln-Sudbury Ultimate Frisbee

Lincoln-Sudbury Ultimate Frisbee is a club at Lincoln-Sudbury Regional High School with thirty-five to fifty (35-50) participants each season. Lincoln-Sudbury Ultimate Frisbee has had significant growth in the last five (5) years with the possibility of becoming a varsity sport at LSRHS. They anticipate stable growth over the next five to ten (5-10) years as the sport is increasing in popularity and is hopeful of becoming a varsity sport. Lincoln-Sudbury Ultimate Frisbee is currently using Parkinson Field and has not noted major concerns with the condition of the field playing surface. Although, they have noted they would benefit from athletic lighting and a synthetic turf field as they are often restricted more by weather and hours of daylight than schedule conflicts. Lincoln-Sudbury Ultimate Frisbee has expressed they enjoy using Parkinson Field due to the frequent availability but have stated the field is a decent distance from the high school making it difficult for younger students to access the field.

Recreational Pickleball

Recreational Pickleball in the Town of Sudbury is growing in popularity for those aged 45-65. They frequently utilize the tennis courts at Frank Feeley and Featherland Park. These users do not have an organized group with scheduled uses; however, they have noted maintenance of the current courts and additional courts would be beneficial to the Town.

Sudbury Girls Field Hockey

Sudbury Girls Field Hockey is a relatively new program in its second season but includes close to 150 program participants and expects to continue growing each season. Sudbury Girls Field Hockey utilizes the double turf field at LSRHS and noted they are not restricted by field space, however, are at capacity. They also noted they rely solely on the double turf field at LSRHS and would not have a program without it. Therefore, they further emphasized the benefit of having an additional synthetic turf field with lights available for their use.

Field Use Calculation

The total number of “uses” each field hosts per year was determined through the following methodology. First, the amount of Time Per Event (TPE) was set at 1.5 hours, as a typical amount

of time for a game or practice event of baseball, softball, football, soccer, lacrosse or field hockey, or any other field event listed by a User Organization. Time Per Event (TPE) is an average time used to estimate total annual field use. Second, the Frequency of Use (FOU) was determined per field event per week, per season, and per year. For example, if we assume Adult Soccer meets for two (2) hours (equating to approximately 1.3 scheduled uses), one (1) day per week for ten (10) weeks in the spring/summer season, the Field Use of that event is then calculated: 1.3 uses X 1-day X 10 weeks = 13.3 field uses/year. This procedure is done for each recreation and athletic playing field listed in the Town's field use program. The quantification of field use demand is provided in Enclosure 5 – Field Use Data, Demand Analysis, and Field Deficiencies. It provides a summary of the annual team and organizational uses for the Town's existing recreation and athletic fields.

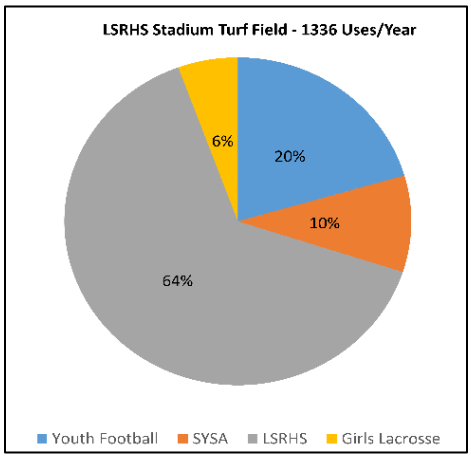


Figure 2.5.1 – LSRHS Stadium Field Pie Chart

The results of the Current Use demand quantification indicate that the fields utilized by the Town accommodate approximately 10,689 team events per year (refer to Enclosure 5). This number is based on scheduled events only and does not include undocumented uses. Approximately fifteen (15) of the thirty-three (33) recreation and athletic areas currently experience more than 250 scheduled team uses per year (refer to Field Users Bar Chart and Pie Charts provided in Enclosure 5). The fields that currently experience the most use are those at Featherland Park, the synthetic turf fields at Lincoln-Sudbury Regional High School (LSRHS), Frank Feeley Field, and Haskell Field. Also, it should be noted that due to the relatively limited number of stakeholder questionnaire responses, the approximate team events per year may be higher than what has been recorded.

A well maintained and irrigated natural turf field that is properly rested can typically sustain between 200-250 team-uses per year. To sustain high quality and safe athletic natural turf under the maximum volume of use is dependent upon how well the field is built, to what degree the fields are maintained, and if an Inclement Weather Policy is enforced. As a comparison, a synthetic turf field has an all-weather playing surface without the general use constraints of a typical natural grass field. A synthetic turf field with lights ends up being limited more by time in the day than by field condition and, when fully utilized, can typically sustain up to 750 uses per year.

2.6 EQUIVALENT FIELD USE ANALYSIS

When comparing the field uses on the field turf, one must consider that different sport activities result in different levels of stress and wear on the playing field. Some fields are primarily used for high/medium contact sports, where play is more aggressive, increasing the stress loads on the field and the rate of field wear and deterioration. Other fields are primarily used for low-contact sports and the stress on the fields is not as detrimental. While the "Current Use" is a good indication of scheduled team-uses, the "Equivalent Use" is a better indicator of stress imposed on the fields.

Based on our experience, we have applied an equivalent use factor of 1.0 to youth soccer as the baseline of field impact and deterioration. Gale estimates that baseball and softball are less damaging to the turf and, assign it a 0.75 equivalent use factor. Similarly, school physical education classes are much less damaging and are assigned a factor of 0.25. Other equivalent use factors for various sports were assigned based on estimated turf impact and then multiplied by the number of scheduled uses for each type of activity to yield the Equivalent team-uses in terms of turf impact and damage.

Based on the results of the Current Use data presented in Section 2.5, Gale developed an Equivalent Use Demand matrix (refer to Enclosure 5). Based on this data, fourteen (14) of the thirty-three (33) recreation and athletic areas in the Town are quantitatively overburdened and accommodate more than the suggested 250 events per year, and another three (3) areas are approaching capacity with approximately 228 and 208 events per year. Therefore, there are nineteen (19) fields in the Town that appear to not be overused but eight (8) of those are with no reported uses. However, these numbers may be misleading due to the lack of responses from other organzied groups which may have resulted in under-reporting of uses. Also, some fields in the Town are not competition ready, notably the fields at Israel Loring School, General John Nixon School, and Frank Feeley Field 90' diamond due to poor drainage and maintenance. In addition, Broadacres Farm, Davis Field, and Parkinson Field are not competition ready as they lack support equipment but could be used for program expansion. Refer to Table 2.6.1 for for the average and total equivalent field uses per field type.

Table 2.6.1 – Average Use Per Field Type

Use Type	Total Uses	Average Use Per Field*
60'/70' Baseball	2142	268
90' Baseball	381	127
60' Softball	1398	233
MPR Natural Grass	2832	315
MPR Synthetic Turf	3267	817

**Average Use Per Field accounts for the fields with reported uses.*

Ideally, heavily used natural turf athletic fields require a thirty to forty-five (30-45) day rest period during an active growth period in the fall or the spring. The Equivalent Use (weighted field use) per field event is provided in Enclosure 5. As shown, it is apparent that the athletic fields are not afforded the consistent and appropriate rest period needed during the year due to their full use schedule throughout the year. A rest period allows the grass field to repair itself by rhizome propagation and "re-knitting" of the root-zone. This process does not take place during the summer, when cool weather grasses like Kentucky blue grass are dormant. This is a significant challenge for virtually all public schools and municipal organizations.

3.0 FIELD USE REDISTRIBUTION/FIELD DEFICIENCIES

3.1 REDISTRIBUTION OF ATHLETIC FIELD PROGRAMS

As mentioned above, for each field to achieve a sustainable playing surface, the total number of equivalent uses is suggested to not exceed approximately 250 per year. To accomplish this, uses on fields with higher existing demands would need to be moved to fields with lower existing demands in an attempt to distribute uses more evenly throughout the Town. Considering that most of the underused fields are not game ready, it appears that redistribution alone is not a viable solution, and field renovations or additional field space is needed. It is reasonable to conclude that additional fields are warranted to allow for the expansion of youth leagues, more opportunity to rest fields, and more opportunity to limit scheduling constraints.

Table 3.1.1 – Field Deficit Data - Based on Equivalent Use

Field Type	Total Uses	Average Use Per Field	Total Fields Needed	Total Fields Needed Rounded	Current Number of Fields*	Field Deficit
60'/70' Baseball	2143	268	8.6	9	8	1
90' Baseball	381	127	1.5	2	3	-1
60' Softball	1398	233	5.6	6	6	0
MPR Natural Grass	2832	315	11.3	12	9	3
MPR Synthetic Turf	3267	817	4.4	5	4	1

**The Current Number of Fields accounts for the number of fields with reported uses.*

Note: Fields needed, and field deficit data is based on the recommended 250 team-uses per year for natural grass fields. Synthetic turf with lights can count for three (3) natural grass fields.

The field deficit data shown in Table 3.1.1 and found in Enclosure 5 shows the number of additional fields that the Town needs for all fields to be under 250 uses for natural grass fields and 750 uses for synthetic turf fields, which includes three (3) natural grass multipurpose rectangular (MPR) fields, and one (1) synthetic turf MPR field. The deficit data also shows that the 60'/70' baseball fields are over 250 average uses and the softball fields are approaching 250 average uses. This creates a deficit of one (1) 60'/70' baseball diamond. Lastly, the data also reports a surplus of one (1) 90' baseball diamond. Synthetic turf fields are much more resilient than natural grass fields and are typically restricted by schedule, not by field condition or ambient weather. A well-maintained synthetic turf field can typically sustain 750 uses per year and is a viable option, given space and scheduling restrictions. Essentially, one (1) synthetic turf field acts as three (3) natural grass fields. Qualitatively speaking, after reviewing the feedback from the stakeholder questionnaires, they emphasized that the major deficit in the Town is the lack of usable 60/70' baseball diamonds and 60' softball diamonds. Stakeholder questionnaires also noted that additional athletic lighting at the synthetic turf fields could justify field deficit data.

3.2 REDISTRIBUTION OF HARD COURT PROGRAMS

Based on national tennis trends, the approximate number of hard courts needed to accommodate the Town's population can be estimated. The United States Tennis association (USTA) estimates approximately one (1) in every thirteen (13) Americans play tennis. The estimated population of Sudbury in 2024 was approximately 19,805 citizens. Dividing the USTA estimate by the population of Sudbury in 2024 the following can be calculated: 19,805 citizens ÷ 13 Americans = 1,524

Sudbury citizens play tennis. A good rule of thumb when estimating the number of tennis courts to accommodate a population is one (1) court for every 250 tennis players. Therefore, further calculations determine: 1,524 Sudbury citizens play tennis ÷ 250 tennis players per court = approximately seven (7) courts needed in the Town of Sudbury to accommodate the number of citizens (refer to the Table 3.2.1). With four (4) tennis courts at Featherland Park, six (6) at Frank Feeley Field, and six (6) at Lincoln-Sudbury Regional High School, the Town has sixteen (16) public tennis courts. It should be noted this count does not consider indoor and private tennis courts in the Town. Therefore, the Town of Sudbury has nine (9) more tennis courts than is recommended to accommodate their population.

Table 3.2.1 – Estimated Number of Tennis Courts (Sudbury)	
Sudbury Population 2024:	19,805
1:13 Americans Play Tennis:	13
Tennis Players in Sudbury:	1,524
1 Court:250 Players:	250
Recommended Tennis Courts (Rounded Up):	7
Tennis Courts in Sudbury:	16
Tennis Court Deficit:	**-9**

Assuming players from surrounding Towns will travel to Sudbury to play tennis, the calculations can be adjusted to include populations from surrounding Towns (Refer to Table 3.2.2). Based on the number of public tennis courts available, the Town meets the tennis court recommendations to accommodate the citizens of Sudbury as well as three (3) nearby Towns.

Table 3.2.2 – Estimated Number of Tennis Courts (Surrounding Towns)	
Sudbury Population 2024:	19,805
Maynard Population 2024:	10,820
Wayland Population 2024:	14,054
Lincoln Population 2024:	6,996
Total Population of four (4) surrounding Towns:	51,675
1:13 Americans Play Tennis:	13
Tennis Players in Sudbury:	3,975
1 Court:250 Players:	250
Recommended Tennis Courts (Rounded Up):	16
Tennis Courts in Sudbury:	16
Tennis Court Deficit:	**0**

The Sports and Fitness Industry Association (SFIA), backed by the Professional Pickleball Association (PPA), has reported significant growth in pickleball participation in the last three (3) years. A 2024 report noted a 51.8% growth from 2022 to 2023 and 223.5% growth over three (3) years. With pickleball being the fastest growing sport in the United States, the data is constantly changing making it difficult to predict the number of pickleball courts needed to meet the needs

of the pickleball players in Sudbury. However, there are nine (9) total pickleball courts available in the Town with four (4) courts at Featherland Park, two (2) at Frank Feeley Field, and three (3) at Fairbank Community Center. Two (2) pickleball courts can comfortably fit on each tennis court and there are thirteen (13) tennis courts in Sudbury that are not being used for pickleball. Therefore, with additional court striping, there is potential for twenty-six (26) additional pickleball courts in the Town.

Figure 3.2.1 – Existing Pickleball Courts at Fairbank Community Center

4.0 CONCEPTUAL PLANS AND COST ESTIMATES

4.1 CONCEPTUAL DEVELOPMENT

Upon review of the athletic field information, including questionnaires, evaluation forms, demand data, and discussions with the Town, Gale has developed conceptual plans and cost estimates for proposed improvements at the various field venues to address the field deficiencies identified, as well as comments and concerns raised by the Town and its community members. To assist in understanding recommended field dimensions refer to Enclosure 10 – Field Dimension Diagrams.

Please understand that all proposed improvements detailed within this section of the report and depicted on the associated layout plans provided via Enclosure 6 are conceptual only. The intent of these conceptual plans is to provide the Town of Sudbury with an understanding of the field types, sizes, and uses that could feasibly be developed on any given site, adjusted according to apparent Townwide facility needs and demand use, as detailed in the previous sections of this report. In most cases, the conceptual options provided depict an overall maximum use of the available space, as well as the itemized cost associated with those improvements, intended to provide a full picture of what is possible.

Conceptual planning is a fluid process, and proposed improvements are far from final. Conceptual improvements provide a template from which stakeholders are able to gain insight from, potentially carrying over some, all, or none of the proposed concepts into formal design development for eventual construction. Ultimately, the decision to pursue any given development is the prerogative of the Town of Sudbury and their relevant stakeholders. Only after a community need and associated improvement is formally identified will site improvements progress to the formal design development process, suitable for eventual bidding and construction. It is during this process that the finer details are determined, and the reality of the proposed facility is decided.

Priority needs stressed by the various stakeholders included the following:

- Athletic lighting is needed to ease scheduling.

- Improve Town fields to provide additional game ready 60'/70' baseball diamonds.
- Address drainage concerns at Frank Feeley Field.
- Utilize the unused Town fields to provide additional game ready field space (Broadacres Farm, Davis Field, and Parkinson Field).
- Parking lot improvements.
- Required field maintenance improvements.
- Accommodate field–use demand and address deficiencies identified.

4.2 CONSOLIDATION

To meet the Towns field needs, the concept plans found in Enclosure 6 – Conceptual Plans and Cost Estimates have been developed considering the idea of consolidating sports, by category and field type, to specific athletic venues. To accomplish this, field types can be relocated to different athletic venues and unused field space in the Town can be developed. Consolidating field types to specific venues can benefit families with multiple children participating in the same sports programs under different age groups. This would minimize parents' need to travel to multiple field locations for drop off/pick up. Another benefit of consolidation is the ability for sports programs to host larger events at a single location. Due to minimal parking availability at some venues, this idea could also help to reduce the need for overflow parking day to day as the venue would not be at full capacity unless a large event is taking place.

Under this same logic, consolidating field types and uses by venue implies the use demand of common facilities such as parking lots, restrooms, shared walkways, and spectator locations would become more predictable, manageable, and likely reduced. In a large facility that includes multiple field types, hosting varying user groups, there is a higher probability that major events will be scheduled concurrently, placing excess demand on common facilities. A venue consolidated by field type, subject to single or limited uses, will reduce the number of participating user groups and diminish the opportunities for scheduling overlaps. In addition, a venue with consolidated field types will require similar maintenance equipment and practices across that venue's fields, thus reducing the quantity and variation of maintenance equipment required to be stored or regularly brought to the site. This will also reduce the variation in maintenance practices required across that site, limiting the maintenance skills required to care for that facility.

With the intent of consolidation, the following conceptual plans have been proposed (refer to Enclosure 6):

- Davis Field – Soccer/Open Recreation Venue
    - Improve the planarity and drainage to allow for multiuse natural grass soccer fields and open space recreation (refer to Enclosure 6 – C102C)
- Haskell Field – Soccer/MPR Sports Venue
    - Convert the baseball diamond to an additional multipurpose rectangular (MPR) natural grass soccer field, and add a synthetic turf MPR field thus limiting the overall field type to MPR (refer to Enclosure 6 – C104C)
- Broadacres Farm and Featherland Park – Baseball Venue
    - Develop Broadacres Farm to include additional parking and a 90' natural grass baseball diamond replacing the diamond removed at Haskell and Frank Feeley

Fields, while accounting for the single baseball diamond surplus identified in Section 3.1. Convert the softball field at Featherland Park to synthetic turf to accommodate the multipurpose use of softball and little league baseball (refer to Enclosure 6 – C105C)

- Frank Feeley Field – Softball Venue
    - Add athletic lighting at upper Feeley Field, improve drainage at lower Feeley, Field 1 and, Field 2, and convert the baseball diamond to a softball diamond (refer to Enclosure 6 – C106C)

4.3 PROPOSED CONCEPT PLANS

Cutting Field

Cutting Field, located off Maynard Road, consists of one (1) synthetic turf multi-purpose rectangular (MPR) field, bleachers, scoreboard, and storage shed. The existing MPR field is used primarily by Sudbury Youth Soccer Association (SYSA) and Sudbury Girls Lacrosse. The field is serviced by an eighty-five (85) space parking lot in good condition. The synthetic turf at Cutting Field was replaced in 2018 and remains in good condition as it is about halfway through its useful life. Based on the facilities evaluation and conversations with the Town, Gale is proposing additional site amenities including additional bleachers, storage shed, and a restroom building as Option A (refer to Enclosure 6 – Sheet C101A). The cost for these improvements is estimated at ±$114,000 (refer to Enclosure 6 for Cost Estimates).

A second concept plan for Cutting Field (Option B) maintains the synthetic turf field conditions and includes the addition of athletic lighting (refer to Enclosure 6 – Sheet C101B). The relocation of the existing scoreboard is also proposed to provide better viewing from the bleachers. The addition of athletic lighting will help ease scheduling at Cutting Field by providing more time on the field for practice/events. It should be noted that a special permit or variance from the Zoning Board of Appeals may be required based on the proposed 70'-80' athletic lights. The cost for the Option B improvements is significantly higher and is estimated at ±$494,000 (refer to Enclosure 6 for Cost Estimates).

A third concept plan for Cutting Field (Primary Option) combines the proposed improvements for Options A and B (refer to Enclosure 6 – Sheet C101C). The cost for the Primary Option improvements is estimated at ±$588,000 (refer to Enclosure 6 for Cost Estimates).

Figure 4.3.1 – Cutting Field Primary Option

Davis Field

Davis Field, an approximately 29-acre parcel located off North Road, consists of an open recreation natural grass field, gravel parking lot, and paved connection to the Bruce Freeman Rail Trail. The gravel parking lot is in poor condition and lacks defined pavement markings. This space is primarily used by the Charles River Radio Controllers (CRRC). The proposed Davis Field conceptual plan Option A includes improvements to the parking lot and natural grass field (refer to Enclosure 6 – Sheet C102A). Improvements to Davis Field would meet the Town's desire to utilize unused Town fields for additional game ready field space. Upon further development of this field, the close proximity of the wetlands should be considered. The cost for the Option A improvements is estimated at ±$898,000 (refer to Enclosure 6 for Cost Estimates).

A second concept plan for Davis Field (Option B) includes similar improvements to the parking lot and natural grass field to fit three (3) regulation size soccer fields (refer to Enclosure 6 – Sheet C102B). This plan also includes seating and site walkways. The cost for the Option B improvements is estimated at ±$1.9 million (refer to Enclosure 6 for Cost Estimates).

A third concept plan for Davis Field (Primary Option) minimizes the amount of infrastructure on site to preserve the open field space. This option proposes two (2) natural grass soccer fields, parking lot improvements, and site walkways (refer to Enclosure 6 – Sheet C102C). The cost for the Primary Option improvements is estimated at ±$1.5 million (refer to Enclosure 6 for Cost Estimates).

Figure 4.3.2 – Davis Field Primary Option

Ephraim Curtis Middle School

Ephraim Curtis Middle School (ECMS) consists of one (1) basketball court, one (1) 60' softball diamond, and one (1) 90' baseball diamond. The field space also includes a playground, disk golf, and field striping for soccer and field hockey. The natural grass field space which includes the softball and baseball fields, also includes irrigation, however, no longer works to properly maintain the field. Due to this lack of maintenance, the field is in poor condition. The basketball court is also in poor condition as the playing surface is beginning to crack and fail. The fields, playground, and basketball court are used primarily by students at ECMS for recess and physical education class. After discussions with the Town, the proposed Option A at ECMS includes replacing the basketball court with a tennis court and adding athletic lighting (refer to Enclosure

6 – Sheet C103A). The proposed tennis court also includes striping for two (2) pickleball courts, and two (2) half basketball courts. The cost for Option A improvements is estimated at ±$276,000 (refer to Enclosure 6 for Cost Estimates).

A second concept plan for ECMS (Option B) includes maintenance improvements to the combined baseball and softball field space as well as the addition of athletic lighting (refer to Enclosure 6 – Sheet C103B). Maintenance improvements generally include restoring the irrigation system, drainage improvements, infield rejuvenation, grading, and reseeding. Proposed improvements also include replacing the fencing, backstops, and field equipment. The cost for these improvements is estimated at ±$1.7 million (refer to Enclosure 6 for Cost Estimates).

A third concept plan for ECMS (Primary Option) combines the proposed improvements for Options A and B (refer to Enclosure 6 – Sheet C103C). The cost for the Primary Option improvements estimated at ±$2 million (refer to Enclosure 6 for Cost Estimates).

Figure 4.3.3 – ECMS Primary Option

Haskell Field and Fairbank Community Center

Haskell Field, located across the street from Fairbank Community Center, is primarily used for soccer by Sudbury Youth Soccer Association (SYSA) and Sudbury Platinum FC. Haskell Field is sufficiently maintained, drains well, and is in good condition. The field consists of striping for multiple youth soccer fields, a full-size soccer field, and flag football. In addition, Haskell Field includes a 90' baseball diamond with amenities including dugouts, bleachers, scoreboard, and a batting cage. Fairbank Community Center includes recent improvements to the building, parking lot, and the addition of a multipurpose basketball court with athletic lighting. Due to the proximity of Haskell Field to Fairbank Community Center, the Town requested a walking trail that can easily be accessed and utilized by those at the community center. The proposed concept plan Option A includes replacing the baseball field with an additional full size soccer field and the addition of a walking path around the field (refer to Enclosure 6 – Sheet C104A). This plan allows Haskell Field to become a soccer facility, removes the centrally located baseball field, and ties into the

community center with a walking path. The cost for Option A improvements is estimated at ±$454,000 (refer to Enclosure 6 for Cost Estimates).

A second concept plan (Option B) maintains the 90' baseball diamond, includes a walking path, additional storage, a lacrosse practice wall, and an addition to the parking lot (refer to Enclosure 6 – Sheet C104B). The proposed parking lot provides an additional sixty-three (63) parking spaces. The cost for the Option B improvements is estimated at ±$524,000 (refer to Enclosure 6 for Cost Estimates).

A third concept plan (Primary Option) replaces the baseball field with an additional full size natural grass soccer field, including a walking path, additional storage, a lacrosse practice wall, and additional parking. This option also includes the addition of a new MPR synthetic turf field, intended to account for a portion of the demand deficit identified in Section 3.1 (refer to Enclosure 6 – Sheet C104C). The proposed parking lot expansion provides an additional one hundred three (103) parking spaces. The cost for the Primary Option improvements is significantly higher due to the synthetic turf field and estimated at ±$2.1 million (refer to Enclosure 6 for Cost Estimates).

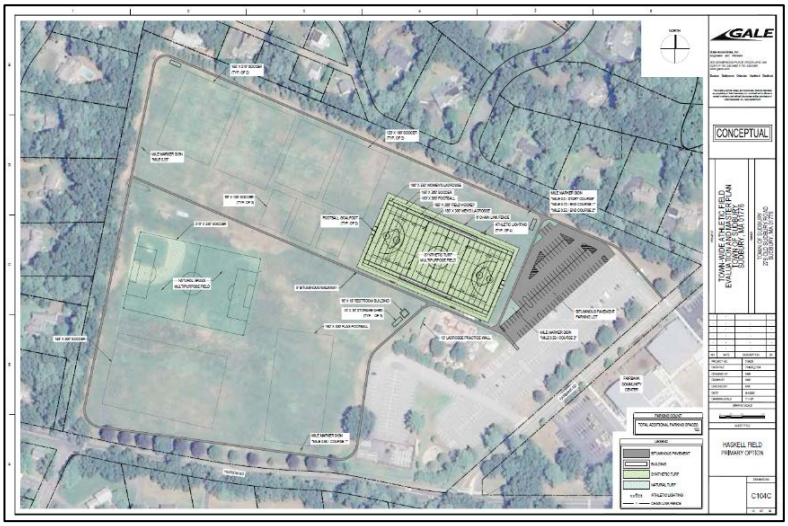


Figure 4.3.4 – Haskell Field Primary Option

Broadacres Farm and Featherland Park

Broadacres Farm abuts the Bruce Freeman Rail Trail (BFRT) and Featherland Park. It has undergone recent construction to include a small thirty-two (32) space parking lot and rail trail entrance amenities. Broadacres Farm is an approximately 9.5-acre parcel of open field space. Featherland Park, located off Concord Road, consists of one (1) 70' baseball diamond, three (3) 60' baseball diamonds, one (1) 60' softball diamond, four (4) tennis courts, and two (2) parking lots. Featherland Park is primarily used by Lincoln-Sudbury Youth Baseball (LSYB). LSYB currently utilizes Noyes School, the Massachusetts State Police Crime Lab Field, and Haskell Field as additional satellite fields. After discussion with the Town, it is desired that the Broadacres become an extension to Featherland Park. The proposed concept plan Option A includes two (2) 90' baseball diamonds with site walkways connecting Broadacres Farm, Featherland Park, and the Bruce Freeman Rail Trail (refer to Enclosure 6 – Sheet C105A). The proposed concept plan also

includes replacing the 60’ softball diamond at Featherland Park with a 60’ baseball diamond. This would help meet the Town’s need for additional 60’/70’ baseball diamonds. The addition of the two (2) 90’ baseball diamonds is intended to become the relocation point for the proposed removal of the baseball field at Haskell Field and Frank Feeley Field. The proposed development of Broadacres Farm would allow for Featherland Park and Broadacres Farm to be a baseball complex with the intent of allowing LSYB to maintain all programs in one location. The cost for Option A improvements is estimated at ±$2.4 million (refer to Enclosure 6 for Cost Estimates).

As Featherland Park is near Lincoln-Sudbury Regional High School (LSRHS), the parking lot is used as an overflow lot for high school students. The parking lot is in good condition; however, the layout of the lot restricts the potential for additional parking spaces. A second concept plan (Option B) includes one (1) 90’ baseball diamond, two (2) 60’ baseball diamonds, and site walkways at Broadacres Farm with the reconstruction of the parking lot at Featherland Park (refer to Enclosure 6 – Sheet C105B). The parking lot reconstruction includes approximately one hundred seventy-two (172) parking spaces to account for high school overflow and necessary additional parking following the proposed development of Broadacres Farm. This improvement would provide an additional fifty-eight (58) parking spaces for the lot. The proposed improvements for Option A and B would establish Featherland Park and Broadacres Farm as a baseball complex and single location for youth baseball in the Town while addressing the Town’s need for additional 60’ baseball diamonds. The cost for the Option B improvements is estimated at ±$3.4 million (refer to Enclosure 6 for Cost Estimates). Note that the proposed improvements for Option A and B could be broken down into separate phases, based on available funding. Potential phasing is discussed in Section 5.0 of this report.

A third concept plan (Primary Option) proposes the redevelopment of the parking lot at Featherland Park as well as converts the softball field to synthetic turf allowing for the multipurpose use of softball and little league baseball. This option also includes the development of Broadacres Farm with the addition of a 90’ natural grass baseball diamond, walkways connecting Featherland Park, and additional parking (refer to Enclosure 6 – Sheet C105C). The proposed parking improvements would provide an additional fifty-eight (58) parking spaces to Featherland Park and an additional 110 to Broadacres Farm. The cost for the Primary Option improvements is estimated at ±$3.2 million (refer to Enclosure 6 for Cost Estimates).

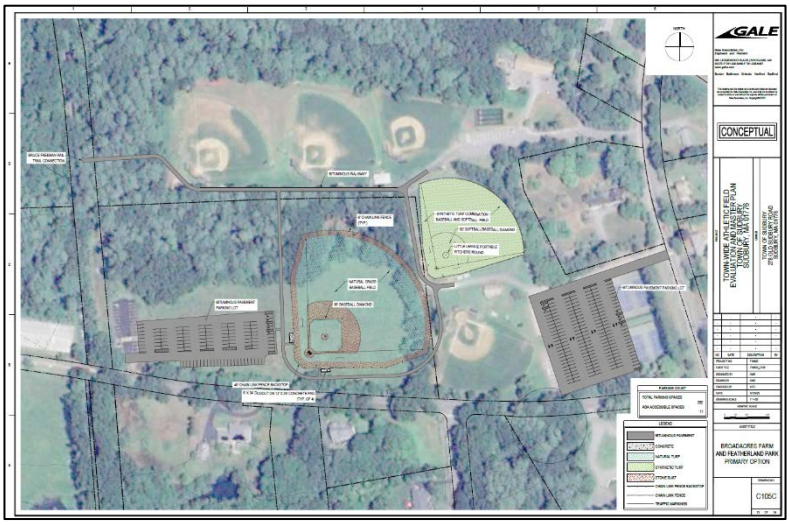


Figure 4.3.5 – Broadacres Farm and Featherland Park Primary Option

Frank Feeley Field

Frank Feeley Field consists of three (3) 60’ softball diamonds, one (1) 90’ baseball diamond and six (6) tennis courts. This complex is primarily used by Sudbury Youth Softball (SYS). After reviewing stakeholder questionnaires, it was indicated that the lower Feeley Field (90’ baseball diamond) does not drain well following a large rainstorm. It was also noted that the field is unusable for a majority of the spring season as it is always wet. The conceptual plan Option A proposes the drainage concerns at lower Feeley Field be addressed as well as converting the field to a 60’ softball diamond (refer to Enclosure 6 – Sheet C106A). This would address the Towns need for a softball field with athletic lighting at Frank Feeley Field and would provide a single location for softball in the Town. This would also be the relocation point for the removed softball field at Featherland Park. It should be noted that this field lies within a wetland buffer zone and 500-year flood boundary, potentially requiring permitting following future design. The cost for the Option A improvements is estimated at ±$281,000 (refer to Enclosure 6 for Cost Estimates).

Frank Feeley Field, located off Raymond Road, is serviced by two (2) parking lots. The first parking lot, at the tennis courts, is paved along the north side of the courts. The other half of the parking lot along upper Feeley Field (Field 1) is not paved and lacks defined parking spaces. The second parking lot, located at the lower fields, is also gravel with no defined parking spaces. In addition to the poor condition of the parking lots, the tennis courts were last resurfaced in 2015 and are in need or additional resurfacing as there is visible surface fading, cracking, and watermarks. After discussion with the Town, the proposed Option B includes reconstructing the tennis courts and paving the gravel parking lots (refer to Enclosure 6 – Sheet C106B). This option also includes athletic lighting at upper Feeley Field. These improvements would accommodate the Town’s need for additional athletic lighting and establish Frank Feeley Field as a desirable event space for youth softball. It should also be noted that a special permit or variance from the Zoning Board of Appeals may be required based on the proposed 70’-80’ athletic lights. The cost for the Option B improvements is significantly higher, estimated at ±$1.5 million (refer to Enclosure 6 for Cost Estimates). Note that the proposed improvements for Option A and B could be broken down into separate phases, based on available funding. Potential phasing is discussed in Section 5.0 of this report.

A third concept plan (Primary Option) includes the improvements proposed in Option B as well as athletic lighting at the tennis courts and the Phase II improvements at Frank Feeley Fields 2 and 3. The Phase II improvements include drainage improvements, dugouts at Field 3, and ADA walkways (refer to Enclosure 6 – Sheet C106C). The cost for

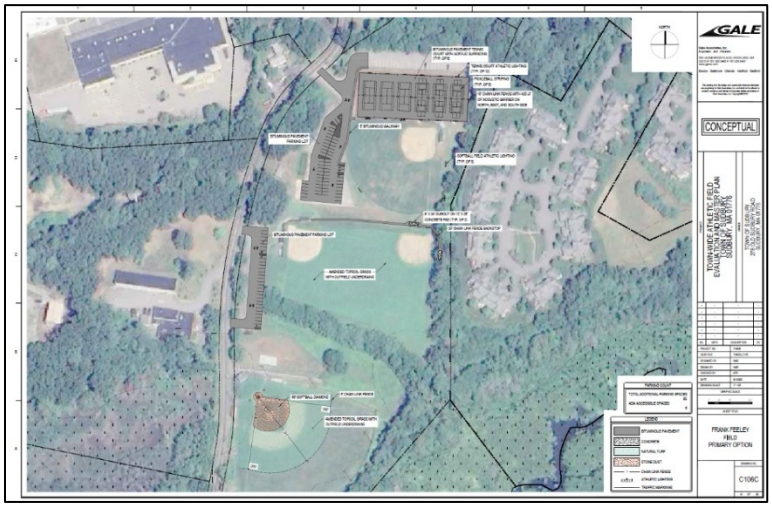


Figure 4.3.6 – Frank Feeley Field Primary Option

the Primary Option improvements is estimated at ±$2.9 million (refer to Enclosure 6 for Cost Estimates).

General John Nixon School

General John Nixon School is located off Concord Road, across the street from Featherland Park. The Nixon School consists of an overgrown 40' baseball diamond, playground, and basketball court. The athletic facilities at the school are primarily used by students for recess and physical education classes. The baseball diamond is in very poor condition with overgrown backstop fencing and player benches. LSYB noted they have lost access to this baseball diamond due to the poor conditions and lack of maintenance. Option A proposes maintenance improvements generally including irrigation, drainage improvements, infield rejuvenation, grading, and reseeding (refer to Enclosure 6 – Sheet C107A). In addition, improvements include the replacement of the backstop fencing, player benches, and equipment. The cost for the Option A improvements is estimated at ±$133,000 (refer to Enclosure 6 for Cost Estimates).

A second concept plan (Option B) addresses the poor condition of the basketball court proposing the repaving the court (refer to Enclosure 6 – Sheet C107B). The cost for the Option B improvements is estimated at ±$66,000 (refer to Enclosure 6 for Cost Estimates).

A third concept plan (Primary Option) combines the proposed improvements for Options A and B (refer to Enclosure 6 – Sheet C107C). The cost for the Primary Option improvements is estimated at ±$145,000 (refer to Enclosure 6 for Cost Estimates).

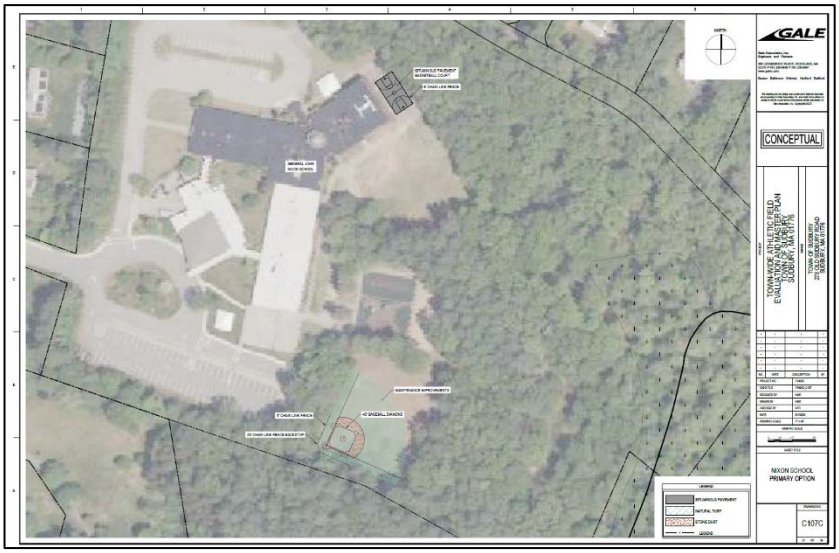


Figure 4.3.7 – Nixon School Primary Option

Haynes School

Haynes School is located off Haynes Road, consists of a natural grass open recreation field, two (2) basketball courts, and playground. The athletic facilities at the school are primarily used by students for recess and physical education classes. Both the field and basketball courts are in very poor condition. The field is overused and lacking grass growth, and the basketball courts are

cracking and have an uneven playing surface. The concept plan Option A consists of reconstructing the basketball courts (refer to Enclosure 6 – Sheet C108A). The cost for Option A improvements is estimated at ±$219,000 (refer to Enclosure 6 for Cost Estimates).

A second concept plan (Option B) proposes maintenance improvements to the open recreation field generally including irrigation, drainage improvements, grading, and reseeding (refer to Enclosure 6 – Sheet C108B). The cost for the Option B improvements is estimated at ±$300,000 (refer to Enclosure 6 for Cost Estimates).

A third concept plan (Primary Option) combines the proposed improvements for Options A and B (refer to Enclosure 6 – Sheet C108C). The cost for the Primary Option improvements is estimated at ±$489,000 (refer to Enclosure 6 for Cost Estimates).

Figure 4.3.8 – Haynes School Primary Option

Israel Loring School

Israel Loring School is located off Woodside Road and consists of an overused MPR natural grass field and 60’ baseball diamond, playground, and basketball court. The athletic facilities at the school are primarily used by students for recess and physical education classes. It should be noted that the baseball diamond at Loring School is used by LSYB as one of their satellite fields. However, due to the poor maintenance of the field, it has become unusable to LSYB. Option A proposes maintenance improvements generally including irrigation, drainage improvements, infield rejuvenation, grading, and reseeding (refer to Enclosure 6 – Sheet C109A). Additional improvements proposed include fencing and replacing the backstop and player benches. Reestablishing this baseball field will address the Town’s need for additional usable 60’ baseball diamonds. The cost for Option A improvements is estimated at ±$237,000 (refer to Enclosure 6 for Cost Estimates).

A second concept plan (Option B) includes repaving the basketball court (refer to Enclosure 6 – Sheet C109B). The cost for the Option B improvements is estimated at ±$123,000 (refer to Enclosure 6 for Cost Estimates).

A third concept plan (Primary Option) combines the proposed improvements for Options A and B (refer to Enclosure 6 – Sheet C109C). The cost for the Primary Option improvements is estimated at ±$350,000 (refer to Enclosure 6 for Cost Estimates).

Figure 4.3.9 – Loring School Primary Option

<u>Lincoln-Sudbury Regional High School</u>

Lincoln-Sudbury Regional High School (LSRHS) is located off Lincoln Road and home to multiple sports groups in the Town. LSRHS includes a synthetic turf stadium field with a six (6) - lane running track, two (2) 90’ baseball diamonds, a 60’ softball diamond, two (2) MPR synthetic turf fields, six (6) tennis courts, and natural grass MPR practice fields. Sports teams at LSRHS are the primary users of these athletic facilities, however, SYSA, Lincoln-Sudbury Boys Youth Lacrosse, Sudbury Girls Lacrosse, and Youth Football are also frequent users of the high school fields. Based on stakeholder questionnaires and discussions with the Town, concept plan Option A proposes converting a 90’ baseball diamond to synthetic turf and adding athletic lighting (refer to Enclosure 6 – Sheet C110A). It also includes the addition of athletic lighting at the softball field. The athletic lighting and synthetic turf will meet the Town’s need to ease scheduling, allowing more hours of play at both the baseball and softball facilities. Additionally, the conversion to a synthetic turf baseball field will address the potential for reduced Townwide baseball capacity on account of the proposed baseball field removals at Haskell and Frank Feeley Field (contingent on construction phasing). Due to the proposed athletic lighting, a special permit or variance from the Zoning Board of Appeals may be required with future design for the 70’-80’ athletic lights. The cost for the Option A improvements is estimated at ±$2.6 million (refer to Enclosure 6 for Cost Estimates).

The stadium field synthetic turf was recently replaced in 2021 and in good condition. However, the running track at the stadium field is in poor condition as the anchor curb and track surfacing are cracking. A second concept plan (Option B) includes the reconstruction of the six (6) lane running track and the addition of athletic lighting at the MPR synthetic turf fields. (refer to Enclosure 6 – Sheet C110B). The cost for the Option B improvements is estimated at ±$1.6 million

(refer to Enclosure 6 for Cost Estimates). Note that the proposed improvements for Option A and B could be broken down into separate phases, based on available funding. Potential phasing is discussed in Section 5.0 of this report.

A third concept plan (Primary Option) combines the proposed improvements in Option A and B as well as converts the softball field to synthetic turf. The cost for the Primary Option improvements is significantly higher and estimated at ±$3.5 million (refer to Enclosure 6 for Cost Estimates).

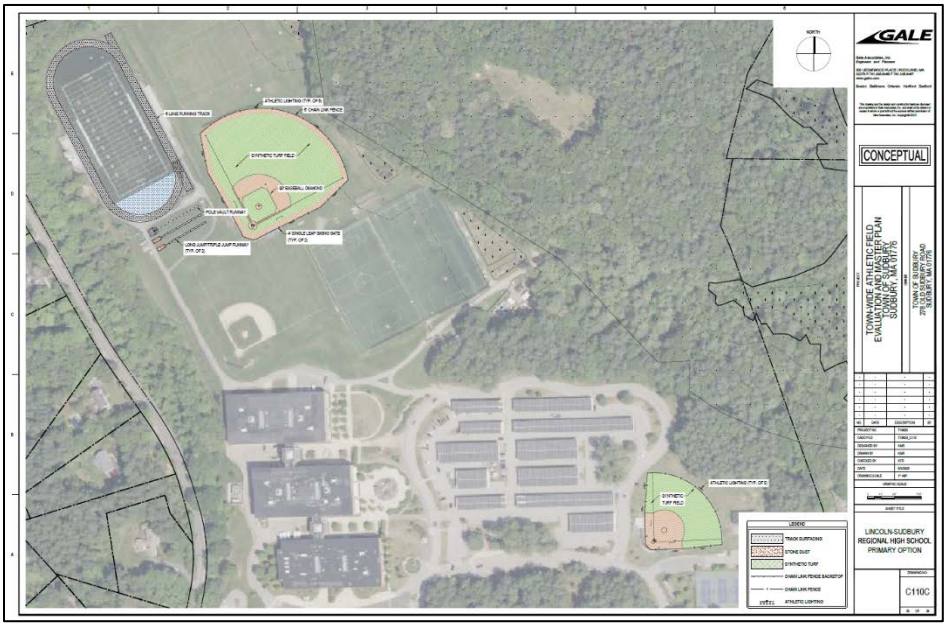


Figure 4.3.10 – LSRHS Primary Option

Massachusetts State Police Crime Lab Field

The Massachusetts State Police Crime Lab Field is located behind the Massachusetts State Police Crime Lab and next to a neighborhood. The field is a natural grass 60' baseball diamond with an outfield constrained by surrounding trees. This baseball diamond is also used as a satellite field for LSYB. LSYB noted they personally made improvements to reestablish the baseball diamond in 2021. Option A proposes maintenance improvements generally including irrigation, drainage improvements, infield rejuvenation, grading, and reseeding (refer to Enclosure 6 – Sheet C111A). Additional improvements proposed include outfield fencing and replacing the backstop and player benches. The cost for the Option A improvements is estimated at ±$210,000 (refer to Enclosure 6 for Cost Estimates).

The neighborhood that abuts the field is connected by an unofficial dirt path. A second concept plan (Option B) consists of amenities improvements as well as the proposed Option A maintenance improvements. Amenities improvements include dugouts, bleachers, fencing, equipment, and a paved walkway to connect the neighborhood (refer to Enclosure 6 – Sheet C111B). The cost for the Option B improvements is estimated at ±$267,000 (refer to Enclosure 6 for Cost Estimates).

A third concept plan (Primary Option) maintains the improvements proposed in Option B; no additional items are proposed. The cost for the Primary Option improvements remain the same as Option B estimated at ±$267,000 (refer to Enclosure 6 for Cost Estimates).

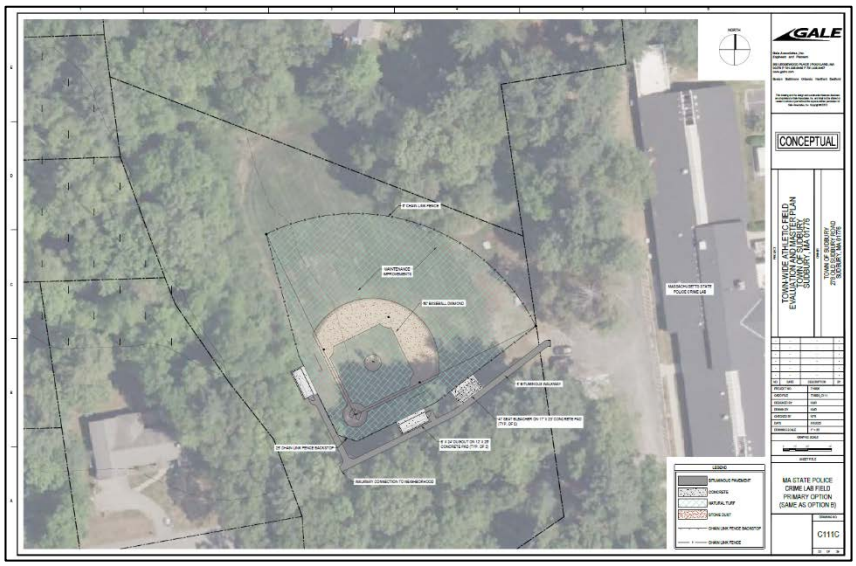


Figure 4.3.11 – MA State Police Crime Lab Field Primary Option

Parkinson Field

Parkinson Field is located off the Bruce Freeman Rail Trail (BFRT) and consists of a natural grass open recreation field with a paved rail trail connection. This field is serviced by a small gravel parking lot in poor condition with no discrete parking spaces. This site is primarily used as a BFRT access point. Concept plan Option A includes the development of the unused field space with a natural grass MPR field and athletic lighting (refer to Enclosure 6 – Sheet C112A). This addresses the Town's desire to utilize unused Town fields. The cost for Option A improvements is estimated at ±$1.1 million (refer to Enclosure 6 for Cost Estimates). It should be noted that the proposed improvements lie within the 100' wetland buffer zone which may require permitting upon further design.

To make Parkinson Field a desirable space for practice and events, a second concept plan (Option B) consists of paving the parking lot, developing the natural grass field including irrigation, and adding athletic lighting (refer to Enclosure 6 – Sheet C112B). It should also be noted that a special permit or variance from the Zoning Board of Appeals may be required based on the proposed 70'-80' athletic lights. The cost for the Option B improvements is estimated at ±$1.3 million (refer to Enclosure 6 for Cost Estimates).

A third concept plan (Primary Option) proposes the improvements included in Option B, however, converting the multipurpose field to synthetic turf. The cost for the Primary Option improvements is estimated at ±$1.5 million (refer to Enclosure 6 for Cost Estimates).

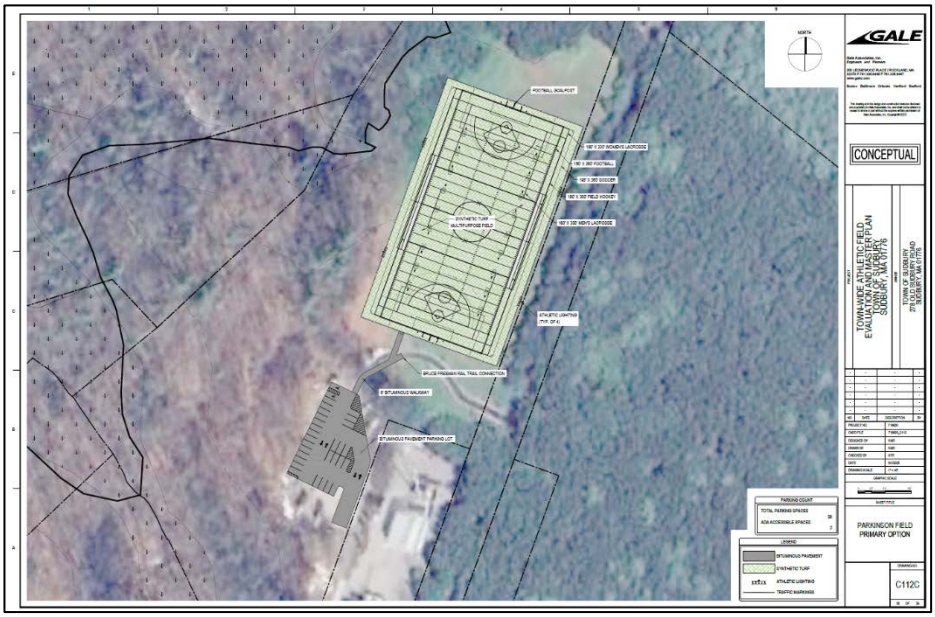


Figure 4.3.12 – Parkinson Field Primary Option

Peter Noyes School

Peter Noyes School is located off Old Sudbury Road and adjacent to Sudbury Town Hall, consisting of two (2) 60' baseball diamonds and a playground. The athletic facilities at the school are primarily used by students for recess and physical education classes. The baseball diamonds are also used as satellite fields for LSYB. LSYB noted they invest in maintenance for baseball diamonds each year, but it is difficult to maintain as the fields are frequently in use by the school students. Option A proposes maintenance improvements generally including irrigation, drainage improvements, infield rejuvenation, grading, and reseeding (refer to Enclosure 6 – Sheet C113A). Additional improvements proposed include replacing the backstop and player benches. These improvements would greatly benefit the Town as they would address their need for additional 60' baseball diamonds, providing two (2) additional usable fields. The cost for Option A improvements is estimated at ±$382,000 (refer to Enclosure 6 for Cost Estimates).

A second concept plan (Option B) consists of amenities improvements in addition to the maintenance improvements proposed in Option A. These amenities improvements include dugouts and a paved walkway (refer to Enclosure 6 – Sheet C113B). The cost for the Option B improvements is estimated at ±$459,000 (refer to Enclosure 6 for Cost Estimates).

A third concept plan (Primary Option) maintains the improvements proposed in Option B, no additional items are proposed. The cost for the Primary Option improvements remain the same as Option B estimated at ±$459,000 (refer to Enclosure 6 for Cost Estimates).

Figure 4.3.13 – Peter Noyes School Primary Option

5.0 DECISION MATRIX/PHASING

Gale's evaluation of the Town's current athletic and recreational field use program has established the demand for renovations or improvements to the existing athletic fields throughout the Town. Based on the field use needs identified and other input proposed by the stakeholders, Gale has narrowed down three (3) conceptual plan options that address most of the deficiencies associated with the Town's field usage and stakeholder questionnaires. They include the Conceptual plan Primary Option proposed at Broadacres Farm and Featherland Park, Frank Feeley Field, and Lincoln-Sudbury Regional High School. Table 5.0.1 – Decision Matrix below provides a summary of the pros and cons of each.

Table 5.0.1 – Decision Matrix
Advantage = ✓ Disadvantage = X

Town Priority Needs	Broadacres Farm and Featherland Park	Frank Feeley Field	LSRHS	Davis Field*
Athletic Lighting	X	✓	✓	X
Additional 60'/70' Baseball Diamonds	✓	X	X	X
Frank Feeley Field Drainage	X	✓	X	X
Develop Unused Town Fields	✓	X	X	✓
Parking Improvements	✓	✓	X	✓
Required Maintenance	X	✓	X	X
Accommodates Field Demand	✓	✓	✓	✓
Relative Construction Cost	$$$	$$	$$$$	$

**Note: Davis Field is separate from the overall phasing strategy and could be developed at any time*

5.1 PHASING STRATEGY

Given that many games ready fields are in need of improvements, it is important to plan in a way that minimizes the burden on other fields during construction and/or renovation. Based on Gale's experience, the following provides potential phasing for upcoming fiscal years 2027-2029.

Phase 1 (Fiscal Year 2027)

Phase 1 should include the Phase II improvements to Frank Feely Field, conversion of the Frank Feeley 90' diamond, and development of Broadacres Farm and Featherland Park. With the proposed improvements at Frank Feeley Field, the Town will lose the use of one (1) 90' baseball diamond. However, uses can be redistributed to Haskell Field and Lincoln-Sudbury Regional High School as they have available 90' baseball diamonds with fewer reported uses. The proposed 90' baseball diamond at Broadacres Farm will then replace that at Frank Feeley Field. The conversion of the softball field to synthetic turf at Featherland park could also be included in Phase 1 as the multiuse potential would add a usable 60' baseball diamond in Town. Refer to Table 5.1.1 for phasing plan costs and summary.

Phase 2 (Fiscal Year 2028):

Phase 2 could include the 90' baseball diamond conversion to synthetic turf field and the reconstruction of the running track at Lincoln-Sudbury Regional High School (LSRHS). Also included in the phase could be the field maintenance improvements at Peter Noyes School. Converting the 90' baseball diamond in Phase 2 will prepare the Town for the loss of the 90' baseball diamond at Haskell Field in future phases. This will create a new location for the users of the 90' baseball diamond at Haskell Field and allow for additional field uses without impacting the condition of the field. As previously mentioned in this report, the running track at LSRHS is at the end of this useful life, therefore, also included in Phase 2 improvements. Lastly, with proper maintenance improvements at Peter Noyes School, this could reinstate two (2) 60' baseball diamonds in the Town. Refer to Table 5.1.1 for phasing plan costs and summary.

Phase 3 (Fiscal Year 2029)

Assuming the synthetic turf 90' baseball diamond has been constructed at LSRHS in Phase 2, improvements to Haskell Field can begin in Phase 3. Phase 3 could include the conversion of the Haskell Field 90' baseball diamond to an additional multipurpose rectangle (MPR) field space, transforming Haskell Field to an MPR field sports venue. Amenities improvements (storage, walkways, etc.) at Haskell Field, athletic lighting at the high school baseball and softball field, and the development of a synthetic turf field at Parkinson Field could also be included in Phase 3 improvements. With these improvements, two (2) additional game ready MPR fields will be available in the Town with the increased hours of use available at the high school due to athletic lighting. Refer to Table 5.1.1 for phasing plan costs and summary.

Additional Priority Improvements (Include with any Fiscal Year 2027 – 2029)

Development of Davis Field could be considered an additional priority improvement included in any of the previously mentioned phases. Although the proposed improvements are not directly

tied to addressing field demand, the Town has expressed their desire to develop Davis Field to be brought into compliance with its intended use as an athletic/recreational facility. This scope of work could also be addressed throughout the phases as the proposed improvements are not contingent upon those at other athletic venues.

Table 5.1.1 – Phasing Plan Summary		
Phase	**Estimated Cost**	**Proposed Improvements**
Phase 1 (Fiscal Year 2027)	$365,000	Phase II improvements at Frank Feeley Field
	$200,000	Conversion of Frank Feely Field 90’ baseball diamond
	$1,600,000	90’ baseball diamond at Broadacres Farm and conversion of Featherland Park softball field
Phase 2 (Fiscal Year 2028)	$1,350,000	Conversion of the 90’ baseball diamond at LSRHS
	$385,000	Maintenance improvements at Peter Noyes School
	$750,000	Reconstruction of the running track at LSRHS
Phase 3 (Fiscal Year 2029)	$2,115,000	Haskell Field improvements
	$810,000	Parkinson Field synthetic turf field construction
	$1,210,000	Athletic lighting at LSRHS
Any Phase	$1,500,000	Davis Field Primary Option

Through these three (3) phases of development, the Town priority needs are met. To further meet the Towns needs and improve the athletic venues in the Town of Sudbury, the remaining improvements proposed can be included in the first three (3) phases as funding allows or be scheduled to occur after 2029 and beyond.

6.0 FIELD MAINTENANCE AND BUDGET

The implementation of a Master Plan to expand/enhance recreation facilities is only effective if the work completed is properly maintained. Refer to Enclosure 7 – Maintenance Tasks, Budget, and Inclement Weather Policy which summarizes those activities that are routinely accomplished in the maintenance of high-quality athletic fields and provides opinions with regards to maintenance activities and resources.

6.1 EXISTING MAINTENANCE AND BUDGET

At this time, the Town of Sudbury athletic fields maintenance budget is comprised of the Town Parks and Recreation Field Maintenance Enterprise Fund and additional budget from the Town Parks and Grounds Division. Nixon, Haynes, and Loring School provide their own additional mowing and landscape maintenance funded by the School Department. Refer to Enclosure 7 – Maintenance Tasks, Budget, and Inclement Weather Policy for a summary of the total expenditure

for the fifteen (15) Town athletic facilities for fiscal year 2024. The following is a breakdown of the estimated annual maintenance budget for each field.

- Maintenance tasks performed at Nixon School, Haynes School, and Loring School include cutting the lawn and additional site landscaping. The estimated annual maintenance cost funded by the School Department to perform these tasks is $1,500 at each school for a combined total of $4,500. Refer to Enclosure 7 for a summary of Sudbury Public Schools maintenance tasks and estimated annual budgets.

- Budget for the remaining twelve (12) Town athletic facilities is funded by the Town Field Maintenance Enterprise Fund and the Town Parks and Grounds Divisions. The estimated annual maintenance costs for the fiscal year 2024 for these twelve (12) Town athletic facilities combines the Enterprise Fund budget of $52,136 and the Parks and Grounds budget of $70,333 for a total maintenance expenditure of $122,469. Other expenditures for salaries, utilities, equipment, other contracted services, etc. from the two (2) budgets for fiscal year 2024 include $158,070 from the Enterprise Fund and $222,131 from the Parks and Grounds budget totaling $380,201. Overall, the total expenditure for fiscal year 2024 from the Enterprise Fund was $210,206 and $292,464 from the Parks and Grounds Division. Therefore, the total expenditure for these twelve (12) facilities for fiscal year 2024 was $502,670 with a projected increase for fiscal year 2025. Refer to Enclosure 7 for a summary of the Field Maintenance Enterprises Fund as of February 2025 and the Town Parks and Grounds Division budget. In addition, Sudbury Youth Baseball spends an estimated $25,000 - $50,000 annually at Featherland Park.

Figure 6.1.1 – Infield Maintenance at Frank Feeley Field

6.2 EXISTING REVENUES

The Town of Sudbury field user fees are generally in line with the user fees of other nearby Towns. Taking Concord for example, the one-time usage rental fee for a synthetic turf field is $75 per hour for residents. This is a relatively similar fee to Sudbury's $86.25 per hour. Wayland is another example of a Town with a similar fee as their user fee for a synthetic turf field is $60 per hour. Wellesley also has a fee of $75 for residents, same as Sudbury. Southborough's user fee for a synthetic turf field runs higher at $100 per hour.

Overall, Sudbury's user fees for synthetic turf fields appear to be in line with surrounding Towns. On the contrary, Sudbury's field user fees for natural grass fields may run slightly higher than surrounding Towns. For example, Concord's user fee for natural grass fields runs at $35 per hour for residents while Sudbury's price stays consistent with their synthetic turf fee of $86.25 per hour for residents. This is a similar situation to Wayland, as their natural grass field user fee drops significantly down to $30 per hour for residents. This seems to be a common occurrence with

other surrounding Towns as most of their natural grass fields are cheaper to rent than their synthetic turf fields. Sudbury's user fee, however, stays consistent for both, but does increase significantly for non-residents to rent natural grass fields. Refer to Table 6.2.1 for a user fee comparison for synthetic turf and natural grass fields for Towns surrounding Sudbury. Overall, Sudbury's user fees for natural grass fields appear to be significantly higher than surrounding Towns but remain in line for synthetic turf fields.

Table 6.2.1 – User Fees Comparison

Town	Synthetic Turf Cost		Natural Grass Cost	
	Resident	Non-resident	Resident	Non-resident
Sudbury	$86.25	$135.70	$86.25	$178.25
Concord	$75	$95	$35	$55
Wayland	$60	$120	$30	$60
Wellesley*	$75	$275	$50	$100

**Wellesley resident natural grass fee increases to $75 with lights, also shown per game. All Towns are shown per hour.*

The Field Maintenance Enterprise Fund primarily consists of field user fees collected from field use each season. Fiscal year 2024 generated a total of $205,842 from user fees, however, the total expenditures equaled $210,206. It should be noted that the total expenditure for the past three (3) years has outweighed the total revenues. Refer to Enclosure 7 for a summary of the Field Maintenance Enterprises Fund as of February 2025. The user fees are broken down by field/facility type, organization, event and the usage of athletic lighting. Youth organizations, adult organizations, and jamboree/tournaments are charged per participant with non-residents charged at a higher rate. Camps/clinics, turf fields, grass fields, tennis courts, basketball courts, volleyball courts, and athletic lighting is charged per hour with non-residents charged at a higher rate. The following Table 6.2.2 provides a cost breakdown for each rental category. Refer to Enclosure 7 for the Field Request Form with costs per hour/participant.

Figure 6.2.1 – Example Synthetic Turf to be Rented per Hour

Table 6.2.2 – Sudbury User Fees				
Category	**Cost/Participant (Resident)**	**Cost/Participant (Non-Resident)**	**Cost/Hour (Resident)**	**Cost/Hour (Non-Resident)**
Youth Organizations	$49.95	$104.65		
Adult Organizations	$55.20	$104.65		
Camps/Clinics - less than 50 Participants			$86.25	$86.25
Camps/Clinics - 50-100 Participants			$129.50	$129.50
Camps/Clinics - greater than 100 Participants			$172.50	$172.50
Jamboree/Tournament	$12.65	$12.65		
Synthetic Turf Fields			$86.25	$135.70
Natural Grass Fields			$86.25	$178.25
Tennis Courts			$18.40	$24.15
Basketball Courts			$18.40	$24.15
Volleyball Courts			$18.40	$24.15
Lights - One Time Usage			$92.00	$92.00
Lights - Seasonal Usage			$42.55	$42.55

6.3 PROPOSED MAINTENANCE BUDGET

Generally, a well-maintained, natural grass, municipal level field will cost approximately $25,000/year. A synthetic turf field requires significantly less maintenance, with the majority of the maintenance comprised of grooming and cleaning it of trash/litter. A typical maintenance budget for a synthetic turf field is +/- $7,000/year. It should be noted that after the synthetic turf's useful life (approximately 12 years), the turf carpet will need to be replaced. The average cost to replace the turf carpet on one (1) full-sized field is approximately $650,000 - $750,000, depending on the synthetic turf system chosen (i.e., fiber material, infill material, pad, etc.). It should be noted that, when accounting for maintenance over the life of both natural grass and synthetic turf, the overall net present value costs are very similar. It should be further noted that a lighted synthetic turf field can be used approximately three (3) times more than a natural grass field. As such, the cost per use of a synthetic turf field is approximately 1/3 compared to natural grass. Pristine natural grass is typically the preferred surface for all athletes. However, most communities cannot sustain natural fields to a high level due to overuse and use when wet, which is why many communities are choosing to use synthetic turf as a way to supplement their field inventory.

In addition, the following information related to major maintenance activities and replacement for synthetic turf fields and running tracks has been provided below for the Town's knowledge. Costs are based on the work being performed in 2025:

- Typical Full-Size Rectangular Synthetic Turf Field
  - Year 0 – Installation
  - Years 0 - 8 – Typical 8-Year Warranty Period

- Year 11 - 13 – Turf Replacement +/- $700,000

- Typical 8-Lane Polyurethane Running Track with Surfaced D-Areas
  - Year 0 – Installation
  - Years 0 - 5 – Typical 5-Year Warranty Period
  - Year 8 - 10 – Recoating and Restriping – $250,000
  - Year 18 - 22 – Replacement/Reconstruction – $1,000,000

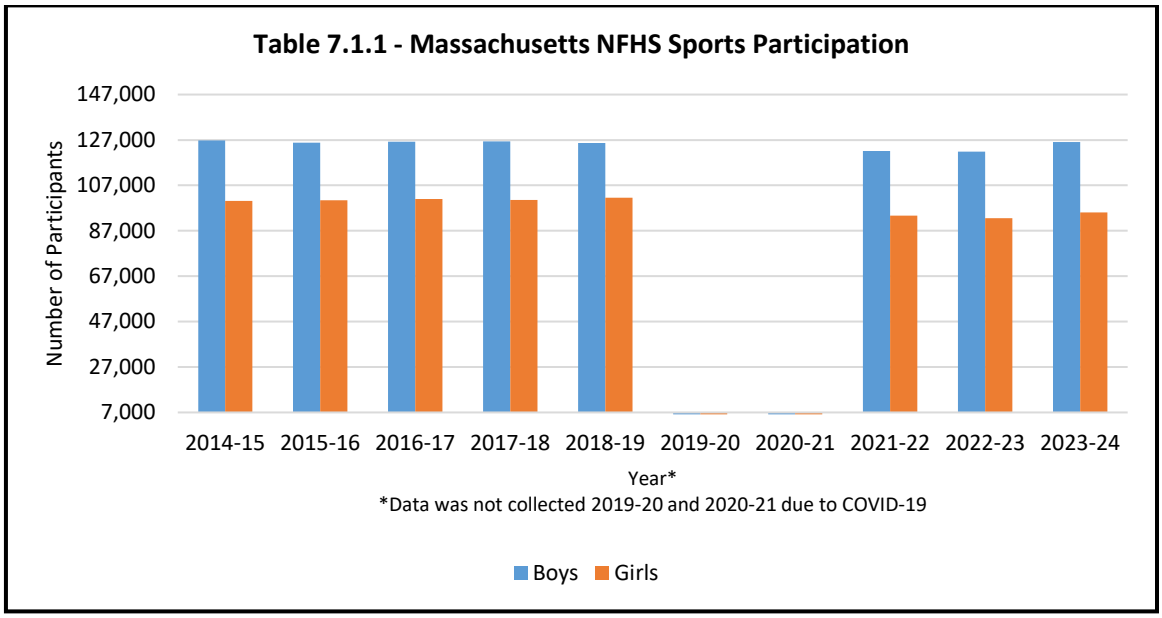
- Typical Bituminous 6-Court Tennis Battery
  - Year 0 – Installation
  - Years 0 - 2 – Typical 2-Year Warranty Period
  - Year 5 - 7 – Recoating and Restriping – $40,000 to $65,000
  - Year 10 - 14 – Recoating and Restriping – $40,000 to $65,000
  - Year 15 - 20 – Replacement/Reconstruction – $550,000

7.0 HISTORICAL USE AND FUTURE PROJECTIONS

7.1 HIGH SCHOOL SPORT TRENDS

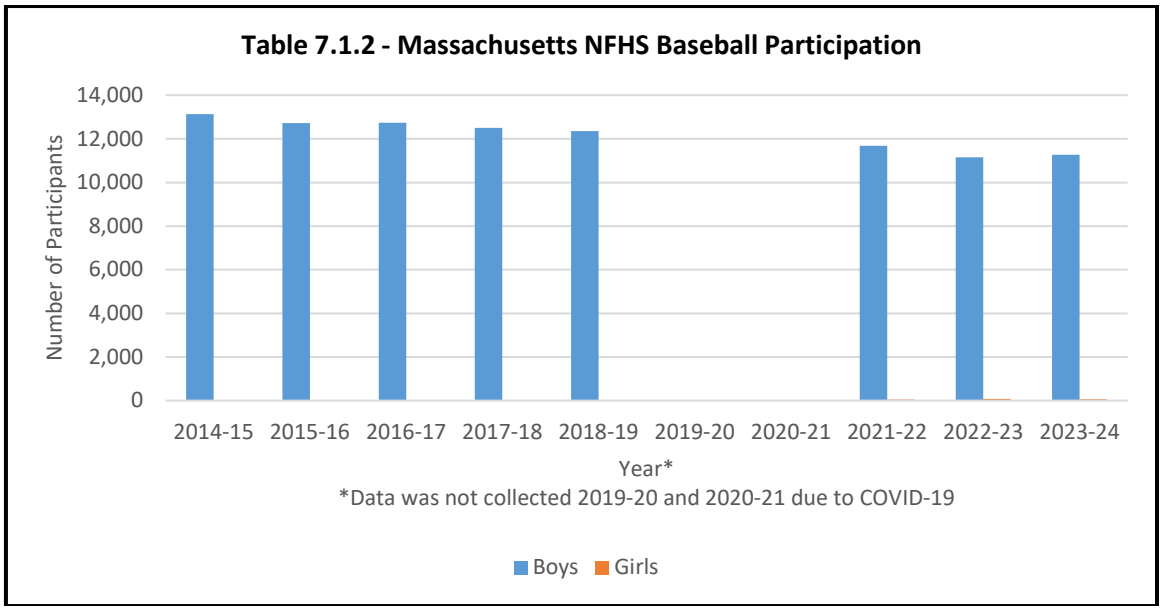
Future projections and sports trends can be estimated by looking at historical use data. The National Federation of High School Sports (NFHS) provides rules, standards, and guidance for high school sports. They support nearly 20,000 high schools across the United States including 12,000,000 students. Each year, the NFHS releases data providing participation counts for high school sports across each state as well as nationally. Data includes the number of boys and girls participating per sport, state, and nationwide. This data can be organized and analyzed to display sports trends per state and across the country. Data for baseball, field hockey, flag football, football, lacrosse, rugby, tennis, soccer, softball, and ultimate frisbee have been organized to display the trends in Massachusetts and the United States, refer to Enclosure 8 – Historical Use Data and the following tables. These ten (10) sports are those that are available at Lincoln-Sudbury Regional High School and are therefore having an impact on the athletic fields and hard courts in Sudbury.

Per the NFHS data, the general trend for overall participation in sports in the State of Massachusetts has remained fairly constant over the last ten (10) years. Refer to Table 7.1.1 for high school sports participation from academic year 2014-2015 to 2023-2024. It should be noted that the NFHS did not collect data for academic years 2019-2020 and 2020-2021 due to the COVID-19 pandemic.



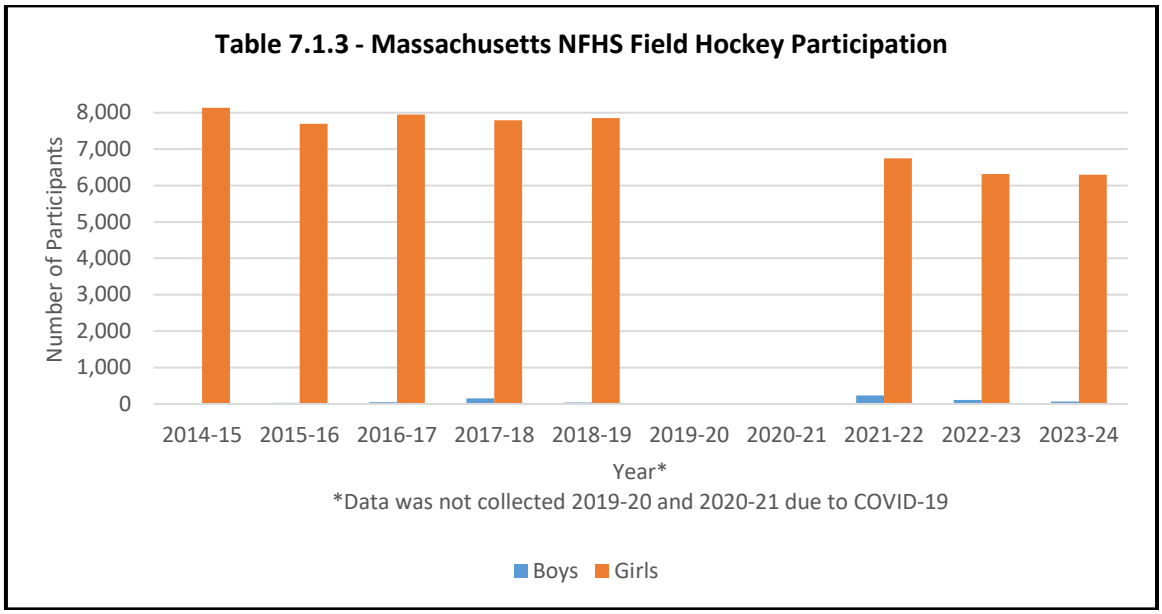
Baseball Participation Trend

It can be observed that the participation trend for high school baseball in Massachusetts was on a slow decline prior to the COVID-19 pandemic. In the years since, participation has not reached pre-pandemic numbers but has remained constant. Refer to Table 7.1.2 below.



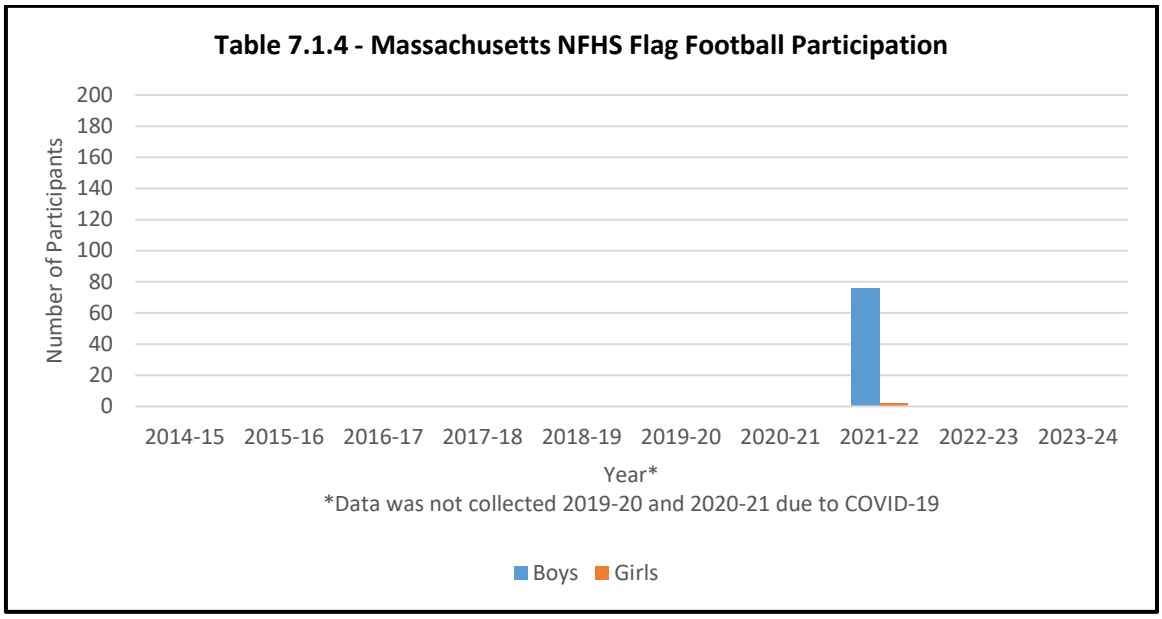
Field Hockey Participation Trend

In the years before COVID-19, high school field hockey participation among girls remained constant with little growth or decline. Participation since has dropped from pre-pandemic numbers and appears to be on a gradual decline. Refer to Table 7.1.3 below.



Flag Football Participation Trend

The only year reported to have high school flag football participation was 2021-2022. This data could be skewed based on the NFHS not considering flag football as a varsity sport. For example, Sudbury has noted the growing popularity of the girl's flag football club team at LSRHS. Refer to Table 7.1.4 below.

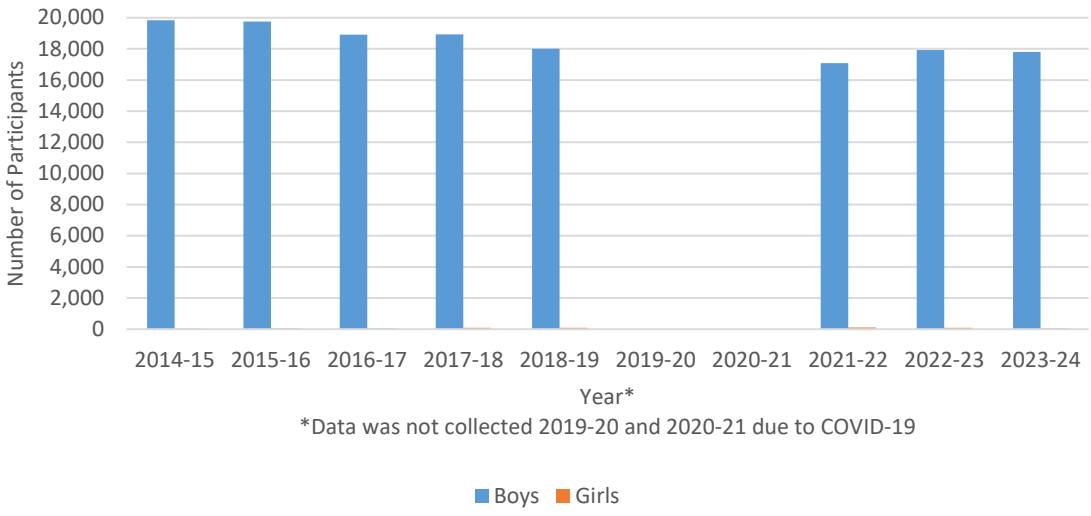


Football Participation Trend

For years high school football has been a popular sport in the United States. The NFHS has reported over a million participants each year nationwide in the last ten (10) years (refer to

Enclosure 8 – Historical Use Data). Participation in Massachusetts has also been high and constant since 2014. A dip in participation can be observed following the pandemic, however, participation appears to be on the rise toward pre-pandemic numbers. Refer to Table 7.1.5 below.

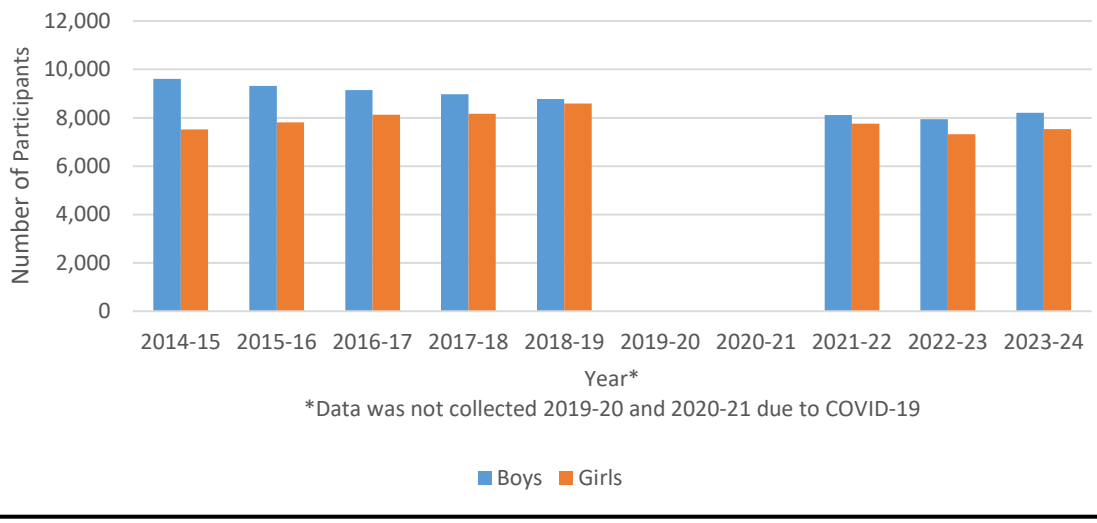
Table 7.1.5 - Massachusetts NFHS Football Participation



Lacrosse Participation Trend

In Massachusetts, boy's lacrosse participation has been on a steady decline since 2014 whereas girl's lacrosse participation was increasing prior to COVID-19 and has since remained steady just under 8,000 participants (refer to Table 7.1.6). For years high school lacrosse has been a popular sport in the United States. However, national trends show boys and girls lacrosse on the rise in the past three (3) years (refer to Enclosure 8 for national trends).

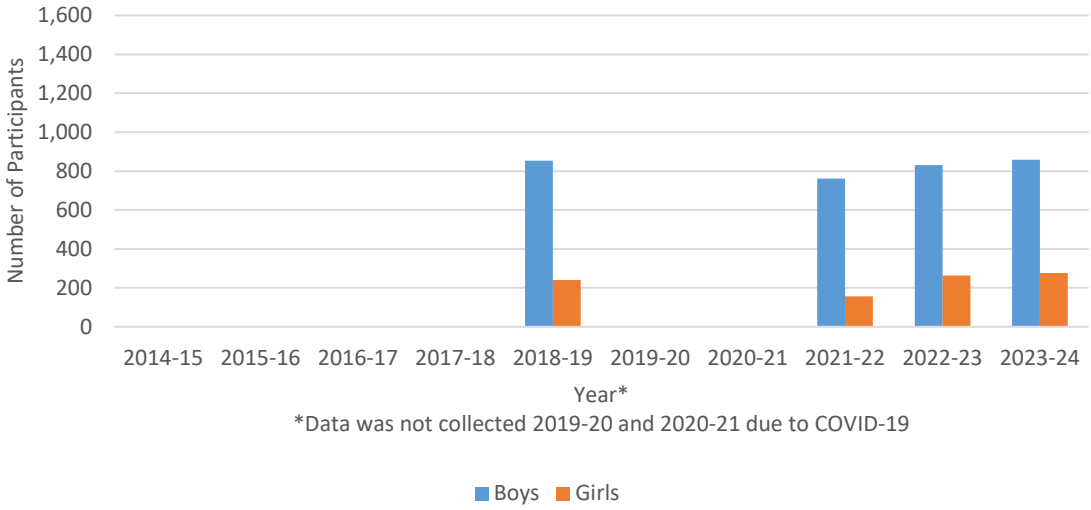
Table 7.1.6 - Massachusetts NFHS Lacrosse Participation



Rugby Participation Trend

Prior to the 2018-2019 academic year, there was no recorded rugby participation in Massachusetts. Since 2021, boy's and girl's rugby participation has been on a steady incline. Refer to Table 7.1.7 below.

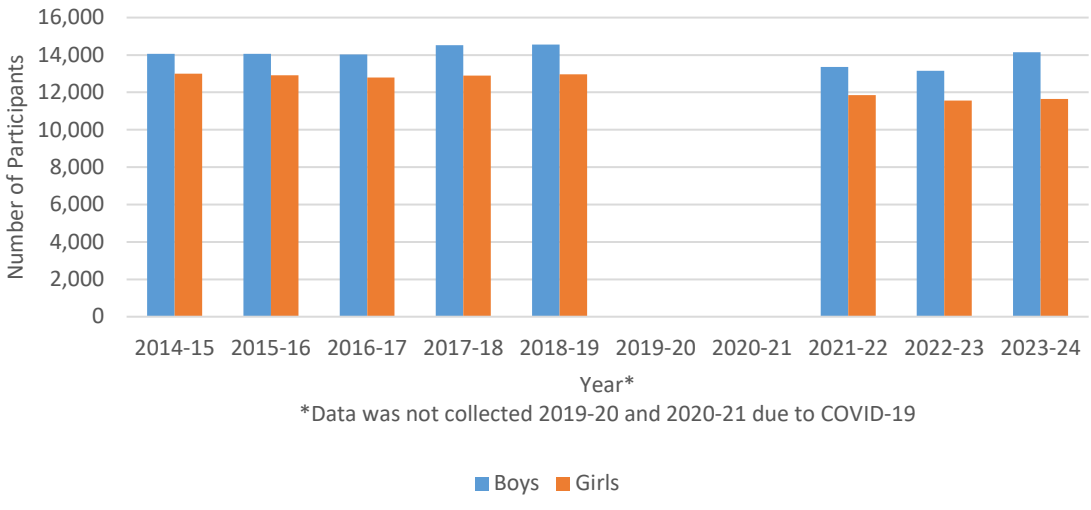
Table 7.1.7 - Massachusetts NFHS Rugby Participation



Soccer Participation Trend

In the last ten (10) years, boy's and girls' soccer in Massachusetts has remained constant. Boy's and girls' soccer participation numbers have not been largely affected by COVID-19. Refer to Table 7.1.8 below.

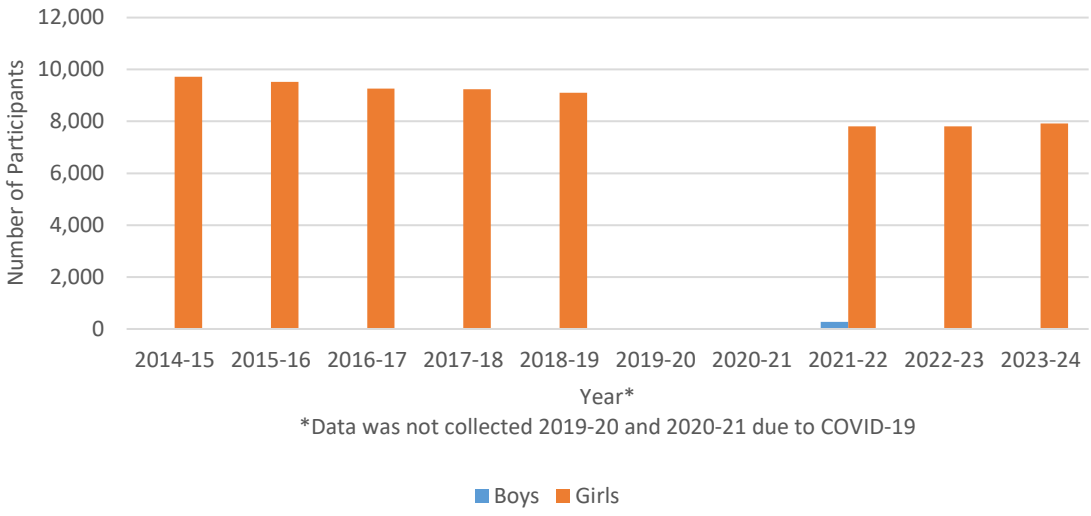
Table 7.1.8 - Massachusetts NFHS Soccer Participation



Softball Participation Trend

The trends for softball participation prior to COVID-19 were on a gradual decline. Following the pandemic, participation has remained constant just under 8,000. Refer to Table 7.1.9 below.

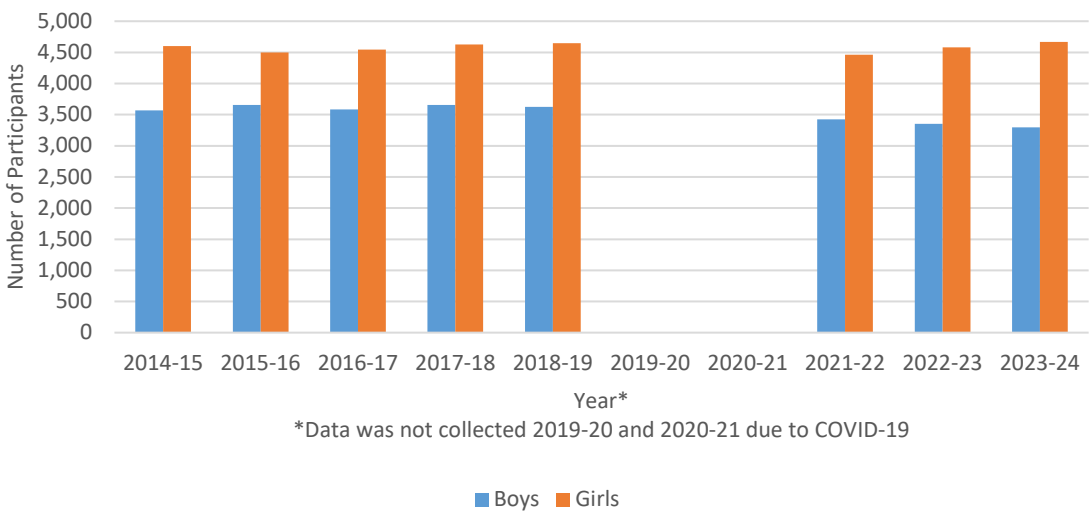
Table 7.1.9 - Massachusetts NFHS Softball Participation



Tennis Participation Trend

Since 2014, boy's and girl's tennis participation has remined constant hovering around 4,500 girls and 3,500 boys. Trends do not appear to have been affected by COVID-19. Refer to Table 7.1.10 below.

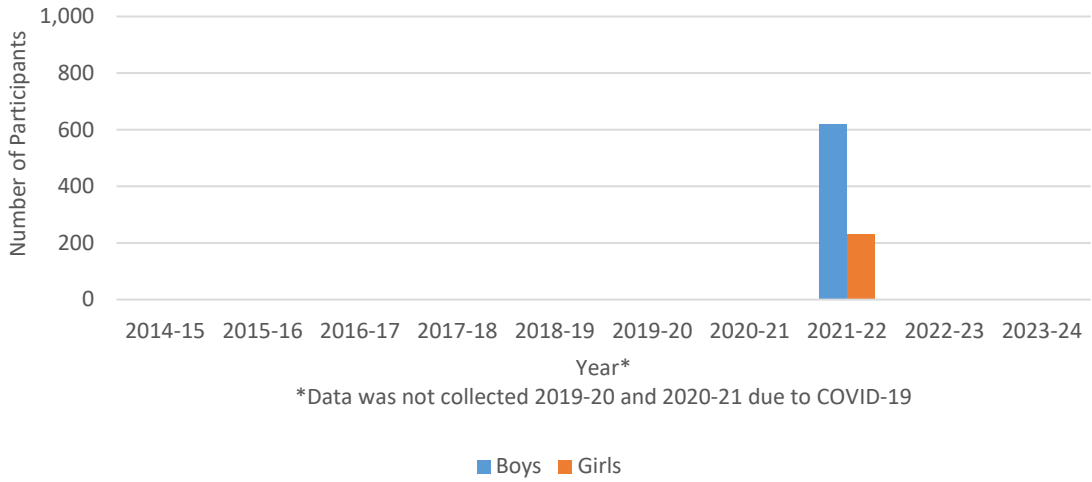
Table 7.1.10 - Massachusetts NFHS Tennis Participation



Ultimate Frisbee Participation Trend

Like the flag football trend, ultimate frisbee appears to only have recorded participation during the 2021-2022 academic year. This could also be due to ultimate frisee being considered a club sport. However, the Town has reported the increasing interest and participation in ultimate frisbee. Refer to Table 7.1.11 below.

Table 7.1.11 - Massachusetts NFHS Ultimate Frisbee Participation



7.2 YOUTH SPORTS TRENDS

In 2012, Gale prepared a similar Needs Assessment Study to assist the Town of Sudbury in future athletic facility development. Reported sports participation in Sudbury during the 2012 study can be compared to that reported in stakeholder questionnaires for this report. Based on data provided by the same user group for both studies, the following trends can be observed in Table 7.2.1.

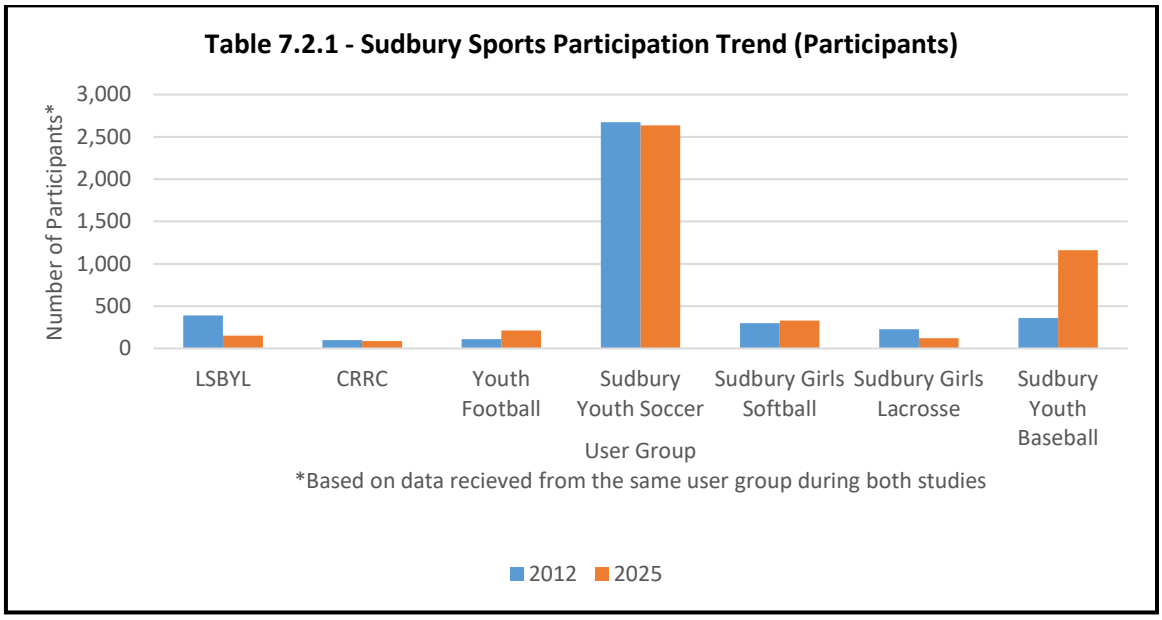


Table 7.2.1 displays the change in the number of participants from 2012 to 2025 for the reported user groups. It appears that participation trends for the Charles River Radio Controllers, Sudbury Youth Soccer, and Sudbury Girls Softball have remained constant with an increase or decrease of less than 50 (fifty) participants between 2012 and 2025. Lincoln-Sudbury Boys Youth Lacrosse and Sudbury Girls Lacrosse participants have each decreased by approximately 50%. On the other hand, participation for Youth Football and Sudbury Youth Baseball have increased by 91% and 222% respectively.

7.3 FUTURE PROJECTIONS

The trends displayed in Section 7.1 only account for high school sports in the State of Massachusetts whereas those in Section 7.2 account for youth sports in Sudbury. While the youth sports trends in Sudbury may be a good indicator of where sports are trending in the Town, it is important to also consider the direction of sports statewide. Comparing the sports trends in Sudbury to those across the state, it appears that Sudbury Boys and Girls Lacrosse, Sudbury Youth Soccer, and Sudbury Youth Football closely follow the high school sports trends in Massachusetts. The general trend is that Boys and Girls Lacrosse is steadily declining, Soccer participation is remaining constant, and football is gradually increasing. The trends for Softball and Baseball in Sudbury and at the high school level in Massachusetts have contradicting results as Softball in Sudbury has remained constant but generally decreased at the high school level in Massachusetts. Baseball participation in Sudbury has increased significantly since 2012 whereas high school baseball has been on a general decline since 2014. It should be noted that the trends displayed for youth sports in Sudbury do not consider participation from 2013-2024. Therefore, the Massachusetts sports trends may be a more accurate depiction of general sports trends over the years.

8.0 OVERALL CONCLUSIONS

The Needs Assessment is the first step in identifying inventory constraints, community needs, and a planning program to help the Town of Sudbury better meet the recreational needs of the community. It should be noted that the Needs Assessment acts solely as a guide to assist the Town of Sudbury in planning for future development and improvements to its athletic facilities to further meet the needs of the community. The Concept Plans proposed are purely conceptual as progressing to design is beyond the scope of this report and would require additional research, discussions, and permitting.

Gale determined the level of use for each athletic facility in the Town and formulated a planning program based on these use levels. As a result of these assessments and meetings with stakeholders (refer to Enclosure 8 - Stakeholder Meeting Minutes), this report finds that fourteen (14) of the Town fields are currently overused (greater than 250 uses per year) and the stakeholders expressed a deficit in game ready 60/70' baseball diamonds and noted they could benefit from an additional synthetic turf field and athletic lighting. Based on these findings, it is reasonable to conclude that additional game ready field space and synthetic turf fields could benefit the Town. As shown in this report, the Town does not lack the available field space but however lacks game ready fields. Many of the existing fields have deficiencies in similar areas, which include little to no rest periods essential to turf growth and establishment, field areas devoid of turf (safety hazard), drainage issues, and a lack of athletic lighting. The Town should consider improvements to the existing fields to maximize playing time, ease scheduling conflicts, and increase the overall level of the facilities. Gale's Needs Assessment provides a planning program that will assist the Town of Sudbury in its goal to provide adequate and safe athletic fields to its community.

ENCLOSURE 1

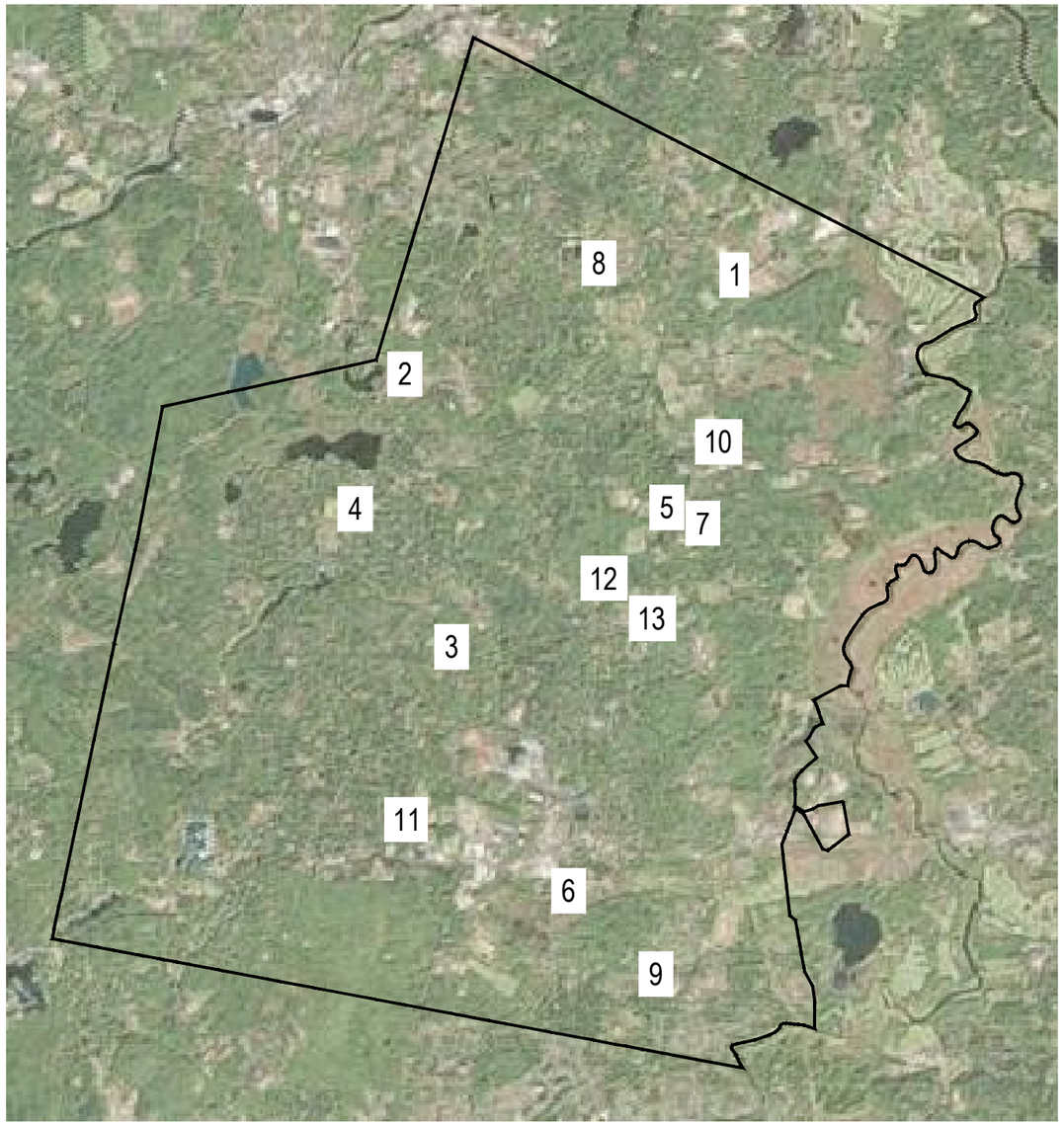
TOWN WIDE FIELD LOCATION MAPS

SUDBURY, MA
ATHLETIC FIELDS
TOWN-WIDE MASTER PLAN

FIELD LIST:

1. DAVIS FIELD
2. CUTTING FIELD
3. EPHRAIM CURTIS MIDDLE SCHOOL
4. FAIRBANK COMMUNITY CENTER & HASKELL FIELD
5. FEATHERLAND PARK & BROADACRES FARM
6. FRANK FEELEY FIELD
7. GENERAL JOHN NIXON SCHOOL
8. HAYNES SCHOOL
9. ISRAEL LORING SCHOOL
10. LINCOLN SUDBURY HIGH SCHOOL
11. MA STATE POLICE CRIME LAB FIEL
12. PARKINSON FIELD
13. PETER NOYES SCHOOL

NORTH



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SUDBURY, MA 01776

OWNER
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PROJECT NO.	719620
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DATE	12/2/24
DRAWING SCALE	N.T.S.

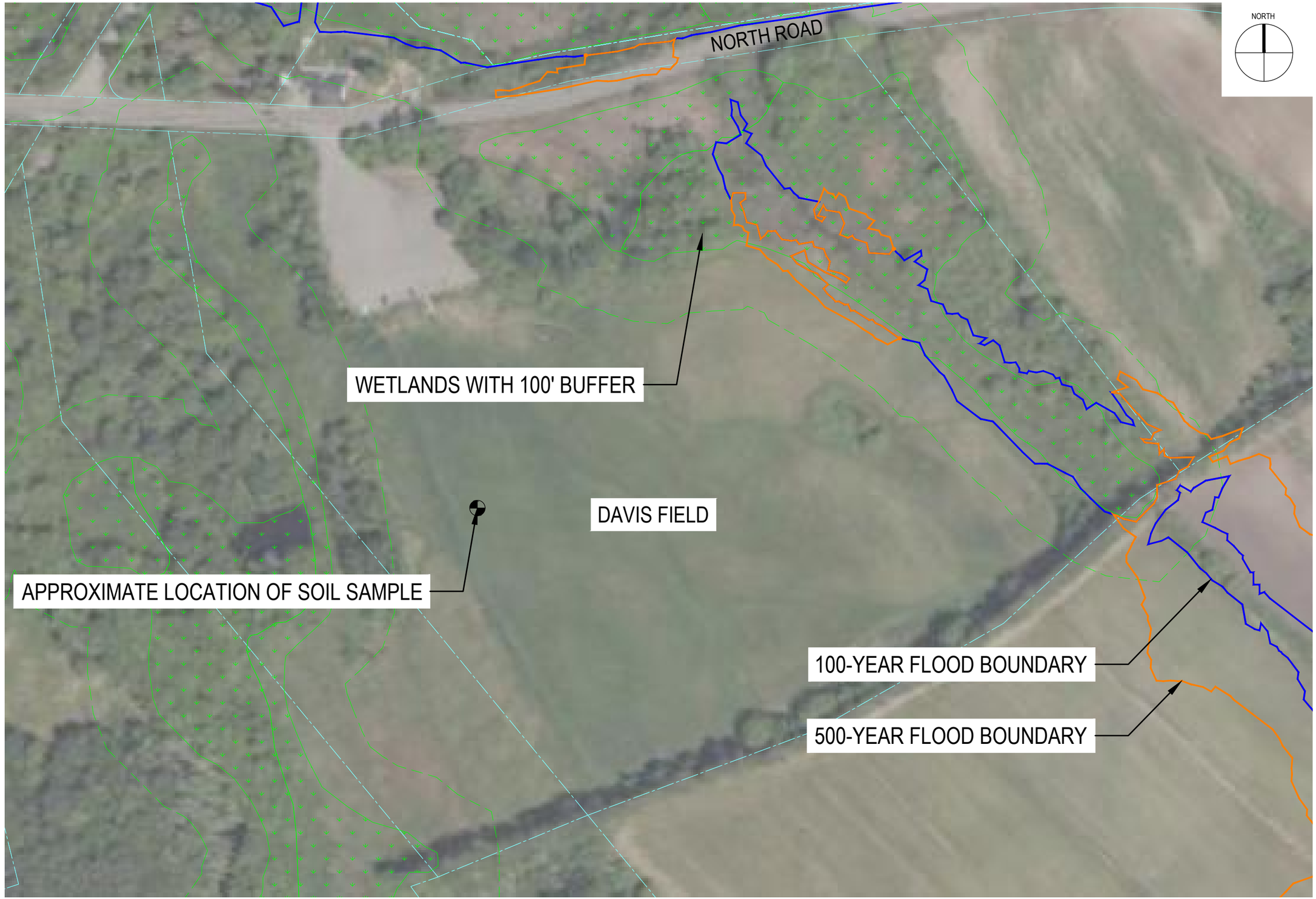
GRAPHIC SCALE

SHEET TITLE

TOWN SITE LOCATIONS

DRAWING NO.

C000



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GRAPHIC SCALE

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SHEET TITLE

DAVIS FIELD
EVALUATION

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EVAL-1

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DRAWING SCALE	1" = 100'

GRAPHIC SCALE

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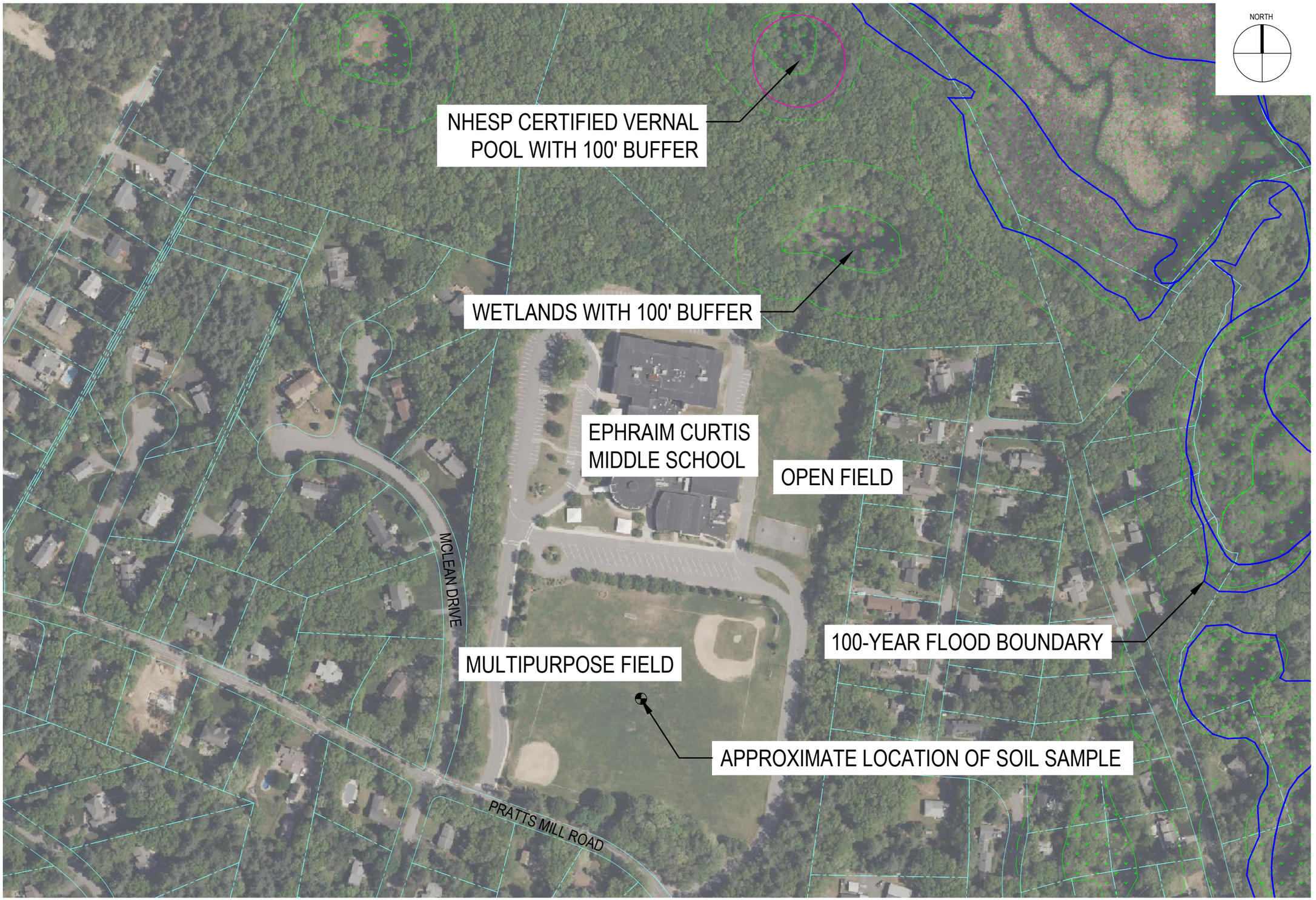
SHEET TITLE

CUTTING FIELD EVALUATION

DRAWING NO.

EVAL-2



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GRAPHIC SCALE

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SHEET TITLE

EPHRAIM CURTIS MIDDLE SCHOOL EVALUATION

DRAWING NO.

EVAL-3

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DRAWING SCALE	1" = 200'

GRAPHIC SCALE

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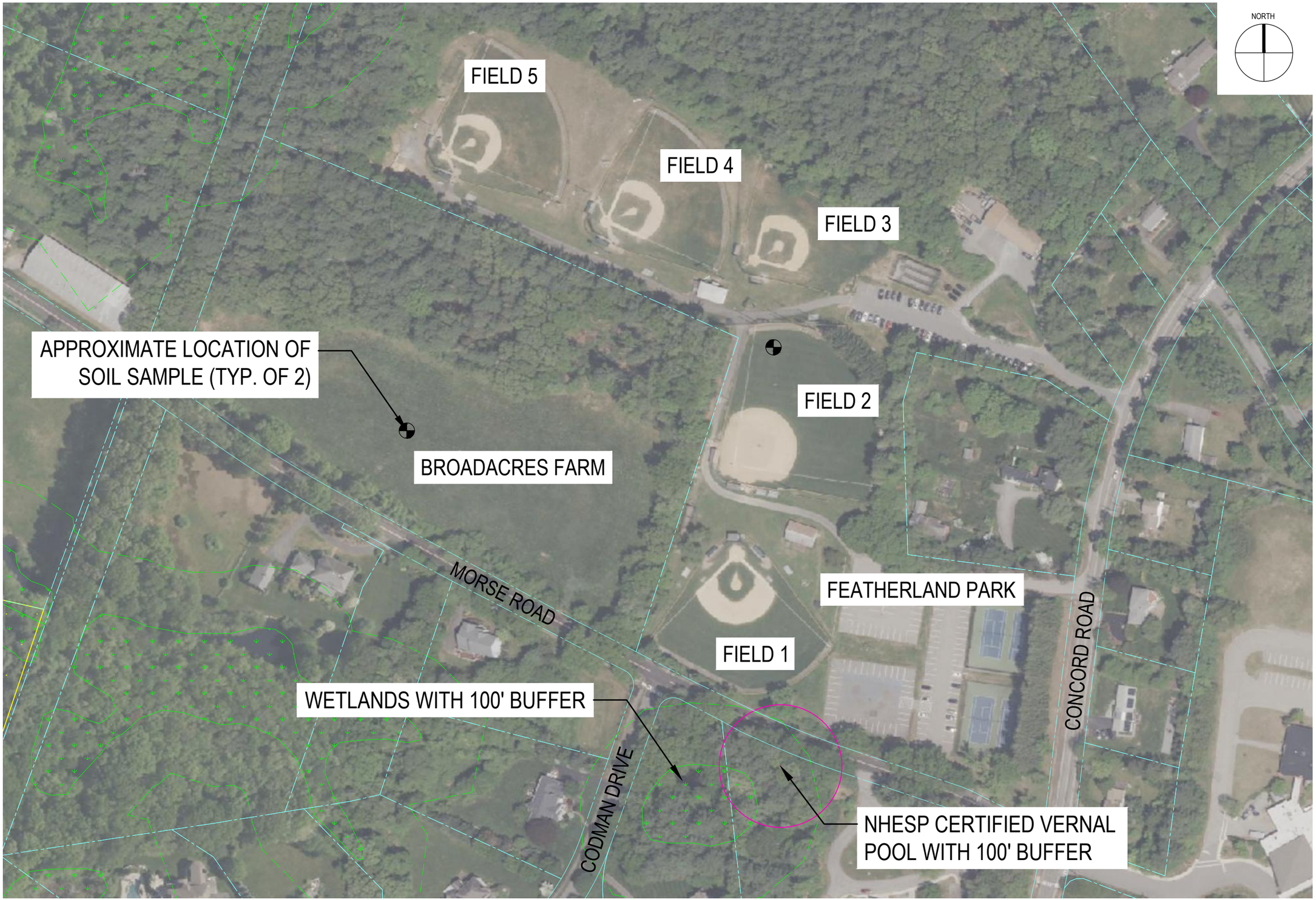
SHEET TITLE

FAIRBANK COMMUNITY CENTER & HASKELL FIELD EVALUATION

DRAWING NO.

EVAL-4



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GRAPHIC SCALE
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SHEET TITLE
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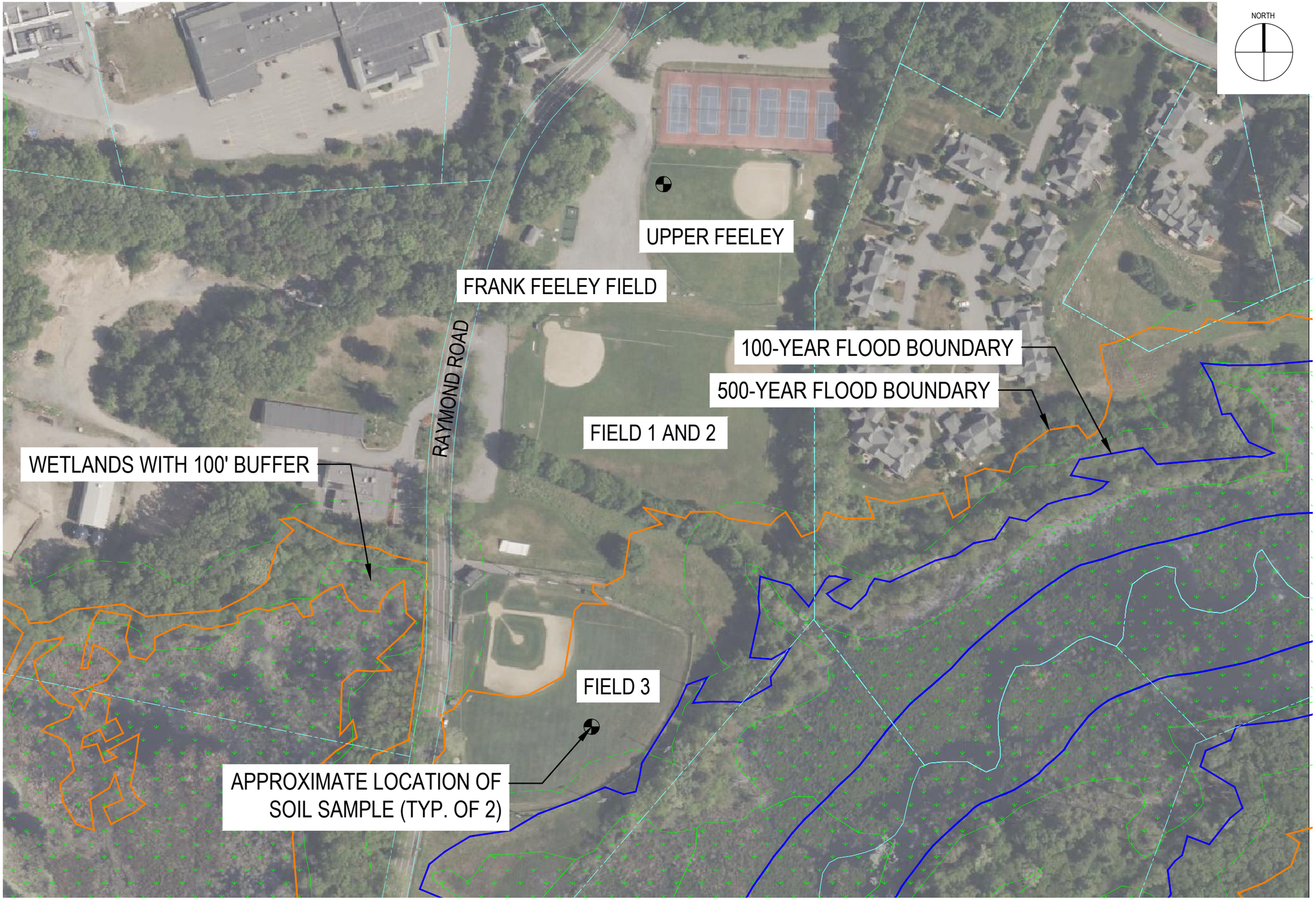

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GRAPHIC SCALE

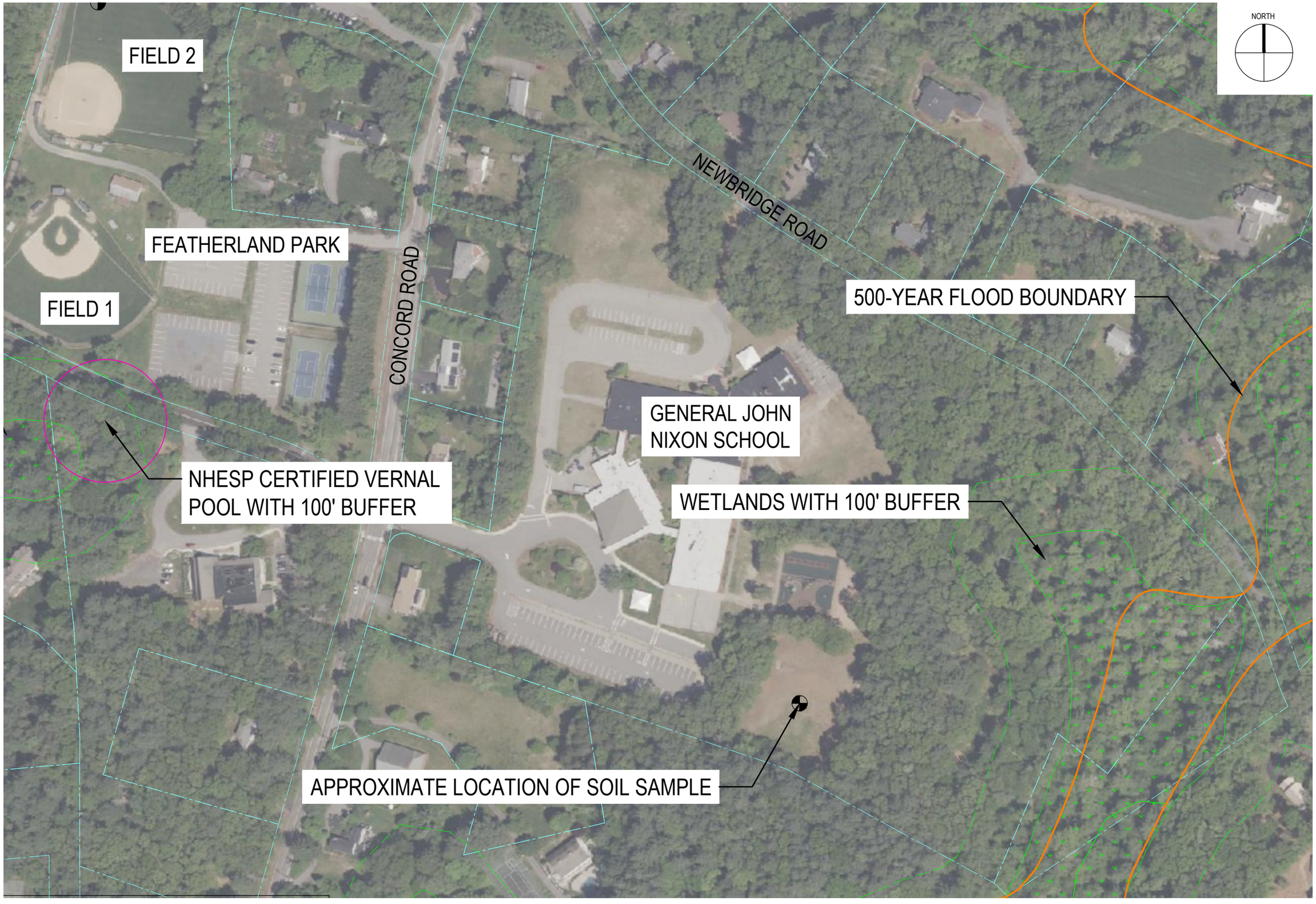
0 75' 150' 300'

SHEET TITLE

FRANK FEELEY FIELD EVALUATION

DRAWING NO.

EVAL-6



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GRAPHIC SCALE

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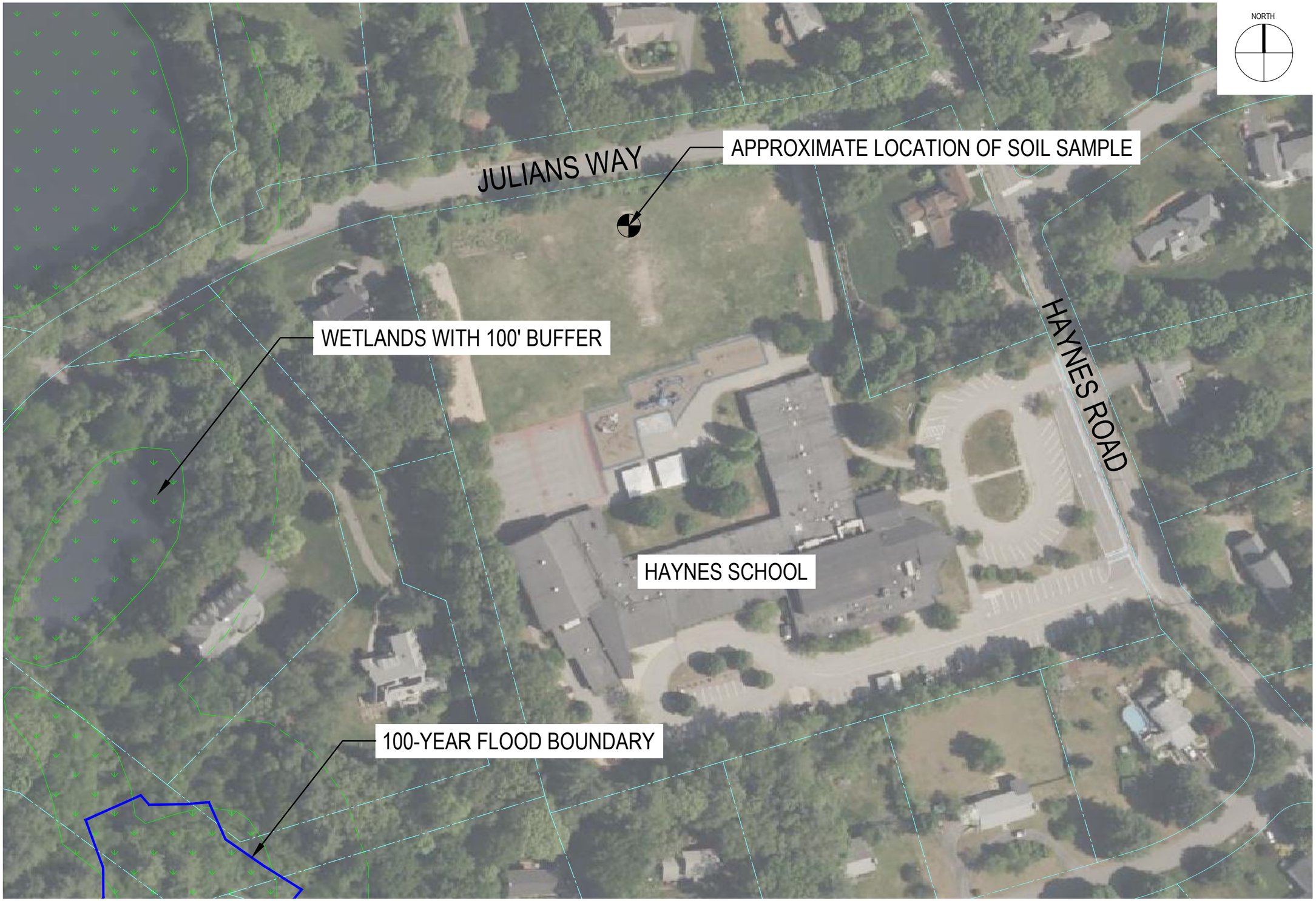
SHEET TITLE

GENERAL JOHN NIXON SCHOOL EVALUATION

DRAWING NO.

EVAL-7



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GRAPHIC SCALE

0 50' 100' 200'

SHEET TITLE

HAYNES SCHOOL EVALUATION

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EVAL-8

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DRAWING SCALE	1" = 100'

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SHEET TITLE

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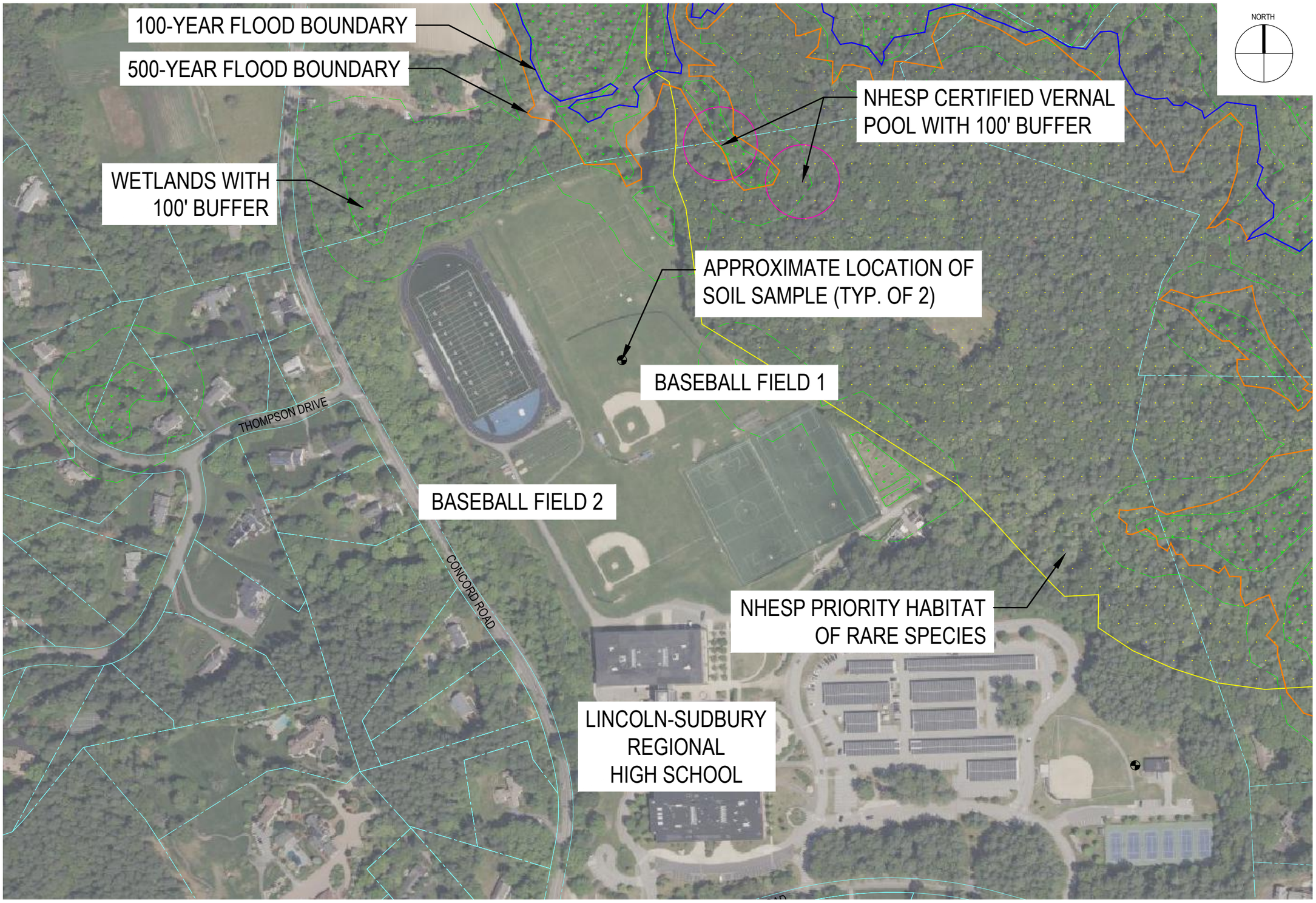
DRAWING NO.

EVAL-9



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DRAWING SCALE	1" = 250'

GRAPHIC SCALE

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SHEET TITLE

LINCOLN-SUDBURY REGIONAL HIGH SCHOOL EVALUATION

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DATE	12/2/24
DRAWING SCALE	1" = 100'

GRAPHIC SCALE

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SHEET TITLE

MA STATE POLICE CRIME LAB FIELD EVALUATION

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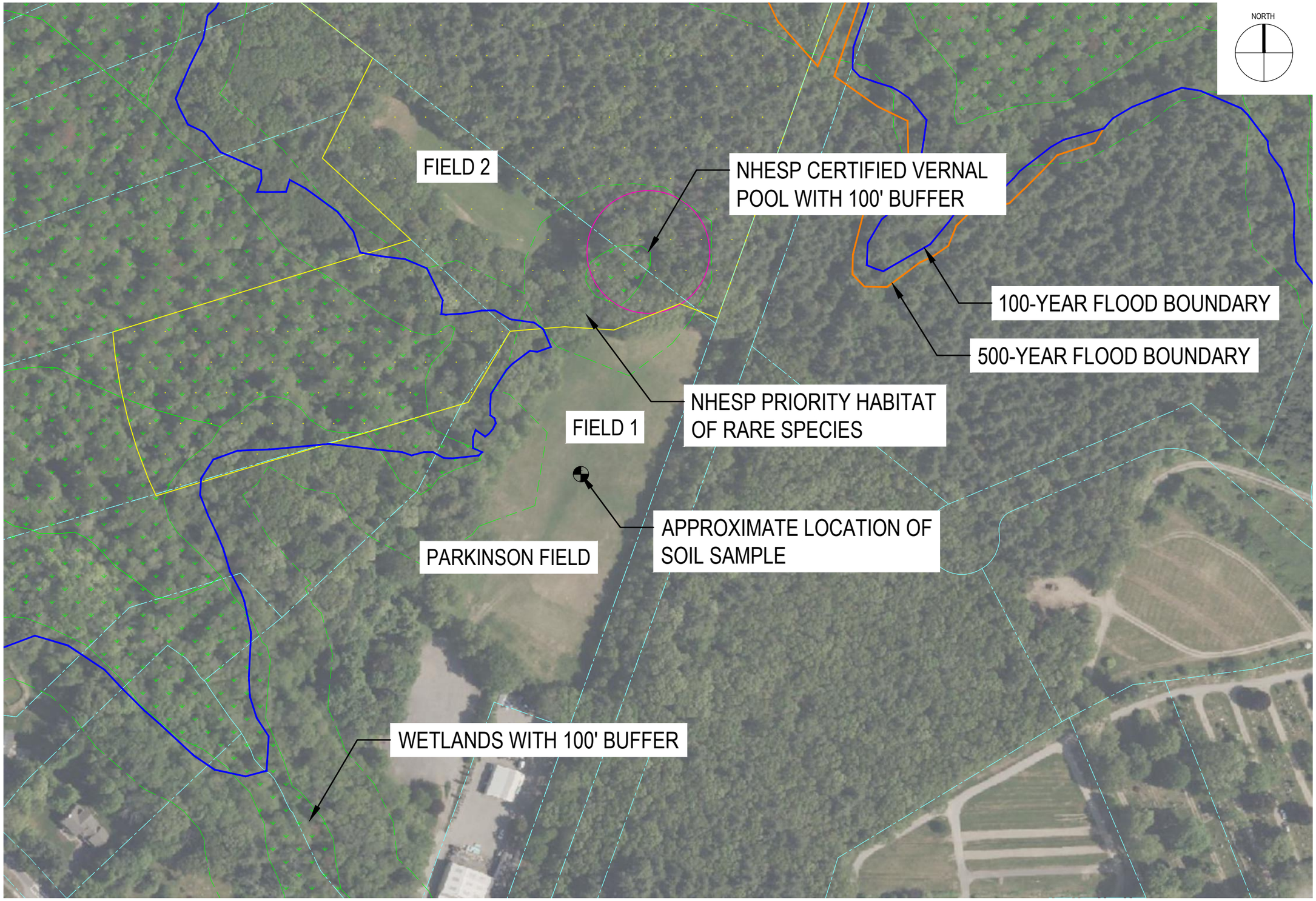
EVAL-11



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CADD FILE	719620_C001
DESIGNED BY	KMR
DRAWN BY	KMR
CHECKED BY	
DATE	12/2/24
DRAWING SCALE	1" = 150'

GRAPHIC SCALE

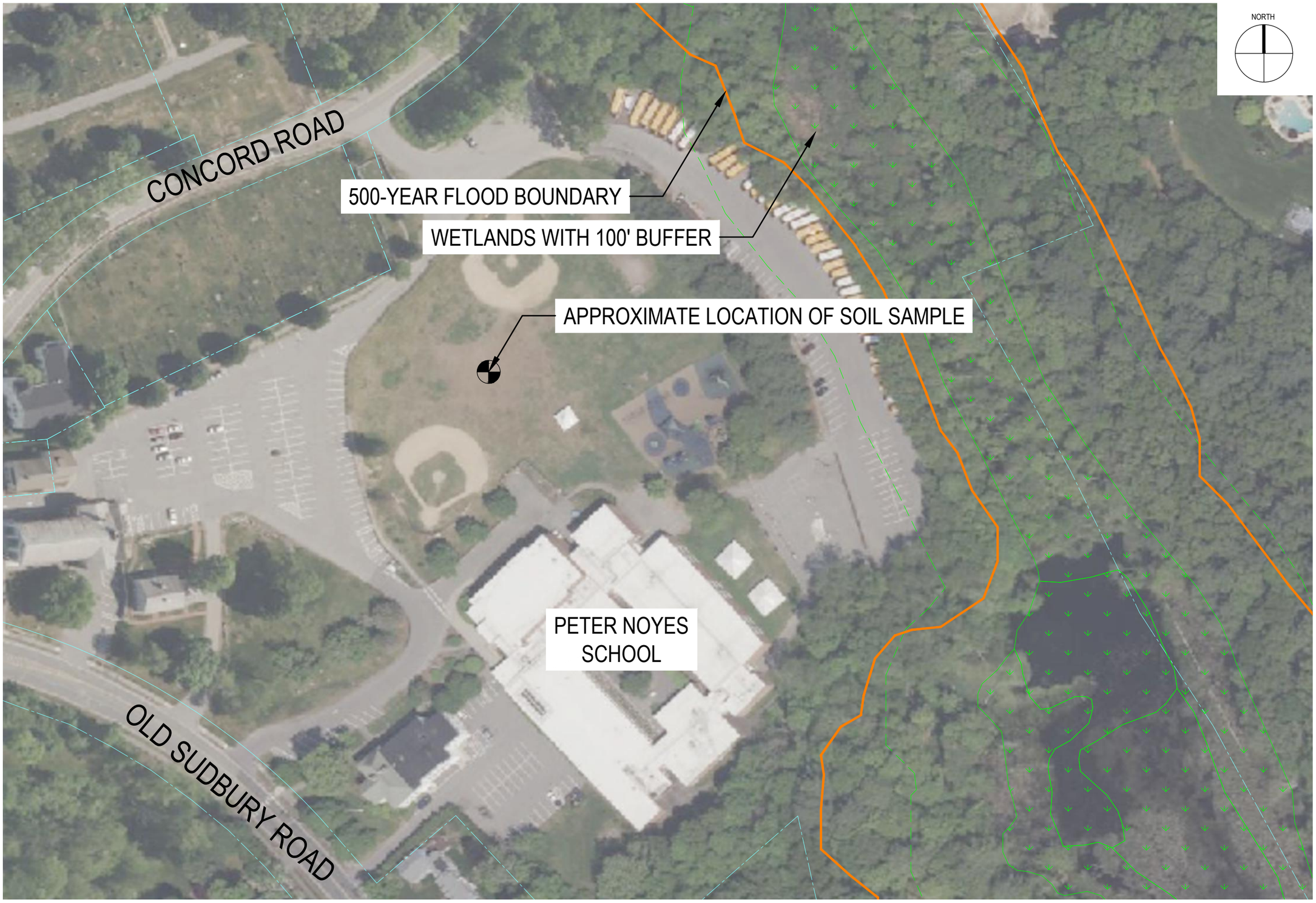
0 75' 150' 300'

SHEET TITLE

PARKINSON FIELD EVALUATION

DRAWING NO.

EVAL-12



Gale Associates, Inc.
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Boston Baltimore Orlando Connecticut

PROJECT
TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN
TOWN OF SUDBURY
SUDBURY, MA 01776

OWNER
TOWN OF SUDBURY
278 OLD SUDBURY ROAD
SUDBURY, MA 01776

NO.	DATE	DESCRIPTION	BY

PROJECT NO.	719620
CADD FILE	719620_C001
DESIGNED BY	KMR
DRAWN BY	KMR
CHECKED BY	
DATE	12/2/24
DRAWING SCALE	1" = 100'

GRAPHIC SCALE

0 50' 100' 200'

SHEET TITLE

PETER NOYES SCHOOL EVALUATION

DRAWING NO.

EVAL-13

ENCLOSURE 2

EVALUATION FORMS AND SITE PHOTOS

Open Space Evaluation Form

Name of Venue	Broadacres Farm	Open Space Grade:	3.7

Date of Evaluation	12/6/2024
Address	278 Old Sudbury Road
Total Size	9.59 Acres
General Description of Use	Bruce Freeman Rail Trail Connection

	N/A	Poor (1)	Fair (2)	Good (3)	Excellent (4)
Maintenance (well-maintained, mowed, paths cleared, etc.)				X	
Safety and Security (site lighting, clear visibility, fencing, etc.)				X	
Appearance (Welcoming entrance, landscaping, special element, e.g. monument, gathering space, etc.)					X
General Accessibility (condition of walkways, legibility of signage, clarity of hours/uses, trip hazards)					X
ADA Compliance (walkways, ramps at appropriate grades, ADA parking, gates, seating areas accessible)					X
Adequate Seating Areas (benches, landscaped seating, tables, etc.)					X
Average Score =					

Comments
- Field not irrigated
- Bruce Freeman Rail Trail Connection
- New parking lot and entrance amenities
- 30 parking spaces and 2 ADA accessible spaces

BROADACRES FARM

Photo 1: Recently paved parking lot.

Photo 2: Entrance/amenities area.

Photo 3: Passive recreation field space.

Photo 4: Bruce Freeman Rail Trail Connection.

Photo 5: Two (2) ADA accessible parking spaces.

Photo 6: Recently paved Bruce Freeman Rail Trail connection.

Athletic Field Evaluation Form

Name of Venue **Cutting Field**

Field Grade:	**3.7**

Date of Evaluation	11/20/2024		
Type of Field:	Synthetic Turf Multi-Purpose Rectangular (MPR)		
Number of Fields:	1		
Typical age of users:	N/A		
MPR Field Dimensions:	Length:	Width	Run-Out
	See Comments Below		

	N/A	Poor (1)	Fair (2)	Good (3)	Excellent (4)
Geometry					X
Stand of Turf					X
Planarity (playing surface - lack of dips, heaves, holes, etc.)					X
Striping (Completeness, visibility, condition)					X
Fencing (Perimeter fencing, gates, etc.)				X	
Irrigation (condition, coverage, reported adequacy)	X				
Safety (Run-outs, lack of obstructions, etc.).					X
Support Equipment (goals, players benches, etc.)				X	
Athletic Lighting (reported adequacy, lack of spill / glare, general condition, etc.)	X				
Site Lighting	X				
Spectator Seating (condition, size, accessibility, etc.)					X
Drainage				X	
Average Score = **3.7**					

Comments

- Synthetic turf field with crumb rubber infill
- 5 Sports - 300' X 180' Field Hockey (Black), 330' X 210' Soccer (White), 220' X 150' Youth Soccer (White), 330' X 180' Mens Lacrosse (Blue), 360' X 210' Womens Lacrosse (Red)
- 82 Parking Spaces + 3 ADA Spaces
- Soccer, lacrosse nets, and player benches (some nets in poor condition)
- Bleachers and scoreboard in great condition

CUTTING FIELD

Photo 1: Storage shed, restroom, and bleachers.

Photo 2: Scoreboard and player bench in good condition.

Photo 3: Striping for multipurpose field.

Photo 4: Field equipment in poor condition.

Photo 5: Perimeter stone.

Photo 6: Fencing in overall good condition.

Open Space Evaluation Form

Name of Venue	Davis Field	Open Space Grade:	2.7

Date of Evaluation	11/20/2024
Address	195 North Road
Total Size	29.50 Acres
General Description of Use	Open Field/Passive Use

	N/A	Poor (1)	Fair (2)	Good (3)	Excellent (4)
Maintenance (well-maintained, mowed, paths cleared, etc.)				X	
Safety and Security (site lighting, clear visibility, fencing, etc.)				X	
Appearance (Welcoming entrance, landscaping, special element, e.g. monument, gathering space, etc.)			X		
General Accessibility (condition of walkways, legibility of signage, clarity of hours/uses, trip hazards)					X
ADA Compliance (walkways, ramps at appropriate grades, ADA parking, gates, seating areas accessible)			X		
Adequate Seating Areas (benches, landscaped seating, tables, etc.)			X		
Average Score = **2.7**					

Comments
- Gravel parking lot
- Located off Bruce Freeman Rail Trail
- No sports field stirping or equipment

DAVIS FIELD

Photo 1: Existing unpaved parking lot, lack of discrete spaces/lanes.

Photo 2: ADA accessible walkway and connection to Bruce Freeman Rail Trail.

Photo 3: Field entrance area.

Photo 4: Open passive recreation space.

Hard Court Evaluation Form

Name of Venue **Ephraim Curtis Middle School**

Court Grade:	**2.0**

Date of Evaluation	12/6/2024	
Type of Court:	Basketball	
Number of Courts:	1	
Typical age of users:	Middle School	
Original Construction Date:		
Type of Structure:	Bituminous Concrete	
Type of Surfacing:		
Playing Dimensions:	Length:	Width:
	82'	50'

	N/A	Poor (1)	Fair (2)	Good (3)	Excellent (4)
Geometry / Solar Orientation		X			
Condition of Structure and Surfacing (cracks, delamination, etc.)		X			
Planarity (playing surface - lack of dips, heaves, holes, correct slopes, etc.)			X		
Striping (Completeness, visibility, condition)		X			
Fencing (Perimeter fencing, backstops, outfield fencing, etc.)				X	
Court Hardware	X				
Safety (Run-outs, lack of obstructions, etc.).					X
Support Equipment (bases, batting cages, goals, players benches, etc.)			X		
Athletic Lighting (reported adequacy, lack of spill / glare, general condition, etc.)	X				
Site Lighting	X				
Spectator Seating (condition, size, accessibility, etc.)	X				

Average Score = **2.0**

Comments

Open Space Evaluation Form

Name of Venue	Ephraim Curtis Middle School	Open Space Grade:	2.0

Date of Evaluation	12/6/2024
Address	22 Pratts Mill Road
Total Size	1.2 Acres
General Description of Use	Recess/Physical Education Class

	N/A	Poor (1)	Fair (2)	Good (3)	Excellent (4)
Maintenance (well-maintained, mowed, paths cleared, etc.)				X	
Safety and Security (site lighting, clear visibility, fencing, etc.)			X		
Appearance (Welcoming entrance, landscaping, special element, e.g. monument, gathering space, etc.)	X				
General Accessibility (condition of walkways, legibility of signage, clarity of hours/uses, trip hazards)	X				
ADA Compliance (walkways, ramps at appropriate grades, ADA parking, gates, seating areas accessible)	X				
Adequate Seating Areas (benches, landscaped seating, tables, etc.)		X			
Average Score =					

Comments

EPHRAIM CURTIS MIDDLE SCHOOL – BASKETBALL COURT AND OPEN FIELD (PAGE 1)

Photo 1: Basketball goals in fair condition.

Photo 2: Minor cracking throughout the surface.

Photo 3: Entrance and fencing in good condition.

Photo 4: Open field space.

Photo 5: Sports goals in fair condition.

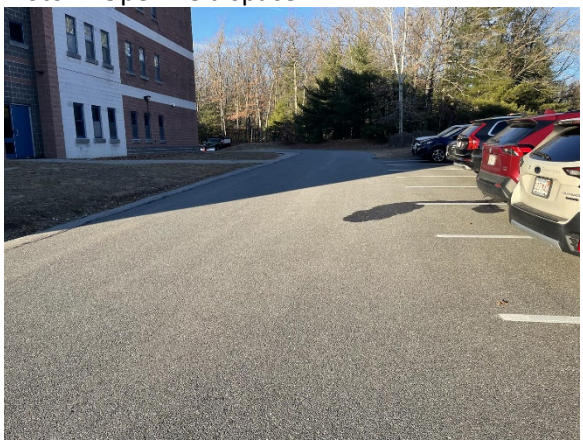

Photo 6: Small parking area nearest the basketball court and open field.

Athletic Field Evaluation Form

Name of Venue **Ephraim Curtis Middle School**

Field Grade:	**1.9**

Date of Evaluation	12/6/2024				
Type of Field:	Natural Grass Baseball Field				
Number of Fields:	1				
Typical age of users:	Middle School				
Baseball/Softball Dimensions:	1st & 3rd Base	L Field	R Field	C Field	Backstop
	90'				

	N/A	**Poor (1)**	**Fair (2)**	**Good (3)**	**Excellent (4)**
Geometry / Solar Orientation		**X**			
Stand of Turf			**X**		
Infield Condition (Infield material, base paths, etc.)		**X**			
Planarity (playing surface - lack of dips, heaves, holes, etc.)			**X**		
Striping (Completeness, visibility, condition)	**X**				
Fencing (Perimeter fencing, backstops, outfield fencing, etc.)			**X**		
Irrigation (condition, coverage, reported adequacy)		**X**			
Safety (Run-outs, lack of obstructions, etc.).					**X**
Support Equipment (bases, dugouts, batting cages, players benches, etc.)			**X**		
Athletic Lighting (reported adequacy, lack of spill / glare, general condition, etc.)	**X**				
Site Lighting	**X**				
Spectator Seating (condition, size, accessibility, etc.)	**X**				
Drainage			**X**		

Average Score =	**1.9**

Comments
- 190' X 300' Soccer and 180' X 300' Field Hockey striping in the outfield

Athletic Field Evaluation Form

Name of Venue **Ephraim Curtis Middle School**

Field Grade:	**2.4**

Date of Evaluation	12/6/2024				
Type of Field:	Natural Grass Softball Field				
Number of Fields:	1				
Typical age of users:	Middle School				
Baseball/Softball Dimensions:	1st & 3rd Base	L Field	R Field	C Field	Backstop
	60'				

	N/A	Poor (1)	Fair (2)	Good (3)	Excellent (4)
Geometry / Solar Orientation					X
Stand of Turf			X		
Infield Condition (Infield material, base paths, etc.)		X			
Planarity (playing surface - lack of dips, heaves, holes, etc.)			X		
Striping (Completeness, visibility, condition)	X				
Fencing (Perimeter fencing, backstops, outfield fencing, etc.)			X		
Irrigation (condition, coverage, reported adequacy)		X			
Safety (Run-outs, lack of obstructions, etc.).					X
Support Equipment (bases, dugouts, batting cages, players benches, etc.)			X		
Athletic Lighting (reported adequacy, lack of spill / glare, general condition, etc.)	X				
Site Lighting	X				
Spectator Seating (condition, size, accessibility, etc.)	X				
Drainage			X		

Average Score =	**2.4**

Comments

EPHRAIM CURTIS MIDDLE SCHOOL – MUTILPURPOSE FIELD (PAGE 2)

Photo 7: Player bench and adjacent walkway at softball field.

Photo 8: Rusty backstop in fair condition.

Photo 9: Two (2) of three (3) job boxes located at the softball field.

Photo 10: Scoreboard at the softball field in fair condition.

Photo 11: Overgrown softball infield.

Photo 12: Playground disc golf goals located at the northwest corner of the field.

EPHRAIM CURTIS MIDDLE SCHOOL – MUTILPURPOSE FIELD (PAGE 3)

Photo 13: Soccer field located in the outfield of baseball and softball.

Photo 14: Rusty backstop in fair condition.

Photo 15: Storage shed at the baseball field.

Photo 16: Dugout area at the baseball field lacking amenities.

Photo 17: Baseball infield in poor condition with overgrown base pathways.

Photo 18: Playground and disc golf goals located at the northwest corner of the field.

EPHRAIM CURTIS MIDDLE SCHOOL – MUTILPURPOSE FIELD (PAGE 4)

Photo 19: Field hockey striped in the left outfield of the baseball.

Photo 20: Soccer goals in fair condition.

Hard Court Evaluation Form

Name of Venue **Fairbank Community Center**

Court Grade:	**4.0**

Date of Evaluation	11/21/2024	
Type of Court:	Bituminous Concrete	
Number of Courts:	1 Basketball, 3 Pickleball	
Typical age of users:	N/A	
Original Construction Date:	Summer 2024	
Type of Structure:	Basketball/Pickleball Court	
Type of Surfacing:	Acrylic	
Playing Dimensions:	Length:	Width:
	94'	50'

	N/A	Poor (1)	Fair (2)	Good (3)	Excellent (4)
Geometry / Solar Orientation					X
Condition of Structure and Surfacing (cracks, delamination, etc.)					X
Planarity (playing surface - lack of dips, heaves, holes, correct slopes, etc.)					X
Striping (Completeness, visibility, condition)					X
Fencing (Perimeter fencing, backstops, outfield fencing, etc.)					X
Court Hardware					X
Safety (Run-outs, lack of obstructions, etc.).					X
Support Equipment (bases, batting cages, goals, players benches, etc.)					X
Athletic Lighting (reported adequacy, lack of spill / glare, general condition, etc.)					X
Site Lighting					X
Spectator Seating (condition, size, accessibility, etc.)	X				

Average Score = **4.0**

Comments

- Northern parking lot, 36 spaces + 3 ADA (4 EV car spaces)
- Southern parking lot, 53 spaces + 10 ADA (4 EV car spaces)

FAIRBANK COMMUNITY CENTER

Photo 1: Storage shed and recently paved walkways.

Photo 2: Picnic benches by the basketball court in excellent condition.

Photo 3: New basketball court in excellent condition.

Photo 4: Basketball court striped with three (3) pickleball courts. Equipment in excellent condition.

Photo 5: ADA accessible ramp and newly paved northeast parking lot.

Photo 6: Newly paved walkways and southwest parking lot.

Athletic Field Evaluation Form

Name of Venue **Featherland Field 1**

Field Grade:	**2.8**

Date of Evaluation	11/21/2024				
Type of Field:	Natural Grass Youth Baseball				
Number of Fields:	1				
Typical age of users:	Pre-K through 10th Grade				
Baseball/Softball Dimensions:	1st & 3rd Base	L Field	R Field	C Field	Backstop
	70'	215'	192'	220'	

	N/A	Poor (1)	Fair (2)	Good (3)	Excellent (4)
Geometry / Solar Orientation			X		
Stand of Turf				X	
Infield Condition (Infield material, base paths, etc.)				X	
Planarity (playing surface - lack of dips, heaves, holes, etc.)		X			
Striping (Completeness, visibility, condition)	X				
Fencing (Perimeter fencing, backstops, outfield fencing, etc.)				X	
Irrigation (condition, coverage, reported adequacy)				X	
Safety (Run-outs, lack of obstructions, etc.).					X
Support Equipment (bases, dugouts, batting cages, players benches, etc.)			X		
Athletic Lighting (reported adequacy, lack of spill / glare, general condition, etc.)	X				
Site Lighting	X				
Spectator Seating (condition, size, accessibility, etc.)					X
Drainage				X	

Average Score =	**2.8**

Comments

FEATHERLAND PARK – FIELD 1 (Page 1)

Photo 1: Existing scoreboard and fencing safety cap.

Photo 2: 1 of 3 bleachers at Field 1.

Photo 3: Support building between Fields 1 and 2 with storage, restrooms, and concessions.

Photo 4: Recording/viewing tower behind backstop. Infield well maintained and in good condition.

Photo 5: Existing dugout with overused entrance surface.

Photo 6: Overused infield grass.

Athletic Field Evaluation Form

Name of Venue **Featherland Field 2**

Field Grade:	**3.2**

Date of Evaluation	11/21/2024				
Type of Field:	Natural Grass Softball Field				
Number of Fields:	1				
Typical age of users:	Pre-K through 10th Grade				
Baseball/Softball Dimensions:	1st & 3rd Base	L Field	R Field	C Field	Backstop
	60'	229'	235'	255'	

	N/A	Poor (1)	Fair (2)	Good (3)	Excellent (4)
Geometry / Solar Orientation					X
Stand of Turf				X	
Infield Condition (Infield material, base paths, etc.)				X	
Planarity (playing surface - lack of dips, heaves, holes, etc.)				X	
Striping (Completeness, visibility, condition)				X	
Fencing (Perimeter fencing, backstops, outfield fencing, etc.)				X	
Irrigation (condition, coverage, reported adequacy)				X	
Safety (Run-outs, lack of obstructions, etc.).					X
Support Equipment (bases, dugouts, batting cages, players benches, etc.)				X	
Athletic Lighting (reported adequacy, lack of spill / glare, general condition, etc.)			X		
Site Lighting	X				
Spectator Seating (condition, size, accessibility, etc.)					X
Drainage				X	
Average Score =	**3.2**				

Comments
- Safety netting at 3rd baseline outfield in poor condition

FEATHERLAND PARK – FIELD 2 (Page 2)

Photo 7: Double bullpen with synthetic turf surface.

Photo 8: Existing enclosed dugout with overused entrance surface.

Photo 9: Access walkway, support structure between Fields 1 and 2, and outdated athletic lighting.

Photo 10: Bleachers in good condition.

Photo 11: Softball field in overall good condition with well-maintained infield.

Photo 12: Scoreboard and outfield in good condition. Safety netting in poor condition.

Athletic Field Evaluation Form

Name of Venue **Featherland Field 3**

Field Grade:	**2.9**

Date of Evaluation	11/21/2024				
Type of Field:	Natural Grass Youth Baseball				
Number of Fields:	1				
Typical age of users:	Pre-K through 10th Grade				
Baseball/Softball Dimensions:	1st & 3rd Base	L Field	R Field	C Field	Backstop
	60'	155'	134'	155'	

	N/A	**Poor (1)**	**Fair (2)**	**Good (3)**	**Excellent (4)**
Geometry / Solar Orientation					**X**
Stand of Turf				**X**	
Infield Condition (Infield material, base paths, etc.)				**X**	
Planarity (playing surface - lack of dips, heaves, holes, etc.)		**X**			
Striping (Completeness, visibility, condition)	**X**				
Fencing (Perimeter fencing, backstops, outfield fencing, etc.)				**X**	
Irrigation (condition, coverage, reported adequacy)				**X**	
Safety (Run-outs, lack of obstructions, etc.).				**X**	
Support Equipment (bases, dugouts, batting cages, players benches, etc.)				**X**	
Athletic Lighting (reported adequacy, lack of spill / glare, general condition, etc.)	**X**				
Site Lighting	**X**				
Spectator Seating (condition, size, accessibility, etc.)	**X**				
Drainage				**X**	

Average Score =	**2.9**

Comments
- Located down a hill - No scoreboard or foul poles

FEATHERLAND PARK – FIELD 3 (Page 3)

Photo 13: Outfield constrained by hill.

Photo 14: Parking lot closest to Field 3.

Photo 15: Well-maintained infield surface.

Photo 16: Existing dugout with overused entrance surface. Fencing and backstop in overall good condition.

Photo 17: Drainage outlet in outfield.

Photo 18: Triple bullpen behind Field 3 outfield.

Athletic Field Evaluation Form

Name of Venue **Featherland Field 4**

Field Grade:	**3.2**

Date of Evaluation	11/21/2024				
Type of Field:	Natural Grass Youth Baseball				
Number of Fields:	1				
Typical age of users:	Pre-K through 10th Grade				
Baseball/Softball Dimensions:	1st & 3rd Base	L Field	R Field	C Field	Backstop
	60'	200'	200'	200'	

	N/A	**Poor (1)**	**Fair (2)**	**Good (3)**	**Excellent (4)**
Geometry / Solar Orientation					**X**
Stand of Turf				**X**	
Infield Condition (Infield material, base paths, etc.)					**X**
Planarity (playing surface - lack of dips, heaves, holes, etc.)				**X**	
Striping (Completeness, visibility, condition)	**X**				
Fencing (Perimeter fencing, backstops, outfield fencing, etc.)				**X**	
Irrigation (condition, coverage, reported adequacy)				**X**	
Safety (Run-outs, lack of obstructions, etc.).					**X**
Support Equipment (bases, dugouts, batting cages, players benches, etc.)				**X**	
Athletic Lighting (reported adequacy, lack of spill / glare, general condition, etc.)			**X**		
Site Lighting	**X**				
Spectator Seating (condition, size, accessibility, etc.)				**X**	
Drainage				**X**	

Average Score =	**3.2**

Comments

FEATHERLAND PARK – FIELD 4 (Page 4)

Photo 19: Fencing in overall good condition with yellow safety cap. Overused entrance surface.

Photo 20: Outdated Musco athletic lighting.

Photo 21: Existing little league scoreboard.

Photo 22: Support structure with restrooms, concessions, and storage. Located on a hill between Field 3 and 4.

Photo 23: Field in overall good condition with few heaves.

Photo 24: Home plate with well-maintained infield clay.

Athletic Field Evaluation Form

Name of Venue **Featherland Field 5**

Field Grade:	**2.7**

Date of Evaluation	11/21/2024				
Type of Field:	Natural Grass Youth Baseball				
Number of Fields:	1				
Typical age of users:	Pre-K through 10th Grade				
Baseball/Softball Dimensions:	1st & 3rd Base	L Field	R Field	C Field	Backstop
	60'	200'	200'	200'	

	N/A	Poor (1)	Fair (2)	Good (3)	Excellent (4)
Geometry / Solar Orientation					X
Stand of Turf			X		
Infield Condition (Infield material, base paths, etc.)		X			
Planarity (playing surface - lack of dips, heaves, holes, etc.)			X		
Striping (Completeness, visibility, condition)	X				
Fencing (Perimeter fencing, backstops, outfield fencing, etc.)				X	
Irrigation (condition, coverage, reported adequacy)				X	
Safety (Run-outs, lack of obstructions, etc.).					X
Support Equipment (bases, dugouts, batting cages, players benches, etc.)				X	
Athletic Lighting (reported adequacy, lack of spill / glare, general condition, etc.)			X		
Site Lighting	X				
Spectator Seating (condition, size, accessibility, etc.)				X	
Drainage				X	
Average Score =	**2.7**				

Comments
- Infield appeared to be under construction at the time of this evaluation

FEATHERLAND PARK – FIELD 5 (Page 5)

Photo 25: Foul pole and yellow safety cap.

Photo 26: Field in overall fair condition with dips and overused surface.

Photo 27: Infield clay appeared to be under construction during the time of the evaluation.

Photo 28: Support structure with restrooms, concessions, and storage. Located on a hill between Field 3 and 4.

Photo 29: Existing dugout with overused entrance surface.

Photo 30: Field heavily shaded and appeared wetter due to lack of sunlight.

Hard Court Evaluation Form

Name of Venue	Featherland Tennis	Court Grade:	3.8

Date of Evaluation	11/21/2024	
Type of Court:	Tennis	
Number of Courts:	4 Tennis, 4 Pickleball, and 4 Half Basketball	
Typical age of users:	N/A	
Original Construction Date:		
Type of Structure:	Bituminous Concrete	
Type of Surfacing:	Acrylic	
Playing Dimensions:	Length:	Width:
	78'	36'

	N/A	Poor (1)	Fair (2)	Good (3)	Excellent (4)
Geometry / Solar Orientation					X
Condition of Structure and Surfacing (cracks, delamination, etc.)				X	
Planarity (playing surface - lack of dips, heaves, holes, correct slopes, etc.)					X
Striping (Completeness, visibility, condition)				X	
Fencing (Perimeter fencing, backstops, outfield fencing, etc.)					X
Court Hardware					X
Safety (Run-outs, lack of obstructions, etc.).					X
Support Equipment (bases, batting cages, goals, players benches, etc.)					X
Athletic Lighting (reported adequacy, lack of spill / glare, general condition, etc.)	X				
Site Lighting	X				
Spectator Seating (condition, size, accessibility, etc.)	X				

Average Score = **3.8**

Comments
- Few minor chips in the court surface - Minor cracking of court lines

FEATHERLAND PARK – TENNIS COURTS (Page 6)

Photo 31: Drainage swale between tennis courts.

Photo 32: Tennis courts in overall good condition.

Photo 33: Northern bank of courts also striped with basketball and southern bank striped with pickleball.

Photo 34: Basketball goals, pickleball nets, and tennis nets in excellent condition.

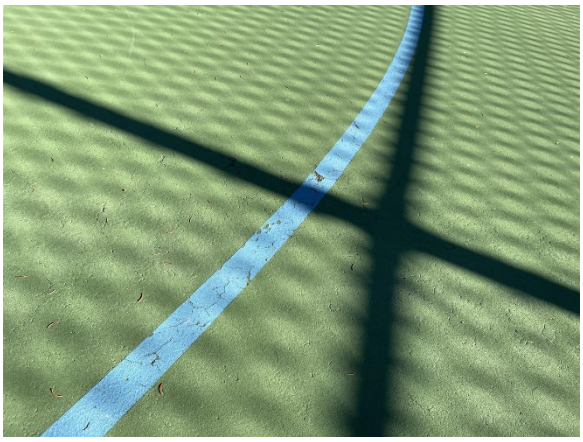

Photo 35: Few cracks in striping/surface.

Photo 36: Lack of access walkways from parking lot.

Athletic Field Evaluation Form

Name of Venue **Frank Feeley Field 1**

Field Grade:	**2.5**

Date of Evaluation	11/21/2024				
Type of Field:	Natural Grass Softball Field				
Number of Fields:	1				
Typical age of users:	Kindergarten - 9th Grade				
Baseball/Softball Dimensions:	1st & 3rd Base	L Field	R Field	C Field	Backstop
	60'	220'	220'	245'	

	N/A	Poor (1)	Fair (2)	Good (3)	Excellent (4)
Geometry / Solar Orientation		X			
Stand of Turf				X	
Infield Condition (Infield material, base paths, etc.)				X	
Planarity (playing surface - lack of dips, heaves, holes, etc.)				X	
Striping (Completeness, visibility, condition)		X			
Fencing (Perimeter fencing, backstops, outfield fencing, etc.)				X	
Irrigation (condition, coverage, reported adequacy)		X			
Safety (Run-outs, lack of obstructions, etc.).					X
Support Equipment (bases, dugouts, batting cages, players benches, etc.)				X	
Athletic Lighting (reported adequacy, lack of spill / glare, general condition, etc.)	X				
Site Lighting	X				
Spectator Seating (condition, size, accessibility, etc.)					X
Drainage		X			

Average Score =	**2.5**

Comments
- Gravel parking lot - Safety netting between field and tennis courts in good condition

FRANK FEELEY FIELD – FIELD 1 (Page 1)

Photo 1: Access walkways to dugouts and bleachers.

Photo 2: Back stop in good condition and infield clay being maintained at the time of the evaluation.

Photo 3: New safety netting between tennis courts and Field 1.

Photo 4: New dugouts and benches.

Photo 5: Field 1 outfield in overall good condition with few heaves.

Photo 6: Existing scoreboard in fair condition.

Athletic Field Evaluation Form

Name of Venue **Frank Feeley Field 2**

Field Grade:	**2.6**

Date of Evaluation	11/21/2024				
Type of Field:	Natural Grass Softball Field				
Number of Fields:	2				
Typical age of users:	Kindergarten - 9th Grade				
Baseball/Softball Dimensions:	1st & 3rd Base	L Field	R Field	C Field	Backstop
	60'	200'	200'		

	N/A	Poor (1)	Fair (2)	Good (3)	Excellent (4)
Geometry / Solar Orientation			X		
Stand of Turf				X	
Infield Condition (Infield material, base paths, etc.)					X
Planarity (playing surface - lack of dips, heaves, holes, etc.)				X	
Striping (Completeness, visibility, condition)			X		
Fencing (Perimeter fencing, backstops, outfield fencing, etc.)				X	
Irrigation (condition, coverage, reported adequacy)		X			
Safety (Run-outs, lack of obstructions, etc.).					X
Support Equipment (bases, dugouts, batting cages, players benches, etc.)				X	
Athletic Lighting (reported adequacy, lack of spill / glare, general condition, etc.)	X				
Site Lighting	X				
Spectator Seating (condition, size, accessibility, etc.)				X	
Drainage		X			

Average Score =	**2.6**

Comments
- Small gravel parking lot in poor condition
- Dugouts at west field in great condition
- Backstops in poor condition

FRANK FEELEY FIELD – FIELD 2 (Page 2)

Photo 7: Field 2 infield being maintained.

Photo 8: New dugouts, walkways, and player benches at Field 2 western diamond.

Photo 9: Existing backstop.

Photo 10: Outfield in fair condition.

Photo 11: Existing softball scoreboard.

Photo 12: Lack of dugout at Field 2 eastern diamond.

FRANK FEELEY FIELD – FIELD 2 (Page 3)

Photo 13: Existing parking lot, lack of discrete spaces/lanes and uneven surface.

Photo 14: Bleacher at western diamond.

Athletic Field Evaluation Form

Name of Venue **Frank Feeley Field 3**

Field Grade:	**2.3**

Date of Evaluation	11/21/2024				
Type of Field:	Natural Grass Baseball Field				
Number of Fields:	1				
Typical age of users:	Kindergarten - 9th Grade				
Baseball/Softball Dimensions:	1st & 3rd Base	L Field	R Field	C Field	Backstop
	90'	320'	320'		

	N/A	Poor (1)	Fair (2)	Good (3)	Excellent (4)
Geometry / Solar Orientation			X		
Stand of Turf				X	
Infield Condition (Infield material, base paths, etc.)			X		
Planarity (playing surface - lack of dips, heaves, holes, etc.)				X	
Striping (Completeness, visibility, condition)		X			
Fencing (Perimeter fencing, backstops, outfield fencing, etc.)			X		
Irrigation (condition, coverage, reported adequacy)		X			
Safety (Run-outs, lack of obstructions, etc.).					X
Support Equipment (bases, dugouts, batting cages, players benches, etc.)				X	
Athletic Lighting (reported adequacy, lack of spill / glare, general condition, etc.)			X		
Site Lighting	X				
Spectator Seating (condition, size, accessibility, etc.)				X	
Drainage		X			

Average Score =	**2.3**

Comments
- Small gravel parking lot in poor condition
- Bullpen in poor condition
- Safety netting in poor condition

FRANK FEELEY FIELD – FIELD 3 (Page 4)

Photo 15: Recording/viewing tower and concession stand behind backstop.

Photo 16: Ball safety netting in poor condition.

Photo 17: Existing bleachers.

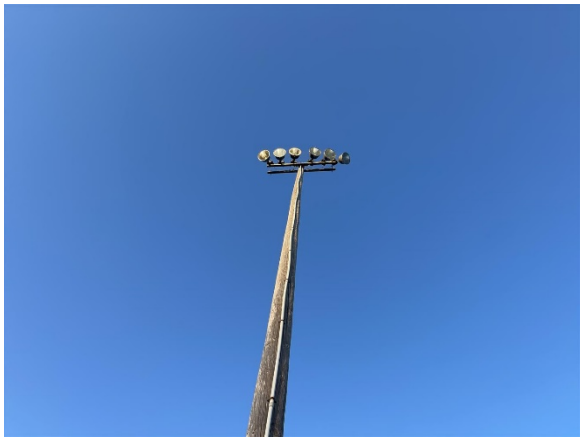

Photo 18: Outdated athletic lighting.

Photo 19: Enclosed dugout with minor cracks in concrete surface.

Photo 20: Existing athletic equipment and infield clay.

FRANK FEELEY FIELD – FIELD 3 (Page 5)

Photo 21: Overused grass surface at entrances.

Photo 22: Overused double bullpen.

Photo 23: Outfield in fair condition with dips/heaves.

Photo 24: Batting cage overused and in poor condition.

Photo 25: Grass and weed intrusion through infield clay.

Photo 26: Existing scoreboard.

Hard Court Evaluation Form

Name of Venue **Frank Feeley Tennis Courts**

Court Grade:	**2.4**

Date of Evaluation	11/21/2024	
Type of Court:	Tennis/Pickleball	
Number of Courts:	6 Tennis, 2 Pickleball	
Typical age of users:	N/A	
Original Construction Date:		
Type of Structure:	Bituminous Concrete	
Type of Surfacing:	Acrylic	
Playing Dimensions:	Length:	Width:
	78'	36'

	N/A	Poor (1)	Fair (2)	Good (3)	Excellent (4)
Geometry / Solar Orientation					X
Condition of Structure and Surfacing (cracks, delamination, etc.)			X		
Planarity (playing surface - lack of dips, heaves, holes, correct slopes, etc.)				X	
Striping (Completeness, visibility, condition)			X		
Fencing (Perimeter fencing, backstops, outfield fencing, etc.)			X		
Court Hardware		X			
Safety (Run-outs, lack of obstructions, etc.).					X
Support Equipment (bases, batting cages, goals, players benches, etc.)		X			
Athletic Lighting (reported adequacy, lack of spill / glare, general condition, etc.)	X				
Site Lighting	X				
Spectator Seating (condition, size, accessibility, etc.)	X				

Average Score = **2.4**

Comments
- Practice wall in good condition
- Multiple surface patches
- Nets and fencing in poor condition
- Entrance walkways in poor condition

FRANK FEELEY FIELD – TENNIS COURTS (Page 6)

Photo 27: Walkway to the tennis courts from the parking lot.

Photo 28: Parking lot at tennis courts.

Photo 29: Tennis court net and missing center strap.

Photo 30: Tennis court surface patching.

Photo 31: Tennis court surface water marks.

Photo 32: Existing tennis court backboard.

Athletic Field Evaluation Form

Name of Venue **General John Nixon School**

Field Grade:	**1.9**

Date of Evaluation	12/6/2024				
Type of Field:	Natural Grass Baseball				
Number of Fields:	1				
Typical age of users:	Kindergarten - 4th Grade				
Baseball/Softball Dimensions:	1st & 3rd Base	L Field	R Field	C Field	Backstop
	40'				

	N/A	Poor (1)	Fair (2)	Good (3)	Excellent (4)
Geometry / Solar Orientation					X
Stand of Turf		X			
Infield Condition (Infield material, base paths, etc.)		X			
Planarity (playing surface - lack of dips, heaves, holes, etc.)			X		
Striping (Completeness, visibility, condition)	X				
Fencing (Perimeter fencing, backstops, outfield fencing, etc.)		X			
Irrigation (condition, coverage, reported adequacy)	X				
Safety (Run-outs, lack of obstructions, etc.).					X
Support Equipment (bases, dugouts, batting cages, players benches, etc.)		X			
Athletic Lighting (reported adequacy, lack of spill / glare, general condition, etc.)	X				
Site Lighting	X				
Spectator Seating (condition, size, accessibility, etc.)	X				
Drainage		X			

Average Score =	**1.9**

Comments
- Dugout benches are overgrown
- 40' Diamond
- Job box for storage at the backstop
- 2 soccer nets in the outfield

GENERAL JOHN NIXON SCHOOL – LITTLE LEAGUE (Page 1)

Photo 1: Entrance walkway to the little league field from the parking lot.

Photo 2: Job box located at the backstop.

Photo 3: Lack of grass growth at the little league field.

Photo 4: Soccer goals located in the little league outfield. Very little grass growth in the outfield soccer area.

Photo 5: Tree branches intruding the backstop.

Photo 6: Overgrown player bench/dugout area.

Hard Court Evaluation Form

Name of Venue **General John Nixon School**

Court Grade:	**2.8**

Date of Evaluation	12/6/2024	
Type of Court:	Basketball	
Number of Courts:	1	
Typical age of users:	Kindergarten - 4th Grade	
Original Construction Date:		
Type of Structure:	Bituminous Concrete	
Type of Surfacing:	N/A	
Playing Dimensions:	Length:	Width:
	64'	33'

	N/A	Poor (1)	Fair (2)	Good (3)	Excellent (4)
Geometry / Solar Orientation				X	
Condition of Structure and Surfacing (cracks, delamination, etc.)			X		
Planarity (playing surface - lack of dips, heaves, holes, correct slopes, etc.)				X	
Striping (Completeness, visibility, condition)				X	
Fencing (Perimeter fencing, backstops, outfield fencing, etc.)	X				
Court Hardware	X				
Safety (Run-outs, lack of obstructions, etc.).				X	
Support Equipment (bases, batting cages, goals, players benches, etc.)				X	
Athletic Lighting (reported adequacy, lack of spill / glare, general condition, etc.)	X				
Site Lighting	X				
Spectator Seating (condition, size, accessibility, etc.)	X				

Average Score = **2.8**

Comments
- School building approximately 10' from the court

Open Space Evaluation Form

Name of Venue	General John Nixon School	Open Space Grade:	1.5

Date of Evaluation	12/6/2024
Address	472 Concord Road
Total Size	0.5 Acres
General Description of Use	Soccer/Recess

	N/A	Poor (1)	Fair (2)	Good (3)	Excellent (4)
Maintenance (well-maintained, mowed, paths cleared, etc.)			X		
Safety and Security (site lighting, clear visibility, fencing, etc.)		X			
Appearance (Welcoming entrance, landscaping, special element, e.g. monument, gathering space, etc.)		X			
General Accessibility (condition of walkways, legibility of signage, clarity of hours/uses, trip hazards)	X				
ADA Compliance (walkways, ramps at appropriate grades, ADA parking, gates, seating areas accessible)			X		
Adequate Seating Areas (benches, landscaped seating, tables, etc.)	X				
Average Score =					

Comments
- Northern field on a hill/not level

GENERAL JOHN NIXON SCHOOL – BASKETBALL AND OPEN FIELDS (Page 2)

Photo 7: Eastern open field space in fair condition.

Photo 8: Uneven northern open field space.

Photo 9: Northern open field space located at the top of a hill.

Photo 10: Walkway along the northern open field space and parking lot.

Photo 11: Basketball goals in fair condition with torn nets.

Photo 12: Basketball court in close proximity to the school with minor cracks throughout.

Athletic Field Evaluation Form

Name of Venue **Haskell Field 1**

Field Grade:	**2.9**

Date of Evaluation	11/20/2024		
Type of Field:	Natural Grass Field		
Number of Fields:	1		
Typical age of users:	All Ages		
MPR Field Dimensions:	Length:	Width	Run-Out
	300'	150'	

	N/A	**Poor (1)**	**Fair (2)**	**Good (3)**	**Excellent (4)**
Geometry					X
Stand of Turf			X		
Planarity (playing surface - lack of dips, heaves, holes, etc.)			X		
Striping (Completeness, visibility, condition)				X	
Fencing (Perimeter fencing, gates, etc.)	X				
Irrigation (condition, coverage, reported adequacy)				X	
Safety (Run-outs, lack of obstructions, etc.).					X
Support Equipment (goals, players benches, etc.)	X				
Athletic Lighting (reported adequacy, lack of spill / glare, general condition, etc.)	X				
Site Lighting			X		
Spectator Seating (condition, size, accessibility, etc.)	X				
Drainage				X	

Average Score = **2.9**

Comments
- Soccer nets in storage appear to be in fair condition - Lines marked for flag football - Some site lighting at the parking lot parallel to Fairbank Road

HASKELL FIELD (Page 1)

Photo 1: Large paved parking lot with striped spaces and cracks throughout.

Photo 2: Uncovered athletic equipment storage area.

Photo 3: Fitness area with walkways.

Photo 4: ADA accessible parking.

Photo 5: Playground entrance with restrooms and storage.

Photo 6: Playground surfacing in poor condition.

HASKELL FIELD (Page 2)

Photo 7: New site lighting along half the parking lot.

Photo 8: Field 1 positioned down a hill.

Photo 9: Field 1 in fair condition with few dips.

Photo 10: Field 1 striped for flag football.

Photo 11: Irrigation head between Field 1 and 2.

Photo 12: Soccer nets at Field 2.

Athletic Field Evaluation Form

Name of Venue **Haskell Field 2**

Field Grade:	**3.1**

Date of Evaluation	11/20/2024		
Type of Field:	Natural Grass Soccer Field		
Number of Fields:	1		
Typical age of users:	All Ages		
MPR Field Dimensions:	Length:	Width	Run-Out
	300'	195'	

	N/A	**Poor (1)**	**Fair (2)**	**Good (3)**	**Excellent (4)**
Geometry					**X**
Stand of Turf				**X**	
Planarity (playing surface - lack of dips, heaves, holes, etc.)				**X**	
Striping (Completeness, visibility, condition)				**X**	
Fencing (Perimeter fencing, gates, etc.)	**X**				
Irrigation (condition, coverage, reported adequacy)				**X**	
Safety (Run-outs, lack of obstructions, etc.).					**X**
Support Equipment (goals, players benches, etc.)	**X**				
Athletic Lighting (reported adequacy, lack of spill / glare, general condition, etc.)	**X**				
Site Lighting			**X**		
Spectator Seating (condition, size, accessibility, etc.)	**X**				
Drainage				**X**	

Average Score = **3.1**

Comments
- Majority of the overuse seen through the centerline of the field - Field striped for soccer

Athletic Field Evaluation Form

Name of Venue **Haskell Baseball Field**

Field Grade:	**2.8**

Date of Evaluation	11/20/2024				
Type of Field:	Natural Grass Baseball Field				
Number of Fields:	1				
Typical age of users:	All Ages				
Baseball/Softball Dimensions:	1st & 3rd Base	L Field	R Field	C Field	Backstop
	90'	300'	300'	350'	

	N/A	**Poor (1)**	**Fair (2)**	**Good (3)**	**Excellent (4)**
Geometry / Solar Orientation				X	
Stand of Turf				X	
Infield Condition (Infield material, base paths, etc.)			X		
Planarity (playing surface - lack of dips, heaves, holes, etc.)			X		
Striping (Completeness, visibility, condition)			X		
Fencing (Perimeter fencing, backstops, outfield fencing, etc.)				X	
Irrigation (condition, coverage, reported adequacy)				X	
Safety (Run-outs, lack of obstructions, etc.).					X
Support Equipment (bases, dugouts, batting cages, players benches, etc.)				X	
Athletic Lighting (reported adequacy, lack of spill / glare, general condition, etc.)	X				
Site Lighting				X	
Spectator Seating (condition, size, accessibility, etc.)				X	
Drainage				X	

Average Score =	**2.8**

Comments
- Outfield fence and safety cap in good shape - Dugout walls in poor condition

Athletic Field Evaluation Form

Name of Venue **Haskell Youth Fields**

Field Grade:	**3.0**

Date of Evaluation	11/20/2024		
Type of Field:	Natural Grass Youth Soccer Fields		
Number of Fields:	15		
Typical age of users:	Youth		
MPR Field Dimensions:	Length:	Width	Run-Out
	See Comment Below		

	N/A	**Poor (1)**	**Fair (2)**	**Good (3)**	**Excellent (4)**
Geometry					X
Stand of Turf				X	
Planarity (playing surface - lack of dips, heaves, holes, etc.)				X	
Striping (Completeness, visibility, condition)			X		
Fencing (Perimeter fencing, gates, etc.)	X				
Irrigation (condition, coverage, reported adequacy)				X	
Safety (Run-outs, lack of obstructions, etc.).					X
Support Equipment (goals, players benches, etc.)	X				
Athletic Lighting (reported adequacy, lack of spill / glare, general condition, etc.)	X				
Site Lighting			X		
Spectator Seating (condition, size, accessibility, etc.)	X				
Drainage				X	
Average Score = **3.0**					

Comments
- Majority of the overuse at goal and corner kick area
- Two (2) 150' X 210' Fields
- Five (5) 120' X 180' Fields
- Eight (8) 66' X 100' Fields

HASKELL FIELD (Page 3)

Photo 13: Overused playing surface through the center of the field.

Photo 14: Overused playing surface at each soccer goal.

Photo 15: Walkways along the west side of the field.

Photo 16: Foul pole and yellow safety cap at baseball outfield fencing.

Photo 17: Bleachers in good condition at the baseball field.

Photo 18: Storage shed and backstop at the baseball field.

HASKELL FIELD (Page 4)

Photo 19: Existing scoreboard.


Photo 20: Covered dugout with player benches.


Photo 21: Baseball field in overall good condition.


Photo 22: Wooden dugout structure in fair condition.


Photo 23: Significant overuse at youth soccer field goals.


Photo 24: Youth soccer fields in fair condition with heaves and overuse in high traffic areas.

Athletic Field Evaluation Form

Name of Venue **Haynes School**

Field Grade:	**2.2**

Date of Evaluation	12/6/2024		
Type of Field:	Multi-Purpose Rectangular (MPR)		
Number of Fields:	1		
Typical age of users:	Kindergarten - 4th Grade		
MPR Field Dimensions:	Length:	Width	Run-Out
	N/A	N/A	N/A

	N/A	**Poor (1)**	**Fair (2)**	**Good (3)**	**Excellent (4)**
Geometry				X	
Stand of Turf		X			
Planarity (playing surface - lack of dips, heaves, holes, etc.)			X		
Striping (Completeness, visibility, condition)	X				
Fencing (Perimeter fencing, gates, etc.)	X				
Irrigation (condition, coverage, reported adequacy)	X				
Safety (Run-outs, lack of obstructions, etc.).					X
Support Equipment (goals, players benches, etc.)		X			
Athletic Lighting (reported adequacy, lack of spill / glare, general condition, etc.)	X				
Site Lighting	X				
Spectator Seating (condition, size, accessibility, etc.)	X				
Drainage	X				
Average Score = **2.2**					

Comments
- Backstop in the northeast corner of the field. No other baseball/softball support equipment present - Soccer goals in poor condition

Hard Court Evaluation Form

Name of Venue	Haynes Courts	Court Grade:	2.2

Date of Evaluation	12/6/2024	
Type of Court:	Basketball	
Number of Courts:	2	
Typical age of users:	Kindergarten - 4th Grade	
Original Construction Date:		
Type of Structure:	Bituminous Concrete	
Type of Surfacing:	Acrylic	
Playing Dimensions:	Length:	Width:
	84'	50'

	N/A	Poor (1)	Fair (2)	Good (3)	Excellent (4)
Geometry / Solar Orientation				X	
Condition of Structure and Surfacing (cracks, delamination, etc.)		X			
Planarity (playing surface - lack of dips, heaves, holes, correct slopes, etc.)			X		
Striping (Completeness, visibility, condition)			X		
Fencing (Perimeter fencing, backstops, outfield fencing, etc.)	X				
Court Hardware	X				
Safety (Run-outs, lack of obstructions, etc.).			X		
Support Equipment (bases, batting cages, goals, players benches, etc.)				X	
Athletic Lighting (reported adequacy, lack of spill / glare, general condition, etc.)	X				
Site Lighting	X				
Spectator Seating (condition, size, accessibility, etc.)	X				
Average Score = **2.2**					

Comments
- Potential safety hazard at the southwest corner of the courts due to steep slope

HAYNES SCHOOL – BASKETBALL COURTS AND OPEN FIELD (Page 1)

Photo 1: Cracks seen throughout the court playing surface.

Photo 2: Cracks and divot at the drain manhole.

Photo 3: Basketball goals in good condition.

Photo 4: Potential safety concern along the west side of the courts.

Photo 5: Cracking and fading of the court surfacing.

Photo 6: Field area not level with the playground.

HAYNES SCHOOL – BASKETBALL COURTS AND OPEN FIELD (Page 2)

Photo 7: Poor grass growth at the open field.

Photo 8: Soccer goals in poor condition.

Photo 9: Backstop in the northeast corner of the field.

Photo 10: Access drive along the northeast corner of the field.

Photo 11: ADA parking space and ramp at southwest corner of the school parking lot.

Hard Court Evaluation Form

Name of Venue	Israel Loring School	Court Grade:	2.6

Date of Evaluation	12/9/2024	
Type of Court:	Basketball	
Number of Courts:	1	
Typical age of users:	Kindergarten - 4th Grade	
Original Construction Date:		
Type of Structure:	Bituminous Concrete	
Type of Surfacing:		
Playing Dimensions:	Length:	Width:
	84'	50'

	N/A	Poor (1)	Fair (2)	Good (3)	Excellent (4)
Geometry / Solar Orientation					X
Condition of Structure and Surfacing (cracks, delamination, etc.)			X		
Planarity (playing surface - lack of dips, heaves, holes, correct slopes, etc.)				X	
Striping (Completeness, visibility, condition)			X		
Fencing (Perimeter fencing, backstops, outfield fencing, etc.)				X	
Court Hardware	X				
Safety (Run-outs, lack of obstructions, etc.).			X		
Support Equipment (bases, batting cages, goals, players benches, etc.)			X		
Athletic Lighting (reported adequacy, lack of spill / glare, general condition, etc.)	X				
Site Lighting	X				
Spectator Seating (condition, size, accessibility, etc.)	X				

Average Score = **2.6**

Comments
- Located at the top of a hill

Athletic Field Evaluation Form

Name of Venue **Israel Loring School**

Field Grade:	**2.0**

Date of Evaluation	12/9/2024		
Type of Field:	Multi-Purpose Rectangular (MPR)		
Number of Fields:	1		
Typical age of users:	Kindergarten - 4th Grade		
MPR Field Dimensions:	Length:	Width	Run-Out
	N/A	N/A	N/A

	N/A	**Poor (1)**	**Fair (2)**	**Good (3)**	**Excellent (4)**
Geometry				X	
Stand of Turf		X			
Planarity (playing surface - lack of dips, heaves, holes, etc.)		X			
Striping (Completeness, visibility, condition)	X				
Fencing (Perimeter fencing, gates, etc.)	X				
Irrigation (condition, coverage, reported adequacy)	X				
Safety (Run-outs, lack of obstructions, etc.).					X
Support Equipment (goals, players benches, etc.)	X				
Athletic Lighting (reported adequacy, lack of spill / glare, general condition, etc.)	X				
Site Lighting	X				
Spectator Seating (condition, size, accessibility, etc.)	X				
Drainage		X			

Average Score = **2.0**

Comments
- Muddy/little grass growth

Athletic Field Evaluation Form

Name of Venue **Israel Loring School**

Field Grade:	**2.1**

Date of Evaluation	12/9/2024				
Type of Field:	Natural Grass Baseball Field				
Number of Fields:	1				
Typical age of users:	Kindergarten - 4th Grade				
Baseball/Softball Dimensions:	1st & 3rd Base	L Field	R Field	C Field	Backstop
	60'				

	N/A	**Poor (1)**	**Fair (2)**	**Good (3)**	**Excellent (4)**
Geometry / Solar Orientation				X	
Stand of Turf		X			
Infield Condition (Infield material, base paths, etc.)		X			
Planarity (playing surface - lack of dips, heaves, holes, etc.)		X			
Striping (Completeness, visibility, condition)	X				
Fencing (Perimeter fencing, backstops, outfield fencing, etc.)				X	
Irrigation (condition, coverage, reported adequacy)	X				
Safety (Run-outs, lack of obstructions, etc.).					X
Support Equipment (bases, dugouts, batting cages, players benches, etc.)				X	
Athletic Lighting (reported adequacy, lack of spill / glare, general condition, etc.)	X				
Site Lighting	X				
Spectator Seating (condition, size, accessibility, etc.)	X				
Drainage		X			
Average Score =	**2.1**				

Comments
- Safety cones are used as bases
- Infield base paths are overgrown
- Storage shed at the backstop

ISRAEL LORING SCHOOL – BASKETBALL COURT AND FIELDS (PAGE 1)

Photo 1: Cracking through the court surface.

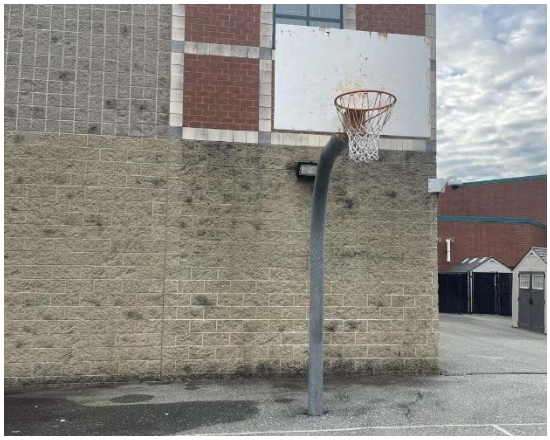

Photo 2: Basketball goal in poor condition.

Photo 3: Court surface not level with the adjacent playground.

Photo 4: Basketball court located at the top of a hill.

Photo 5: Stairway leading to the basketball court.

Photo 6: Picnic table and soccer goals at rectangular open field.

ISRAEL LORING SCHOOL – BASKETBALL COURT AND FIELDS (PAGE 2)

Photo 7: Lack of grass growth and even plating surface at the rectangular open field space.

Photo 8: Soccer goals in poor condition.

Photo 9: Uneven playing surface at the baseball field.

Photo 10: Overgrown baseball clay infield and base paths.

Photo 11: Traffic cones used as bases.

Photo 12: Player bench and storage shed in good condition.

Athletic Field Evaluation Form

Name of Venue	Lincoln-Sudbury Regional HS Baseball Field 1	Field Grade:	2.7

Date of Evaluation	12/6/2024				
Type of Field:	Natural Grass Baseball Field				
Number of Fields:	1				
Typical age of users:	High School				
Baseball/Softball Dimensions:	1st & 3rd Base	L Field	R Field	C Field	Backstop
	90'	275'	290'		

	N/A	Poor (1)	Fair (2)	Good (3)	Excellent (4)
Geometry / Solar Orientation					X
Stand of Turf			X		
Infield Condition (Infield material, base paths, etc.)				X	
Planarity (playing surface - lack of dips, heaves, holes, etc.)				X	
Striping (Completeness, visibility, condition)			X		
Fencing (Perimeter fencing, backstops, outfield fencing, etc.)			X		
Irrigation (condition, coverage, reported adequacy)				X	
Safety (Run-outs, lack of obstructions, etc.).					X
Support Equipment (bases, dugouts, batting cages, players benches, etc.)			X		
Athletic Lighting (reported adequacy, lack of spill / glare, general condition, etc.)	X				
Site Lighting	X				
Spectator Seating (condition, size, accessibility, etc.)			X		
Drainage				X	

Average Score =	**2.7**

Comments
- Portable outfield fencing
- Enclosed dugouts and spectator benches in good condition
- Batting cage located north of the double synthetic turf fields
- MPR field stirping overlapping infield clay
- Bullpen/batting cage in poor condition and appears to be used as storage

LINCOLN SUDBURY HIGH SCHOOL – BASEBALL FIELD 1 (PAGE 1)

Photo 1: Batting cage/bullpens in poor condition and used at storage.

Photo 2: Scoreboard in good condition.

Photo 3: Soccer field striping overlapping clay infield. Fencing safety cap in poor condition.

Photo 4: Clay infield in good condition and well maintained.

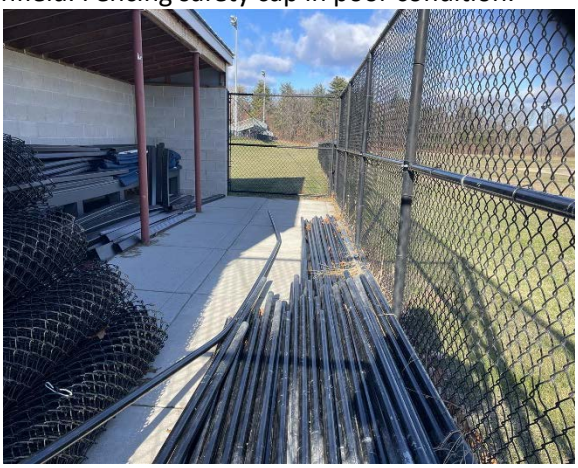

Photo 5: Enclosed dugouts in good condition and used as storage.

Photo 6: Spectator seating bench next to dugouts.

Athletic Field Evaluation Form

Name of Venue	Lincoln-Sudbury Regional HS Baseball Field 2	Field Grade:	2.6

Date of Evaluation	12/6/2024				
Type of Field:	Natural Grass Baseball Field				
Number of Fields:	1				
Typical age of users:	High School				
Baseball/Softball Dimensions:	1st & 3rd Base	L Field	R Field	C Field	Backstop
	90'	325'	320'	365'	

	N/A	Poor (1)	Fair (2)	Good (3)	Excellent (4)
Geometry / Solar Orientation					X
Stand of Turf			X		
Infield Condition (Infield material, base paths, etc.)				X	
Planarity (playing surface - lack of dips, heaves, holes, etc.)			X		
Striping (Completeness, visibility, condition)			X		
Fencing (Perimeter fencing, backstops, outfield fencing, etc.)			X		
Irrigation (condition, coverage, reported adequacy)				X	
Safety (Run-outs, lack of obstructions, etc.).				X	
Support Equipment (bases, dugouts, batting cages, players benches, etc.)			X		
Athletic Lighting (reported adequacy, lack of spill / glare, general condition, etc.)	X				
Site Lighting	X				
Spectator Seating (condition, size, accessibility, etc.)	X				
Drainage				X	

Average Score =	**2.6**

Comments
- Field hockey striped in outfield - Infield in good condition but very wet

LINCOLN SUDBURY HIGH SCHOOL – BASEBALL FIELD 2 (PAGE 2)

Photo 7: Pathway running through the left outfield.

Photo 8: Field hockey striping painted in the right outfield.

Photo 9: Infield in good condition with minor grass overgrowth.

Photo 10: Poor grass coverage/growth at the backstop behind home plate.

Photo 11: Player benches in good condition but concrete pad uneven with the playing surface.

Photo 12: Backstop in fair condition with some bowing of the fence.

Athletic Field Evaluation Form

Name of Venue	Lincoln-Sudbury Regional HS Natural Grass Fields	Field Grade:	2.6

Date of Evaluation	12/6/2024		
Type of Field:	Natural Grass Multi-Purpose Rectangular (MPR)		
Number of Fields:	3		
Typical age of users:	High School		
MPR Field Dimensions:	Length:	Width	Run-Out
	See Comments Below		

	N/A	Poor (1)	Fair (2)	Good (3)	Excellent (4)
Geometry					X
Stand of Turf			X		
Planarity (playing surface - lack of dips, heaves, holes, etc.)				X	
Striping (Completeness, visibility, condition)			X		
Fencing (Perimeter fencing, gates, etc.)	X				
Irrigation (condition, coverage, reported adequacy)				X	
Safety (Run-outs, lack of obstructions, etc.).			X		
Support Equipment (goals, players benches, etc.)			X		
Athletic Lighting (reported adequacy, lack of spill / glare, general condition, etc.)	X				
Site Lighting	X				
Spectator Seating (condition, size, accessibility, etc.)	X				
Drainage				X	
Average Score = **2.6**					

Comments

- Field stirping overlaps baseball infield clay
- One (1) 160' X 300' practice football field, and two (2) 180' X 300' practice soccer fields
- Swale between stadium field and practice fields could be a safety concern
- Shot put/discuss cage in northwest corner of the field

LINCOLN SUDBURY HIGH SCHOOL – NATURAL GRASS PRACTICE FIELDS (PAGE 3)

Photo 13: Lack of grass growth throughout the fields.

Photo 14: Approximately 15’ distance between each field.

Photo 15: Soccer goals in fair condition.

Photo 16: Short run out distance between the end of the field and the swale.

Photo 17: Shot put/discuss pad with fencing in poor in condition.

Photo 18: Swale between the stadium field and practice fields.

Athletic Field Evaluation Form

Name of Venue	Lincoln-Sudbury Regional HS Stadium Field	Field Grade:	3.4

Date of Evaluation	12/6/2024		
Type of Field:	Synthetic Turf Multi-Purpose Rectangular (MPR)		
Number of Fields:	3		
Typical age of users:	Youth/High School		
MPR Field Dimensions:	Length:	Width	Run-Out
	See Comments Below		

	N/A	Poor (1)	Fair (2)	Good (3)	Excellent (4)
Geometry					X
Stand of Turf					X
Planarity (playing surface - lack of dips, heaves, holes, etc.)					X
Striping (Completeness, visibility, condition)					X
Fencing (Perimeter fencing, gates, etc.)			X		
Irrigation (condition, coverage, reported adequacy)	X				
Safety (Run-outs, lack of obstructions, etc.).					X
Support Equipment (goals, players benches, etc.)				X	
Athletic Lighting (reported adequacy, lack of spill / glare, general condition, etc.)				X	
Site Lighting	X				
Spectator Seating (condition, size, accessibility, etc.)				X	
Drainage				X	
Average Score = **3.4**					

Comments

- Four (4) Musco light poles
- Pressbox with filming deck
- Striping for 160' X 360' Football, 195' X 360' Womens Lacrosse, 195' X 330' Soccer, and 180' X 330' Mens Lacrosse

Athletic Field Evaluation Form

Name of Venue **Lincoln-Sudbury Regional HS Track**

Field Grade:	**2.3**

Date of Evaluation	12/6/2024	
Approximate Track Radius:	105'	
Type of Surfacing:	Synthetic Track Surfacing	
Original Construction Date:		
Last Resurfacing Date:		
Length of Track Straightaway:	320'	
Width of Running Lanes:	4'	
Number of Running Lanes:	Straigthaway	Radius
	6	6

	N/A	Poor (1)	Fair (2)	Good (3)	Excellent (4)
Geometry / Solar Orientation					X
Condition of Surfacing (wear and tear, patches etc.)			X		
Condition of Structure (cracks, depressions, etc.)			X		
Striping (Completeness, visibility, condition)			X		
Fencing			X		
Safety (Run-outs, lack of obstructions, etc.).			X		
Support Equipment (hurtles, high jump, etc.)				X	
Site Amenities (restrooms, entrance area, ticket booth, etc.)		X			
Athletic Lighting (reported adequacy, lack of spill / glare, general condition, etc.)			X		
Site Lighting	X				
Spectator Seating (condition, size, accessibility, etc.)				X	
Drainage (trench drain, slot drain, etc.)			X		

Average Score = **2.3**

Comments

- Patching throughout the track
- Shrubs overgrown onto running path near restrooms could be a safety concern
- Restroom/storage building appears to be in poor condition
- Southern D-area is very uneven
- Storage containers by long jump/pole vault lanes
- Two (2) long jump lanes and sandpits
- One (1) pole vault lane

LINCOLN SUDBURY HIGH SCHOOL – STADIUM FIELD (PAGE 4)

Photo 19: Cracking of anchor curb along the track.

Photo 20: Scoreboard in fair condition with some rusting.

Photo 21: Sports goals in good condition.

Photo 22: Synthetic turf field in overall good condition with striping for four (4) sports.

Photo 23: Visitor bleachers, press bow, and filming deck in overall good condition.

Photo 24: Storage of athletic equipment underneath home team bleachers.

LINCOLN SUDBURY HIGH SCHOOL – STADIUM FIELD (PAGE 5)

Photo 25: Musco light poles.

Photo 26: Uneven surface at southern D-area.

Photo 27: Minimal safety run out distance due to overgrown shrubs.

Photo 28: Overused patches throughout the track surface.

Photo 29: Restroom and storage building appears to be in poor condition.

Photo 30: Long jump/pole vault lanes in good condition with some wear on the track surfacing.

Athletic Field Evaluation Form

Name of Venue	Lincoln-Sudbury Regional HS Double Turf Fields	Field Grade:	3.1

Date of Evaluation	12/6/2024		
Type of Field:	Synthetic Turf Multi-Purpose Rectangular (MPR)		
Number of Fields:	2		
Typical age of users:	High School		
MPR Field Dimensions:	Length:	Width	Run-Out
	See Comments Below		

	N/A	Poor (1)	Fair (2)	Good (3)	Excellent (4)
Geometry					X
Stand of Turf				X	
Planarity (playing surface - lack of dips, heaves, holes, etc.)					X
Striping (Completeness, visibility, condition)			X		
Fencing (Perimeter fencing, gates, etc.)				X	
Irrigation (condition, coverage, reported adequacy)	X				
Safety (Run-outs, lack of obstructions, etc.).					X
Support Equipment (goals, players benches, etc.)			X		
Athletic Lighting (reported adequacy, lack of spill / glare, general condition, etc.)	X				
Site Lighting	X				
Spectator Seating (condition, size, accessibility, etc.)				X	
Drainage				X	

Average Score = **3.1**

Comments
- Two MPR synthetic turf fields. Painted striping for two (2) 195' X 330' soccer fields, one (1) 195' X 340' womens lacrosse field, one (1) 180' X 300' field hockey field, and one (1) 180' X 330' mens lacrosse field

LINCOLN SUDBURY HIGH SCHOOL – MPR FIELDS (PAGE 6)

Photo 31: MPR fields located at the bottom of a hill.

Photo 32: Existing scoreboards.

Photo 33: No storage building for sports goals.

Photo 34: Ball safety netting pulled down when not in use.

Photo 35: Spectator seating along the east side of the field.

Photo 36: Synthetic turf in overall good condition with painted field lines.

LINCOLN SUDBURY HIGH SCHOOL – MPR FIELDS (PAGE 7)

Photo 37: Minimal overuse near the goal area.

Photo 38: Lacrosse goal in poor condition due to lack of storage.

Athletic Field Evaluation Form

Name of Venue	Lincoln-Sudbury Regional HS Softball Field	Field Grade:	3.0

Date of Evaluation	12/6/2024				
Type of Field:	Natural Grass Softball Field				
Number of Fields:	1				
Typical age of users:	High School				
Baseball/Softball Dimensions:	1st & 3rd Base	L Field	R Field	C Field	Backstop
	60'	200'	200'	200'	

	N/A	Poor (1)	Fair (2)	Good (3)	Excellent (4)
Geometry / Solar Orientation					X
Stand of Turf			X		
Infield Condition (Infield material, base paths, etc.)			X		
Planarity (playing surface - lack of dips, heaves, holes, etc.)				X	
Striping (Completeness, visibility, condition)	X				
Fencing (Perimeter fencing, backstops, outfield fencing, etc.)				X	
Irrigation (condition, coverage, reported adequacy)				X	
Safety (Run-outs, lack of obstructions, etc.).					X
Support Equipment (bases, dugouts, batting cages, players benches, etc.)				X	
Athletic Lighting (reported adequacy, lack of spill / glare, general condition, etc.)	X				
Site Lighting	X				
Spectator Seating (condition, size, accessibility, etc.)				X	
Drainage				X	
Average Score =	**3.0**				

Comments
- Yellow safety cap on outfild fence - Stone dust warning track - Batting cage located at the west end of the tennis courts

LINCOLN SUDBURY HIGH SCHOOL – SOFTBALL FIELD (PAGE 8)

Photo 39: Surfaced warning track.

Photo 40: Existing scoreboard.

Photo 41: Dugout, backstop, and player benches in good condition.

Photo 42: Spectator seating with no ADA accessible seating or paths.

Photo 43: General condition of outfield turfgrass.

Photo 44: Batting cage at the west end of the tennis courts.

Hard Court Evaluation Form

Name of Venue	Lincoln-Sudbury Regional HS Tennis Courts	Court Grade:	2.9

Date of Evaluation	12/6/2024	
Type of Court:	Tennis	
Number of Courts:	6	
Typical age of users:	All Ages	
Original Construction Date:		
Type of Structure:	Bituminous Concrete	
Type of Surfacing:	Acrylic	
Playing Dimensions:	Length:	Width:
	78'	36'

	N/A	Poor (1)	Fair (2)	Good (3)	Excellent (4)
Geometry / Solar Orientation					X
Condition of Structure and Surfacing (cracks, delamination, etc.)			X		
Planarity (playing surface - lack of dips, heaves, holes, correct slopes, etc.)				X	
Striping (Completeness, visibility, condition)				X	
Fencing (Perimeter fencing, backstops, outfield fencing, etc.)			X		
Court Hardware			X		
Safety (Run-outs, lack of obstructions, etc.).					X
Support Equipment (bases, batting cages, goals, players benches, etc.)				X	
Athletic Lighting (reported adequacy, lack of spill / glare, general condition, etc.)	X				
Site Lighting	X				
Spectator Seating (condition, size, accessibility, etc.)	X				

Average Score = **2.9**

Comments
- Storage shed located at west end of tennis courts
- Player benches at each court
- Job box located at the east end of the courts
- Vegetation growing into the existing fencing

LINCOLN SUDBURY HIGH SCHOOL – TENNIS COURTS (PAGE 9)

Photo 45: General condition of the tennis courts with ice forming on the surface.

Photo 46: Cracking throughout the court surface.

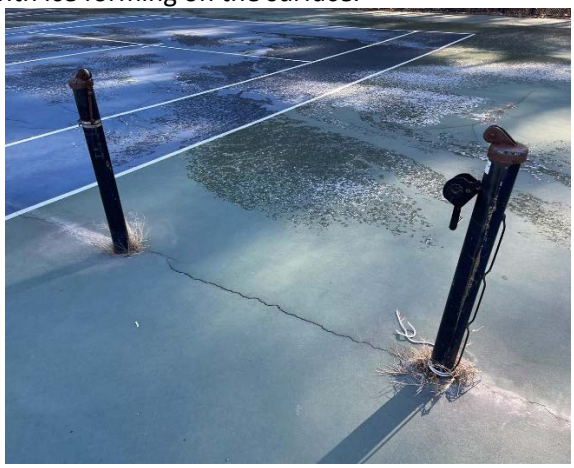

Photo 47: Rusty tennis court net posts.

Photo 48: Player benches in good condition.

Photo 49: Vegetation growing into existing fence.

Photo 50: Storage shed at the west end of the tennis courts.

Athletic Field Evaluation Form

Name of Venue **MA State Police Crime Lab Field**

Field Grade:	**2.9**

Date of Evaluation	12/6/2024				
Type of Field:	Natural Grass Baseball Field				
Number of Fields:	1				
Typical age of users:	Youth				
Baseball/Softball Dimensions:	1st & 3rd Base	L Field	R Field	C Field	Backstop
	60'				

	N/A	**Poor (1)**	**Fair (2)**	**Good (3)**	**Excellent (4)**
Geometry / Solar Orientation				X	
Stand of Turf				X	
Infield Condition (Infield material, base paths, etc.)				X	
Planarity (playing surface - lack of dips, heaves, holes, etc.)				X	
Striping (Completeness, visibility, condition)	X				
Fencing (Perimeter fencing, backstops, outfield fencing, etc.)				X	
Irrigation (condition, coverage, reported adequacy)	X				
Safety (Run-outs, lack of obstructions, etc.).					X
Support Equipment (bases, dugouts, batting cages, players benches, etc.)			X		
Athletic Lighting (reported adequacy, lack of spill / glare, general condition, etc.)	X				
Site Lighting	X				
Spectator Seating (condition, size, accessibility, etc.)	X				
Drainage			X		
Average Score =	**2.9**				

Comments
- Storage shed located in the parking lot

MA STATE POLICE CRIME LAB FIELD

Photo 1: Storage shed in the parking lot at the baseball field.

Photo 2: Change in grade from the parking lot to the baseball playing surface.

Photo 3: Infield clay in good condition.

Photo 4: Player benches with overused paths to the field.

Photo 5: General condition of outfield turfgrass.

Open Space Evaluation Form

Name of Venue	Parkinson Field	Open Space Grade:	2.4

Date of Evaluation	11/21/2024
Address	Hudson Road
Total Size	12 Acres
General Description of Use	Open Recreation

	N/A	Poor (1)	Fair (2)	Good (3)	Excellent (4)
Maintenance (well-maintained, mowed, paths cleared, etc.)				X	
Safety and Security (site lighting, clear visibility, fencing, etc.)	X				
Appearance (Welcoming entrance, landscaping, special element, e.g. monument, gathering space, etc.)			X		
General Accessibility (condition of walkways, legibility of signage, clarity of hours/uses, trip hazards)				X	
ADA Compliance (walkways, ramps at appropriate grades, ADA parking, gates, seating areas accessible)			X		
Adequate Seating Areas (benches, landscaped seating, tables, etc.)			X		
Average Score = **2.4**					

Comments
- Small gravel parking lot - Access to Bruce Freeman Rail Trail - No sports field striping/equipment

PARKINSON FIELD

Photo 1: Existing unpaved parking lot, lack of discrete spaces/lanes.

Photo 2: Recent upgrades to the field entrance.

Photo 3: Connection to Bruce Freeman Rail Trail.

Photo 4: General condition of lower field.

Photo 5: Pathway that connects the upper and lower fields.

Photo 6: General condition of upper field.

Athletic Field Evaluation Form

Name of Venue **Peter Noyes School**

Field Grade:	**1.9**

Date of Evaluation	12/6/2024				
Type of Field:	Natural Grass Baseball Field				
Number of Fields:	2				
Typical age of users:	Kindergarten - 5th Grade				
Baseball/Softball Dimensions:	1st & 3rd Base	L Field	R Field	C Field	Backstop
	60'				

	N/A	**Poor (1)**	**Fair (2)**	**Good (3)**	**Excellent (4)**
Geometry / Solar Orientation		X			
Stand of Turf		X			
Infield Condition (Infield material, base paths, etc.)		X			
Planarity (playing surface - lack of dips, heaves, holes, etc.)			X		
Striping (Completeness, visibility, condition)	X				
Fencing (Perimeter fencing, backstops, outfield fencing, etc.)				X	
Irrigation (condition, coverage, reported adequacy)	X				
Safety (Run-outs, lack of obstructions, etc.).					X
Support Equipment (bases, dugouts, batting cages, players benches, etc.)			X		
Athletic Lighting (reported adequacy, lack of spill / glare, general condition, etc.)	X				
Site Lighting	X				
Spectator Seating (condition, size, accessibility, etc.)	X				
Drainage		X			

Average Score =	**1.9**

Comments
- Two (2) 60' diamonds - Two (2) soccer goals in poor condition

PETER NOYES SCHOOL

Photo 1: Storage shed behind the softball field backstop.

Photo 2: Overgrown softball field infield clay.

Photo 3: General condition of the baseball infield with overgrown base paths.

Photo 4: Existing backstop at the baseball field.

Photo 5: Soccer field to the east of the baseball field with lack of grass growth.

Photo 6: Soccer goals in poor condition.

ENCLOSURE 3

GRADATION AND NUTRIENT TESTING RESULTS

Soil and Plant Nutrient Testing Laboratory
203 Paige Laboratory
161 Holdsworth Way
University of Massachusetts
Amherst, MA 01003
Phone: (413) 545-2311
e-mail: soiltest@umass.edu
website: soiltest.umass.edu

Particle Size Analysis - Comprehensive

Sample Information:
Sample ID: Broad Acre

Prepared For:
Kaitlyn Rogosch
Gale Associates, Inc
300 Ledgewood Place, Suite 300
Rockland, MA 02370

kmr@gainc.com
734-536-1968

Order Number: 77668
Lab Number: X241220-101
Received: 12/19/2024
Reported: 1/3/2025

USDA Size Fraction

Main Fractions	Size (mm)	Percent
Sand	0.05-2.0	71.6
Silt	0.002-0.05	22.5
Clay	<0.002	5.9

Sand Fractions	Size (mm)	Percent
Very Coarse	1.0-2.0	1.1
Coarse	0.5-1.0	5.6
Medium	0.25-0.5	24.4
Fine	0.10-0.25	26.9
Very Fine	0.05-0.10	13.6

Silt Fractions	Size (mm)	Percent
Coarse	0.02-0.05	12.8
Medium	0.005-0.02	7.2
Fine	0.002-0.005	2.5

Percent of Whole Sample Passing

Size (mm)	Sieve #	Whole Sample % of Sample Passing
2.00	#10	99.4
1.00	#18	98.2
0.50	#35	92.7
0.25	#60	68.4
0.10	#140	41.7
0.053	#270	28.2
0.02	20 um	15.5
0.005	5 um	8.3
0.002	2 um	5.9

USDA Textural Class: sandy loam

Gravel Content: (%) 0.6

Soil and Plant Nutrient Testing Laboratory
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University of Massachusetts
Amherst, MA 01003
Phone: (413) 545-2311
e-mail: soiltest@umass.edu
website: soiltest.umass.edu

Soil Test Report

Prepared For:

Kaitlyn Rogosch
Gale Associates, Inc
300 Ledgewood Place, Suite 300
Rockland, MA 02370

kmr@gainc.com
734-536-1968

Sample Information:

Sample ID: Broad Acre

Order Number: 77624
Lab Number: S241219-117
Area Sampled: 3.75 acres
Received: 12/19/2024
Reported: 12/24/2024

Results

Analysis	*Value Found*	*Optimum Range*
Soil pH (1:1, H2O)	5.5	
Modified Morgan extractable, ppm		
Macronutrients		
Phosphorus (P)	4.2	4-14
Potassium (K)	36	100-160
Calcium (Ca)	454	1000-1500
Magnesium (Mg)	34	50-120
Sulfur (S)	6.2	>10
Micronutrients *		
Boron (B)	0.0	0.1-0.5
Manganese (Mn)	2.2	1.1-6.3
Zinc (Zn)	0.9	1.0-7.6
Copper (Cu)	0.2	0.3-0.6
Iron (Fe)	4.8	2.7-9.4
Aluminum (Al)	93	<75
Lead (Pb)	1.4	<22

Analysis	*Value Found*	*Optimum Range*
Cation Exch. Capacity, meq/100g	9.8	
Exch. Acidity, meq/100g	7.1	
Base Saturation, %		
Calcium Base Saturation	23	50-80
Magnesium Base Saturation	3	10-30
Potassium Base Saturation	1	2.0-7.0
Scoop Density, g/cc	1.04	
Optional tests		
Soil Organic Matter (LOI), %	3.8	

* *Micronutrient deficiencies rarely occur in New England soils; therefore, an Optimum Range has never been defined. Values provided represent the normal range found in soils and are for reference only.*

Soil Test Interpretation

Nutrient	Very Low	Low	Optimum	Above Optimum
Phosphorus (P):				
Potassium (K):				
Calcium (Ca):				
Magnesium (Mg):				

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website: soiltest.umass.edu

Recommendations for Sports Turf/Golf Fairway-Establishment

Limestone (Target pH of 6.5)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
	lbs / 1000 sq ft		
125	2 - 4	1	5

Comments:

-Your magnesium level is low. Dolomitic limestone is recommended.
-For instructions on converting nutrient recommendations to fertilizer applications in lawns, see Reference "Step-by-Step Fertilizer Guide for Lawns" (listed below).
-For best results, split the N, P2O5, and K2O recommendations above into three to four applications over the course of the growing season at six to eight week intervals, beginning in mid- to late-April.
-Many fertilizer sources and rates may be combined to provide acceptable turfgrass fertilty.
-The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.

References:

UMass Lawn and Landscape Turf Best Management Practices	http://extension.umass.edu/turf/publications-resources/best-management-practices
Step-by-Step Fertilizer Guide for Lawns	http://ag.umass.edu/soil-plant-nutrient-testing-laboratory/fact-sheets/fertilizer-guide-for-lawns

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Recommendations for Sports Turf/Golf Fairway-Maintenance

Limestone (Target pH of 6.5)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
	lbs / 1000 sq ft		
125	3 - 5	0.5	5

Comments:

-Do not topdress with more than 50 lb limestone per 1000 sq ft at one time. Split the above application between early spring and mid-autumn.
-Your magnesium level is low. Dolomitic limestone is recommended.
-For instructions on converting nutrient recommendations to fertilizer applications in lawns, see Reference "Step-by-Step Fertilizer Guide for Lawns" (listed below).
-Many fertilizer sources and rates may be combined to provide acceptable turfgrass fertilty.
-For best results, split the N, P2O5, and K2O recommendations above into three to four applications over the course of the growing season at six to eight week intervals, beginning in mid- to late-April.
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Step-by-Step Fertilizer Guide for Lawns	http://ag.umass.edu/soil-plant-nutrient-testing-laboratory/fact-sheets/fertilizer-guide-for-lawns

General References:

Interpreting Your Soil Test Results	http://soiltest.umass.edu/fact-sheets/interpreting-your-soil-test-results
Soil Lead: Testing, Interpretation & Recommendations	http://ag.umass.edu/soil-plant-nutrient-testing-laboratory/fact-sheets/soil-lead-fact-sheet
For current information and order forms, please visit	http://soiltest.umass.edu/
UMass Extension Nutrient Management	http://ag.umass.edu/agriculture-resources/nutrient-management

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Particle Size Analysis - Comprehensive

Sample Information:
Sample ID: Davis Field

Prepared For:
Kaitlyn Rogosch
Gale Associates, Inc
300 Ledgewood Place, Suite 300
Rockland, MA 02370

kmr@gainc.com
734-536-1968

Order Number: 77668
Lab Number: X241220-102
Received: 12/19/2024
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Clay	<0.002	6.3

Sand Fractions	Size (mm)	Percent
Very Coarse	1.0-2.0	1.5
Coarse	0.5-1.0	3.1
Medium	0.25-0.5	4.8
Fine	0.10-0.25	26.6
Very Fine	0.05-0.10	24.3

Silt Fractions	Size (mm)	Percent
Coarse	0.02-0.05	20.4
Medium	0.005-0.02	10.2
Fine	0.002-0.005	2.7

Percent of Whole Sample Passing

Size (mm)	Sieve #	Whole Sample % of Sample Passing
2.00	#10	93.4
1.00	#18	92.0
0.50	#35	89.0
0.25	#60	84.6
0.10	#140	59.7
0.053	#270	37.0
0.02	20 um	18.0
0.005	5 um	8.4
0.002	2 um	5.9

USDA Textural Class: very fine sandy loam

Gravel Content: (%) 6.6

Soil and Plant Nutrient Testing Laboratory
203 Paige Laboratory
161 Holdsworth Way
University of Massachusetts
Amherst, MA 01003
Phone: (413) 545-2311
e-mail: soiltest@umass.edu
website: soiltest.umass.edu

Soil Test Report

Prepared For:

Kaitlyn Rogosch
Gale Associates, Inc
300 Ledgewood Place, Suite 300
Rockland, MA 02370

kmr@gainc.com
734-536-1968

Sample Information:

Sample ID: Davis Field

Order Number: 77624
Lab Number: S241219-118
Area Sampled: 15 acres
Received: 12/19/2024
Reported: 12/24/2024

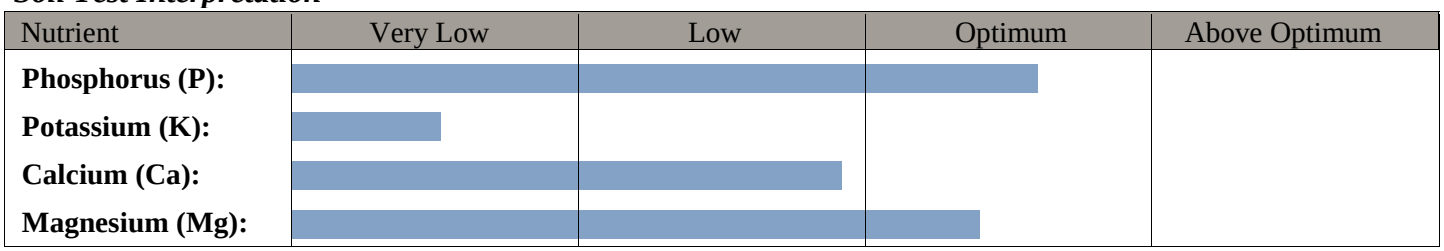
Results

Analysis	*Value Found*	*Optimum Range*
Soil pH (1:1, H2O)	6.2	
Modified Morgan extractable, ppm		
Macronutrients		
Phosphorus (P)	9.9	4-14
Potassium (K)	26	100-160
Calcium (Ca)	953	1000-1500
Magnesium (Mg)	78	50-120
Sulfur (S)	12.5	>10
Micronutrients *		
Boron (B)	0.2	0.1-0.5
Manganese (Mn)	3.1	1.1-6.3
Zinc (Zn)	0.7	1.0-7.6
Copper (Cu)	0.3	0.3-0.6
Iron (Fe)	13.5	2.7-9.4
Aluminum (Al)	48	<75
Lead (Pb)	1.5	<22

Analysis	*Value Found*	*Optimum Range*
Cation Exch. Capacity, meq/100g	9.8	
Exch. Acidity, meq/100g	4.3	
Base Saturation, %		
Calcium Base Saturation	49	50-80
Magnesium Base Saturation	7	10-30
Potassium Base Saturation	1	2.0-7.0
Scoop Density, g/cc	1.04	
Optional tests		
Soil Organic Matter (LOI), %	3.9	

* *Micronutrient deficiencies rarely occur in New England soils; therefore, an Optimum Range has never been defined. Values provided represent the normal range found in soils and are for reference only.*

Soil Test Interpretation



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Recommendations for Sports Turf/Golf Fairway-Establishment

Limestone (Target pH of 6.5)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
	lbs / 1000 sq ft		
75	2 - 4	0.5	5

Comments:

-For instructions on converting nutrient recommendations to fertilizer applications in lawns, see Reference "Step-by-Step Fertilizer Guide for Lawns" (listed below).
-For best results, split the N, P2O5, and K2O recommendations above into three to four applications over the course of the growing season at six to eight week intervals, beginning in mid- to late-April.
-Many fertilizer sources and rates may be combined to provide acceptable turfgrass fertilty.
-The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.

References:

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Step-by-Step Fertilizer Guide for Lawns	http://ag.umass.edu/soil-plant-nutrient-testing-laboratory/fact-sheets/fertilizer-guide-for-lawns

Recommendations for Sports Turf/Golf Fairway-Maintenance

Limestone (Target pH of 6.5)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
	lbs / 1000 sq ft		
75	3 - 5	0	5

Comments:

-Do not topdress with more than 50 lb limestone per 1000 sq ft at one time. Split the above application between early spring and mid-autumn.
-For instructions on converting nutrient recommendations to fertilizer applications in lawns, see Reference "Step-by-Step Fertilizer Guide for Lawns" (listed below).
-Many fertilizer sources and rates may be combined to provide acceptable turfgrass fertilty.
-For best results, split the N, P2O5, and K2O recommendations above into three to four applications over the course of the growing season at six to eight week intervals, beginning in mid- to late-April.
-The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.

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General References:

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Soil Lead: Testing, Interpretation & Recommendations	http://ag.umass.edu/soil-plant-nutrient-testing-laboratory/fact-sheets/soil-lead-fact-sheet
For current information and order forms, please visit	http://soiltest.umass.edu/
UMass Extension Nutrient Management	http://ag.umass.edu/agriculture-resources/nutrient-management

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Particle Size Analysis - Comprehensive

Prepared For:

Kaitlyn Rogosch
Gale Associates, Inc
300 Ledgewood Place, Suite 300
Rockland, MA 02370

kmr@gainc.com
734-536-1968

Sample Information:

Sample ID: Curtis Middle School Multipurpose
Order Number: 77668
Lab Number: X241220-103
Received: 12/19/2024
Reported: 1/3/2025

USDA Size Fraction

Main Fractions	Size (mm)	Percent
Sand	0.05-2.0	63.9
Silt	0.002-0.05	26.7
Clay	<0.002	9.5

Sand Fractions	Size (mm)	Percent
Very Coarse	1.0-2.0	6.1
Coarse	0.5-1.0	13.8
Medium	0.25-0.5	21.0
Fine	0.10-0.25	18.0
Very Fine	0.05-0.10	5.0

Silt Fractions	Size (mm)	Percent
Coarse	0.02-0.05	12.4
Medium	0.005-0.02	11.6
Fine	0.002-0.005	2.7

Percent of Whole Sample Passing

Size (mm)	Sieve #	Whole Sample % of Sample Passing
2.00	#10	66.7
1.00	#18	62.6
0.50	#35	53.4
0.25	#60	39.4
0.10	#140	27.4
0.053	#270	24.1
0.02	20 um	15.8
0.005	5 um	8.1
0.002	2 um	6.3

USDA Textural Class: gravelly sandy loam

Gravel Content: (%) 33.3

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Soil Test Report

Prepared For:

Kaitlyn Rogosch
Gale Associates, Inc
300 Ledgewood Place, Suite 300
Rockland, MA 02370

kmr@gainc.com
734-536-1968

Sample Information:

Sample ID: Curtis Middle School Multipurse
Order Number: 77624
Lab Number: S241219-119
Area Sampled: 6 acres
Received: 12/19/2024
Reported: 12/24/2024

Results

Analysis	*Value Found*	*Optimum Range*
Soil pH (1:1, H2O)	6.1	
Modified Morgan extractable, ppm		
Macronutrients		
Phosphorus (P)	2.0	4-14
Potassium (K)	69	100-160
Calcium (Ca)	749	1000-1500
Magnesium (Mg)	56	50-120
Sulfur (S)	7.1	>10
Micronutrients *		
Boron (B)	0.1	0.1-0.5
Manganese (Mn)	1.7	1.1-6.3
Zinc (Zn)	0.7	1.0-7.6
Copper (Cu)	0.2	0.3-0.6
Iron (Fe)	4.3	2.7-9.4
Aluminum (Al)	48	<75
Lead (Pb)	0.8	<22

Analysis	*Value Found*	*Optimum Range*
Cation Exch. Capacity, meq/100g	8.0	
Exch. Acidity, meq/100g	3.7	
Base Saturation, %		
Calcium Base Saturation	47	50-80
Magnesium Base Saturation	6	10-30
Potassium Base Saturation	2	2.0-7.0
Scoop Density, g/cc	1.03	
Optional tests		
Soil Organic Matter (LOI), %	3.4	

* *Micronutrient deficiencies rarely occur in New England soils; therefore, an Optimum Range has never been defined. Values provided represent the normal range found in soils and are for reference only.*

Soil Test Interpretation

Nutrient	Very Low	Low	Optimum	Above Optimum
Phosphorus (P):				
Potassium (K):				
Calcium (Ca):				
Magnesium (Mg):				

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Recommendations for Sports Turf/Golf Fairway-Establishment

Limestone (Target pH of 6.5)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
	lbs / 1000 sq ft		
50	2 - 4	2	4

Comments:

-For instructions on converting nutrient recommendations to fertilizer applications in lawns, see Reference "Step-by-Step Fertilizer Guide for Lawns" (listed below).
-For best results, split the N, P2O5, and K2O recommendations above into three to four applications over the course of the growing season at six to eight week intervals, beginning in mid- to late-April.
-Many fertilizer sources and rates may be combined to provide acceptable turfgrass fertilty.
-The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.

References:

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Recommendations for Sports Turf/Golf Fairway-Maintenance

Limestone (Target pH of 6.5)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
	lbs / 1000 sq ft		
50	3 - 5	1.5	4

Comments:

-For instructions on converting nutrient recommendations to fertilizer applications in lawns, see Reference "Step-by-Step Fertilizer Guide for Lawns" (listed below).
-Many fertilizer sources and rates may be combined to provide acceptable turfgrass fertilty.
-For best results, split the N, P2O5, and K2O recommendations above into three to four applications over the course of the growing season at six to eight week intervals, beginning in mid- to late-April.
-The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.

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Particle Size Analysis - Comprehensive

Sample Information:
Sample ID: Featherland Field 2

Prepared For:
Kaitlyn Rogosch
Gale Associates, Inc
300 Ledgewood Place, Suite 300
Rockland, MA 02370

kmr@gainc.com
734-536-1968

Order Number: 77668
Lab Number: X241220-104
Received: 12/19/2024
Reported: 1/3/2025

USDA Size Fraction

Main Fractions	Size (mm)	Percent
Sand	0.05-2.0	78.6
Silt	0.002-0.05	16.0
Clay	<0.002	5.5

Sand Fractions	Size (mm)	Percent
Very Coarse	1.0-2.0	0.7
Coarse	0.5-1.0	6.2
Medium	0.25-0.5	20.7
Fine	0.10-0.25	33.4
Very Fine	0.05-0.10	17.5

Silt Fractions	Size (mm)	Percent
Coarse	0.02-0.05	10.7
Medium	0.005-0.02	4.8
Fine	0.002-0.005	0.5

Percent of Whole Sample Passing

Size (mm)	Sieve #	Whole Sample % of Sample Passing
2.00	#10	99.7
1.00	#18	99.0
0.50	#35	92.8
0.25	#60	72.2
0.10	#140	38.8
0.053	#270	21.4
0.02	20 um	10.7
0.005	5 um	5.9
0.002	2 um	5.5

USDA Textural Class: loamy sand

Gravel Content: (%) 0.3

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Soil Test Report

Prepared For:

Kaitlyn Rogosch
Gale Associates, Inc
300 Ledgewood Place, Suite 300
Rockland, MA 02370

kmr@gainc.com
734-536-1968

Sample Information:

Sample ID: Featherland Field 2

Order Number: 77624
Lab Number: S241219-120
Area Sampled: 7.5 acres
Received: 12/19/2024
Reported: 12/24/2024

Results

Analysis	*Value Found*	*Optimum Range*
Soil pH (1:1, H2O)	5.8	
Modified Morgan extractable, ppm		
Macronutrients		
Phosphorus (P)	2.6	4-14
Potassium (K)	40	100-160
Calcium (Ca)	520	1000-1500
Magnesium (Mg)	47	50-120
Sulfur (S)	11.0	>10
Micronutrients *		
Boron (B)	0.0	0.1-0.5
Manganese (Mn)	0.7	1.1-6.3
Zinc (Zn)	0.4	1.0-7.6
Copper (Cu)	0.1	0.3-0.6
Iron (Fe)	2.5	2.7-9.4
Aluminum (Al)	56	<75
Lead (Pb)	0.6	<22

Analysis	*Value Found*	*Optimum Range*
Cation Exch. Capacity, meq/100g	8.0	
Exch. Acidity, meq/100g	4.9	
Base Saturation, %		
Calcium Base Saturation	32	50-80
Magnesium Base Saturation	5	10-30
Potassium Base Saturation	1	2.0-7.0
Scoop Density, g/cc	1.19	
Optional tests		
Soil Organic Matter (LOI), %	2.9	

* *Micronutrient deficiencies rarely occur in New England soils; therefore, an Optimum Range has never been defined. Values provided represent the normal range found in soils and are for reference only.*

Soil Test Interpretation

Nutrient	Very Low	Low	Optimum	Above Optimum
Phosphorus (P):				
Potassium (K):				
Calcium (Ca):				
Magnesium (Mg):				

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Recommendations for Sports Turf/Golf Fairway-Establishment

Limestone (Target pH of 6.5)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
lbs / 1000 sq ft			
75	2 - 4	2	5

Comments:

-Your magnesium level is low. Dolomitic limestone is recommended.
-For instructions on converting nutrient recommendations to fertilizer applications in lawns, see Reference "Step-by-Step Fertilizer Guide for Lawns" (listed below).
-For best results, split the N, P2O5, and K2O recommendations above into three to four applications over the course of the growing season at six to eight week intervals, beginning in mid- to late-April.
-Many fertilizer sources and rates may be combined to provide acceptable turfgrass fertilty.
-The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.

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Recommendations for Sports Turf/Golf Fairway-Maintenance

Limestone (Target pH of 6.5)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
	lbs / 1000 sq ft		
75	3 - 5	1.5	5

Comments:

-Do not topdress with more than 50 lb limestone per 1000 sq ft at one time. Split the above application between early spring and mid-autumn.
-Your magnesium level is low. Dolomitic limestone is recommended.
-For instructions on converting nutrient recommendations to fertilizer applications in lawns, see Reference "Step-by-Step Fertilizer Guide for Lawns" (listed below).
-Many fertilizer sources and rates may be combined to provide acceptable turfgrass fertilty.
-For best results, split the N, P2O5, and K2O recommendations above into three to four applications over the course of the growing season at six to eight week intervals, beginning in mid- to late-April.
-The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.

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Particle Size Analysis - Comprehensive

Sample Information:
Sample ID: Feeley Field 1

Order Number: 77668
Lab Number: X241220-105
Received: 12/19/2024
Reported: 1/3/2025

Prepared For:
Kaitlyn Rogosch
Gale Associates, Inc
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Rockland, MA 02370

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734-536-1968

USDA Size Fraction

Main Fractions	Size (mm)	Percent
Sand	0.05-2.0	75.2
Silt	0.002-0.05	18.6
Clay	<0.002	6.2

Sand Fractions	Size (mm)	Percent
Very Coarse	1.0-2.0	8.5
Coarse	0.5-1.0	13.0
Medium	0.25-0.5	15.3
Fine	0.10-0.25	25.2
Very Fine	0.05-0.10	13.1

Silt Fractions	Size (mm)	Percent
Coarse	0.02-0.05	9.5
Medium	0.005-0.02	6.9
Fine	0.002-0.005	2.2

Percent of Whole Sample Passing

Size (mm)	Sieve #	Whole Sample % of Sample Passing
2.00	#10	82.8
1.00	#18	75.7
0.50	#35	64.9
0.25	#60	52.2
0.10	#140	31.3
0.053	#270	20.5
0.02	20 um	12.7
0.005	5 um	6.9
0.002	2 um	5.1

USDA Textural Class: sandy loam

Gravel Content: (%) 17.2

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Soil Test Report

Prepared For:

Kaitlyn Rogosch
Gale Associates, Inc
300 Ledgewood Place, Suite 300
Rockland, MA 02370

kmr@gainc.com
734-536-1968

Sample Information:

Sample ID: Feeley Field 1

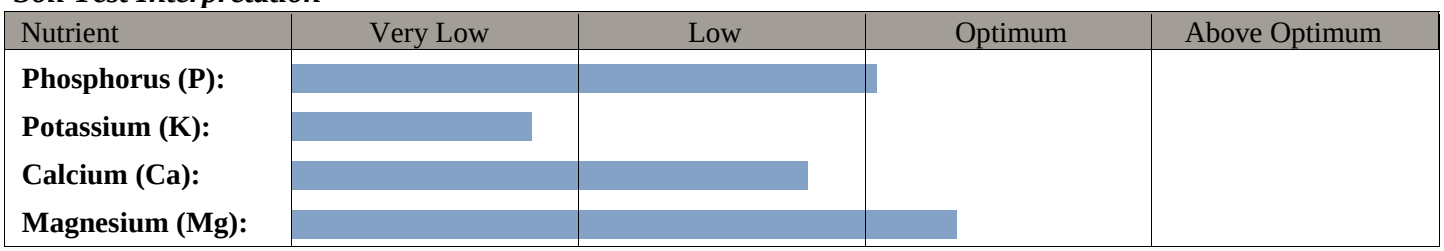
Order Number: 77624
Lab Number: S241219-122
Area Sampled: 1.4 acres
Received: 12/19/2024
Reported: 12/24/2024

Results

Analysis	*Value Found*	*Optimum Range*	*Analysis*	*Value Found*	*Optimum Range*
Soil pH (1:1, H2O)	6.0		**Cation Exch. Capacity, meq/100g**	9.1	
Modified Morgan extractable, ppm			**Exch. Acidity, meq/100g**	3.9	
Macronutrients			**Base Saturation, %**		
Phosphorus (P)	4.5	4-14	Calcium Base Saturation	49	50-80
Potassium (K)	43	100-160	Magnesium Base Saturation	6	10-30
Calcium (Ca)	904	1000-1500	Potassium Base Saturation	1	2.0-7.0
Magnesium (Mg)	72	50-120	**Scoop Density, g/cc**	1.16	
Sulfur (S)	9.6	>10	**Optional tests**		
Micronutrients *			Soil Organic Matter (LOI), %	4.0	
Boron (B)	0.1	0.1-0.5			
Manganese (Mn)	0.8	1.1-6.3			
Zinc (Zn)	0.4	1.0-7.6			
Copper (Cu)	0.1	0.3-0.6			
Iron (Fe)	2.7	2.7-9.4			
Aluminum (Al)	42	<75			
Lead (Pb)	0.8	<22			

* *Micronutrient deficiencies rarely occur in New England soils; therefore, an Optimum Range has never been defined. Values provided represent the normal range found in soils and are for reference only.*

Soil Test Interpretation



Soil and Plant Nutrient Testing Laboratory
203 Paige Laboratory
161 Holdsworth Way
University of Massachusetts
Amherst, MA 01003
Phone: (413) 545-2311
e-mail: soiltest@umass.edu
website: soiltest.umass.edu

Recommendations for Sports Turf/Golf Fairway-Establishment

Limestone (Target pH of 6.5)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
	lbs / 1000 sq ft		
75	2 - 4	1	5

Comments:

-For instructions on converting nutrient recommendations to fertilizer applications in lawns, see Reference "Step-by-Step Fertilizer Guide for Lawns" (listed below).
-For best results, split the N, P2O5, and K2O recommendations above into three to four applications over the course of the growing season at six to eight week intervals, beginning in mid- to late-April.
-Many fertilizer sources and rates may be combined to provide acceptable turfgrass fertilty.
-The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.

References:

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Step-by-Step Fertilizer Guide for Lawns	http://ag.umass.edu/soil-plant-nutrient-testing-laboratory/fact-sheets/fertilizer-guide-for-lawns

Recommendations for Sports Turf/Golf Fairway-Maintenance

Limestone (Target pH of 6.5)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
	lbs / 1000 sq ft		
75	3 - 5	0.5	5

Comments:

-Do not topdress with more than 50 lb limestone per 1000 sq ft at one time. Split the above application between early spring and mid-autumn.
-For instructions on converting nutrient recommendations to fertilizer applications in lawns, see Reference "Step-by-Step Fertilizer Guide for Lawns" (listed below).
-Many fertilizer sources and rates may be combined to provide acceptable turfgrass fertilty.
-For best results, split the N, P2O5, and K2O recommendations above into three to four applications over the course of the growing season at six to eight week intervals, beginning in mid- to late-April.
-The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.

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General References:

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For current information and order forms, please visit	http://soiltest.umass.edu/
UMass Extension Nutrient Management	http://ag.umass.edu/agriculture-resources/nutrient-management

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Particle Size Analysis - Comprehensive

Prepared For:

Kaitlyn Rogosch
Gale Associates, Inc
300 Ledgewood Place, Suite 300
Rockland, MA 02370

kmr@gainc.com
734-536-1968

Sample Information:

Sample ID: Feeley Field 3

Order Number: 77668
Lab Number: X241220-106
Received: 12/19/2024
Reported: 1/3/2025

USDA Size Fraction

Main Fractions	Size (mm)	Percent
Sand	0.05-2.0	77.1
Silt	0.002-0.05	16.9
Clay	<0.002	6.0

Sand Fractions	Size (mm)	Percent
Very Coarse	1.0-2.0	1.0
Coarse	0.5-1.0	5.8
Medium	0.25-0.5	16.4
Fine	0.10-0.25	38.1
Very Fine	0.05-0.10	15.7

Silt Fractions	Size (mm)	Percent
Coarse	0.02-0.05	10.3
Medium	0.005-0.02	5.4
Fine	0.002-0.005	1.2

Percent of Whole Sample Passing

Size (mm)	Sieve #	Whole Sample % of Sample Passing
2.00	#10	99.3
1.00	#18	98.3
0.50	#35	92.5
0.25	#60	76.2
0.10	#140	38.4
0.053	#270	22.7
0.02	20 um	12.5
0.005	5 um	7.2
0.002	2 um	5.9

USDA Textural Class: loamy fine sand

Gravel Content: (%) 0.7

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Soil Test Report

Prepared For:

Kaitlyn Rogosch
Gale Associates, Inc
300 Ledgewood Place, Suite 300
Rockland, MA 02370

kmr@gainc.com
734-536-1968

Sample Information:

Sample ID: Feeley Field 3

Order Number: 77624
Lab Number: S241219-123
Area Sampled: 3.5 acres
Received: 12/19/2024
Reported: 12/24/2024

Results

Analysis	*Value Found*	*Optimum Range*
Soil pH (1:1, H2O)	7.0	
Modified Morgan extractable, ppm		
Macronutrients		
Phosphorus (P)	0.5	4-14
Potassium (K)	33	100-160
Calcium (Ca)	2168	1000-1500
Magnesium (Mg)	38	50-120
Sulfur (S)	19.9	>10
Micronutrients *		
Boron (B)	0.1	0.1-0.5
Manganese (Mn)	0.6	1.1-6.3
Zinc (Zn)	0.2	1.0-7.6
Copper (Cu)	0.1	0.3-0.6
Iron (Fe)	4.1	2.7-9.4
Aluminum (Al)	80	<75
Lead (Pb)	0.6	<22

Analysis	*Value Found*	*Optimum Range*
Cation Exch. Capacity, meq/100g	11.2	
Exch. Acidity, meq/100g	0.0	
Base Saturation, %		
Calcium Base Saturation	97	50-80
Magnesium Base Saturation	3	10-30
Potassium Base Saturation	1	2.0-7.0
Scoop Density, g/cc	0.93	
Optional tests		
Soil Organic Matter (LOI), %	7.1	

* *Micronutrient deficiencies rarely occur in New England soils; therefore, an Optimum Range has never been defined. Values provided represent the normal range found in soils and are for reference only.*

Soil Test Interpretation

Nutrient	Very Low	Low	Optimum	Above Optimum
Phosphorus (P):				
Potassium (K):				
Calcium (Ca):				
Magnesium (Mg):				

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Recommendations for Sports Turf/Golf Fairway-Establishment

Limestone (Target pH of 6.5)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
	lbs / 1000 sq ft		
0	2 - 4	2.5	5

Comments:

-For instructions on converting nutrient recommendations to fertilizer applications in lawns, see Reference "Step-by-Step Fertilizer Guide for Lawns" (listed below).
-When pH is greater than 6.8, Cation Exchange Capacity (CEC) tends to be overestimated.
-For best results, split the N, P2O5, and K2O recommendations above into three to four applications over the course of the growing season at six to eight week intervals, beginning in mid- to late-April.
-Many fertilizer sources and rates may be combined to provide acceptable turfgrass fertilty.
-The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.

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Recommendations for Sports Turf/Golf Fairway-Maintenance

Limestone (Target pH of 6.5)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
	lbs / 1000 sq ft		
0	3 - 5	2	5

Comments:

-For instructions on converting nutrient recommendations to fertilizer applications in lawns, see Reference "Step-by-Step Fertilizer Guide for Lawns" (listed below).
-When pH is greater than 6.8, Cation Exchange Capacity (CEC) tends to be overestimated.
-Many fertilizer sources and rates may be combined to provide acceptable turfgrass fertilty.
-For best results, split the N, P2O5, and K2O recommendations above into three to four applications over the course of the growing season at six to eight week intervals, beginning in mid- to late-April.
-The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.

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Particle Size Analysis - Comprehensive

Prepared For:

Kaitlyn Rogosch
Gale Associates, Inc
300 Ledgewood Place, Suite 300
Rockland, MA 02370

kmr@gainc.com
734-536-1968

Sample Information:

Sample ID: Nixon School Little League
Order Number: 77668
Lab Number: X241220-107
Received: 12/19/2024
Reported: 1/3/2025

USDA Size Fraction

Main Fractions	Size (mm)	Percent
Sand	0.05-2.0	65.5
Silt	0.002-0.05	27.7
Clay	<0.002	6.9

Sand Fractions	Size (mm)	Percent
Very Coarse	1.0-2.0	2.9
Coarse	0.5-1.0	11.2
Medium	0.25-0.5	18.5
Fine	0.10-0.25	17.8
Very Fine	0.05-0.10	15.1

Silt Fractions	Size (mm)	Percent
Coarse	0.02-0.05	18.5
Medium	0.005-0.02	7.7
Fine	0.002-0.005	1.5

Percent of Whole Sample Passing

Size (mm)	Sieve #	Whole Sample % of Sample Passing
2.00	#10	97.7
1.00	#18	94.9
0.50	#35	83.9
0.25	#60	65.9
0.10	#140	48.5
0.053	#270	33.7
0.02	20 um	15.7
0.005	5 um	8.1
0.002	2 um	6.7

USDA Textural Class: sandy loam

Gravel Content: (%) 2.3

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Soil Test Report

Prepared For:

Kaitlyn Rogosch
Gale Associates, Inc
300 Ledgewood Place, Suite 300
Rockland, MA 02370

kmr@gainc.com
734-536-1968

Sample Information:

Sample ID: Nixon School Little League
Order Number: 77624
Lab Number: S241219-124
Area Sampled: 0.5 acres
Received: 12/19/2024
Reported: 12/24/2024

Results

Analysis	*Value Found*	*Optimum Range*	*Analysis*	*Value Found*	*Optimum Range*
Soil pH (1:1, H2O)	4.6		**Cation Exch. Capacity, meq/100g**	10.5	
Modified Morgan extractable, ppm			**Exch. Acidity, meq/100g**	10.2	
Macronutrients			**Base Saturation, %**		
Phosphorus (P)	2.1	4-14	Calcium Base Saturation	2	50-80
Potassium (K)	13	100-160	Magnesium Base Saturation	1	10-30
Calcium (Ca)	35	1000-1500	Potassium Base Saturation	0	2.0-7.0
Magnesium (Mg)	7	50-120	**Scoop Density, g/cc**	1.04	
Sulfur (S)	18.2	>10	**Optional tests**		
Micronutrients *			Soil Organic Matter (LOI), %	4.6	
Boron (B)	0.1	0.1-0.5			
Manganese (Mn)	0.7	1.1-6.3			
Zinc (Zn)	0.3	1.0-7.6			
Copper (Cu)	0.2	0.3-0.6			
Iron (Fe)	119.5	2.7-9.4			
Aluminum (Al)	293	<75			
Lead (Pb)	2.0	<22			

* *Micronutrient deficiencies rarely occur in New England soils; therefore, an Optimum Range has never been defined. Values provided represent the normal range found in soils and are for reference only.*

Soil Test Interpretation

Nutrient	Very Low	Low	Optimum	Above Optimum
Phosphorus (P):				
Potassium (K):				
Calcium (Ca):				
Magnesium (Mg):				

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Recommendations for Sports Turf/Golf Fairway-Establishment

Limestone (Target pH of 6.5)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
lbs / 1000 sq ft			
200	2 - 4	2	5

Comments:

-Your magnesium level is low. Dolomitic limestone is recommended.
-For instructions on converting nutrient recommendations to fertilizer applications in lawns, see Reference "Step-by-Step Fertilizer Guide for Lawns" (listed below).
-For best results, split the N, P2O5, and K2O recommendations above into three to four applications over the course of the growing season at six to eight week intervals, beginning in mid- to late-April.
-Many fertilizer sources and rates may be combined to provide acceptable turfgrass fertilty.
-The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.

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Recommendations for Sports Turf/Golf Fairway-Maintenance

Limestone (Target pH of 6.5)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
	lbs / 1000 sq ft		
200	3 - 5	1.5	5

Comments:

-Do not topdress with more than 50 lb limestone per 1000 sq ft at one time. Split the above application between early spring and mid-autumn.
-Your magnesium level is low. Dolomitic limestone is recommended.
-For instructions on converting nutrient recommendations to fertilizer applications in lawns, see Reference "Step-by-Step Fertilizer Guide for Lawns" (listed below).
-Many fertilizer sources and rates may be combined to provide acceptable turfgrass fertilty.
-For best results, split the N, P2O5, and K2O recommendations above into three to four applications over the course of the growing season at six to eight week intervals, beginning in mid- to late-April.
-The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.

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Particle Size Analysis - Comprehensive

Sample Information:
Sample ID: Haskell Field 1

Order Number: 77668
Lab Number: X241220-108
Received: 12/19/2024
Reported: 1/3/2025

Prepared For:
Kaitlyn Rogosch
Gale Associates, Inc
300 Ledgewood Place, Suite 300
Rockland, MA 02370

kmr@gainc.com
734-536-1968

USDA Size Fraction

Main Fractions	Size (mm)	Percent
Sand	0.05-2.0	67.8
Silt	0.002-0.05	25.3
Clay	<0.002	6.9

Sand Fractions	Size (mm)	Percent
Very Coarse	1.0-2.0	1.8
Coarse	0.5-1.0	7.4
Medium	0.25-0.5	18.2
Fine	0.10-0.25	28.8
Very Fine	0.05-0.10	11.7

Silt Fractions	Size (mm)	Percent
Coarse	0.02-0.05	16.7
Medium	0.005-0.02	6.9
Fine	0.002-0.005	1.7

Percent of Whole Sample Passing

Size (mm)	Sieve #	Whole Sample % of Sample Passing
2.00	#10	97.8
1.00	#18	96.0
0.50	#35	88.8
0.25	#60	71.0
0.10	#140	42.9
0.053	#270	31.5
0.02	20 um	15.2
0.005	5 um	8.5
0.002	2 um	6.8

USDA Textural Class: fine sandy loam

Gravel Content: (%) 2.2

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Soil Test Report

Prepared For:

Kaitlyn Rogosch
Gale Associates, Inc
300 Ledgewood Place, Suite 300
Rockland, MA 02370

kmr@gainc.com
734-536-1968

Sample Information:

Sample ID: Haskell Field 1

Order Number: 77624
Lab Number: S241219-125
Area Sampled: 19.75 acres
Received: 12/19/2024
Reported: 12/24/2024

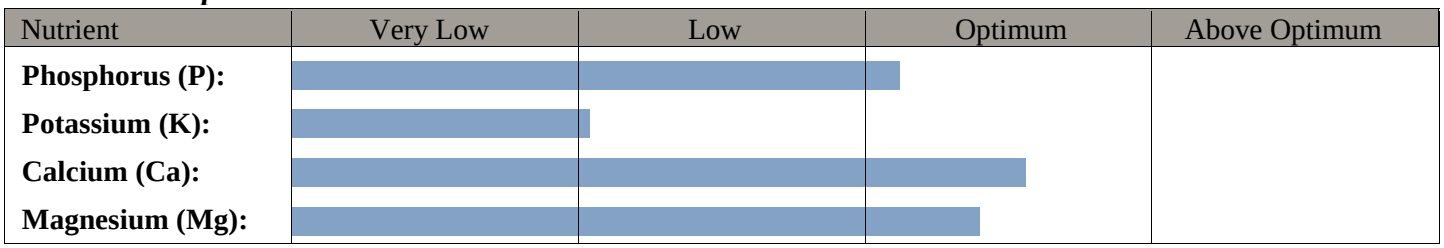
Results

Analysis	*Value Found*	*Optimum Range*
Soil pH (1:1, H2O)	5.8	
Modified Morgan extractable, ppm		
Macronutrients		
Phosphorus (P)	5.2	4-14
Potassium (K)	51	100-160
Calcium (Ca)	1274	1000-1500
Magnesium (Mg)	79	50-120
Sulfur (S)	18.2	>10
Micronutrients *		
Boron (B)	0.1	0.1-0.5
Manganese (Mn)	1.7	1.1-6.3
Zinc (Zn)	1.4	1.0-7.6
Copper (Cu)	0.1	0.3-0.6
Iron (Fe)	2.7	2.7-9.4
Aluminum (Al)	61	<75
Lead (Pb)	1.3	<22

Analysis	*Value Found*	*Optimum Range*
Cation Exch. Capacity, meq/100g	12.7	
Exch. Acidity, meq/100g	5.6	
Base Saturation, %		
Calcium Base Saturation	50	50-80
Magnesium Base Saturation	5	10-30
Potassium Base Saturation	1	2.0-7.0
Scoop Density, g/cc	1.00	
Optional tests		
Soil Organic Matter (LOI), %	5.5	

* *Micronutrient deficiencies rarely occur in New England soils; therefore, an Optimum Range has never been defined. Values provided represent the normal range found in soils and are for reference only.*

Soil Test Interpretation



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Recommendations for Sports Turf/Golf Fairway-Establishment

Limestone (Target pH of 6.5)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
	lbs / 1000 sq ft		
100	2 - 4	1	4

Comments:

-For instructions on converting nutrient recommendations to fertilizer applications in lawns, see Reference "Step-by-Step Fertilizer Guide for Lawns" (listed below).
-For best results, split the N, P2O5, and K2O recommendations above into three to four applications over the course of the growing season at six to eight week intervals, beginning in mid- to late-April.
-Many fertilizer sources and rates may be combined to provide acceptable turfgrass fertilty.
-The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.

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Recommendations for Sports Turf/Golf Fairway-Maintenance

Limestone (Target pH of 6.5)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
	lbs / 1000 sq ft		
100	3 - 5	0.5	4

Comments:

-Do not topdress with more than 50 lb limestone per 1000 sq ft at one time. Split the above application between early spring and mid-autumn.
-For instructions on converting nutrient recommendations to fertilizer applications in lawns, see Reference "Step-by-Step Fertilizer Guide for Lawns" (listed below).
-Many fertilizer sources and rates may be combined to provide acceptable turfgrass fertilty.
-For best results, split the N, P2O5, and K2O recommendations above into three to four applications over the course of the growing season at six to eight week intervals, beginning in mid- to late-April.
-The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.

References:

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Phone: (413) 545-2311
e-mail: soiltest@umass.edu
website: soiltest.umass.edu

General References:

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UMass Extension Nutrient Management	http://ag.umass.edu/agriculture-resources/nutrient-management

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Particle Size Analysis - Comprehensive

Sample Information:
Sample ID: Haynes School

Prepared For:
Kaitlyn Rogosch
Gale Associates, Inc
300 Ledgewood Place, Suite 300
Rockland, MA 02370

kmr@gainc.com
734-536-1968

Order Number: 77668
Lab Number: X241220-109
Received: 12/19/2024
Reported: 1/3/2025

USDA Size Fraction

Main Fractions	Size (mm)	Percent
Sand	0.05-2.0	70.2
Silt	0.002-0.05	23.3
Clay	<0.002	6.5

Sand Fractions	Size (mm)	Percent
Very Coarse	1.0-2.0	6.7
Coarse	0.5-1.0	16.0
Medium	0.25-0.5	19.8
Fine	0.10-0.25	17.9
Very Fine	0.05-0.10	9.9

Silt Fractions	Size (mm)	Percent
Coarse	0.02-0.05	12.5
Medium	0.005-0.02	8.4
Fine	0.002-0.005	2.5

Percent of Whole Sample Passing

Size (mm)	Sieve #	Whole Sample % of Sample Passing
2.00	#10	93.1
1.00	#18	86.9
0.50	#35	72.1
0.25	#60	53.6
0.10	#140	37.0
0.053	#270	27.8
0.02	20 um	16.1
0.005	5 um	8.4
0.002	2 um	6.1

USDA Textural Class: sandy loam

Gravel Content: (%) 6.9

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Soil Test Report

Prepared For:

Kaitlyn Rogosch
Gale Associates, Inc
300 Ledgewood Place, Suite 300
Rockland, MA 02370

kmr@gainc.com
734-536-1968

Sample Information:

Sample ID: Haynes School

Order Number: 77624
Lab Number: S241219-126
Area Sampled: 1.7 acres
Received: 12/19/2024
Reported: 12/24/2024

Results

Analysis	*Value Found*	*Optimum Range*
Soil pH (1:1, H2O)	5.4	
Modified Morgan extractable, ppm		
Macronutrients		
Phosphorus (P)	2.3	4-14
Potassium (K)	19	100-160
Calcium (Ca)	256	1000-1500
Magnesium (Mg)	25	50-120
Sulfur (S)	6.2	>10
Micronutrients *		
Boron (B)	0.0	0.1-0.5
Manganese (Mn)	1.3	1.1-6.3
Zinc (Zn)	0.9	1.0-7.6
Copper (Cu)	0.2	0.3-0.6
Iron (Fe)	4.1	2.7-9.4
Aluminum (Al)	128	<75
Lead (Pb)	2.9	<22

Analysis	*Value Found*	*Optimum Range*
Cation Exch. Capacity, meq/100g	9.0	
Exch. Acidity, meq/100g	7.5	
Base Saturation, %		
Calcium Base Saturation	14	50-80
Magnesium Base Saturation	2	10-30
Potassium Base Saturation	1	2.0-7.0
Scoop Density, g/cc	1.07	
Optional tests		
Soil Organic Matter (LOI), %	3.8	

* *Micronutrient deficiencies rarely occur in New England soils; therefore, an Optimum Range has never been defined. Values provided represent the normal range found in soils and are for reference only.*

Soil Test Interpretation

Nutrient	Very Low	Low	Optimum	Above Optimum
Phosphorus (P):				
Potassium (K):				
Calcium (Ca):				
Magnesium (Mg):				

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Recommendations for Sports Turf/Golf Fairway-Establishment

Limestone (Target pH of 6.5)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
lbs / 1000 sq ft			
125	2 - 4	2	5

Comments:

-Your magnesium level is low. Dolomitic limestone is recommended.
-For instructions on converting nutrient recommendations to fertilizer applications in lawns, see Reference "Step-by-Step Fertilizer Guide for Lawns" (listed below).
-For best results, split the N, P2O5, and K2O recommendations above into three to four applications over the course of the growing season at six to eight week intervals, beginning in mid- to late-April.
-Many fertilizer sources and rates may be combined to provide acceptable turfgrass fertilty.
-The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.

References:

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Recommendations for Sports Turf/Golf Fairway-Maintenance

Limestone (Target pH of 6.5)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
	lbs / 1000 sq ft		
125	3 - 5	1.5	5

Comments:

-Do not topdress with more than 50 lb limestone per 1000 sq ft at one time. Split the above application between early spring and mid-autumn.
-Your magnesium level is low. Dolomitic limestone is recommended.
-For instructions on converting nutrient recommendations to fertilizer applications in lawns, see Reference "Step-by-Step Fertilizer Guide for Lawns" (listed below).
-Many fertilizer sources and rates may be combined to provide acceptable turfgrass fertilty.
-For best results, split the N, P2O5, and K2O recommendations above into three to four applications over the course of the growing season at six to eight week intervals, beginning in mid- to late-April.
-The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.

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Particle Size Analysis - Comprehensive

Sample Information:
Sample ID: Loring School Baseball

Prepared For:
Kaitlyn Rogosch
Gale Associates, Inc
300 Ledgewood Place, Suite 300
Rockland, MA 02370

kmr@gainc.com
734-536-1968

Order Number: 77668
Lab Number: X241220-110
Received: 12/19/2024
Reported: 1/3/2025

USDA Size Fraction

Main Fractions	Size (mm)	Percent
Sand	0.05-2.0	62.8
Silt	0.002-0.05	28.2
Clay	<0.002	9.1

Sand Fractions	Size (mm)	Percent
Very Coarse	1.0-2.0	0.8
Coarse	0.5-1.0	5.4
Medium	0.25-0.5	21.2
Fine	0.10-0.25	25.5
Very Fine	0.05-0.10	9.9

Silt Fractions	Size (mm)	Percent
Coarse	0.02-0.05	16.9
Medium	0.005-0.02	9.2
Fine	0.002-0.005	2.0

Percent of Whole Sample Passing

Size (mm)	Sieve #	Whole Sample % of Sample Passing
2.00	#10	99.7
1.00	#18	98.8
0.50	#35	93.4
0.25	#60	72.3
0.10	#140	46.9
0.053	#270	37.1
0.02	20 um	20.2
0.005	5 um	11.0
0.002	2 um	9.0

USDA Textural Class: fine sandy loam

Gravel Content: (%) 0.3

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Soil Test Report

Prepared For:

Kaitlyn Rogosch
Gale Associates, Inc
300 Ledgewood Place, Suite 300
Rockland, MA 02370

kmr@gainc.com
734-536-1968

Sample Information:

Sample ID: Loring School Baseball

Order Number: 77624
Lab Number: S241219-127
Area Sampled: 1.3 acres
Received: 12/19/2024
Reported: 12/24/2024

Results

Analysis	*Value Found*	*Optimum Range*
Soil pH (1:1, H2O)	4.8	
Modified Morgan extractable, ppm		
Macronutrients		
Phosphorus (P)	4.3	4-14
Potassium (K)	16	100-160
Calcium (Ca)	48	1000-1500
Magnesium (Mg)	9	50-120
Sulfur (S)	20.2	>10
Micronutrients *		
Boron (B)	0.1	0.1-0.5
Manganese (Mn)	0.9	1.1-6.3
Zinc (Zn)	0.4	1.0-7.6
Copper (Cu)	0.2	0.3-0.6
Iron (Fe)	24.8	2.7-9.4
Aluminum (Al)	219	<75
Lead (Pb)	1.2	<22

Analysis	*Value Found*	*Optimum Range*
Cation Exch. Capacity, meq/100g	9.3	
Exch. Acidity, meq/100g	8.9	
Base Saturation, %		
Calcium Base Saturation	3	50-80
Magnesium Base Saturation	1	10-30
Potassium Base Saturation	0	2.0-7.0
Scoop Density, g/cc	0.96	
Optional tests		
Soil Organic Matter (LOI), %	4.0	

* *Micronutrient deficiencies rarely occur in New England soils; therefore, an Optimum Range has never been defined. Values provided represent the normal range found in soils and are for reference only.*

Soil Test Interpretation

Nutrient	Very Low	Low	Optimum	Above Optimum
Phosphorus (P):				
Potassium (K):				
Calcium (Ca):				
Magnesium (Mg):				

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Recommendations for Sports Turf/Golf Fairway-Establishment

Limestone (Target pH of 6.5)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
lbs / 1000 sq ft			
150	2 - 4	1	5

Comments:

-Your magnesium level is low. Dolomitic limestone is recommended.
-For instructions on converting nutrient recommendations to fertilizer applications in lawns, see Reference "Step-by-Step Fertilizer Guide for Lawns" (listed below).
-For best results, split the N, P2O5, and K2O recommendations above into three to four applications over the course of the growing season at six to eight week intervals, beginning in mid- to late-April.
-Many fertilizer sources and rates may be combined to provide acceptable turfgrass fertilty.
-The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.

References:

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Recommendations for Sports Turf/Golf Fairway-Maintenance

Limestone (Target pH of 6.5)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
	lbs / 1000 sq ft		
150	3 - 5	0.5	5

Comments:

-Do not topdress with more than 50 lb limestone per 1000 sq ft at one time. Split the above application between early spring and mid-autumn.
-Your magnesium level is low. Dolomitic limestone is recommended.
-For instructions on converting nutrient recommendations to fertilizer applications in lawns, see Reference "Step-by-Step Fertilizer Guide for Lawns" (listed below).
-Many fertilizer sources and rates may be combined to provide acceptable turfgrass fertilty.
-For best results, split the N, P2O5, and K2O recommendations above into three to four applications over the course of the growing season at six to eight week intervals, beginning in mid- to late-April.
-The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.

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Particle Size Analysis - Comprehensive

Sample Information:
Sample ID: High School Baseball 1

Prepared For:
Kaitlyn Rogosch
Gale Associates, Inc
300 Ledgewood Place, Suite 300
Rockland, MA 02370

kmr@gainc.com
734-536-1968

Order Number: 77668
Lab Number: X241220-111
Received: 12/19/2024
Reported: 1/3/2025

USDA Size Fraction

Main Fractions	Size (mm)	Percent
Sand	0.05-2.0	78.3
Silt	0.002-0.05	16.0
Clay	<0.002	5.7

Sand Fractions	Size (mm)	Percent
Very Coarse	1.0-2.0	12.0
Coarse	0.5-1.0	13.5
Medium	0.25-0.5	16.5
Fine	0.10-0.25	24.2
Very Fine	0.05-0.10	12.0

Silt Fractions	Size (mm)	Percent
Coarse	0.02-0.05	10.6
Medium	0.005-0.02	5.0
Fine	0.002-0.005	0.5

Percent of Whole Sample Passing

Size (mm)	Sieve #	Whole Sample % of Sample Passing
2.00	#10	82.9
1.00	#18	72.9
0.50	#35	61.7
0.25	#60	48.1
0.10	#140	28.0
0.053	#270	18.0
0.02	20 um	9.3
0.005	5 um	5.1
0.002	2 um	4.7

USDA Textural Class: loamy coarse sand

Gravel Content: (%) 17.1

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Soil Test Report

Prepared For:

Kaitlyn Rogosch
Gale Associates, Inc
300 Ledgewood Place, Suite 300
Rockland, MA 02370

kmr@gainc.com
734-536-1968

Sample Information:

Sample ID: High School Baseball 1

Order Number: 77624
Lab Number: S241219-128
Area Sampled: 10.1 acres
Received: 12/19/2024
Reported: 12/24/2024

Results

Analysis	*Value Found*	*Optimum Range*
Soil pH (1:1, H2O)	6.0	
Modified Morgan extractable, ppm		
Macronutrients		
Phosphorus (P)	2.0	4-14
Potassium (K)	29	100-160
Calcium (Ca)	680	1000-1500
Magnesium (Mg)	30	50-120
Sulfur (S)	7.0	>10
Micronutrients *		
Boron (B)	0.1	0.1-0.5
Manganese (Mn)	0.8	1.1-6.3
Zinc (Zn)	0.7	1.0-7.6
Copper (Cu)	0.1	0.3-0.6
Iron (Fe)	6.1	2.7-9.4
Aluminum (Al)	55	<75
Lead (Pb)	1.8	<22

Analysis	*Value Found*	*Optimum Range*
Cation Exch. Capacity, meq/100g	7.2	
Exch. Acidity, meq/100g	3.5	
Base Saturation, %		
Calcium Base Saturation	47	50-80
Magnesium Base Saturation	3	10-30
Potassium Base Saturation	1	2.0-7.0
Scoop Density, g/cc	1.16	
Optional tests		
Soil Organic Matter (LOI), %	2.8	

* *Micronutrient deficiencies rarely occur in New England soils; therefore, an Optimum Range has never been defined. Values provided represent the normal range found in soils and are for reference only.*

Soil Test Interpretation

Nutrient	Very Low	Low	Optimum	Above Optimum
Phosphorus (P):				
Potassium (K):				
Calcium (Ca):				
Magnesium (Mg):				

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Recommendations for Sports Turf/Golf Fairway-Establishment

Limestone (Target pH of 6.5)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
	lbs / 1000 sq ft		
50	2 - 4	2.5	5

Comments:

-Your magnesium level is low. Dolomitic limestone is recommended.
-For instructions on converting nutrient recommendations to fertilizer applications in lawns, see Reference "Step-by-Step Fertilizer Guide for Lawns" (listed below).
-For best results, split the N, P2O5, and K2O recommendations above into three to four applications over the course of the growing season at six to eight week intervals, beginning in mid- to late-April.
-Many fertilizer sources and rates may be combined to provide acceptable turfgrass fertilty.
-The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.

References:

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Recommendations for Sports Turf/Golf Fairway-Maintenance

Limestone (Target pH of 6.5)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
	lbs / 1000 sq ft		
50	3 - 5	2	5

Comments:

-Your magnesium level is low. Dolomitic limestone is recommended.
-For instructions on converting nutrient recommendations to fertilizer applications in lawns, see Reference "Step-by-Step Fertilizer Guide for Lawns" (listed below).
-Many fertilizer sources and rates may be combined to provide acceptable turfgrass fertilty.
-For best results, split the N, P2O5, and K2O recommendations above into three to four applications over the course of the growing season at six to eight week intervals, beginning in mid- to late-April.
-The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.

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website: soiltest.umass.edu

Particle Size Analysis - Comprehensive

Sample Information:
Sample ID: High School Softball

Prepared For:
Kaitlyn Rogosch
Gale Associates, Inc
300 Ledgewood Place, Suite 300
Rockland, MA 02370

kmr@gainc.com
734-536-1968

Order Number: 77668
Lab Number: X241220-112
Received: 12/19/2024
Reported: 1/3/2025

USDA Size Fraction

Main Fractions	Size (mm)	Percent
Sand	0.05-2.0	73.1
Silt	0.002-0.05	21.1
Clay	<0.002	5.9

Sand Fractions	Size (mm)	Percent
Very Coarse	1.0-2.0	8.0
Coarse	0.5-1.0	10.7
Medium	0.25-0.5	15.2
Fine	0.10-0.25	23.9
Very Fine	0.05-0.10	15.3

Silt Fractions	Size (mm)	Percent
Coarse	0.02-0.05	11.7
Medium	0.005-0.02	7.2
Fine	0.002-0.005	2.2

Percent of Whole Sample Passing

Size (mm)	Sieve #	Whole Sample % of Sample Passing
2.00	#10	89.2
1.00	#18	82.0
0.50	#35	72.5
0.25	#60	59.0
0.10	#140	37.7
0.053	#270	24.0
0.02	20 um	13.6
0.005	5 um	7.2
0.002	2 um	5.2

USDA Textural Class: sandy loam

Gravel Content: (%) 10.8

Soil and Plant Nutrient Testing Laboratory
203 Paige Laboratory
161 Holdsworth Way
University of Massachusetts
Amherst, MA 01003
Phone: (413) 545-2311
e-mail: soiltest@umass.edu
website: soiltest.umass.edu

Soil Test Report

Prepared For:

Kaitlyn Rogosch
Gale Associates, Inc
300 Ledgewood Place, Suite 300
Rockland, MA 02370

kmr@gainc.com
734-536-1968

Sample Information:

Sample ID: High School Softball

Order Number: 77624
Lab Number: S241219-129
Area Sampled: 1.25 acres
Received: 12/19/2024
Reported: 12/24/2024

Results

Analysis	*Value Found*	*Optimum Range*
Soil pH (1:1, H2O)	6.9	
Modified Morgan extractable, ppm		
Macronutrients		
Phosphorus (P)	2.5	4-14
Potassium (K)	26	100-160
Calcium (Ca)	938	1000-1500
Magnesium (Mg)	26	50-120
Sulfur (S)	7.4	>10
Micronutrients *		
Boron (B)	0.1	0.1-0.5
Manganese (Mn)	0.8	1.1-6.3
Zinc (Zn)	0.4	1.0-7.6
Copper (Cu)	0.2	0.3-0.6
Iron (Fe)	3.4	2.7-9.4
Aluminum (Al)	32	<75
Lead (Pb)	0.9	<22

Analysis	*Value Found*	*Optimum Range*
Cation Exch. Capacity, meq/100g	5.4	
Exch. Acidity, meq/100g	0.4	
Base Saturation, %		
Calcium Base Saturation	87	50-80
Magnesium Base Saturation	4	10-30
Potassium Base Saturation	1	2.0-7.0
Scoop Density, g/cc	1.18	
Optional tests		
Soil Organic Matter (LOI), %	2.4	

* *Micronutrient deficiencies rarely occur in New England soils; therefore, an Optimum Range has never been defined. Values provided represent the normal range found in soils and are for reference only.*

Soil Test Interpretation

Nutrient	Very Low	Low	Optimum	Above Optimum
Phosphorus (P):				
Potassium (K):				
Calcium (Ca):				
Magnesium (Mg):				

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Recommendations for Sports Turf/Golf Fairway-Establishment

Limestone (Target pH of 6.5)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
	lbs / 1000 sq ft		
0	2 - 4	2	5

Comments:

-For instructions on converting nutrient recommendations to fertilizer applications in lawns, see Reference "Step-by-Step Fertilizer Guide for Lawns" (listed below).
-For best results, split the N, P2O5, and K2O recommendations above into three to four applications over the course of the growing season at six to eight week intervals, beginning in mid- to late-April.
-Many fertilizer sources and rates may be combined to provide acceptable turfgrass fertilty.
-The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.

References:

UMass Lawn and Landscape Turf Best Management Practices	http://extension.umass.edu/turf/publications-resources/best-management-practices
Step-by-Step Fertilizer Guide for Lawns	http://ag.umass.edu/soil-plant-nutrient-testing-laboratory/fact-sheets/fertilizer-guide-for-lawns

Recommendations for Sports Turf/Golf Fairway-Maintenance

Limestone (Target pH of 6.5)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
	lbs / 1000 sq ft		
0	3 - 5	1.5	5

Comments:

-For instructions on converting nutrient recommendations to fertilizer applications in lawns, see Reference "Step-by-Step Fertilizer Guide for Lawns" (listed below).
-Many fertilizer sources and rates may be combined to provide acceptable turfgrass fertilty.
-For best results, split the N, P2O5, and K2O recommendations above into three to four applications over the course of the growing season at six to eight week intervals, beginning in mid- to late-April.
-The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.

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General References:

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Soil Lead: Testing, Interpretation & Recommendations	http://ag.umass.edu/soil-plant-nutrient-testing-laboratory/fact-sheets/soil-lead-fact-sheet
For current information and order forms, please visit	http://soiltest.umass.edu/
UMass Extension Nutrient Management	http://ag.umass.edu/agriculture-resources/nutrient-management

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Particle Size Analysis - Comprehensive

Sample Information:
Sample ID: Crime Lab Field

Prepared For:
Kaitlyn Rogosch
Gale Associates, Inc
300 Ledgewood Place, Suite 300
Rockland, MA 02370

kmr@gainc.com
734-536-1968

Order Number: 77668
Lab Number: X241220-113
Received: 12/19/2024
Reported: 1/3/2025

USDA Size Fraction

Main Fractions	Size (mm)	Percent
Sand	0.05-2.0	76.8
Silt	0.002-0.05	16.9
Clay	<0.002	6.3

Sand Fractions	Size (mm)	Percent
Very Coarse	1.0-2.0	2.4
Coarse	0.5-1.0	8.1
Medium	0.25-0.5	19.8
Fine	0.10-0.25	31.9
Very Fine	0.05-0.10	14.6

Silt Fractions	Size (mm)	Percent
Coarse	0.02-0.05	11.2
Medium	0.005-0.02	3.9
Fine	0.002-0.005	1.7

Percent of Whole Sample Passing

Size (mm)	Sieve #	Whole Sample % of Sample Passing
2.00	#10	98.1
1.00	#18	95.7
0.50	#35	87.7
0.25	#60	68.3
0.10	#140	37.1
0.053	#270	22.8
0.02	20 um	11.7
0.005	5 um	7.9
0.002	2 um	6.2

USDA Textural Class: loamy sand

Gravel Content: (%) 1.9

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Soil Test Report

Prepared For:

Kaitlyn Rogosch
Gale Associates, Inc
300 Ledgewood Place, Suite 300
Rockland, MA 02370

kmr@gainc.com
734-536-1968

Sample Information:

Sample ID: Crime Lab Field

Order Number: 77624
Lab Number: S241219-130
Area Sampled: 0.5 acres
Received: 12/19/2024
Reported: 12/24/2024

Results

Analysis	*Value Found*	*Optimum Range*
Soil pH (1:1, H2O)	4.7	
Modified Morgan extractable, ppm		
Macronutrients		
Phosphorus (P)	3.0	4-14
Potassium (K)	15	100-160
Calcium (Ca)	115	1000-1500
Magnesium (Mg)	8	50-120
Sulfur (S)	9.6	>10
Micronutrients *		
Boron (B)	0.1	0.1-0.5
Manganese (Mn)	4.3	1.1-6.3
Zinc (Zn)	0.8	1.0-7.6
Copper (Cu)	0.2	0.3-0.6
Iron (Fe)	34.2	2.7-9.4
Aluminum (Al)	190	<75
Lead (Pb)	1.2	<22

Analysis	*Value Found*	*Optimum Range*
Cation Exch. Capacity, meq/100g	9.7	
Exch. Acidity, meq/100g	9.1	
Base Saturation, %		
Calcium Base Saturation	6	50-80
Magnesium Base Saturation	1	10-30
Potassium Base Saturation	0	2.0-7.0
Scoop Density, g/cc	1.01	
Optional tests		
Soil Organic Matter (LOI), %	3.8	

* *Micronutrient deficiencies rarely occur in New England soils; therefore, an Optimum Range has never been defined. Values provided represent the normal range found in soils and are for reference only.*

Soil Test Interpretation

Nutrient	Very Low	Low	Optimum	Above Optimum
Phosphorus (P):				
Potassium (K):				
Calcium (Ca):				
Magnesium (Mg):				

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Recommendations for Sports Turf/Golf Fairway-Establishment

Limestone (Target pH of 6.5)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
lbs / 1000 sq ft			
175	2 - 4	2	5

Comments:

-Your magnesium level is low. Dolomitic limestone is recommended.
-For instructions on converting nutrient recommendations to fertilizer applications in lawns, see Reference "Step-by-Step Fertilizer Guide for Lawns" (listed below).
-For best results, split the N, P2O5, and K2O recommendations above into three to four applications over the course of the growing season at six to eight week intervals, beginning in mid- to late-April.
-Many fertilizer sources and rates may be combined to provide acceptable turfgrass fertilty.
-The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.

References:

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website: soiltest.umass.edu

Recommendations for Sports Turf/Golf Fairway-Maintenance

Limestone (Target pH of 6.5)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
	lbs / 1000 sq ft		
175	3 - 5	1.5	5

Comments:

-Do not topdress with more than 50 lb limestone per 1000 sq ft at one time. Split the above application between early spring and mid-autumn.
-Your magnesium level is low. Dolomitic limestone is recommended.
-For instructions on converting nutrient recommendations to fertilizer applications in lawns, see Reference "Step-by-Step Fertilizer Guide for Lawns" (listed below).
-Many fertilizer sources and rates may be combined to provide acceptable turfgrass fertilty.
-For best results, split the N, P2O5, and K2O recommendations above into three to four applications over the course of the growing season at six to eight week intervals, beginning in mid- to late-April.
-The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.

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General References:

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Particle Size Analysis - Comprehensive

Sample Information:
Sample ID: Parkinson Field 1

Order Number: 77668
Lab Number: X241220-114
Received: 12/19/2024
Reported: 1/3/2025

Prepared For:
Kaitlyn Rogosch
Gale Associates, Inc
300 Ledgewood Place, Suite 300
Rockland, MA 02370

kmr@gainc.com
734-536-1968

USDA Size Fraction

Main Fractions	Size (mm)	Percent
Sand	0.05-2.0	77.9
Silt	0.002-0.05	15.8
Clay	<0.002	6.4

Sand Fractions	Size (mm)	Percent
Very Coarse	1.0-2.0	4.1
Coarse	0.5-1.0	16.9
Medium	0.25-0.5	33.1
Fine	0.10-0.25	17.7
Very Fine	0.05-0.10	6.0

Silt Fractions	Size (mm)	Percent
Coarse	0.02-0.05	7.2
Medium	0.005-0.02	6.5
Fine	0.002-0.005	2.0

Percent of Whole Sample Passing

Size (mm)	Sieve #	Whole Sample % of Sample Passing
2.00	#10	95.7
1.00	#18	91.8
0.50	#35	75.7
0.25	#60	43.9
0.10	#140	27.0
0.053	#270	21.2
0.02	20 um	14.2
0.005	5 um	8.0
0.002	2 um	6.1

USDA Textural Class: loamy sand

Gravel Content: (%) 4.3

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Soil Test Report

Prepared For:

Kaitlyn Rogosch
Gale Associates, Inc
300 Ledgewood Place, Suite 300
Rockland, MA 02370

kmr@gainc.com
734-536-1968

Sample Information:

Sample ID: Parkinson Field 1

Order Number: 77628
Lab Number: S241219-202
Area Sampled: 4 acres
Received: 12/19/2024
Reported: 12/26/2024

Results

Analysis	*Value Found*	*Optimum Range*
Soil pH (1:1, H2O)	6.1	
Modified Morgan extractable, ppm		
Macronutrients		
Phosphorus (P)	1.8	4-14
Potassium (K)	36	100-160
Calcium (Ca)	738	1000-1500
Magnesium (Mg)	26	50-120
Sulfur (S)	6.7	>10
Micronutrients *		
Boron (B)	0.1	0.1-0.5
Manganese (Mn)	1.7	1.1-6.3
Zinc (Zn)	0.5	1.0-7.6
Copper (Cu)	0.2	0.3-0.6
Iron (Fe)	5.1	2.7-9.4
Aluminum (Al)	76	<75
Lead (Pb)	5.8	<22

Analysis	*Value Found*	*Optimum Range*
Cation Exch. Capacity, meq/100g	8.4	
Exch. Acidity, meq/100g	4.4	
Base Saturation, %		
Calcium Base Saturation	44	50-80
Magnesium Base Saturation	2	10-30
Potassium Base Saturation	1	2.0-7.0
Scoop Density, g/cc	1.25	
Optional tests		
Soil Organic Matter (LOI), %	3.1	

* *Micronutrient deficiencies rarely occur in New England soils; therefore, an Optimum Range has never been defined. Values provided represent the normal range found in soils and are for reference only.*

Soil Test Interpretation

Nutrient	Very Low	Low	Optimum	Above Optimum
Phosphorus (P):				
Potassium (K):				
Calcium (Ca):				
Magnesium (Mg):				

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Recommendations for Sports Turf/Golf Fairway-Establishment

Limestone (Target pH of 6.5)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
lbs / 1000 sq ft			
75	2 - 4	2.5	5

Comments:

-Your magnesium level is low. Dolomitic limestone is recommended.
-For instructions on converting nutrient recommendations to fertilizer applications in lawns, see Reference "Step-by-Step Fertilizer Guide for Lawns" (listed below).
-For best results, split the N, P2O5, and K2O recommendations above into three to four applications over the course of the growing season at six to eight week intervals, beginning in mid- to late-April.
-Many fertilizer sources and rates may be combined to provide acceptable turfgrass fertilty.
-The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.

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Recommendations for Sports Turf/Golf Fairway-Maintenance

Limestone (Target pH of 6.5)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
	lbs / 1000 sq ft		
75	3 - 5	2	5

Comments:

-Do not topdress with more than 50 lb limestone per 1000 sq ft at one time. Split the above application between early spring and mid-autumn.
-Your magnesium level is low. Dolomitic limestone is recommended.
-For instructions on converting nutrient recommendations to fertilizer applications in lawns, see Reference "Step-by-Step Fertilizer Guide for Lawns" (listed below).
-Many fertilizer sources and rates may be combined to provide acceptable turfgrass fertilty.
-For best results, split the N, P2O5, and K2O recommendations above into three to four applications over the course of the growing season at six to eight week intervals, beginning in mid- to late-April.
-The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.

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Particle Size Analysis - Comprehensive

Sample Information:
Sample ID: Peter Noyes School

Order Number: 77668
Lab Number: X241220-115
Received: 12/19/2024
Reported: 1/3/2025

Prepared For:
Kaitlyn Rogosch
Gale Associates, Inc
300 Ledgewood Place, Suite 300
Rockland, MA 02370

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734-536-1968

USDA Size Fraction

Main Fractions	Size (mm)	Percent
Sand	0.05-2.0	62.3
Silt	0.002-0.05	31.3
Clay	<0.002	6.4

Sand Fractions	Size (mm)	Percent
Very Coarse	1.0-2.0	5.9
Coarse	0.5-1.0	8.3
Medium	0.25-0.5	12.5
Fine	0.10-0.25	20.6
Very Fine	0.05-0.10	15.0

Silt Fractions	Size (mm)	Percent
Coarse	0.02-0.05	17.6
Medium	0.005-0.02	11.6
Fine	0.002-0.005	2.2

Percent of Whole Sample Passing

Size (mm)	Sieve #	Whole Sample % of Sample Passing
2.00	#10	82.9
1.00	#18	78.0
0.50	#35	71.2
0.25	#60	60.8
0.10	#140	43.7
0.053	#270	31.3
0.02	20 um	16.7
0.005	5 um	7.1
0.002	2 um	5.3

USDA Textural Class: fine sandy loam

Gravel Content: (%) 17.1

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Soil Test Report

Prepared For:

Kaitlyn Rogosch
Gale Associates, Inc
300 Ledgewood Place, Suite 300
Rockland, MA 02370

kmr@gainc.com
734-536-1968

Sample Information:

Sample ID: Peter Noyes School

Order Number: 77628
Lab Number: S241219-203
Area Sampled: 2 acres
Received: 12/19/2024
Reported: 12/26/2024

Results

Analysis	*Value Found*	*Optimum Range*
Soil pH (1:1, H2O)	5.6	
Modified Morgan extractable, ppm		
Macronutrients		
Phosphorus (P)	1.6	4-14
Potassium (K)	27	100-160
Calcium (Ca)	265	1000-1500
Magnesium (Mg)	23	50-120
Sulfur (S)	10.5	>10
Micronutrients *		
Boron (B)	0.1	0.1-0.5
Manganese (Mn)	2.1	1.1-6.3
Zinc (Zn)	0.8	1.0-7.6
Copper (Cu)	0.2	0.3-0.6
Iron (Fe)	7.1	2.7-9.4
Aluminum (Al)	149	<75
Lead (Pb)	2.8	<22

Analysis	*Value Found*	*Optimum Range*
Cation Exch. Capacity, meq/100g	8.2	
Exch. Acidity, meq/100g	6.6	
Base Saturation, %		
Calcium Base Saturation	16	50-80
Magnesium Base Saturation	2	10-30
Potassium Base Saturation	1	2.0-7.0
Scoop Density, g/cc	1.15	
Optional tests		
Soil Organic Matter (LOI), %	3.1	

* *Micronutrient deficiencies rarely occur in New England soils; therefore, an Optimum Range has never been defined. Values provided represent the normal range found in soils and are for reference only.*

Soil Test Interpretation

Nutrient	Very Low	Low	Optimum	Above Optimum
Phosphorus (P):				
Potassium (K):				
Calcium (Ca):				
Magnesium (Mg):				

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website: soiltest.umass.edu

Recommendations for Sports Turf/Golf Fairway-Establishment

Limestone (Target pH of 6.5)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
lbs / 1000 sq ft			
125	2 - 4	2.5	5

Comments:

-Your magnesium level is low. Dolomitic limestone is recommended.
-For instructions on converting nutrient recommendations to fertilizer applications in lawns, see Reference "Step-by-Step Fertilizer Guide for Lawns" (listed below).
-For best results, split the N, P2O5, and K2O recommendations above into three to four applications over the course of the growing season at six to eight week intervals, beginning in mid- to late-April.
-Many fertilizer sources and rates may be combined to provide acceptable turfgrass fertilty.
-The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.

References:

UMass Lawn and Landscape Turf Best Management Practices	http://extension.umass.edu/turf/publications-resources/best-management-practices
Step-by-Step Fertilizer Guide for Lawns	http://ag.umass.edu/soil-plant-nutrient-testing-laboratory/fact-sheets/fertilizer-guide-for-lawns

Soil and Plant Nutrient Testing Laboratory
203 Paige Laboratory
161 Holdsworth Way
University of Massachusetts
Amherst, MA 01003
Phone: (413) 545-2311
e-mail: soiltest@umass.edu
website: soiltest.umass.edu

Recommendations for Sports Turf/Golf Fairway-Maintenance

Limestone (Target pH of 6.5)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
lbs / 1000 sq ft			
125	3 - 5	2	5

Comments:

-Do not topdress with more than 50 lb limestone per 1000 sq ft at one time. Split the above application between early spring and mid-autumn.
-Your magnesium level is low. Dolomitic limestone is recommended.
-For instructions on converting nutrient recommendations to fertilizer applications in lawns, see Reference "Step-by-Step Fertilizer Guide for Lawns" (listed below).
-Many fertilizer sources and rates may be combined to provide acceptable turfgrass fertilty.
-For best results, split the N, P2O5, and K2O recommendations above into three to four applications over the course of the growing season at six to eight week intervals, beginning in mid- to late-April.
-The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.

References:

UMass Lawn and Landscape Turf Best Management Practices	http://extension.umass.edu/turf/publications-resources/best-management-practices
Step-by-Step Fertilizer Guide for Lawns	http://ag.umass.edu/soil-plant-nutrient-testing-laboratory/fact-sheets/fertilizer-guide-for-lawns

General References:

Interpreting Your Soil Test Results	http://soiltest.umass.edu/fact-sheets/interpreting-your-soil-test-results
Soil Lead: Testing, Interpretation & Recommendations	http://ag.umass.edu/soil-plant-nutrient-testing-laboratory/fact-sheets/soil-lead-fact-sheet
For current information and order forms, please visit	http://soiltest.umass.edu/
UMass Extension Nutrient Management	http://ag.umass.edu/agriculture-resources/nutrient-management

ENCLOSURE 4

MASTER PLAN QUESTIONNAIRES (STAKEHOLDERS)

TOWN OF SUDBURY
TOWN-WIDE ATHLETIC FIELD EVALUATION AND NEEDS ASSESSMENT STUDY

RECREATIONAL LEADERS QUESTIONNAIRE

Gale Associates, Inc. (Gale) was hired by the Town of Sudbury to complete a Town-Wide Athletic Field Evaluation and Needs Assessment Study. One objective of the study is to provide an evaluation of each athletic facility within the Town, quantify the uses placed on each facility, and determine what recreational needs are currently not being met with the inventory of athletic facilities in Sudbury today.

Part of the Needs Assessment process is to consult with the users of each facility to quantify their uses of each field or athletic facility, determine the growth trends in their program, the age of program participants, governing body for rules, etc. Additionally, it is important to obtain feedback from the users on the condition of the facilities that are being used as well as the recommended priorities for improvements.

The following questionnaire is being provided to you in an effort to obtain important information regarding your recreational program(s) and the use of athletic facilities in the Town of Sudbury. Please complete each question as accurately as possible.

Once we have received the completed questionnaires, we will hold a meeting for which your participation may be requested to discuss the schedules and needs of your recreational program(s). This information will be used as we move forward with recommendations as it relates to athletic facility evaluations and demand, facility enhancements, redevelopment strategies, maintenance recommendations, and redistribution of athletic facility demands.

Please do not hesitate to contact Kyle Rowan from our office with any questions at (781) 335-6465 or by email to kfr@gainc.com.

Thank you,

GALE ASSOCIATES, INC.

Kyle F. Rowan

Kyle F. Rowan
Project Manager

GALE ASSOCIATES, INC.

Kaitlyn M. Rogosch

Kaitlyn M. Rogosch, E.I.T.
Staff Designer

KFR/KMR

Name of program/sport: Charles River Radio Controllers

Agency point of contact information:
Name: Scott Ritter
Phone:
Email:
Date:

What sport is played: Flying RC model aircraft

What age group(s): All ages

What is the sex of the participants (m/ f/mixed): mixed

What is the total number of program participants: 10 attendees on average, 85 members in organization

What has been the growth trend in the past 5 years? Stable

What do you expect for growth in the next 5 years? 25%

What do you expect for growth in the next 10 years? 25%

For each season, what are the number of teams fielded?
Season 1: No. Teams 1 Avg. Players per team: 10
Season 2: No. Teams 1 Avg. Players per team: 10
Season 3 (Summer): 1 Avg. Players per team: 10

Are your number of teams currently restricted by field space? N/A

If so, how many more teams would you fill given unlimited space? N/A

Are there out-of-season workshops or clinics that require field space?: Explain type, number and dates, what venue is used and time used per day: We hold approximately 6 in-season jamboree events that accomodate 12 - 40 participants and spectators. These occur in late spring, mid summer, and early fall. Among them is our annual July 4th exhibition, which is open to the public.

To the best of your ability please complete the below schedule for your program/sport. The Field Venue refers to the field site (e.g., High School) and the Field No./Name refers to the specific field at the venue. Please refer to Appendix A, enclosed below, for a list of Field Venue names and their associated addresses.

Season 1: Start Date: April 1 (TBA) End Date: June 30

		Timeframe for games/practices (e.g., Mon 5pm-9pm, Wed 3pm-7pm)						
Field Venue	Field No./Name	Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
Davis Field	Davis Field							
	Regular Usage	9:30-13:30						9:30-13:30
	Jamborees	8:00-16:00						8:00-16:00

Season 2: Start Date: July 1 End Date: August 31

		Timeframe for games/practices (e.g., Mon 5pm-9pm, Wed 3pm-7pm)						
Field Venue	Field No./Name	Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
Davis Field	Davis Field							
	Regular Usage	9:30-13:30						9:30-13:30
	Jamborees	8:00-16:00						8:00-16:00

Season 3 (Summer): Start Date: _____ End Date: _____

		Timeframe for games/practices (e.g., Mon 5pm-9pm, Wed 3pm-7pm)						
Field Venue	Field No./Name	Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
Davis Field	Davis Field							
	Regular Usage	9:30-13:30						9:30-13:30
	Jamborees	8:00-16:00						8:00-16:00

Describe the general condition of each of the fields your program uses in terms of maintenance, serviceability, drainage, amenities, safety, geometry, etc.: Occasional holes and feces due to unsupervised dogs. Our club actually holds a spring cleanup to address these and other issues. There were previously provided two picnic tables/benches. These have disintegrated and are missed by all. Otherwise the condition of the field is adequate.

Would additional lighted fields in your community enhance field availability? Do you feel additional lighted fields are justified? If so, which fields in particular do you recommend be lighted? Areas adjacent to Davis Field are recognized wildlife habitats. No lighting is sought, and any imposed would be detrimental to native flora and fauna. Davis Field is also valued by members of the Sudbury community for observing astronomical events, for example, the recent northern lights displays, the visibility of which would be completely eliminated by lighting.

Would synthetic turf fields in your community enhance field availability? Do you feel synthetic turf fields are justified? If so, which fields in particular do you recommend become synthetic turf? No. Also, Davis Field is valued by the Sudbury community as a pastoral refuge for both humans and wildlife. Synthetic turf would be detrimental to this role as well as the local ecosystem.

Does your program or agency have any future plans to expand programming to include any emerging sports or facility use activities not currently accounted for in formal recreation planning? If so, what sports/activities and which Field Venue might be utilized? No.

As the town prepares a needs assessment for its athletic fields, what are your program's top priority needs that should be addressed? Please list in order of prioritization, with item 1 being the most important.

1) Replacement of two benches and picnic tables

2)

3)

4)

Please provide any further comments or information that may be pertinent to the athletic/recreation planning process:

Thank you for your cooperation in completing this questionnaire.

Attachment: Appendix A

APPENDIX A

Property Name	Address
Broad Acre Farm	82 Morse Road
Cutting Field	429 Maynard Road
Daivs Field	195 North Road
Ephraim Curtis Middle School	22 Pratts Mill Road
Fairbanks Community Center	40 Fairbanks Road
Featherland Park	491 Concord Road
Frank Feeley Field	200 Raymond Road
General John Nixon School	472 Concord Road
Haskell Field	15 Fairbanks Road
Haynes School	169 Haynes Road
Israel Loring School	80 Woodside Road
Lincoln Sudbury High School	390 Lincoln Road
MA State Police Crime Lab Field	59 Horse Pond Road
Parkinson Field	Hudson Road
Peter Noyes School	280 Old Sudbury Road

From:	Kyle F. Rowan
To:	Kaitlyn M. Rogosch
Subject:	FW: requested info for Curtis MS field Sudbury
Date:	Thursday, January 9, 2025 1:22:08 PM
Attachments:	image001.png d6e8210e-1363-49a8-8d44-67f681aaa2ad.png

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Kyle Rowan
P| 781 335 6465 C| 413 387 5414

From: David Jurewicz <david_jurewicz@sudbury.k12.ma.us>
Sent: Wednesday, January 8, 2025 12:50 PM
To: Kyle F. Rowan <kfr@gainc.com>
Cc: Mannone, Dennis <MannoneD@sudbury.ma.us>
Subject: requested info for Curtis MS field Sudbury

Dear Kyle,
Thank you for requesting input for possible improvements to our fields. Here is some information that I hope is useful to you:

- Current usage patterns (e.g., frequency, group size, activity types)

The fields at Curtis MS are used by our physical education teachers in the fall and spring, travel teams in the fall and spring seasons and our students have recess in the fall, winter, and spring seasons. Cross country boys and girls, soccer, girls field hockey and ultimate frisbee practice and play their home games/meets on the front field and side fields. Fields are used 4/5 days a week from the beginning of September until the beginning of November. Population using the fields +/- 200 students for practice of games/meets. Our physical education program uses the front and side fields in the fall and spring for various activities in their classes. Recess times are typically using the front field and basketball court. Our fields are used extensively!

- Facility conditions or maintenance needs

The front and side fields are 20+ years old. They were a part of the new Curtis Middle School that was built in 2001. In approximately 2003 a sprinkler system was added to the front field. The sprinkler system does not work anymore. A long time ago they used to slice and replace the grass. Crabgrass and dandelions dominate now. The most recent addition is a universal playground in the front field in 2024. In 2022 the baseball and softball infields had extensive maintenance performed on them. Otherwise the design has not changed since being built. Fencing is original and is starting to show its age. Treework is also needed.

- Suggestions for improvements or upgrades

The front field:

This field is not level. If you look at it with your back to the building you will notice the soccer field is not level but has a bump in the middle of the field. Soccer field needs to be level to effectively play the game and safety of the players. Heavy rain or large snowfall creates unplayable conditions on parts of the soccer field, field hockey field and softball field. Drainage is an issue since it puddles and doesn't have anywhere to go. Last year the softball team could not practice on their field because the field would not dry out. Heavy rains have affected the infield of the softball field in the past. To the extent that the dirt of the infield washed into Pratts Mill Road.

In field maintenance off season has been an issue. A couple of years ago extensive maintenance to the baseball and softball infields was completed. After our seasons ended the maintenance of the infield stopped. It is not level, crab grass grows and the dirt becomes hard. Even though this maintenance was completed there are stones and rocks in the dirt that cause the cuts, injuries and torn clothing.

The sprinkler system doesn't work. It hasn't worked for a number of years. It's hard to grow grass, or maintain a quality field if the sprinkler system doesn't work. The DPW cuts the grass 1- 2 times a week and does a very good job but the quality

of the field suffers without an active sprinkler system.

Trees near the softball right field. These trees have been growing for 20+ years. They are affecting the field of play along the first base line. Leaves, pine cones and branches are now falling onto the infield causing an unsafe situation. Trimming back the tree branches would be beneficial in this area.

The universal playground is new this year and has not had any issues with it.

Softball and baseball dugouts. These are primitive and unsafe. Fencing is not tall enough to protect players in the dugout. A roof over the dugouts would prevent pop fly balls from injuring a player in the dugouts. Extended netting above the chain link fences would prevent foul balls from damaging vehicles and it would be safer for spectators.

A storage building would be beneficial on the property. Storage of sports equipment is needed for our fall/spring sports and physical education

The side field:

This area is used by the physical education classes as well as our travel teams in the fall and spring. One big benefit to this field would be an addition of a 1/8 mile track. Typical 1/4 mile tracks at high schools would be too big for this location. We have a strong track and field and cross country teams but do not have a track to use and effectively practice different events or run on a proper surface. The center of the track, a grass or turf field, is located for various activities. Trees along the edge of this field are encroaching onto the field. The basketball court is due for resurfacing and the possibility that the basketball hoops would need to be replaced. This field does not have a sprinkler system at all. It could use one.

- Any challenges or limitations you've encountered

I believe the biggest challenge is a vision for these fields at the middle school. Except for

periodic maintenance, the fields have not been truly upgraded since 2001. The fields have been in a time capsule. Being able to create a quality space to play sports takes vision and a budget to support it. The school and community desire well maintained, safe fields to use. If the front field was turf and lighting installed it would provide a more extensive use of the space. There could be the ability for a wider array of sports opportunities if planned out properly and to be able to use the space in the evenings. These spaces could provide the opportunity for town leagues to use the facilities on the weekends. Field spaces could be rented out during the summer. There are many opportunities for the school system or Sudbury Park and Rec. to rent out space to generate funds. Opportunities for baseball, softball, field hockey, soccer are presently available. Would there be an opportunity to add a football field? A score board could be added as well. Flag football and ultimate frisbee has become very popular. Lacrosse could be played here too. This could be a venue for other sports that could not play on this field in the past. I mentioned a 1/8 mile track on the side field. This would be a great opportunity for middle schoolers to train on a real track instead of on the grass or parking lot. The community would have a place to walk or run for exercise or train for an event. Having fields that are multi-functional provides the school and the community of Sudbury opportunities to grow. It can alleviate

the over usage of other fields in the town. Presently, these fields can not be easily marketed to sports leagues because they don't meet the standards needed by those athletic leagues or teams.

The biggest limitation is that everything I have mentioned in this email is directly connected to be able to fund a project like this. If turf is a budget buster then redoing the grass fields and including a long term plan to maintain a grass field would be needed.

I am more than willing to meet, walk the grounds and discuss with you the benefits and challenges of any work that might be considered.

Sincerely,
Dave Jurewicz

--

David Jurewicz M.Ed /C.A.G.S.
Engineering Teacher
Director of Athletics
Room 263

Phone 978-443-1071 ex: 7263
ECMS Athletics Website

TOWN OF SUDBURY
TOWN-WIDE ATHLETIC FIELD EVALUATION AND NEEDS ASSESSMENT STUDY

RECREATIONAL LEADERS QUESTIONNAIRE

Gale Associates, Inc. (Gale) was hired by the Town of Sudbury to complete a Town-Wide Athletic Field Evaluation and Needs Assessment Study. One objective of the study is to provide an evaluation of each athletic facility within the Town, quantify the uses placed on each facility, and determine what recreational needs are currently not being met with the inventory of athletic facilities in Sudbury today.

Part of the Needs Assessment process is to consult with the users of each facility to quantify their uses of each field or athletic facility, determine the growth trends in their program, the age of program participants, governing body for rules, etc. Additionally, it is important to obtain feedback from the users on the condition of the facilities that are being used as well as the recommended priorities for improvements.

The following questionnaire is being provided to you in an effort to obtain important information regarding your recreational program(s) and the use of athletic facilities in the Town of Sudbury. Please complete each question as accurately as possible.

Once we have received the completed questionnaires, we will hold a meeting for which your participation may be requested to discuss the schedules and needs of your recreational program(s). This information will be used as we move forward with recommendations as it relates to athletic facility evaluations and demand, facility enhancements, redevelopment strategies, maintenance recommendations, and redistribution of athletic facility demands.

Please do not hesitate to contact Kyle Rowan from our office with any questions at (781) 335-6465 or by email to kfr@gainc.com.

Thank you,

GALE ASSOCIATES, INC.

Kyle F. Rowan

Kyle F. Rowan Project Manager

GALE ASSOCIATES, INC.

Kaitlyn M. Rogosch

Kaitlyn M. Rogosch, E.I.T. Staff Designer

KFR/KMR

Name of program/sport: Lincoln Sudbury (LS) Youth Baseball

Agency point of contact information:
Name: Zack Warren
Phone:
Email:
Date: 1/10/25

What sport is played: Baseball

What age group(s): Pre-K through 10th grade

What is the sex of the participants (m / f / mixed): Mixed

What is the total number of program participants: 1,160 for 2024 (5y average excluding COVID year 1,163)

What has been the growth trend in the past 5 years? Flat

What do you expect for growth in the next 5 years? 5%

What do you expect for growth in the next 10 years? 5%

For each season, what are the number of teams fielded?

Season	# of Teams	# of Players / Team
Season 1 – Spring	74	**Varies by Age Group** T-Ball (PreK - K) – 6 per team 60' Diamond (1st – 5th) – 9 per team***** 70' Diamond (6th – 7th) – 12 per team 90' Diamond (8th+) – 15 per teams
Season 2 – Summer	22	**Varies by Age Group** T-Ball (PreK-K) – 6 per team 60' Diamond (1st – 5th) – 9 per team***** 70' Diamond (6th – 7th) – 12 per team 90' Diamond (8th+) – 15 per teams
Season 3 – Fall	No formal teams currently; skills based outdoor programs only	Currently there are 177 players participating in the program on average each fall
Season 4 - Winter	No formal teams currently; skills based indoor programs only	Currently there are 156 players participating in the program on average each winter
****Team sizes increase each year and are based on creating an appropriate coach:player ratio for each age***		

Are your number of teams currently restricted by field space?

Yes. The game of baseball is played on 'baseball diamonds' as opposed to other sports that may be played on rectangles, we evaluate our field needs in terms of the maintained baseball diamonds.

Season 1 - Spring: We have lost access to two 60’ diamonds: Loring School and Nixon School. These baseball diamonds are currently not maintained by the town of Sudbury as appropriate baseball fields for use by our program. In addition, Noyes 1 and 2 being a shared field with Sudbury Public Schools greatly limits our ability to provide an adequate playing experience for our families. Each year Sudbury Youth Baseball re-cuts the infields of both fields at our own cost, but given the fields are also playground fields, access is limited and it has proven difficult to maintain the infield/outfield as safe playing surfaces (ex. holes/divots in the outfield pose safety risks during practices and games). To counter the loss of diamonds at Loring and Nixon schools and the condition of baseball diamonds at Noyes, LS Youth Baseball re-established the diamond at the Crime Lab as a baseball field in 2021. However, the net result is a shortage of adequate and usable baseball diamonds to support community demands for baseball. This continues to impact our program's ability to maximize baseball offerings to the community.

To offset the loss of adequate fields we are forced to offer programming for our youngest participants on rectangular fields and reduce scheduled games and practices at all levels. For example, utilizing the five-year average enrollment, our spring league requires ~100 field time slots on 60’ diamonds. We currently have 82 time slots available using all available 60’ diamond time slots.

Because all baseball diamond time slots are leveraged for use at older age groups, we are unable to run our Pre-K Explorer and T-Ball programs on baseball diamonds. These programs are run on the field in front of Curtis Middle School. We currently utilize the rectangular fields and set-up makeshift baseball diamonds. This does not provide our youngest participants and families the opportunity to be introduced and play baseball on an actual baseball diamond.

Throughout the rest of the spring program, we utilize every available time slot at Featherland (Center, Left, Right, Upper), Noyes (1+2), and Crime Lab as well as some fields in Lincoln.

Season 2 - Summer: Currently we have access to enough field slots to support demands. However, this is only possible due to the lights at two of the fields at Lower Featherland (Left and Center) which were paid for by LS Youth Baseball. While fields are available, they require us to offer practices and games running as late as 9:30 PM for younger age groups (9- 12 years old). Additionally, we have seen more demand for competitive/travel baseball (Baystate/Jimmy Fund) in the summer. We try to practice and play all assigned home games at Featherland, however many of our practices are partially or fully restricted to the batting cages at Upper and Lower Featherland because of field space restrictions. If we see continued growth in the summer (we anticipate this in 2025 - multiple travel teams at each age group), we will be required to push games to our satellite fields (with the exception of the 70’ diamond).

In Sudbury, we have full permanent access to one (1) 70’ foot diamond in both the spring and summer (Upper Featherland Baseball). While the Upper Featherland Softball field converts to a 70’ diamond, the use of this field by LSRHS Women’s Softball and Men’s Softball restricts LS Youth Baseball’s access to this field between Monday-Friday from late April through the end of summer. This limits programming for the age groups that utilize that field size.

Season 3 - Fall: No restrictions

Season 4 - Winter: N/A - Fields are closed by the town

If so, how many more teams would you fill given unlimited space?

While we have made adjustments and are currently accommodating all teams, it is the result of fewer

games & practices relative to historical norms. Over the past decade, while the number of players/teams has remained stable we have lost the ability to use certain fields as discussed above (i.e. Nixon and Loring). Given access to additional fields we would schedule ~20% more games / practices across the program while also providing access to baseball diamonds for our youngest players (Pre-K and K). Based on community feedback through our commissioners, we believe there is demand for additional programming (games and practices).

Are there out-of-season workshops or clinics that require field space?: Explain type, number and dates, what venue is used and time used per day.

We operate a fall ball program. The average number of participants is ~200 ranging from 1st grade through 7th grade. Our fall ball program is once each week for seven weeks on Saturdays and Sundays. These clinics are run exclusively at Lower and Upper Featherland.

To the best of your ability please complete the below schedule for your program/sport. The Field Venue refers to the field site (e.g., High School) and the Field No./Name refers to the specific field at the venue. Please refer to Appendix A, enclosed below, for a list of Field Venue names and their associated addresses.

Season 1: Spring Start Date: Monday after April School Vacation End Date: Father's Day

		Timeframe for games/practices (e.g., Mon 5pm-9pm, Wed 3pm-7pm)						
Field Venue	**Field No./Name**	**Sun.**	**Mon.**	**Tues.**	**Wed.**	**Thurs.**	**Fri.**	**Sat.**
Featherland Park	Right, Center and Left	9am-5pm	530pm-730pm	530pm-730pm	530pm-730pm	530pm-730pm	530pm-9pm	9am-9pm
Featherland Park	Upper	9am-730pm	530pm-730pm	530pm-730pm	530pm-730pm	530pm-730pm	530-730pm	9am-730pm
Featherland Park	Softball	430pm-730pm	5pm-630pm	5pm-630pm	5pm-630pm	5pm-630pm	5pm-630pm	430pm-9pm
Peter Noyes School	Noyes 1 + 2	9am-5pm	530pm-730pm	530pm-730pm	530pm-730pm	530pm-730pm	530-730pm	9am-5pm
Crime Lab Field		9am-5pm	530pm-730pm	530pm-730pm	530pm-730pm	530pm-730pm	530-730pm	9am-5pm
Haskell Field		9am-3pm		530pm-730pm		530pm-730pm		9am-3pm

Season 2: Summer Start Date: Last Day of School End Date: August 15th

		Timeframe for games/practices (e.g., Mon 5pm-9pm, Wed 3pm-7pm)						
Field Venue	**Field No./Name**	**Sun.**	**Mon.**	**Tues.**	**Wed.**	**Thurs.**	**Fri.**	**Sat.**
Featherland Park	Right, Center and Left	9am-930pm	530pm-930pm	530pm-930pm	530pm-930pm	530pm-930pm	530pm-930pm	9am-930pm
Featherland Park	Upper	9am-730pm	530pm-730pm	530pm-730pm	530pm-730pm	530pm-730pm	530pm-730pm	9am-730pm
Featherland Park	Softball							
Peter Noyes School	Noyes 1 + 2		530pm-730pm	530pm-730pm	530pm-730pm	530pm-730pm	530pm-730pm	
Crime Lab Field			530pm-930pm	530pm-930pm	530pm-930pm	530pm-930pm	530pm-930pm	
Haskell Field			530pm-730pm	530pm-730pm	530pm-730pm	530pm-730pm	530pm-730pm	

Season 3: Fall: Start Date: Start of School End Date: End of October

		Timeframe for games/practices (e.g., Mon 5pm-9pm, Wed 3pm-7pm)						
Field Venue	**Field No./Name**	**Sun.**	**Mon.**	**Tues.**	**Wed.**	**Thurs.**	**Fri.**	**Sat.**
Featherland Park	Right, Center and Left	9am-5pm						9am-5pm
Featherland Park	Upper	Noon-5PM						9am-1pm
Featherland Park	Softball							
Peter Noyes School	Noyes 1 + 2							
Crime Lab Field								
Haskell Field		9am-noon						9am-noon

Describe the general condition of each of the fields your program uses in terms of maintenance, serviceability, drainage, amenities, safety, geometry, etc.:

The discussion below details fields we use today. Some are rectangles or fields not maintained as baseball diamonds.

Featherland Complex (Lower Featherland Left, Center, Right (60' Diamonds) & Upper Featherland Baseball, Softball (70' Diamonds)): The diamonds at Featherland are in very good shape in large part due to the additional care and maintenance LS Youth Baseball invests in the fields and facilities. This includes annual turf care to ensure the safety of the playing surface, re-cutting and renovation of the diamonds on a ~five-year rotating basis, and installation / renovation of both the upper and lower batting cages. The Town of Sudbury ensures the diamonds are well maintained; regularly watered, mowed, infields dragged (twice per week) and chalk is provided.

Satellite 60' Diamonds (Peter Noyes 1 & 2, Crime Lab, Nixon, Loring): The satellite fields are not in the same condition; 40% of the fields are not maintained as baseball diamonds (Nixon & Loring). The satellite fields are part of school playground fields and do not have adequate grass in the infield/outfield and the infield base paths need to be re-cut every year.

Ephraim Curtis Middle School: The fields at Curtis Middle School are not maintained as baseball diamonds. It is a rectangular field turned into makeshift baseball diamonds each weekend by adding and removing temporary bases each week. Given a shortage of appropriate baseball diamonds we use this field to operate our Pre-K Explorer and Kindergarten T-Ball programs. Curtis does not provide our youngest participants the ability to experience and play baseball on an actual baseball diamond.

Haskell Field 90' Diamond: In the spring we use Haskell field for our 90' baseball program as Feeley Field (preferred option) is typically not available due to wetness. Feeley Field typically dries out in time for our summer program.

Feeley Field 90' Diamond: This diamond is unusable in the spring and after large rainstorms in the summer due to the low water table. The ability to open this facility in the spring would increase capacity and may also benefit the LSRHS baseball program given Feeley Field has lights for use after dark and at dusk. This diamond is maintained and used in the summer and is in very good shape (when dry).

Would additional lighted fields in your community enhance field availability? Do you feel additional lighted fields are justified? If so, which fields in particular do you recommend be lighted?

The two primary 60' diamonds at Featherland Park (Lower Featherland Center and Left) are lighted diamonds (lights are owned by LS Youth Baseball). We utilize these diamonds under the lights extensively during the spring and summer seasons.

A lighted diamond at Upper Featherland would be justified and heavily utilized. Using Lower Featherland Center and Left as an example, additional lights at Upper Featherland would be used extensively during the spring and summer seasons. In early spring we are limited by daylight and during the summer it would allow the accommodation of both afternoon /evening and night games for our Baystate, Jimmy Fund, and Little League World Series programs.

Feeley Field is lighted and utilized during the summer but not available during the spring season due to wetness.

Would synthetic turf fields in your community enhance field availability? Do you feel synthetic turf fields are justified? If so, which fields in particular do you recommend become synthetic turf?

The addition of synthetic turf fields are justified and would provide benefits to baseball in four major aspects:

1) Flexibility: Turf fields allow for a single field to be converted from a 60' to 70' and 70' to 90' diamond. One surface allows multiple age groups to utilize a single field.

2) Endurability: Weather plays a significant factor in our ability to access fields during all seasons. Fields are typically unavailable until mid/late April as it takes time for fields to thaw/dry out in the spring. As we have seen increasing wetness in the past few years, after moderate/strong rainstorms we lose access to fields for one to two days. Synthetic turf fields are typically playable within hours after a rainstorm and enables play during continued moderate/light rain.

3) Unity: The ability to provide synthetic turf fields at or near Featherland Park will provide the ability to bring the full baseball community to a single location and increase the ability for LSRHS to utilize the fields as additional capacity.

4) It is important to also note that in addition to traditional Little League (Baseball) activities, we also operate a Challenger Baseball League which provides individuals with intellectual and/or physical limitations to participate in baseball. There are very few of these programs locally and the uniform and smooth surface of a synthetic turf field would improve accessibility for all players.

Does your program or agency have any future plans to expand programming to include any emerging sports or facility use activities not currently accounted for in formal recreation planning? If so, what sports/activities and which Field Venue might be utilized?

Club baseball has become increasingly popular in our area. This is because of an increasing desire for more competitive spring baseball amongst our families. The LS Youth Baseball Program will be piloting a competitive spring travel baseball program at the 5th grade level in 2025. The design of this program is an addition to our existing spring programming (not replacement) and would require additional baseball diamond time slots. Currently we anticipate this expansion to require space on a Lower Featherland Left & Center (60' diamonds).

As the town prepares a needs assessment for its athletic fields, what are your program's top priority needs that should be addressed? Please list in order of prioritization, with item 1 being the most important.

1) Re-establish lost 60' baseball diamonds / Address the poor condition of the satellite (school) 60' diamond baseball fields (Noyes 1 & 2)
2) Introduction of a 50' diamond(s) for Pre-K Explorer and T-Ball
3) Safety device/emergency call box installation at Featherland, Feeley & Haskell
4) Lighting on Upper Featherland baseball field
5) Address water issues at Frank Feeley baseball field

Please provide any further comments or information that may be pertinent to the athletic/recreation planning process:

Baseball is the only major youth sports program in Lincoln Sudbury where, in the primary season (spring), all players are grouped together (not separated by skill) and participate in an in town league. This creates a

unique opportunity for players and families to come together as a single community, enjoy our fields, and create connections. If there is additional information required to support the athletic / recreation planning process we will be happy to aid in any manner possible.

Thank you for your cooperation in completing this questionnaire.

Attachment: Appendix A

TOWN OF SUDBURY
TOWN-WIDE ATHLETIC FIELD EVALUATION AND NEEDS ASSESSMENT STUDY

RECREATIONAL LEADERS QUESTIONNAIRE

Gale Associates, Inc. (Gale) was hired by the Town of Sudbury to complete a Town-Wide Athletic Field Evaluation and Needs Assessment Study. One objective of the study is to provide an evaluation of each athletic facility within the Town, quantify the uses placed on each facility, and determine what recreational needs are currently not being met with the inventory of athletic facilities in Sudbury today.

Part of the Needs Assessment process is to consult with the users of each facility to quantify their uses of each field or athletic facility, determine the growth trends in their program, the age of program participants, governing body for rules, etc. Additionally, it is important to obtain feedback from the users on the condition of the facilities that are being used as well as the recommended priorities for improvements.

The following questionnaire is being provided to you in an effort to obtain important information regarding your recreational program(s) and the use of athletic facilities in the Town of Sudbury. Please complete each question as accurately as possible.

Once we have received the completed questionnaires, we will hold a meeting for which your participation may be requested to discuss the schedules and needs of your recreational program(s). This information will be used as we move forward with recommendations as it relates to athletic facility evaluations and demand, facility enhancements, redevelopment strategies, maintenance recommendations, and redistribution of athletic facility demands.

Please do not hesitate to contact Kyle Rowan from our office with any questions at (781) 335-6465 or by email to kfr@gainc.com.

Thank you,

GALE ASSOCIATES, INC.

Kyle F. Rowan

Kyle F. Rowan
Project Manager

GALE ASSOCIATES, INC.

Kaitlyn M. Rogosch

Kaitlyn M. Rogosch, E.I.T.
Staff Designer

KFR/KMR

Name of program/sport: Sudbury Girls Softball/Softball

Agency point of contact information:
Name: Lisa Lent
Phone:
Email:
Date: 1/20/2025

What sport is played: Softball

What age group(s): K-9

What is the sex of the participants (m/ f/mixed): Female

What is the total number of program participants: 328

What has been the growth trend in the past 5 years? Enrollment has grown 26% in 10 years but has remained static for the past 5 years

What do you expect for growth in the next 5 years? 15% growth in the next 5 years

What do you expect for growth in the next 10 years? 25% growth in the next 10 years

For each season, what are the number of teams fielded?
Season 1: No. Teams 14 Avg. Players per team: 12
Season 2: No. Teams 4 Avg. Players per team: 12
Season 3 (Summer): 5-6 Avg. Players per team: 12

Are your number of teams currently restricted by field space? We do not turn anyone away based on fields, but we are often limited in terms of when we can schedule practices and games due to field constraints which can be a deterrent for enrolling.

If so, how many more teams would you fill given unlimited space? I would expect we would increase enrollment by being able to offer practices and games at times that do not conflict with other sports if we had additional field options, including a field with lights. I would expect 2-3 more teams

Are there out-of-season workshops or clinics that require field space?: Explain type, number and dates, what venue is used and time used per day:

We offer Fall and Winter skills clinics. In the Fall we use Feeley field and try to schedule around practices and games for the Fall season teams. In the winter, we try to use the indoor space at Lincoln-Sudbury Regional High School or purchase time at At Bats indoor training facility in Boxborough

To the best of your ability please complete the below schedule for your program/sport. The Field Venue refers to the field site (e.g., High School) and the Field No./Name refers to the specific field at the venue. Please refer to Appendix A, enclosed below, for a list of Field Venue names and their associated addresses.

Season 1: Start Date: Mid-April End Date: Mid-June

		Timeframe for games/practices (e.g., Mon 5pm-9pm, Wed 3pm-7pm)						
Field Venue	Field No./Name	Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
Feeley	Upper Feeley	10-12p/4-6p)	430-7p	430-7p	430-7p	N/A*	430-7p	10-12p/4-6p)
Feeley	Lower Feeley or Feeley 1	10-12p/4-6p)	430-7p	430-7p	430-7p	N/A*	430-7p	10-12p/4-6p)
Feeley	Feeley 2	10-12p/4-6p)	430-7p	430-7p	430-7p	430-7p	430-7p	10-12p/4-6p)

*Women's Softball uses 2 of the 3 softball fields at Feeley on Thursdays.

Season 2: Start Date: Mid-September End Date: End of October/Early November

		Timeframe for games/practices (e.g., Mon 5pm-9pm, Wed 3pm-7pm)						
Field Venue	Field No./Name	Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
Feeley	Upper Feeley	10-12p/2-6p)	430-630	430-630	430-630	N/A*	430-630	10-12p/2-6p)
Feeley	Lower Feeley or Feeley 1	10-12p/2-6p)	430-630	430-630	430-630	N/A*	430-630	10-12p/2-6p)
Feeley	Feeley 2	10-12p/2-6p)	430-630	430-630	430-630	430-630	430-630	10-12p/2-6p)

*Women's Softball uses 2 of the 3 softball fields at Feeley on Thursdays.

Season 3 (Summer): Start Date: Mid-June End Date: Early August

		Timeframe for games/practices (e.g., Mon 5pm-9pm, Wed 3pm-7pm)						
Field Venue	Field No./Name	Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
Feeley	Upper Feeley	10-6p	430-730	430-730	430-730	N/A*	430-730	10-6
Feeley	Lower Feeley or Feeley 1	10-6	430-730	430-730	430-730	N/A*	430-730	10-6
Feeley	Feeley 2	10-6	430-730	430-730	430-730	430-730	430-730	10-6

Describe the general condition of each of the fields your program uses in terms of maintenance, serviceability, drainage, amenities, safety, geometry, etc.:

We have been working with the town to improve the softball fields at Feeley field for many years. The dirt on all 3 fields becomes very dry in the summer and dust can be a concern during the games and windy days.
All 3 fields are impacted by poor drainage and we often need to cancel games due to large pools of standing water after rainfalls.
We had an incident where a player was injured due to wet/muddy field conditions a few years ago. While many softabll fields are not playable following rain, we have noticed that the Feeley fields in Sudbury tend to need more time to drain and dry out compared to surrounding towns. We appreciate the work that has gone into improving the fields in recent years (adding dugouts, etc) but there is still room for improvement.
We understand that there are plans for a Phase 2 improvement to Feeley which hhhhas been subject to several project delays.

Would additional lighted fields in your community enhance field availability? Do you feel additional lighted fields are justified? If so, which fields in particular do you recommend be lighted?

Yes! We play in leagues during the Spring, Summer and Fall with other towns that have lighted fields which allows for games to be played later in the evening during the week. This provides more time for players and families to travel to the game after work to avoid traffic, particularly where they are traveling 40+ minutes to Sudbury. We have been asked by other towns to host games with later start times but have had to say no due to the lack of lighted fields.

We would recommend Upper Feeley for lights. If not one of the 3 softball fields at Feeley, it would be great to have access to another lighted softball field in Sudbury. Currenlty the only lighted softball field is at Featherland and is in use by the Men's softball league at the same time as Sudbuty Girls Softball seasons.

Would synthetic turf fields in your community enhance field availability? Do you feel synthetic turf fields are justified? If so, which fields in particular do you recommend become synthetic turf?

It would be great to have a turf field softball field! This would allow use to play more oftern during the shoulder seasons where weather can impact our ability to get on a field. It would also eliminate the need to cancel games due to wet muddy fields following rain. Turf fields are becoming more and more common at high school and colleges in New England and the northeast due to the weather contstraints which limit the lenght of our seasons.

Does your program or agency have any future plans to expand programming to include any emerging sports or facility use activities not currently accounted for in formal recreation planning? If so, what sports/activities and which Field Venue might be utilized?

As a league we have discussed the possibility of hosting a softball tournament to bring more teams/towns to Sudbury. Neighboring towns such as Ashland, Westboro and Concord host summer softball tournaments through USA Softball. Additional and improved field conditions would be needed to be able to host such an event.

As the town prepares a needs assessment for its athletic fields, what are your program's top priority needs that should be addressed? Please list in order of prioritization, with item 1 being the most important.

1) Softball field with lights for use by SGS during our spring, summer and fall seasons

2) Additional softball fields for use during the Spring, Summer and Fall seasons

3) Improved drainage/maintenance of existing softball fields at Feeley

4)

Please provide any further comments or information that may be pertinent to the athletic/recreation planning process:

A field with lights and additional fields to use during our season would help us to increase enrollment and host teams, playoffs and tournaments to allow for more competitive playing opportunities for Sudbury players and grow the offerings of our program in line with strong softball programs in other neighboring towns.

Thank you for your cooperation in completing this questionnaire.

Attachment: Appendix A

APPENDIX A

Property Name	Address
Broad Acre Farm	82 Morse Road
Cutting Field	429 Maynard Road
Daivs Field	195 North Road
Ephraim Curtis Middle School	22 Pratts Mill Road
Fairbanks Community Center	40 Fairbanks Road
Featherland Park	491 Concord Road
Frank Feeley Field	200 Raymond Road
General John Nixon School	472 Concord Road
Haskell Field	15 Fairbanks Road
Haynes School	169 Haynes Road
Israel Loring School	80 Woodside Road
Lincoln Sudbury High School	390 Lincoln Road
MA State Police Crime Lab Field	59 Horse Pond Road
Parkinson Field	Hudson Road
Peter Noyes School	280 Old Sudbury Road

SUDBURY MASTER PLAN QUESTIONNAIRE

Response from Sudbury Youth Soccer - January 2025

Name of program / sport: *Sudbury Youth Soccer Association*

Agency point of contact information:

Name: *Steve O'Keefe*
Phone:
Email:
Date: *1/10/2025*

What sport is played: *Soccer*

What age groups: *3-18*

What is the sex of the participants: *mixed*

What is the total number of program participants:

For the 2023/24 school year we had 2,634 players across Fall, Spring and Summer (this number includes many players who would have done both multiple seasons and multiple programs within a season)

What has been the growth trend in the past 5 years?

Over the past 4 years (the 2020/21 soccer year was impacted by COVID 19 so we have shortened this to provide a more representative growth rate) Sudbury Youth Soccer has seen participation grown by about 7%.

What do you expect for growth in the next 5 years?

Looking at the student population forecasts for Sudbury for the next 5 years, we expect our program to be level or slightly growing for the next 3 years. Then there is a

forecasted increase in school age children which could lead to growth of our program. This assumes the current "appeal" of soccer as we've seen sports wax and wane in popularity over the years. The World Cup hosted in the United States in 2026 could / should have a positive impact on the popularity of soccer in the United States similar to when the United States hosted the World Cup in 1996.

What do you expect for growth in the next 10 years?

Modest to level growth, dependent on the school age population in Sudbury. As noted in the previous answer, youth sports seem to come in and out of favor so one sport may be popular for a few years and then it dips a bit. So within that forecast there would be year-to-year ups and downs.

For each season, what are the number of teams fielded?

For Sudbury Youth Soccer, team size varies based on age. For example our ULittles (pre-K through 2nd grade) are usually 10-12. Team sizes creep up for successive grades (11-13/14 for 3rd/4th, 13-15/16 for 5th/6th, and 16-23+ for 7th and higher). The numbers below are averages across all age groups.

Season 1: No. Teams: 95 Avg. Players per team: 13
Season 2: No. Teams: 88 Avg. Players per team: 13
Season 3 (Summer): 4 Avg. Players per team: 10*

Are your number of teams currently restricted by field space?

No

If so, how many more teams would you fill given unlimited space?

N/A

Are there out-of-season workshops or clinics that require field space?: Explain type, number and dates, what venue is used and time used per day:

Sudbury Youth Soccer runs indoor programs during the winter 7 days a week. We use the Field House in Sudbury and run Futsal (soccer on a basketball court) on their courts and training sessions on their indoor turf field. If there were town based alternatives for these programs we would prioritize those over a third party.

Some of our parents and board members have suggested that the Town repurpose the former horse barn / facility on Morse Road near Fatherland Park as such an indoor space.

To the best of your ability please complete the below schedule for your program/sport. The Field Venue refers to the field site (e.g., High School) and the Field No./Name refers to the specific field at the venue. Please refer to Appendix A, enclosed below, for a list of Field Venue names and their associated addresses.

Sudbury Youth Soccer follows the school year calendar so we consider our "soccer year" to start in the Fall. So for the purposes of this survey we have responded accordingly. Please note that we use three fields from Appendix A: Cutting Field, the Stadium Turf at Lincoln-Sudbury High School, and Haskell Field. For the first two there is only one field at the facility. At Haskell Field there are varying fields which are laid out by the town engineer and lined for Sudbury Soccer by Park and Rec (DPW) seasonally based on our numbers and corresponding needs. So rather than field numbers we've given field types (e.g. 11v11, 9v9, 7v7, Minis) as that corresponds better to our field usage.

Additionally we run some of our programs for our younger players (Pre-K through 2nd grade) on fields lined for play by older players.

Season 1: Start Date: Week before Labor Day End Date: Second weekend of November

		Timeframe for games/practices (e.g. Mon 5-9pm, Wed 3-7pm)						
Field Venue	Field No./Name	Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
Haskell	Minis, 7v7, 9v9	10am-5:30pm	4pm - dark	4pm - dark	4pm - dark	4pm - dark	4pm - dark	9am-5:30pm
Cutting		12-1:30 pm	5:30 - dark	4pm - dark	5:30 - dark	4pm - dark	5:30 - dark	9am-5:30pm
LS Stadium Tuf								9 - 10:30 am; 4 - 5:30 pm

Season 2: Start Date: Beginning of April End Date:3rd weekend of June (latest)

		Timeframe for games/practices (e.g. Mon 5-9pm, Wed 3-7pm)						
Field Venue	Field No./Name	Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
Haskell	Minis, 7v7, 9v9	10am-5:30pm	4pm - dark	4pm - dark	4pm - dark	4pm - dark	4pm - dark	9am-5:30pm
Cutting		4-5:30pm	9-3pm*	9-3pm*	9-3pm*	9-3pm*	9-3pm*	9am-5:30pm
LS Stadium Tuf		1 or 2 90 minute periods which vary		7-9:30pm	7-9:30pm	7-9:30pm		9 - 10:30 am; 4 - 5:30 pm

** We are developing a full April Vacation camp week*Season 3(Summer): Start Date: 4th week June End Date: mid-August

		Timeframe for games/practices (e.g. Mon 5-9pm, Wed 3-7pm)						
Field Venue	Field No./Name	Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
Cutting			9-3pm*	9-3pm*	9-3pm*	9-3pm*	9-3pm*	

** We are developing a full Summer camp week*

Describe the general condition of each of the fields your program uses in terms of maintenance, serviceability, drainage, amenities, safety, geometry, etc.:

Haskell Field:

The fields at Haskell are lined per our input (our league sets forth certain sizes based on age) as follow:

- *7v7 fields: 120' x 180'*
- *9v9 fields: 150' x 210'*
- *11v11 field(s): 195' x 300' (Note: this field is shorter in length by 30' than what we would prefer, but it's necessary to shorten it to fit into the overall field layout.)*
- *Minis: 66' x 100'*

The fields (all of Haskell) are mown bi-weekly and lined frequently enough that players and referees can see the lines, although there are times right before maintenance when the grass is a bit long and the lines a bit faded. Generally speaking Haskell Field drains well and we've only seen standing water on the field once or twice in the past five years.

The Department of Public Works moves our goals in place when they first set up the fields for a season. Those goals are stored in a 'cage' off the parking lot at Haskell.

Haskell Field is showing wear and tear in high traffic areas (particularly the goal mouths) despite rotating field locations. In the last few years we seem to have our fields generally in the same place so wear and tear seems more concentrated. There are some bare spots that have not been repaired. Overall the past several years would aptly be characterized as a slow decline into average / below average condition.
This past season (Fall) was the first in many years where we did not have our Mini fields lined on Upper Haskell. Typically the town would put those fields there in the Fall (no other user groups needed space) and rest parts of Lower Haskell. This past fall flag football requested a field at Haskell and for the first time in many years there was another user group at Haskell in the Fall.

Safety-wise Haskell Field is developing some issues that could present problems in coming seasons. The bare spots are developing into significant depressions and there are some "pot holes" that we have seen.

Serviceability is OK; Haskell is quite large and the walk from the parking lot to some of the further fields can be long. Working with the town we typically put fields for older groups (5th grade +) further away from the parking lot. Trash receptacles are few and

often overloaded and we've noted an increase in the amount of debris left by fields. Certainly part of this is an overall decrease in social adherence to disposing of debris, but we can't help but feel that if there were more trash receptacles more prominently visible at the facility that this could alleviate some of the issues.

The bathrooms at Haskell have on occasion been locked on a Saturday or Sunday when our program is running and unfortunately there is no recourse as we can report it to the staff at the pool but they've not had the key or known where it is. Additionally the two bathrooms at Haskell, if open, are inadequate at peak times when we have several programs running concurrently. For example, there are days / times when we have around 240 players, almost all with at least one parent, more often two parents and siblings. And these occur on the weekends when the playground is also quite popular.

Lastly over the past several seasons we've seen an increase in the amount of dog feces left at Haskell. Much of this likely a result of the decrease in vigilance from dog walkers but it's also hard to not think it is a result of such a large open space with dogs off leash, particularly in the morning hours when there are no kids running around on the fields to remind users that these fields are in use.

Cutting Field:

Cutting Field is lined for 11v11 and 9v9 and two sets of our goals are permanently stored there. As a turf field, Cutting overall is in good shape and serviceable most of the year, even during rain. Only once in the past 5 years have we had to close Cutting due to standing water.

Cutting usually has a portable bathroom but no other facilities. The fencing is low relative to the flight of soccer balls from the playing surface. This is mitigated on the East end by a growth of pine trees, but on the west end balls will leave the playing area, fly over the fence, across the entrance lane, and into trees / brush.

Sudbury Youth Soccer has proposed to install netting above the current fence at our expense to curb this problem, but the process of approvals / permitting / contractor has slowed that down and as a 99% volunteer run organization we've had to devote our energies elsewhere.

We do have a concern whether the Town of Sudbury is properly funding future maintenance of Cutting Field. One of the Park and Rec commissioners in past years has

noted a lack of funds transfer from the field maintenance fund into whatever fund is set aside for future Cutting maintenance and if this is the case obviously we'd be concerned.

LS Stadium Turf:

Overall the LS Stadium Turf field is in good shape and handles weather well. It is only suitable for 11v11 play and as such we only use it twice per day on Saturdays in the Fall and then once or twice a day Sundays in the Spring.

There are portable bathrooms near the field but no obvious source of drinking water (faucets / fountains are occasionally working but not to be relied on).

The distance to the field from parking is considerable but this is mitigated by the fact that only older groups (7th/8th, HS) play at this field.

This field does have lights and we take advantage of that in the Spring as we can practice after high school groups.

The only issues we've encountered have been when the soccer nets - which belong to Lincoln-Sudbury High School - are moved off of the field usually by a school group (e.g. lacrosse, rugby, etc.)

Would additional lighted fields in your community enhance field availability? Do you feel additional lighted fields are justified? If so, which fields in particular do you recommend be lighted?

Lights at fields (Cutting Field and Haskell Field) would enhance the availability of the field. Currently our fall season runs past Daylight Savings Time so we only have 9 weeks (out of 10) when we can use the fields during the week evenings. Moreover we have to shorten session times as the Fall season proceeds as a result of daylight getting shorter and shorter. Compared to our Spring season where all sessions run until 7pm, Fall sessions move back ~10 minutes every week to accommodate darkness. Having lights until 7pm or 8pm would greatly increase the quality of our Fall season.

Would synthetic turf fields in your community enhance field availability? Do you feel synthetic turf fields are justified? If so, which fields in particular do you recommend become synthetic turf?

Given the wear and tear that we see on grass fields, turf fields would absolutely provide more consistent and available (less impacted by rain) fields. That said, grass is a

wonderful surface for soccer when it is maintained. As for justification of turf fields, that is difficult to say without knowing the cost to Sudbury and Sudbury Youth Soccer families.

If Sudbury were to increase its inventory of turf fields Sudbury Youth Soccer would recommend them at Haskell Field, in combination with grass fields. Preliminary analysis that we've done over the past year+ leads us to believe that we could run our entire program in the space required for 2.5 or 3 11v11 fields.

Does your program or agency have any future plans to expand programming to include any emerging sports or facility use activities not currently accounted for in formal recreation planning? If so, what sports/activities and which Field Venue might be utilized?

As discussed above, SYSA would be interested in town-owned indoor Futsal and Turf facilities for winter soccer.

As the town prepares a needs assessment for its athletic fields, what are your program's top priority needs that should be addressed? Please list in order of prioritization, with item 1 being the most important.

1) Field maintenance
2) Lights on current fields (Cutting, Haskell)
3) Bathrooms
4) Indoor and additional outdoor turf fields
5) Additional storage

Please provide any further comments or information that may be pertinent to the athletic/recreation planning process:

One area not specifically related to fields but critical to running a youth sports program is storage. We currently have a shipping container at Haskell Field that is well away from the fields on which we run our program. Better / nicer / closer storage would be very useful to us as an organization and would (hopefully) remove the eyesore that is our current storage. Sudbury Youth Soccer would be willing to participate in funding improved storage for our program.

Related, we were allowed to construct a storage shed at Cutting Field and it has already proved its usefulness to the point where we might wish to expand that storage.

Name of program/sport: Youth football

Agency point of contact information:
Name: Joe Sconyers
Phone:
Email:
Date: Jan 15, 2025

What sport is played: Football

What age group(s): Kindergarten through 8th grade

What is the sex of the participants (m/ f/mixed): mixed

What is the total number of program participants: 210

What has been the growth trend in the past 5 years? modest increase

What do you expect for growth in the next 5 years? modest increase

What do you expect for growth in the next 10 years? modest increase

For each season, what are the number of teams fielded?
Season 1: No. Teams 12 Avg. Players per team: 17
Season 2: No. Teams _____ Avg. Players per team: _____
Season 3 (Summer): _____ Avg. Players per team: _____

Are your number of teams currently restricted by field space? No

If so, how many more teams would you fill given unlimited space? _____

Are there out-of-season workshops or clinics that require field space?: Explain type, number and dates, what venue is used and time used per day: We hold two or three spring clinic sessions at LSRHS, each runs 90 to 120 minutes.

To the best of your ability please complete the below schedule for your program/sport. The Field Venue refers to the field site (e.g., High School) and the Field No./Name refers to the specific field at the venue. Please refer to Appendix A, enclosed below, for a list of Field Venue names and their associated addresses.

Season 1: Start Date: _____ End Date: _____

		Timeframe for games/practices (e.g., Mon 5pm-9pm, Wed 3pm-7pm)						
Field Venue	Field No./Name	Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
LSRHS	Stadium	9a-4p	6-8p	6-8p	6-8p	6-8p		
LSRHS	Grass field	9a-1p						
Haskell	Grass field		5-7p	5-7p	5-7p	5-7p		9-11:30a

Season 2: Start Date: _____ End Date: _____

		Timeframe for games/practices (e.g., Mon 5pm-9pm, Wed 3pm-7pm)						
Field Venue	Field No./Name	Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.

Season 3 (Summer): Start Date: _____ End Date: _____

		Timeframe for games/practices (e.g., Mon 5pm-9pm, Wed 3pm-7pm)						
Field Venue	Field No./Name	Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.

Describe the general condition of each of the fields your program uses in terms of maintenance, serviceability, drainage, amenities, safety, geometry, etc.: Fields are in good shape. Our biggest need is more lit space. Our flag football practices at Haskell must end earlier and earlier during the season because of the absence of lighting. Adding lit field space in town would be a game changer for us.

Would additional lighted fields in your community enhance field availability? Do you feel additional lighted fields are justified? If so, which fields in particular do you recommend be lighted? This is our number one need. The possibility of lighting the open fields behind the stadium at LS would permit us to hold all of our practices across grades on campus at LS. This would be a huge improvement for the many families with kids in our program across multiple grades, who currently have to navigate practices at different locations (LSRHS and Haskell) at different times, because our practices at LSRHS can't start until the HS practice ends at 6pm, our our Haskell practices are dictated by sunlight hours.

Would synthetic turf fields in your community enhance field availability? Do you feel synthetic turf fields are justified? If so, which fields in particular do you recommend become synthetic turf? We are indifferent on this issue.

Does your program or agency have any future plans to expand programming to include any emerging sports or facility use activities not currently accounted for in formal recreation planning? If so, what sports/activities and which Field Venue might be utilized? No.

As the town prepares a needs assessment for its athletic fields, what are your program's top priority needs that should be addressed? Please list in order of prioritization, with item 1 being the most important.

1) Lit fields at LSRHS or at nearby Featherland Park.

2)

3)

4)

Please provide any further comments or information that may be pertinent to the athletic/recreation planning process:

Thank you for your cooperation in completing this questionnaire.

Attachment: Appendix A

APPENDIX A

Property Name	Address
Broad Acre Farm	82 Morse Road
Cutting Field	429 Maynard Road
Daivs Field	195 North Road
Ephraim Curtis Middle School	22 Pratts Mill Road
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General John Nixon School	472 Concord Road
Haskell Field	15 Fairbanks Road
Haynes School	169 Haynes Road
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MA State Police Crime Lab Field	59 Horse Pond Road
Parkinson Field	Hudson Road
Peter Noyes School	280 Old Sudbury Road

TOWN OF SUDBURY
TOWN-WIDE ATHLETIC FIELD EVALUATION AND NEEDS ASSESSMENT STUDY

RECREATIONAL LEADERS QUESTIONNAIRE

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Part of the Needs Assessment process is to consult with the users of each facility to quantify their uses of each field or athletic facility, determine the growth trends in their program, the age of program participants, governing body for rules, etc. Additionally, it is important to obtain feedback from the users on the condition of the facilities that are being used as well as the recommended priorities for improvements.

The following questionnaire is being provided to you in an effort to obtain important information regarding your recreational program(s) and the use of athletic facilities in the Town of Sudbury. Please complete each question as accurately as possible.

Once we have received the completed questionnaires, we will hold a meeting for which your participation may be requested to discuss the schedules and needs of your recreational program(s). This information will be used as we move forward with recommendations as it relates to athletic facility evaluations and demand, facility enhancements, redevelopment strategies, maintenance recommendations, and redistribution of athletic facility demands.

Please do not hesitate to contact Kyle Rowan from our office with any questions at (781) 335-6465 or by email to kfr@gainc.com.

Thank you,

GALE ASSOCIATES, INC.

Kyle F. Rowan

Kyle F. Rowan
Project Manager

GALE ASSOCIATES, INC.

Kaitlyn M. Rogosch

Kaitlyn M. Rogosch, E.I.T.
Staff Designer

KFR/KMR

Name of program/sport: LS Boys Youth Lacrosse

Agency point of contact information:
Name: John Frissora / Molly Harris
Phone: _____
Email: _____
Date: _____

What sport is played: Lacrosse

What age group(s): K - 5th

What is the sex of the participants (m/ f/mixed): Male

What is the total number of program participants: 100-150

What has been the growth trend in the past 5 years? stable / slight decline in 2025

What do you expect for growth in the next 5 years? stable

What do you expect for growth in the next 10 years? stable

For each season, what are the number of teams fielded?
Season 1: No. Teams 4 Avg. Players per team: 20-25
Season 2: No. Teams _____ Avg. Players per team: _____
Season 3 (Summer): _____ Avg. Players per team: _____

Are your number of teams currently restricted by field space? No

If so, how many more teams would you fill given unlimited space? _____

Are there out-of-season workshops or clinics that require field space?: Explain type, number and dates, what venue is used and time used per day: Yes - we use Cutting Field in fall & Field House in winter

To the best of your ability please complete the below schedule for your program/sport. The Field Venue refers to the field site (e.g., High School) and the Field No./Name refers to the specific field at the venue. Please refer to Appendix A, enclosed below, for a list of Field Venue names and their associated addresses.

Season 1: Start Date: Mid March End Date: Mid June

		Timeframe for games/practices (e.g., Mon 5pm-9pm, Wed 3pm-7pm)						
Field Venue	Field No./Name	Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
LSHS	T1 - & T2	9-4	5pm-7pm	→	→	→	→	
Haskell	Hudson Rd	9am-4pm	5pm-7pm	→	→	→	→	9-4

Season 2: Start Date: 9/1 End Date: 11/15

		Timeframe for games/practices (e.g., Mon 5pm-9pm, Wed 3pm-7pm)						
Field Venue	Field No./Name	Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
Cutting (Fall Only - 1/2 day Wed)					2-4pm			

Season 3 (Summer): Start Date: _____ End Date: _____

		Timeframe for games/practices (e.g., Mon 5pm-9pm, Wed 3pm-7pm)						
Field Venue	Field No./Name	Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.

Describe the general condition of each of the fields your program uses in terms of maintenance, serviceability, drainage, amenities, safety, geometry, etc.: Haskell is lined with 2 size fields and we have had no concerns / issues with drainage or safety.

LSHS & Cutting fields are turf - no issues

Would additional lighted fields in your community enhance field availability? Do you feel additional lighted fields are justified? If so, which fields in particular do you recommend be lighted?

Yes - Adding lights to Cutting would be great - and give the opportunities for more events

Would synthetic turf fields in your community enhance field availability? Do you feel synthetic turf fields are justified? If so, which fields in particular do you recommend become synthetic turf?

Yes - turf fields would benefit the community. Davis Field with turf and lights could be a great addition to the town

Does your program or agency have any future plans to expand programming to include any emerging sports or facility use activities not currently accounted for in formal recreation planning? If so, what sports/activities and which Field Venue might be utilized? No

As the town prepares a needs assessment for its athletic fields, what are your program's top priority needs that should be addressed? Please list in order of prioritization, with item 1 being the most important.

1) well maintained grass fields with proper lines

2) access to turf fields when available (LSHS / Cutting)

3)

4)

Please provide any further comments or information that may be pertinent to the athletic/recreation planning process:

Thank you for your cooperation in completing this questionnaire.

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Parkinson Field	Hudson Road
Peter Noyes School	280 Old Sudbury Road

Kaitlyn M. Rogosch

From: Kyle F. Rowan
Sent: Wednesday, January 29, 2025 11:39 AM
To: Kaitlyn M. Rogosch
Subject: FW: Request for Information: Gale Field Assessment Study for Sudbury Park and Recreation Dept

Kyle Rowan
P| 781 335 6465 C| 413 387 5414

From: Daniel Lee <daniel_lee@lsrhs.net>
Sent: Tuesday, January 28, 2025 12:07 PM
To: Kyle F. Rowan <kfr@gainc.com>
Subject: Re: Request for Information: Gale Field Assessment Study for Sudbury Park and Recreation Dept

Hi Kyle,

Sorry for the Delay, Here is info for the High School

- Current usage patterns (e.g., frequency, group size, activity types)

We have the 3 turf fields (Stadium and 2 lower) plus 2 90 foot diamonds, a Softball Diamond, 6 tennis courts and 3 additional grass multipurpose fields on our campus. We also use a softball diamond and 4 tennis courts at Featherland and the multipurpose field at TI Sales

All of our fields are in use and we have to rotate teams for field usage because we have more teams than we do fields.

- Facility conditions or maintenance needs

Buildings and Grounds staff maintains all of our fields and we have routine maintenance done to the turf fields by an outside contractor

- Suggestions for improvements or upgrades.

We need more field space for our growing athletic department. Additional multipurpose field and 90 foot diamonds / softball diamond

- Any challenges or limitations you've encountered

Lack of field space makes scheduling practice and games difficult

Season: Start Date: August 15 End Date: November 15

		Timeframe for games/practices (e.g., Mon 5pm-9pm, Wed 3pm-7pm)						
Field No. / Name	Sport / Use	Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
Meyers (stadium)	Football/Soccer	8-5	3-9	3-9	3-9	3-9	3-9	8-5
Turf 1	Field Hockey	10-3	3-7	3-7	3-7	3-7	3-7	10-3
Turf 2	Soccer	10-3	3-7	3-7	3-7	3-7	3-7	10-3
Grass 1	Soccer	n/a	3-6	3-6	3-6	3-6	3-6	n/a
Grass 2	Soccer	n/a	3-6	3-6	3-6	3-6	3-6	n/a
Grass 3	Field Hockey	n/a	3-6	3-6	3-6	3-7	3-6	n/a
Grass 4	Football Practice Field	8-5	3-6	3-6	3-6	3-6	3-6	n/a

Season: Start Date: March 15 End Date: June 15

		Timeframe for games/practices (e.g., Mon 5pm-9pm, Wed 3pm-7pm)						
Field No. / Name	Sport / Use	Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
Meyers (stadium)	Rugby/Lacrosse/Soccer	8-8	3-9:30	3-9:30	3-9:30	3-9:30	3-9:30	8-5
Turf 1	Lacrosse	8-7	3-7:30	3-7:30	3-7:30	3-7:30	3-7:30	10-3
Turf 2	Lacrosse	9-4	3-7:30	3-7:30	3-7:30	3-7:30	3-7:30	10-3
Baseball 1	Baseball	10-2	3-7	3-7	3-7	3-7	3-7	n/a
Baseball 2	Baseball	n/a	3-7	3-7	3-7	3-7	3-7	n/a
Softball	Softball	10-2	3-7	3-7	3-7	3-7	3-7	n/a
Grass 1	Lacrosse	n/a	3-7	3-7	3-7	3-7	3-7	n/a

		Timeframe for games/practices (e.g., Mon 5pm-9pm, Wed 3pm-7pm)						
Field No. / Name	Sport / Use	Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.

Outlook

FW: Request for Information: Gale Field Assessment Study for Sudbury Park and Recreation Dept

From Kyle F. Rowan <kfr@gainc.com>
Date Fri 2/7/2025 4:41 PM
To Kaitlyn M. Rogosch <kmr@gainc.com>

Kyle Rowan
P| 781 335 6465 C| 413 387 5414

From: Terry Rushfirth <t.rushfirth@comcast.net>
Sent: Friday, February 7, 2025 10:51 AM
To: Dennis Mannone <MannoneD@sudbury.ma.us>
Cc: Kyle F. Rowan <kfr@gainc.com>
Subject: Re: Request for Information: Gale Field Assessment Study for Sudbury Park and Recreation Dept

Hi Dennis

I saw that we were not copied on the original email sending out the survey but am happy to send you our input. It looks like most of the questions need to be answered by Park & Rec so it's probably easier to give our inputs via email.

1. Sudbury Platinum FC is an adult men's soccer team that plays in the O.68 Division of the New England Over The Hill League. We require a full size soccer field.

2. We play both a Spring and Fall season. The actual dates vary to accommodate public holidays. The Spring season typically runs from early April to late June. The Fall season runs from September to November.

3. For each season we require Cutting Field for 6 home games from 10am-12pm each Sunday. We are perfectly happy with the field as is, provided that there is a portable toilet available. Because of the time we play, we don't need lighting.

4. Looking 5 years ahead is challenging (at our advanced age) but we anticipate playing for several more years. At some point some of the team might want to switch to an O.70 league that plays on an 8 v 8 field but the league does not currently offer that division. In addition if such a switch were to be made, the current O.68 team is likely to continue to need a full size field because it would include players who moved up from some of the younger age teams.

I hope that this gives you and Kyle the information you need but if you have any additional questions, please let me know.

TOWN OF SUDBURY
TOWN-WIDE ATHLETIC FIELD EVALUATION AND NEEDS ASSESSMENT STUDY

RECREATIONAL LEADERS QUESTIONNAIRE

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The following questionnaire is being provided to you in an effort to obtain important information regarding your recreational program(s) and the use of athletic facilities in the Town of Sudbury. Please complete each question as accurately as possible.

Once we have received the completed questionnaires, we will hold a meeting for which your participation may be requested to discuss the schedules and needs of your recreational program(s). This information will be used as we move forward with recommendations as it relates to athletic facility evaluations and demand, facility enhancements, redevelopment strategies, maintenance recommendations, and redistribution of athletic facility demands.

Please do not hesitate to contact Kyle Rowan from our office with any questions at (781) 335-6465 or by email to kfr@gainc.com.

Thank you,

GALE ASSOCIATES, INC.

Kyle F. Rowan

Kyle F. Rowan
Project Manager

GALE ASSOCIATES, INC.

Kaitlyn M. Rogosch

Kaitlyn M. Rogosch, E.I.T.
Staff Designer

KFR/KMR

Name of program/sport: Sudbury Girls Lacrosse

Agency point of contact information:
Name: Paul Griffin
Phone:
Email:
Date: 2/12/25

Paul Griffin

What sport is played: Girls Lacrosse

What age group(s): Grades k-8

What is the sex of the participants (m/ f/mixed): Female

What is the total number of program participants: Approximaltey 120

What has been the growth trend in the past 5 years? Even / Flat

What do you expect for growth in the next 5 years? Slight increase

What do you expect for growth in the next 10 years? Slight incrsase - dificult to guess that far out

For each season, what are the number of teams fielded?
Season 1: No. Teams 8 Avg. Players per team: 10-15
Season 2: No. Teams _____ Avg. Players per team: _____
Season 3 (Summer): _____ Avg. Players per team: _____

Are your number of teams currently restricted by field space? No

If so, how many more teams would you fill given unlimited space? _____

Are there out-of-season workshops or clinics that require field space?: Explain type, number and dates, what venue is used and time used per day: Yes. Jamboree / Tournaments in sping and fall -- one each. Typically use L-S as that can accommodate the number of teams for the day long events

To the best of your ability please complete the below schedule for your program/sport. The Field Venue refers to the field site (e.g., High School) and the Field No./Name refers to the specific field at the venue. Please refer to Appendix A, enclosed below, for a list of Field Venue names and their associated addresses.

Season 1: Start Date: March 20 End Date: June 15

		Timeframe for games/practices (e.g., Mon 5pm-9pm, Wed 3pm-7pm)						
Field Venue	Field No./Name	Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
Cutting Field		12:00-4:00	4:30-Dusk	6:30-Dusk	3:00-Dusk	6:30-Dusk		
L-S	Community Field	12:00-Dusk					6:30-10:00p	
L-S	Turf #1	10:00-Dusk						9:00-10:00a

Season 2: Start Date: _____ End Date: _____

		Timeframe for games/practices (e.g., Mon 5pm-9pm, Wed 3pm-7pm)						
Field Venue	Field No./Name	Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.

Season 3 (Summer): Start Date: _____ End Date: _____

		Timeframe for games/practices (e.g., Mon 5pm-9pm, Wed 3pm-7pm)						
Field Venue	Field No./Name	Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.

Describe the general condition of each of the fields your program uses in terms of maintenance, serviceability, drainage, amenities, safety, geometry, etc.: Fine

Would additional lighted fields in your community enhance field availability? Do you feel additional lighted fields are justified? If so, which fields in particular do you recommend be lighted? YES! Cutting Field is an ideal location for lights.This is an excellent way to get more field spaace without building fields.

Would synthetic turf fields in your community enhance field availability? Do you feel synthetic turf fields are justified? If so, which fields in particular do you recommend become synthetic turf? Dont think we need more turf fields. Lights at Cutting and lights at Turf 1 & 2 at L-S woulf provide all the turf capacity needed

Does your program or agency have any future plans to expand programming to include any emerging sports or facility use activities not currently accounted for in formal recreation planning? If so, what sports/activities and which Field Venue might be utilized? We hope to offer a fall leagu for grades 3-8. Cutting Field or Community Field or Haskell Field would be likely locatons

As the town prepares a needs assessment for its athletic fields, what are your program's top priority needs that should be addressed? Please list in order of prioritization, with item 1 being the most important.

1) Lights on turf -- this would allow some fall optons and more game slots all year round

2) Leveling and enhancenent of Davis Field. This would simply be improving the field that is alerad used, Would take pressure off of Haskell Field

3)

4)

Please provide any further comments or information that may be pertinent to the athletic/recreation planning process:

Thank you for your cooperation in completing this questionnaire.

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TOWN OF SUDBURY
TOWN-WIDE ATHLETIC FIELD EVALUATION AND NEEDS ASSESSMENT STUDY

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Please do not hesitate to contact Kyle Rowan from our office with any questions at (781) 335-6465 or by email to kfr@gainc.com.

Thank you,

GALE ASSOCIATES, INC.

Kyle F. Rowan

Kyle F. Rowan
Project Manager

GALE ASSOCIATES, INC.

Kaitlyn M. Rogosch

Kaitlyn M. Rogosch, E.I.T.
Staff Designer

KFR/KMR

Name of program/sport: BUDA Ultimate Frisbee Summer Club League

Agency point of contact information:
Name: Brian Cooperman
Phone:
Email:
Date: 6/2/2025

What sport is played: Ultimate Frisbee

What age group(s): Adult

What is the sex of the participants (m/ f/mixed): Mixed

What is the total number of program participants: ~20-25

What has been the growth trend in the past 5 years? Stable

What do you expect for growth in the next 5 years? Stable

What do you expect for growth in the next 10 years? Stable

For each season, what are the number of teams fielded?
Season 1: No. Teams _____n/a_____ Avg. Players per team: _____
Season 2: No. Teams _____n/a_____ Avg. Players per team: _____
Season 3 (Summer): _____2_____ Avg. Players per team: ~15

Are your number of teams currently restricted by field space? No

If so, how many more teams would you fill given unlimited space? _____

Are there out-of-season workshops or clinics that require field space?: Explain type, number and dates, what venue is used and time used per day: n/a

To the best of your ability please complete the below schedule for your program/sport. The Field Venue refers to the field site (e.g., High School) and the Field No./Name refers to the specific field at the venue. Please refer to Appendix A, enclosed below, for a list of Field Venue names and their associated addresses.

Season 1: Start Date: _____ End Date: _____

		Timeframe for games/practices (e.g., Mon 5pm-9pm, Wed 3pm-7pm)						
Field Venue	Field No./Name	Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.

Season 2: Start Date: _____ End Date: _____

		Timeframe for games/practices (e.g., Mon 5pm-9pm, Wed 3pm-7pm)						
Field Venue	Field No./Name	Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.

Season 3 (Summer): Start Date: May 6 End Date: August 28

		Timeframe for games/practices (e.g., Mon 5pm-9pm, Wed 3pm-7pm)						
Field Venue	Field No./Name	Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
Davis Field				6pm-9pm		6pm-9pm		

Describe the general condition of each of the fields your program uses in terms of maintenance, serviceability, drainage, amenities, safety, geometry, etc.: We set up and play on 1 or 2 soccer sized fields in the far south part of Davis field. The quality of the grass is great although there is a noticeable difference in elevation on either end of the field which is fine for us but probably won't work for other field sports that need a level playing field. In the spring, the far south and especially southwest part of the field doesn't drain well so that part of the field is avoided until it dries out later in the season

(varies from year to year based on weather).

Would additional lighted fields in your community enhance field availability? Do you feel additional lighted fields are justified? If so, which fields in particular do you recommend be lighted? Yes, we don't use any lighted fields now, but if had access to them in the Fall would be able to extend our season for an additional 8 weeks (with our parent organization, BUDA, able to pay full fees for their use).

Would synthetic turf fields in your community enhance field availability? Do you feel synthetic turf fields are justified? If so, which fields in particular do you recommend become synthetic turf? Turf fields are not attractive to us as it is a worse playing surface with higher risk of injury.

Does your program or agency have any future plans to expand programming to include any emerging sports or facility use activities not currently accounted for in formal recreation planning? If so, what sports/activities and which Field Venue might be utilized? _____

As the town prepares a needs assessment for its athletic fields, what are your program's top priority needs that should be addressed? Please list in order of prioritization, with item 1 being the most important.

1) Continued access to Davis Field for adult use in the Summer

2)

3)

4)

Please provide any further comments or information that may be pertinent to the athletic/recreation planning process: _____

_____

_____

_____

_____

_____

Thank you for your cooperation in completing this questionnaire.

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Israel Loring School	80 Woodside Road
Lincoln Sudbury High School	390 Lincoln Road
MA State Police Crime Lab Field	59 Horse Pond Road
Parkinson Field	Hudson Road
Peter Noyes School	280 Old Sudbury Road

#8

COMPLETE

Collector:	Town of Sudbury Questionnaire (Web Link)
Started:	Monday, July 07, 2025 5:21:32 PM
Last Modified:	Monday, July 07, 2025 6:09:25 PM
Time Spent:	00:47:52
IP Address:	108.49.241.42

Page 2

Q1

Name of program/sport/activity:

Sudbury Girls Field Hockey

Q2

Agency/personnel point of contact information:

Name: **Jessica Cannistraro**

Email Address:

Phone Number:

Q3

What sport is played or activity performed?

Field Hockey

Q4 **Under 18**

What age group(s):

Q5 **Female**

What is the sex of the participants?

Q6

What is the total number of program/activity participants?

138

Q7

What has been the growth trend in the past 5 years?

The program is only in its second season, but our growth from year 1 to year 2 is just about 25%.

Q8

What do you expect for growth in the next 5 years?

According to USAFH, growth is trending up year to year, with a 5.1% increase in female memberships in the 2024-2025 season over last. I anticipate our program would at a minimum follow this trend.

Q9

What do you expect for growth in the next 10 years?

With the increase in popularity across the country, I think it's reasonable to think our program numbers could compete with Sudbury Youth Soccer's registration for girls.

Q10

For each season, what are the number of teams/user groups fielded and the average players/users per team/group?

Season 3 (Fall) number of teams/user groups:	**6 teams across 4 divisions**
Season 3 (Fall) average players/users per team/group:	**average of 40 players per division except for 7/8 which is closer to 30**

Q11

Are your number of teams/users currently restricted by field space? If so, how many more teams/users would you fill given unlimited space?

At this point our teams are not restricted by space, but we are at maximum capacity.

Q12

Are there out of season workshops or clinics that require field space? Please explain type, number, dates, and what venue is used and time used per day:

Currently we are running just a couple clinics outside of the fall season, but we would like to expand into a spring season.

Q13

Season 1 (Spring)To the best of your ability please complete the below schedule for your program/sport/activity. The Field Venue refers to the field site (e.g., High School) and the Field Number/Name refers to the specific field at the venue. Refer to Appendix A, below, for a list of Field Venue names and their associated addresses. Refer to Appendix B, below, for a sample response.

Start Date:	**May**
End Date:	**May**
Field Venue:	**Lincoln Sudbury Regional High School**
Field Number/Name:	**Turf 1**
Monday	**none**
Tuesday	**none**
Wednesday	**none**
Thursday	**none**
Friday	**none**
Saturday	**none**
Sunday	**One day clinic**

Q14

Season 1 (Spring)If applicable, please use questions 14-16 for additional field venues.

Respondent skipped this question

Q15

Season 1 (Spring)If applicable, please use questions 14-16 for additional field venues.

Respondent skipped this question

Q16

Season 1 (Spring)If applicable, please use questions 14-16 for additional field venues.

Respondent skipped this question

Page 4

Q17

Season 2 (Summer)To the best of your ability please complete the below schedule for your program/sport/activity. The Field Venue refers to the field site (e.g., High School) and the Field Number/Name refers to the specific field at the venue. Refer to Appendix A, below, for a list of Field Venue names and their associated addresses. Refer to Appendix B, below, for a sample response.

Start Date:	**August**
End Date:	**August**
Field Venue:	**Cutting Field**
Field Number/Name:	**Cutting Field**
Monday	**one-day clinic**
Tuesday	**none**
Wednesday	**none**
Thursday	**none**
Friday	**none**
Saturday	**none**
Sunday	**none**

Q18 **Respondent skipped this question**

Season 2 (Summer)If applicable, please use questions 18-20 for additional field venues.

Q19 **Respondent skipped this question**

Season 2 (Summer)If applicable, please use questions 18-20 for additional field venues.

Q20 **Respondent skipped this question**

Season 2 (Summer)If applicable, please use questions 18-20 for additional field venues.

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Q21

Season 3 (Fall)To the best of your ability please complete the below schedule for your program/sport/activity. The Field Venue refers to the field site (e.g., High School) and the Field Number/Name refers to the specific field at the venue. Refer to Appendix A, below, for a list of Field Venue names and their associated addresses. Refer to Appendix B, below, for a sample response.

Start Date:	**August 31**
End Date:	**October 31**
Field Venue:	**Lincoln Sudbury Regional High School**
Field Number/Name:	**Turf 1**
Monday	**none**
Tuesday	**5:45pm-7:15pm**
Wednesday	**none**
Thursday	**5:45pm-7:15pm**
Friday	**none**
Saturday	**League games on Saturdays**
Sunday	**11:00am-2:00pm**

Q22

Season 3 (Fall)If applicable, please use questions 22-24 for additional field venues.

Respondent skipped this question

Q23

Season 3 (Fall)If applicable, please use questions 22-24 for additional field venues.

Respondent skipped this question

Q24

Season 3 (Fall)If applicable, please use questions 22-24 for additional field venues.

Respondent skipped this question

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Q25

Season 4 (Winter)To the best of your ability please complete the below schedule for your program/sport/activity. The Field Venue refers to the field site (e.g., High School) and the Field Number/Name refers to the specific field at the venue. Refer to Appendix A, below, for a list of Field Venue names and their associated addresses. Refer to Appendix B, below, for a sample response.

Respondent skipped this question

Q26

Season 4 (Winter)If applicable, please use questions 26-28 for additional field venues.

Respondent skipped this question

Q27

Season 4 (Winter)If applicable, please use questions 26-28 for additional field venues.

Respondent skipped this question

Q28

Season 4 (Winter)If applicable, please use questions 26-28 for additional field venues.

Respondent skipped this question

Page 7

Q29

Describe the general condition of each field your program/sport/activity uses in terms of maintenance, serviceability, drainage, amenities, safety, geometry, etc.

The only field we can use if LS Turf 1, which appears to be in good condition

Q30

Would additional lighted fields in your community enhance field availability? Do you feel additional lighted fields are justified? If so, which fields in particular do you recommend be lighted?

Our program could benefit hugely from a lighted turf field. We have to end practices early and cancel them all together towards the end of the season because there is no turf available to us earlier in the afternoon. I think lighting LS Turf 1&2, though it is owned by LS, would make the most sense because the lights wouldn't directly pollute nearby neighborhoods.

Q31

Would synthetic turf fields in your community enhance field availability? Do you feel synthetic turf fields are justified? If so, which fields in particular do you recommend become synthetic turf?

Absolutely. If our program were to lose access to LS Turf 1, we wouldn't have an alternate location for practice or game. The league plays on turf and only having access to grass would put our program at a huge disadvantage.

Q32

Does your program/sport/activity or agency have any future plans to expand programming to include any emerging sports or facility use activities not currently accounted for in formal recreation planning? If so, what sport/activities and which Field Venue might be utilized?

Respondent skipped this question

Q33

As the Town prepares a needs assessment for its athletic fields, what are your program's top priority needs that should be addressed? Please list in order of prioritization, with item 1 being the most importnat.

1	**Turf**
2	**Lights**
3	**Parking**

Q34

Please provide any further comments or information that may be pertinent to the athletic/recreation planning process:

Our program could not exist if we did not have access to LS. With football and soccer taking precedence in town, we wouldn't stand a chance at securing turf during daylight hours at Cutting or under the lights on the stadium field. That means there are 140 girls in town that couldn't play their sport if we were dependent on the town's current field resources.

#6

COMPLETE

Collector: Town of Sudbury Questionnaire (Web Link)
Started: Friday, June 13, 2025 5:49:40 PM
Last Modified: Friday, June 20, 2025 10:30:38 AM
Time Spent: Over a day
IP Address: 108.49.191.15

Page 2

Q1

Name of program/sport/activity:

LS Ultimate Frisbee

Q2

Agency/personnel point of contact information:

Name: **Solange Lavanchy**

Email Address:

Phone Number:

Q3

What sport is played or activity performed?

Ultimate Frisbee

Q4

Under 18

What age group(s):

Q5

Mixed

What is the sex of the participants?

Q6

What is the total number of program/activity participants?

Between 35-50

Q7

What has been the growth trend in the past 5 years?

Beyond growing in terms of number of players involved, our programs have had two steady seasons (fall and spring) for many years now (more than 15 years), we participate in several tournaments each season, and both teams are highly ranked in MA and nationally. The boys team is ranked #6 in Massachusetts this year (among 90+ teams) and #44 in the participating US and Canada. We have established strong relationships with other High School teams in the area and are considered as a regular participant of tournaments and initiatives. We also have established a close relationship with the Middle School program, offering the possibility to students to practice a competitive sport, students who otherwise would not participate in any sports.
Besides our specific growth, the sport itself has grown immensely over the last 5 years, and most High Schools around us have Varsity Ultimate Frisbee programs (and travel around the US for different tournaments).
High School players are also being included in adult teams and leagues in Sudbury and neighboring teams, giving them the opportunity to expand their skills and connections and to continue playing after high school.
In terms of the community, we also provide an opportunity for high school alumni, high school staff, families and members of the community to participate in our traditional Thanksgiving game. This event has grown considerably during the last 5-10 years, including more alumni and neighboring communities and teams who join us for a whole Thanksgiving morning of games.

Q8

What do you expect for growth in the next 5 years?

With the possibility of becoming a Varsity sport at LS, the teams should continue to grow in terms of participants and the number of games played at the field. Having the ability to practice 5 days a week, for the spring and the fall, means our teams can have the opportunity to achieve the level required to represent our High School and town at a National and International level. We have already placed top ten (#6) in Massachusetts, and top 50 (#44) in participating US and Canada teams. Given the relationship with younger programs (Middle School), we expect our program to continue its growth. This is the only program that allows boys, girls, non-binary, etc. students to play together in a team at the High School level, giving them the chance to learn to trust and value each other, which we believe is a life-learning experience. Given that the sport is self-refereed, the amount of personal growth is also invaluable.
The sport has also grown nationally and in Massachusetts, with multiple options to play during the whole year (indoor and outdoors). High school players are increasingly taking more advantage of these programs, which contributes to their athletic, personal, and team's growth.
Numerous schools are now hosting tournaments, and we expect to continue to participate in them. There are also new tournaments being planned for the Spring and Fall season (at both the High school and Middle school level).
Being now a Varsity sport at other high schools has also meant that Ultimate Frisbee has been included in important initiatives, such as Kicks for Cancer (Flicks for Cancer, for Ultimate).

Q9

What do you expect for growth in the next 10 years?

We hope that the sport will continue to grow and include Elementary school and intramural town teams. Ultimate Frisbee can be practiced no matter your age and does not require physical equipment at the fields (no goal nets or posts, no sand pits). This makes it easier for younger programs to spread because they can use fields established for other sports.

Q10

For each season, what are the number of teams/user groups fielded and the average players/users per team/group?

Season 1 (Spring) number of teams/user groups:	**2**
Season 1 (Spring) average players/users per team/group:	**25 (has gotten up to 35-37 per team in some seasons)**
Season 2 (Summer) number of teams/user groups:	**Not sure**
Season 2 (Summer) average players/users per team/group:	**Each team around 16 players**
Season 3 (Fall) number of teams/user groups:	**1**
Season 3 (Fall) average players/users per team/group:	**45-50 players**
Season 4 (Winter) number of teams/user groups:	**Field not being used**
Season 4 (Winter) average players/users per team/group:	**Field not being used**

Q11

Are your number of teams/users currently restricted by field space? If so, how many more teams/users would you fill given unlimited space?

Currently, our teams are using Ti Field, which allows us to have a fall and spring season, with practices 5 days a week. Other than the fact that the field is outside of the school perimeters and requires students/players to walk or be driven to the field, Ti Field is a good field for both teams (girls and boys) in terms of the space. The field itself needs a little bit of fertilizer, to trim the branches along the side of the trail, and to fill some holes, but we can do with its FULL size. We do not need to change the layout (no need to cut the big tree at the beginning of the field, which provides necessary shade!!).
As any other sport that does not have access to turf fields, our limitation is not with the field itself but because of the weather, which is the norm for several other sports.
To be able to keep the level of performance we currently have, we need to be able to practice 5 days a week during the fall and the spring, between 3:30 to 6 or 6:30pm (to also accommodate games).

Q12

Are there out of season workshops or clinics that require field space? Please explain type, number, dates, and what venue is used and time used per day:

Yes, we do schedule clinics with professional players and renowned organizations. We usually schedule these during the fall and prefer to use a turf field (due to unpredictable weather) and a day of the weekend. Clinics are usually a whole day event (9 to 5, light permitting). Although we would love to do some clinics during the Spring, our limitation is April's weather: we would need to schedule them on turf field, which is harder to come around during the Spring.

Q13

Season 1 (Spring)To the best of your ability please complete the below schedule for your program/sport/activity. The Field Venue refers to the field site (e.g., High School) and the Field Number/Name refers to the specific field at the venue. Refer to Appendix A, below, for a list of Field Venue names and their associated addresses. Refer to Appendix B, below, for a sample response.

Start Date:	**March 24th**
End Date:	**June 6th.**
Field Venue:	**Parkinson Field**
Field Number/Name:	**Whole field**
Monday	**3:30 - 6:30 pm**
Tuesday	**3:30 - 6:30 pm**
Wednesday	**2:00 - 4:00pm**
Thursday	**3:30 - 6:30 pm**
Friday	**3:30 - 6:30 pm**
Saturday	**(Eventually 1 weekend for a Round Robin)**
Sunday	**(Eventually 1 weekend for a Round Robin)**

Q14

Season 1 (Spring)If applicable, please use questions 14-16 for additional field venues.

Respondent skipped this question

Q15

Season 1 (Spring)If applicable, please use questions 14-16 for additional field venues.

Respondent skipped this question

Q16

Season 1 (Spring)If applicable, please use questions 14-16 for additional field venues.

Respondent skipped this question

Page 4

Q17

Season 2 (Summer)To the best of your ability please complete the below schedule for your program/sport/activity. The Field Venue refers to the field site (e.g., High School) and the Field Number/Name refers to the specific field at the venue. Refer to Appendix A, below, for a list of Field Venue names and their associated addresses. Refer to Appendix B, below, for a sample response.

Respondent skipped this question

Q18

Season 2 (Summer)If applicable, please use questions 18-20 for additional field venues.

Respondent skipped this question

Q19

Season 2 (Summer)If applicable, please use questions 18-20 for additional field venues.

Respondent skipped this question

Q20

Season 2 (Summer)If applicable, please use questions 18-20 for additional field venues.

Respondent skipped this question

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Q21

Season 3 (Fall)To the best of your ability please complete the below schedule for your program/sport/activity. The Field Venue refers to the field site (e.g., High School) and the Field Number/Name refers to the specific field at the venue. Refer to Appendix A, below, for a list of Field Venue names and their associated addresses. Refer to Appendix B, below, for a sample response.

Start Date:	**Sept. 1st**
End Date:	**Nov. 24th**
Field Venue:	**Parkinson Field**
Field Number/Name:	**Whole Field**
Monday	**3:30 - 5:30**
Tuesday	**3:30 - 5:30**
Wednesday	**2:00 - 4:00 (or longer if a game has been scheduled)**
Thursday	**3:30 - 5:30**
Friday	**3:30 - 5:30**
Saturday	**One weekend for a Round Robin**
Sunday	**One weekend for a Round Robin**

Q22

Season 3 (Fall)If applicable, please use questions 22-24 for additional field venues.

Respondent skipped this question

Q23

Season 3 (Fall)If applicable, please use questions 22-24 for additional field venues.

Respondent skipped this question

Q24 **Respondent skipped this question**

Season 3 (Fall)If applicable, please use questions 22-24 for additional field venues.

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Q25

Season 4 (Winter)To the best of your ability please complete the below schedule for your program/sport/activity. The Field Venue refers to the field site (e.g., High School) and the Field Number/Name refers to the specific field at the venue. Refer to Appendix A, below, for a list of Field Venue names and their associated addresses. Refer to Appendix B, below, for a sample response.

Start Date: **none**

Q26 **Respondent skipped this question**

Season 4 (Winter)If applicable, please use questions 26-28 for additional field venues.

Q27 **Respondent skipped this question**

Season 4 (Winter)If applicable, please use questions 26-28 for additional field venues.

Q28 **Respondent skipped this question**

Season 4 (Winter)If applicable, please use questions 26-28 for additional field venues.

Page 7

Q29

Describe the general condition of each field your program/sport/activity uses in terms of maintenance, serviceability, drainage, amenities, safety, geometry, etc.

Ti Field has very little maintenance, but it has great drainage and its geometry works for us. It does not count with any amenities (sometimes, not even a trash can), but its accessibility and serviceability has improved a lot now with the trail. Access to the field from Hudson Rd. is not ideal (long entrance with space for only one car, which can create congestion when cars are exiting and others trying to come in). This access is dirt, which from time to time requires holes to be filled. Entrance is also shared with Ti Sales, which posses the question of safety during working hours.
The field does not have lights, no water, no port-a-potty (we have to contract a port-a-potty service and bring water).
Some fertilizer/grass treatment would be great, as well as filling holes on the field and trimming the branches on the right side (trail side).
Please don't cut the big tree close to the entrance; this is the only shade the field has during most part of the day!! :)
Another factor we need to deal with (and have opted to provide free bags for it) is the constant dog poop at the field. People use the field for walking dogs and official signs would help making them aware that this is a field that's used by high school and other teams and their help picking up after their pets is greatly appreciated.

Q30

Would additional lighted fields in your community enhance field availability? Do you feel additional lighted fields are justified? If so, which fields in particular do you recommend be lighted?

YES!! Games are limited during the fall due to natural light. During the spring, we cannot host teams that have a long commute (because of school rush hours) because we require a minimum of 2 hours since the other team arrives at hour fields.
Not necessarily the same but a light in the parking lot could be a good thing since students have to wait to be picked up and it can get very dark (right now a chaperone or team captains wait for everybody to be picked up when there is inclement weather or too dark).
Of course, having lights will not solve all of our problems because I would think it will be in high demand. But having the alternative of night games could also allow our sport to be showcased and have more adult participation.

Q31

Would synthetic turf fields in your community enhance field availability? Do you feel synthetic turf fields are justified? If so, which fields in particular do you recommend become synthetic turf?

YES! We play rain or shine, and having access to a turf field would insure more clinics, fall and spring games and continuous practices that get impacted by our always unpredictable weather.
We do not have a particular recommendation, but increasing the number of alternatives would be beneficial for the whole town.

Q32

Does your program/sport/activity or agency have any future plans to expand programming to include any emerging sports or facility use activities not currently accounted for in formal recreation planning? If so, what sport/activities and which Field Venue might be utilized?

Not sure how to answer this question. Having access to fields (and Ti Field) would allows us to think of programs for younger students. Right now, the middle school team is highly limited by the availability of fields. It would be the same for elementary school programs. We have always wanted to host a bigger Round Robin/ tournament but we do not have the space. Even if it was a small Round Robin, it would be great to host it in a place that can be more public so other people from the community can learn about the sport and its availability at Middle and High school.

Q33

As the Town prepares a needs assessment for its athletic fields, what are your program's top priority needs that should be addressed? Please list in order of prioritization, with item 1 being the most importnat.

1	**Field availability 5 days a week during the fall and spring**
2	**Field quality and services (grass, holes, water, port-a-potty, trash can)**
3	**Turf alternatives**
4	**Lights on more fields**

Q34

Please provide any further comments or information that may be pertinent to the athletic/recreation planning process:

Although it would be great to have access to a closer field (or fields at LS), we LOVE being able to use Ti Field as the home of LS Ultimate Frisbee. The most important factor for us the field availability, and having a more balanced use of turf fields by different High School sports would not only seem fair but also help in our sport's visibility and growth. We try to take good care of Ti Field and it's imperative for our program to have access to it, since it's one of the few field spaces that can host two teams at the same time (girls and boys during the spring). Parents have expressed their willingness to help with improvements, and we can certainly help as a program with fundraisers to accomplish some minor goals (marking of the fields?).
Since we are already off the school premises, being able to walk to Ti is essential (Davis field would not work for us, but fields close to Featherland would work as long as they can fit two fields of 110 x 40 plus margins on their sides).
Even if we are not a varsity program yet, we are in the process of moving to Varsity and even if this takes some time, the benefits of our program is invaluable for many students at LS. We do not have cuts, we accept students/athletes of all conditions (even home-schooled or students participating of special LS programs), we are gender inclusive, and no not require high expenses for families. It's one of the fastest growing sports in the country and its Spirit of the Game and self refereed nature present a life-changing experience not only for the students and athletes but for the whole family. Spectators need to abide by the same rules, which means the whole sport is base on a very competitive but highly respectful community. Our tournaments are usually 2 days long and we travel all over MA; we need to have the means to practice consistently during the season to be able to perform in a way we ensure we minimize injuries and maximize enjoyment for all.

ENCLOSURE 5

FIELD USE DATA, DEMAND ANALYSIS, AND FIELD DEFICIENCIES

Town of Sudbury Needs Assessment Study

FIELD USE EVALUATION - CURRENT USE DATA (Scheduled Team Uses)

Sudbury User Demand Statistics

		1	2	3	4		5	6					7				8	9			10	11		12						13	14		15	
User Organization	User Totals	Broadacres Farm	Cutting Field	Davis Field	ECMS		Fairbank Community Center	Featherland Park					Frank Feeley Field				John Nixon	Haskell Field			Haynes School	Israel Loring School		Lincoln-Sudbury Regional High School						Crime Lab Field	Parkinson Field		Peter Noyes School	
		MPR	Turf Field		Front Field	Side Field		Right 60' Baseball	Center 60' Baseball	Left 60' Baseball	Upper 60' Baseball	Softball 60' Softball	Upper 60' Softball	Lower 1 60' Softball	Lower 2 60' Softball	90' Baseball	60' Baseball	60' Baseball	Youth Fields	Hudson Rd	MPR	60' Baseball	MPR	Stadium Turf	Grass Fields	60' Softball	Double Turf	90' Baseball	90' Baseball	60' Baseball	Upper	Lower	60' Baseball	60' Baseball
CHARLES RIVER RADIO CONTROLLERS (CRRC)	149			149																														
LSYB	2668							494	494	494	370	70						168												228			175	175
ECMS	520				387	133																												
Youth Football	282																			91				156	35									
SYSA	835		230																475					130										
Sudbury Youth Softball (SYS)	1191												383	383	425																			
Lincoln-Sudbury Regional High School (LSRHS)	3913																							880	1291	208	1153	208	173					
Lincoln-Sudbury Boys Youth Lacrosse (LSBYL)	398		15																	224							159							
Sudbury Platinum FC	16		16																															
Sudbury Girls Lacrosse	205		85																					61			59							
BUDA Ultimate Frisbee	68			68																														
LS Ultimate Frisbee	205																															205		
Sudbury Girls Field Hockey	64																										64							
Adult Softball	67											67																						
CRRC - JAMBOREE EVENT	64			64																														
Youth Soccer April Break Camp	20		20																															
Youth Soccer Summer Break Camp	20		20																															
Youth Football Clinic	4																							4										
Totals	10689	0	386	281	387	133	0	494	494	494	370	137	383	383	425	0	0	168	475	315	0	0	0	1231	1326	208	1435	208	173	228	0	205	175	175

Town of Sudbury Needs Assessment Study

FIELD USE EVALUATION - EQUIVALENT USES (Scheduled Team Uses)

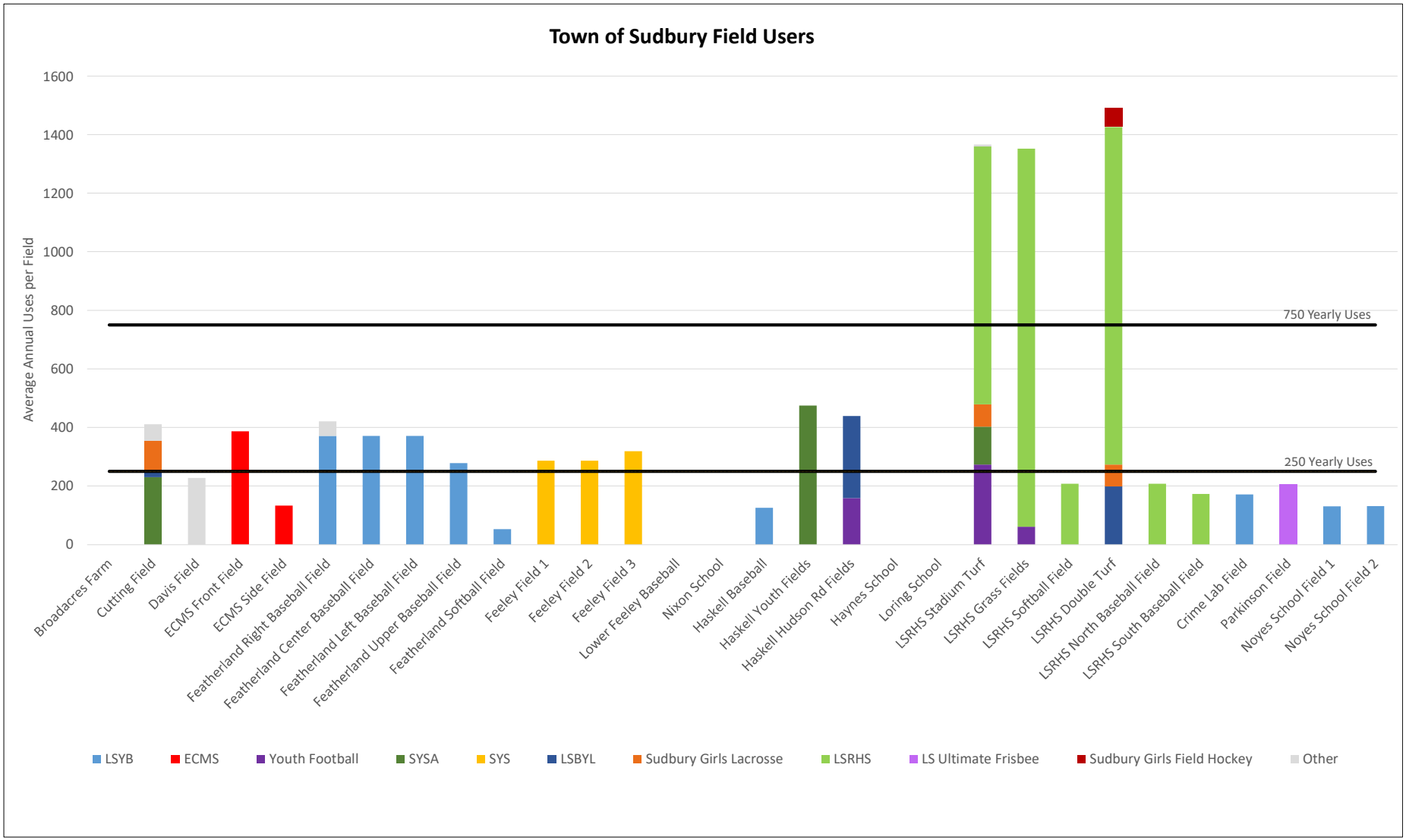
Sudbury User Demand Statistics

			1	2	3	4		5	6					7				8	9			10	11		12						13	14		15	
User Organization	**User Totals**	**Equivalent Use Factor**	**Broadacres Farm**	**Cutting Field**	**Davis Field**	**ECMS**		**Fairbank Community Center**	**Featherland Park**					**Frank Feeley Field**				**John Nixon**	**Haskell Field**			**Haynes School**	**Israel Loring School**		**Lincoln-Sudbury Regional High School**						**Crime Lab Field**	**Parkinson Field**		**Peter Noyes School**	
			MPR	Turf Field		Front Field	Side Field		Right 60' Baseball	Center 60' Baseball	Left 60' Baseball	Upper 60' Baseball	Softball 60' Softball	60' Softball	60' Softball	60' Softball	90' Baseball	60' Baseball	60' Baseball	Youth Fields	Hudson Rd	MPR	60' Baseball	MPR	Stadium Turf	Grass Fields	60' Softball	Double Turf	90' Baseball	90' Baseball	60' Baseball	Upper	Lower	60' Baseball	60' Baseball
CHARLES RIVER RADIO CONTROLLERS (CRRC)	112	0.75			112																													
LSYB	2001	0.75							371	371	371	278	53						126												171			131	131
ECMS	520	1				387	133																											
Youth Football	494	1.75																			159				273	61								
SYSA	835	1		230																475					130									
Sudbury Youth Softball (SYS)	893	0.75												287	287	319																		
Lincoln-Sudbury Regional High School (LSRHS)	3913	1																							880	1291	208	1153	208	173				
Lincoln-Sudbury Boys Youth Lacrosse (LSBYL)	498	1.25		19																	280							199						
Sudbury Platinum FC	16	1		16																														
Sudbury Girls Lacrosse	256	1.25		106																					76			74						
BUDA Ultimate Frisbee	68	1			68																													
LS Ultimate Frisbee	205	1																															205	
Sudbury Girls Field Hockey	64	1.25																										64						
Adult Softball	50	0.75											50																					
CRRC - JAMBOREE EVENT	48	0.75			48																													
Youth Soccer April Break Camp	20	1		20																														
Youth Soccer Summer Break Camp	20	1		20																														
Youth Football Clinic	7	1.75																							7									
Totals	10020		**0**	**411**	**228**	**387**	**133**	**0**	**371**	**371**	**371**	**278**	**103**	**287**	**287**	**319**	**0**	**0**	**126**	**475**	**439**	**0**	**0**	**0**	**1366**	**1352**	**208**	**1490**	**208**	**173**	**171**	**0**	**205**	**131**	**131**

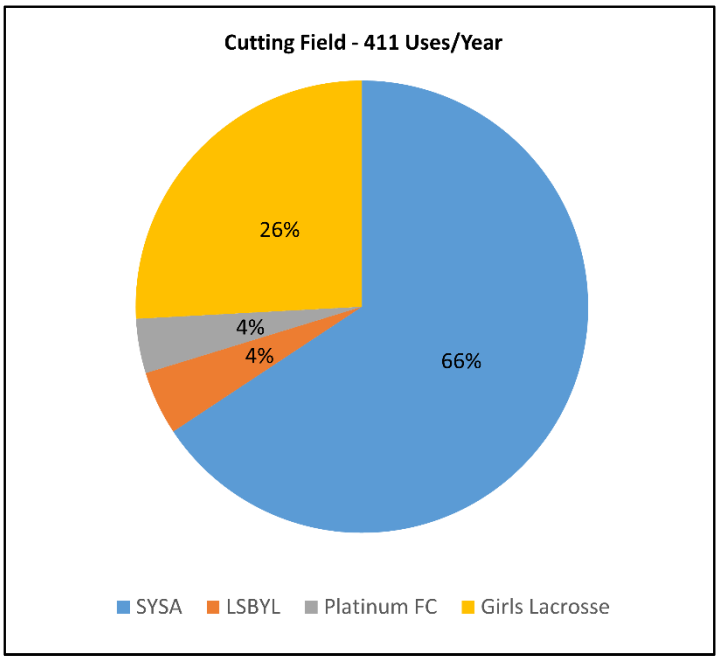
Field Deficit Data - Based on Equivalent Use						
Town of Sudbury Needs Assessment Study						
Field Type	**Total Uses**	**Average Use Per Field**	**Total Fields Needed**	**Total Fields Needed Rounded**	**Current Number of Fields***	**Field Deficit**
60'/70' Baseball	2143	268	8.6	9	8	1
90' Baseball	381	127	1.5	2	3	-1
60' Softball	1398	233	5.6	6	6	0
MPR Natural Grass	2832	315	11.3	12	9	3
MPR Synthetic Turf	3267	817	4.4	5	4	1

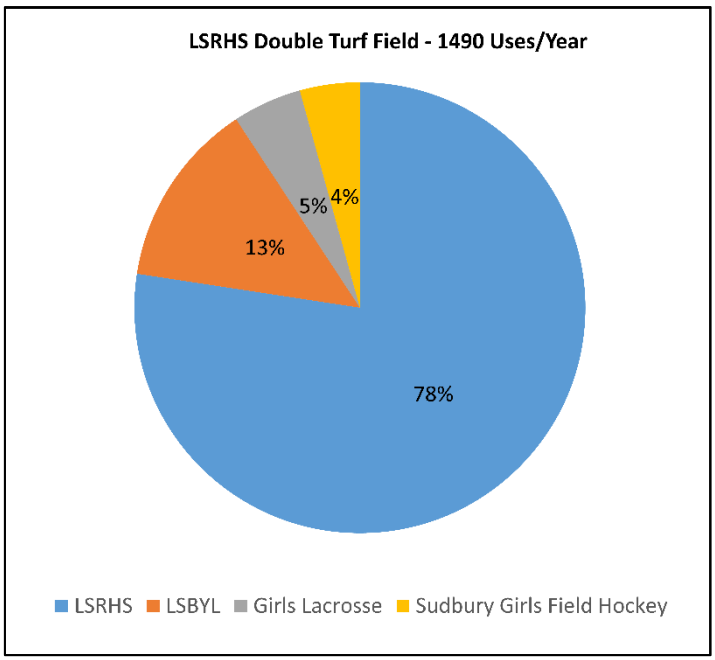
**The Current No. of Fields accounts for the number of fields with reported uses.*

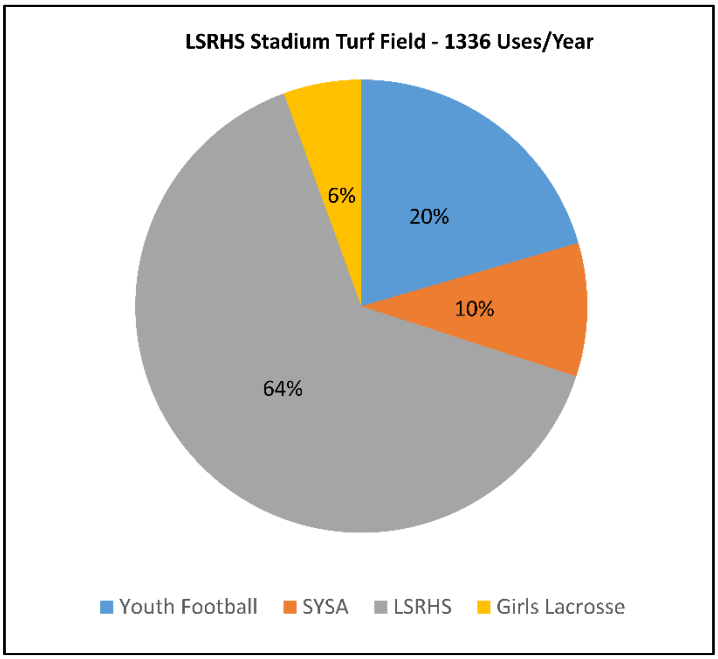
Note: Fields needed, and field deficit data is based on the recommended 250 team-uses per year for natural grass fields. Synthetic turf with lights can count for three (3) natural grass fields.


Town of Sudbury Field Users
Average Annual Uses per Field
1600
1400
1200
1000
800
600
400
200
0
750 Yearly Uses
250 Yearly Uses
Broadacres Farm
Cutting Field
Davis Field
ECMS Front Field
ECMS Side Field
Featherland Right Baseball Field
Featherland Center Baseball Field
Featherland Left Baseball Field
Featherland Upper Baseball Field
Featherland Softball Field
Feeley Field 1
Feeley Field 2
Feeley Field 3
Lower Feeley Baseball
Nixon School
Haskell Baseball
Haskell Youth Fields
Haskell Hudson Rd Fields
Haynes School
Loring School
LSRHS Stadium Turf
LSRHS Grass Fields
LSRHS Softball Field
LSRHS Double Turf
LSRHS North Baseball Field
LSRHS South Baseball Field
Crime Lab Field
Parkinson Field
Noyes School Field 1
Noyes School Field 2
LSYB
ECMS
Youth Football
SYSA
SYS
LSBYL
Sudbury Girls Lacrosse
LSRHS
LS Ultimate Frisbee
Sudbury Girls Field Hockey
Other

Field Users Pie Charts







ENCLOSURE 6

CONCEPTUAL PLANS AND COST ESTIMATES

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CONCEPTUAL

PROJECT
TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN
TOWN OF SUDBURY
SUDBURY, MA 01776

OWNER
TOWN OF SUDBURY
278 OLD SUDBURY ROAD
SUDBURY, MA 01776

NO.	DATE	DESCRIPTION	BY

PROJECT NO.	719620
CADD FILE	719620_C101
DESIGNED BY	KMR
DRAWN BY	KMR
CHECKED BY	KFR
DATE	8/1/2025
DRAWING SCALE	1" = 30'

GRAPHIC SCALE

0 15' 30' 60'

SHEET TITLE

CUTTING FIELD
OPTION A

DRAWING NO.

C101A

1 OF 39

SINCE 1964 GALE

Conceptual Cost Estimate

TOWN OF SUDBURY TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN - Cutting Field Option A

Gale JN: 719620 (8/1/2025)

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	TOTAL COST
1	**GENERAL CONDITIONS**					**$ 19,417.78**
a	General Conditions/Bonds and Insurance (10%)	LS	1	$ 9,417.78	$ 9,417.78	
b	Mobilization / Demobilization	LS	1	$ 10,000.00	$ 10,000.00	
2	**EROSION CONTROL / SITE PREPARATION / DEMOLITION / EARTHWORK**					**$ 3,177.78**
a	Silt Fence/Silt Sock	LF	100	$ 8.00	$ 800.00	
b	Strip and Haul Topsoil (Assume 6")	CY	7	$ 12.00	$ 88.89	
c	Temporary Construction Fencing	LF	100	$ 22.00	$ 2,200.00	
d	Rough Grading of Site Subgrade	SY	44	$ 2.00	$ 88.89	
3	**SITE AMENITIES**					**$ 91,000.00**
a	47 Seat Portable Bleachers w/ Concrete Pad	EA	2	$ 6,500.00	$ 13,000.00	
b	12' x 30' Storage Building	EA	1	$ 28,000.00	$ 28,000.00	
c	18' x 18' Restroom Building	EA	1	$ 50,000.00	$ 50,000.00	
					TOTAL:	**$ 113,595.56**

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CONCEPTUAL

PROJECT
TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN
TOWN OF SUDBURY
SUDBURY, MA 01776

OWNER
TOWN OF SUDBURY
278 OLD SUDBURY ROAD
SUDBURY, MA 01776

NO.	DATE	DESCRIPTION	BY

PROJECT NO.	719620
CADD FILE	719620_C101
DESIGNED BY	KMR
DRAWN BY	KMR
CHECKED BY	KFR
DATE	8/1/2025
DRAWING SCALE	1" = 30'

GRAPHIC SCALE
0 15' 30' 60'

SHEET TITLE
CUTTING FIELD OPTION B

DRAWING NO.
C101B

Conceptual Cost Estimate						
TOWN OF SUDBURY TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN - Cutting Field Option B						
Gale JN: 719620 (8/1/2025)						
ITEM	**DESCRIPTION**	**UNIT**	**QUANTITY**	**UNIT COST**	**COST**	**TOTAL COST**
1	**GENERAL CONDITIONS**					**$ 54,000.00**
a	General Conditions/Bonds and Insurance (10%)	LS	1	$ 44,000.00	$ 44,000.00	
b	Mobilization / Demobilization	LS	1	$ 10,000.00	$ 10,000.00	
2	**ATHLETIC LIGHTING**					**$ 440,000.00**
a	MUSCO Electrical Package	EA	4	$ 20,000.00	$ 80,000.00	
b	MUSCO Athletic Light Poles	EA	4	$ 90,000.00	$ 360,000.00	
					TOTAL:	**$ 494,000.00**

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CONCEPTUAL

PROJECT
TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN
TOWN OF SUDBURY
SUDBURY, MA 01776

OWNER
TOWN OF SUDBURY
278 OLD SUDBURY ROAD
SUDBURY, MA 01776

NO.	DATE	DESCRIPTION	BY

PROJECT NO.	719620
CADD FILE	719620_C101
DESIGNED BY	KMR
DRAWN BY	KMR
CHECKED BY	KFR
DATE	8/1/2025
DRAWING SCALE	1" = 30'

GRAPHIC SCALE
0 15' 30' 60'

SHEET TITLE
CUTTING FIELD
PRIMARY OPTION

DRAWING NO.
C101C

3 OF 39

Conceptual Cost Estimate

TOWN OF SUDBURY TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN - Cutting Field Primary Option

Gale JN: 719620 (8/1/2025)

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	TOTAL COST
1	**GENERAL CONDITIONS**					**$ 54,000.00**
a	General Conditions/Bonds and Insurance (10%)	LS	1	$ 44,000.00	$ 44,000.00	
b	Mobilization / Demobilization	LS	1	$ 10,000.00	$ 10,000.00	
2	**EROSION CONTROL / SITE PREPARATION / DEMOLITION / EARTHWORK**					**$ 3,177.78**
a	Silt Fence/Silt Sock	LF	100	$ 8.00	$ 800.00	
b	Strip and Haul Topsoil (Assume 6")	CY	7	$ 12.00	$ 88.89	
c	Temporary Construction Fencing	LF	100	$ 22.00	$ 2,200.00	
d	Rough Grading of Site Subgrade	SY	44	$ 2.00	$ 88.89	
3	**SITE AMENITIES**					**$ 91,000.00**
a	47 Seat Portable Bleachers w/ Concrete Pad	EA	2	$ 6,500.00	$ 13,000.00	
b	12' x 30' Storage Building	EA	1	$ 28,000.00	$ 28,000.00	
c	18' x 18' Restroom Building	EA	1	$ 50,000.00	$ 50,000.00	
4	**ATHLETIC LIGHTING**					**$ 440,000.00**
a	MUSCO Electrical Package	EA	4	$ 20,000.00	$ 80,000.00	
b	MUSCO Athletic Light Poles	EA	4	$ 90,000.00	$ 360,000.00	
					TOTAL:	**$ 588,177.78**

PARKING COUNT

TOTAL PARKING SPACES	86
ADA ACCESSIBLE SPACES	4

LEGEND

- BITUMINOUS PAVEMENT
- EXISTING BITUMINOUS PAVEMENT
- NATURAL TURF
- TRAFFIC MARKINGS

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CONCEPTUAL

PROJECT
TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN
TOWN OF SUDBURY
SUDBURY, MA 01776

OWNER
TOWN OF SUDBURY
278 OLD SUDBURY ROAD
SUDBURY, MA 01776

NO.	DATE	DESCRIPTION	BY

PROJECT NO.	719620
CADD FILE	719620_C102
DESIGNED BY	KMR
DRAWN BY	KMR
CHECKED BY	KFR
DATE	8/1/2025
DRAWING SCALE	1" = 60'

GRAPHIC SCALE

0 30' 60' 120'

SHEET TITLE

DAVIS FIELD
OPTION A

DRAWING NO.

C102A

4 OF 39

F:\719620\plots\02-Concept-Master Plan\719620_C102.dwg, C102A, 8/1/2025 3:13:36 PM

Conceptual Cost Estimate

TOWN OF SUDBURY TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN - Davis Field Option A

Gale JN: 719620 (8/1/2025)

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	TOTAL COST
1	**GENERAL CONDITIONS**					**$ 99,781.98**
a	General Conditions/Bonds and Insurance (10%)	LS	1	$ 79,781.98	$ 79,781.98	
b	Mobilization / Demobilization	LS	1	$ 20,000.00	$ 20,000.00	
2	**EROSION CONTROL / SITE PREPARATION / DEMOLITION / EARTHWORK**					**$ 115,400.00**
a	Silt Fence/Silt Sock	LF	500	$ 8.00	$ 4,000.00	
b	Strip and Haul Topsoil (Assume 6")	CY	2,350	$ 12.00	$ 28,200.00	
c	Temporary Construction Fencing	LF	2,500	$ 22.00	$ 55,000.00	
d	Rough Grading of Site Subgrade	SY	14,100	$ 2.00	$ 28,200.00	
3	**NATURAL TURF FIELD CONSTRUCTION**					**$ 369,100.00**
a	Import and Spread Screened Loam (Assume 6")	CY	1,500	$ 35.00	$ 52,500.00	
b	Fine Grade and Seed	SF	81,000	$ 1.50	$ 121,500.00	
c	Turf Establishment Requirements	LS	1	$ 25,000.00	$ 25,000.00	
d	Drainage Improvements	SF	81,000	$ 1.60	$ 129,600.00	
e	Irrigation Allowance	SF	81,000	$ 0.50	$ 40,500.00	
4	**BITUMINOUS CONCRETE PARKING LOT**					**$ 291,215.28**
a	Prepare sub-base, shape and compact	SY	4,667	$ 2.25	$ 10,500.00	
b	Gravel Base Course (10")	TN	1,944	$ 45.00	$ 87,500.00	
c	Pavement (2" Binder Course and 1.5" Wearing Course)	TN	885	$ 215.00	$ 190,215.28	
d	Parking Lot Painting	LS	1	$ 3,000.00	$ 3,000.00	
5	**BITUMINOUS CONCRETE WALKWAY**					**$ 22,104.51**
a	Prepare sub-base, shape and compact	SY	433	$ 2.25	$ 975.00	
b	Gravel Base Course (6")	TN	108	$ 32.00	$ 3,466.67	
c	Pavement (2" Binder Course and 1.5" Wearing Course)	TN	82	$ 215.00	$ 17,662.85	
					TOTAL:	**$ 897,601.77**

PARKING COUNT	
TOTAL PARKING SPACES	92
ADA ACCESSIBLE SPACES	4

LEGEND

- BITUMINOUS PAVEMENT
- EXISTING BITUMINOUS PAVEMENT
- CONCRETE
- NATURAL TURF
- TRAFFIC MARKINGS

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CONCEPTUAL

PROJECT
TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN
TOWN OF SUDBURY
SUDBURY, MA 01776

OWNER
TOWN OF SUDBURY
278 OLD SUDBURY ROAD
SUDBURY, MA 01776

NO.	DATE	DESCRIPTION	BY

PROJECT NO.	719620
CADD FILE	719620_C102
DESIGNED BY	KMR
DRAWN BY	KMR
CHECKED BY	KFR
DATE	8/1/2025
DRAWING SCALE	1" = 60'

GRAPHIC SCALE
0 30' 60' 120'

SHEET TITLE
DAVIS FIELD OPTION B

DRAWING NO.
C102B

5 OF 39

F:\7719620\plots\02-Concept-Master Plan\719620_C102.dwg, C102B, 8/1/2025 3:17:13 PM

SINCE 1964 GALE

Conceptual Cost Estimate

TOWN OF SUDBURY TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN - Davis Field Option B

Gale JN: 719620 (8/1/2025)

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	TOTAL COST
1	**GENERAL CONDITIONS**					**$ 192,815.98**
a	General Conditions/Bonds and Insurance (10%)	LS	1	$ 172,815.98	$ 172,815.98	
b	Mobilization / Demobilization	LS	1	$ 20,000.00	$ 20,000.00	
2	**EROSION CONTROL / SITE PREPARATION / DEMOLITION / EARTHWORK**					**$ 197,333.33**
a	Silt Fence/Silt Sock	LF	500	$ 8.00	$ 4,000.00	
b	Strip and Haul Topsoil (Assume 6")	CY	5,764	$ 12.00	$ 69,166.67	
c	Temporary Construction Fencing	LF	2,500	$ 22.00	$ 55,000.00	
d	Rough Grading of Site Subgrade	SY	34,583	$ 2.00	$ 69,166.67	
3	**NATURAL TURF FIELD CONSTRUCTION**					**$ 1,053,051.85**
a	Import and Spread Screened Loam (Assume 6")	CY	4,481	$ 35.00	$ 156,851.85	
b	Fine Grade and Seed	SF	242,000	$ 1.50	$ 363,000.00	
c	Turf Establishment Requirements	LS	1	$ 25,000.00	$ 25,000.00	
d	Drainage Improvements	SF	242,000	$ 1.60	$ 387,200.00	
e	Irrigation Allowance	SF	242,000	$ 0.50	$ 121,000.00	
4	**BITUMINOUS CONCRETE PARKING LOT**					**$ 401,011.57**
a	Prepare sub-base, shape and compact	SY	6,444	$ 2.25	$ 14,500.00	
b	Gravel Base Course (10")	TN	2,685	$ 45.00	$ 120,833.33	
c	Pavement (2" Binder Course and 1.5" Wearing Course)	TN	1,222	$ 215.00	$ 262,678.24	
d	Parking Lot Painting	LS	1	$ 3,000.00	$ 3,000.00	
5	**BITUMINOUS CONCRETE WALKWAY**					**$ 63,763.02**
a	Prepare sub-base, shape and compact	SY	1,250	$ 2.25	$ 2,812.50	
b	Gravel Base Course (6")	TN	313	$ 32.00	$ 10,000.00	
c	Pavement (2" Binder Course and 1.5" Wearing Course)	TN	237	$ 215.00	$ 50,950.52	
6	**SITE AMENITIES**					**$ 13,000.00**
a	47 Seat Portable Bleachers w/ Concrete Pad	EA	2	$ 6,500.00	$ 13,000.00	
					TOTAL:	**$ 1,920,975.76**

PARKING COUNT	
TOTAL PARKING SPACES	92
ADA ACCESSIBLE SPACES	4

LEGEND

- BITUMINOUS PAVEMENT
- EXISTING BITUMINOUS PAVEMENT
- CONCRETE
- NATURAL TURF
- TRAFFIC MARKINGS

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CONCEPTUAL

PROJECT
TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN
TOWN OF SUDBURY
SUDBURY, MA 01776

OWNER
TOWN OF SUDBURY
278 OLD SUDBURY ROAD
SUDBURY, MA 01776

NO.	DATE	DESCRIPTION	BY

PROJECT NO.	719620
CADD FILE	719620_C102
DESIGNED BY	KMR
DRAWN BY	KMR
CHECKED BY	KFR
DATE	8/1/2025
DRAWING SCALE	1" = 60'

GRAPHIC SCALE

0 30' 60' 120'

SHEET TITLE

DAVIS FIELD
PRIMARY OPTION

DRAWING NO.

C102C

6 OF 39

SINCE 1964 GALE

Conceptual Cost Estimate

TOWN OF SUDBURY TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN - Davis Field Primary Option

Gale JN: 719620 (8/1/2025)

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	TOTAL COST
1	**GENERAL CONDITIONS**					**$ 151,230.30**
a	General Conditions/Bonds and Insurance (10%)	LS	1	$ 131,230.30	$ 131,230.30	
b	Mobilization / Demobilization	LS	1	$ 20,000.00	$ 20,000.00	
2	**EROSION CONTROL / SITE PREPARATION / DEMOLITION / EARTHWORK**					**$ 158,733.33**
a	Silt Fence/Silt Sock	LF	500	$ 8.00	$ 4,000.00	
b	Strip and Haul Topsoil (Assume 6")	CY	4,156	$ 12.00	$ 49,866.67	
c	Temporary Construction Fencing	LF	2,500	$ 22.00	$ 55,000.00	
d	Rough Grading of Site Subgrade	SY	24,933	$ 2.00	$ 49,866.67	
3	**NATURAL TURF FIELD CONSTRUCTION**					**$ 708,951.85**
a	Import and Spread Screened Loam (Assume 6")	CY	2,981	$ 35.00	$ 104,351.85	
b	Fine Grade and Seed	SF	161,000	$ 1.50	$ 241,500.00	
c	Turf Establishment Requirements	LS	1	$ 25,000.00	$ 25,000.00	
d	Drainage Improvements	SF	161,000	$ 1.60	$ 257,600.00	
e	Irrigation Allowance	SF	161,000	$ 0.50	$ 80,500.00	
4	**BITUMINOUS CONCRETE PARKING LOT**					**$ 401,011.57**
a	Prepare sub-base, shape and compact	SY	6,444	$ 2.25	$ 14,500.00	
b	Gravel Base Course (10")	TN	2,685	$ 45.00	$ 120,833.33	
c	Pavement (2" Binder Course and 1.5" Wearing Course)	TN	1,222	$ 215.00	$ 262,678.24	
d	Parking Lot Painting	LS	1	$ 3,000.00	$ 3,000.00	
5	**BITUMINOUS CONCRETE WALKWAY**					**$ 30,606.25**
a	Prepare sub-base, shape and compact	SY	600	$ 2.25	$ 1,350.00	
b	Gravel Base Course (6")	TN	150	$ 32.00	$ 4,800.00	
c	Pavement (2" Binder Course and 1.5" Wearing Course)	TN	114	$ 215.00	$ 24,456.25	
6	**SITE AMENITIES**					**$ 13,000.00**
a	47 Seat Portable Bleachers w/ Concrete Pad	EA	2	$ 6,500.00	$ 13,000.00	
					TOTAL:	**$ 1,463,533.31**

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CONCEPTUAL

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TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN
TOWN OF SUDBURY
SUDBURY, MA 01776

OWNER
TOWN OF SUDBURY
278 OLD SUDBURY ROAD
SUDBURY, MA 01776

NO.	DATE	DESCRIPTION	BY

PROJECT NO.	719620
CADD FILE	719620_C103
DESIGNED BY	KMR
DRAWN BY	KMR
CHECKED BY	KFR
DATE	8/1/2025
DRAWING SCALE	1" = 20'

GRAPHIC SCALE
0 10' 20' 40'

SHEET TITLE
EPHRAIM CURTIS
MIDDLE SCHOOL
OPTION A

DRAWING NO.
C103A

7 OF 39

F:\7719620\plots\02-Concept-Master Plan\719620_C103.dwg, C103A, 7/23/2025 9:55:44 PM

SINCE 1964 GALE

Conceptual Cost Estimate

TOWN OF SUDBURY TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN - Ephraim Curtis Middle School Option A

Gale JN: 719620 (8/1/2025)

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	TOTAL COST
1	**GENERAL CONDITIONS**					**$ 34,157.92**
a	General Conditions/Bonds and Insurance (10%)	LS	1	$ 24,157.92	$ 24,157.92	
b	Mobilization / Demobilization	LS	1	$ 10,000.00	$ 10,000.00	
2	**EROSION CONTROL / SITE PREPARATION / DEMOLITION / EARTHWORK**					**$ 12,333.33**
a	Silt Fence/Silt Sock	LF	300	$ 8.00	$ 2,400.00	
b	Strip and Haul Topsoil (Assume 6")	CY	139	$ 12.00	$ 1,666.67	
c	Temporary Construction Fencing	LF	300	$ 22.00	$ 6,600.00	
d	Rough Grading of Site Subgrade	SY	833	$ 2.00	$ 1,666.67	
3	**BITUMINOUS CONCRETE COURT**					**$ 68,830.90**
a	Prepare sub-base, shape and compact	SY	833	$ 2.25	$ 1,875.00	
b	Gravel Base (10")	TN	347	$ 70.00	$ 24,305.56	
c	Pavement (2" Binder Course, 1.5" Surface Course)	TN	158	$ 215.00	$ 33,967.01	
d	Acrylic Colored Surfacing (3 Coats, 2 Colors)	SY	833	$ 10.00	$ 8,333.33	
e	Pavement Markings / Striping (2 Coats)	CT	1	$ 350.00	$ 350.00	
4	**TENNIS COURT EQUIPMENT**					**$ 7,215.00**
a	Tennis Court Net Posts	EA	1	$ 685.00	$ 685.00	
b	Tennis Court Netting	EA	1	$ 330.00	$ 330.00	
c	Tennis Court Net Strap Anchors	EA	1	$ 350.00	$ 350.00	
d	Pavement Markings / Striping (2 Coats)	CT	1	$ 350.00	$ 350.00	
e	Basketball Goal	EA	2	$ 2,750.00	$ 5,500.00	
5	**FENCING**					**$ 43,200.00**
a	10' Chain Link Fence	LF	360	$ 120.00	$ 43,200.00	
6	**ATHLETIC LIGHTING**					**$ 110,000.00**
a	Athletic Light Poles	EA	2	$ 55,000.00	$ 110,000.00	
					TOTAL:	**$ 275,737.16**

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TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN
TOWN OF SUDBURY
SUDBURY, MA 01776

OWNER
TOWN OF SUDBURY
278 OLD SUDBURY ROAD
SUDBURY, MA 01776

NO.	DATE	DESCRIPTION	BY

PROJECT NO.	719620
CADD FILE	719620_C103
DESIGNED BY	KMR
DRAWN BY	KMR
CHECKED BY	KFR
DATE	8/1/2025
DRAWING SCALE	1" = 40'

GRAPHIC SCALE

0 20' 40' 80'

SHEET TITLE

EPHRAIM CURTIS
MIDDLE SCHOOL
OPTION B

DRAWING NO.

C103B

SINCE 1964 GALE

Conceptual Cost Estimate

TOWN OF SUDBURY TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN - Ephraim Curtis Middle School Option B

Gale JN: 719620 (8/1/2025)

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	TOTAL COST
1	**GENERAL CONDITIONS**					**$ 161,075.00**
a	General Conditions/Bonds and Insurance (10%)	LS	1	$ 151,075.00	$ 151,075.00	
b	Mobilization / Demobilization	LS	1	$ 10,000.00	$ 10,000.00	
2	**EROSION CONTROL / SITE PREPARATION / DEMOLITION / EARTHWORK**					**$ 130,900.00**
a	Silt Fence/Silt Sock	LF	300	$ 8.00	$ 2,400.00	
b	Strip and Haul Topsoil (Assume 6")	CY	4,500	$ 11.00	$ 49,500.00	
c	Rough Grading of Site Subgrade	SY	27,000	$ 2.00	$ 54,000.00	
d	Misc. Demolition (fencing, dugouts, backstop, etc.)	LS	1	$ 25,000.00	$ 25,000.00	
3	**NATURAL TURF FIELD CONSTRUCTION**					**$ 825,550.00**
a	Fine Grade and Seed	SF	220,000	$ 1.25	$ 275,000.00	
b	Infield Rejuvenation	SF	23,000	$ 1.75	$ 40,250.00	
	Infield Mix					
	Laser Grade					
	Labor (Scarify/Drag/Edge Work/Spreading of Infield Mix)					
c	Drainage Improvements	SF	243,000	$ 1.60	$ 388,800.00	
d	New Irrigation (Replace Existing, Failed System)	SF	243,000	$ 0.50	$ 121,500.00	
4	**FENCING**					**$ 107,500.00**
a	6' Chain Link Fence	LF	250	$ 90.00	$ 22,500.00	
b	Baseball 40' Chain Link Backstop	LS	1	$ 50,000.00	$ 50,000.00	
c	Softball 25' Chain Link Backstop	LS	1	$ 35,000.00	$ 35,000.00	
5	**ATHLETIC EQUIPMENT**					**$ 6,800.00**
a	Baseball Bases w/ Pitcher's Rubber & Home Plate	EA	1	$ 1,000.00	$ 1,000.00	
b	Softball Bases w/ Pitcher's Rubber & Home Plate	EA	1	$ 1,000.00	$ 1,000.00	
c	Player Benches (10' Each)	EA	4	$ 1,200.00	$ 4,800.00	
6	**ATHLETIC LIGHTING**					**$ 440,000.00**
a	MUSCO Electrical Package	EA	4	$ 20,000.00	$ 80,000.00	
b	MUSCO Athletic Light Poles	EA	4	$ 90,000.00	$ 360,000.00	
					TOTAL:	**$ 1,671,825.00**

GALE

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CONCEPTUAL

PROJECT

TOWN-WIDE ATHLETIC FIELD
EVALUATION AND MASTER PLAN
TOWN OF SUDBURY
SUDBURY, MA 01776

OWNER

TOWN OF SUDBURY
278 OLD SUDBURY ROAD
SUDBURY, MA 01776

NO.	DATE	DESCRIPTION	BY

PROJECT NO.	719620
CADD FILE	719620_C103
DESIGNED BY	KMR
DRAWN BY	KMR
CHECKED BY	KFR
DATE	8/1/2025
DRAWING SCALE	1" = 40'

GRAPHIC SCALE

0 20' 40' 80'

SHEET TITLE

EPHRAIM CURTIS
MIDDLE SCHOOL
PRIMARY OPTION

DRAWING NO.

C103C

9 OF 39

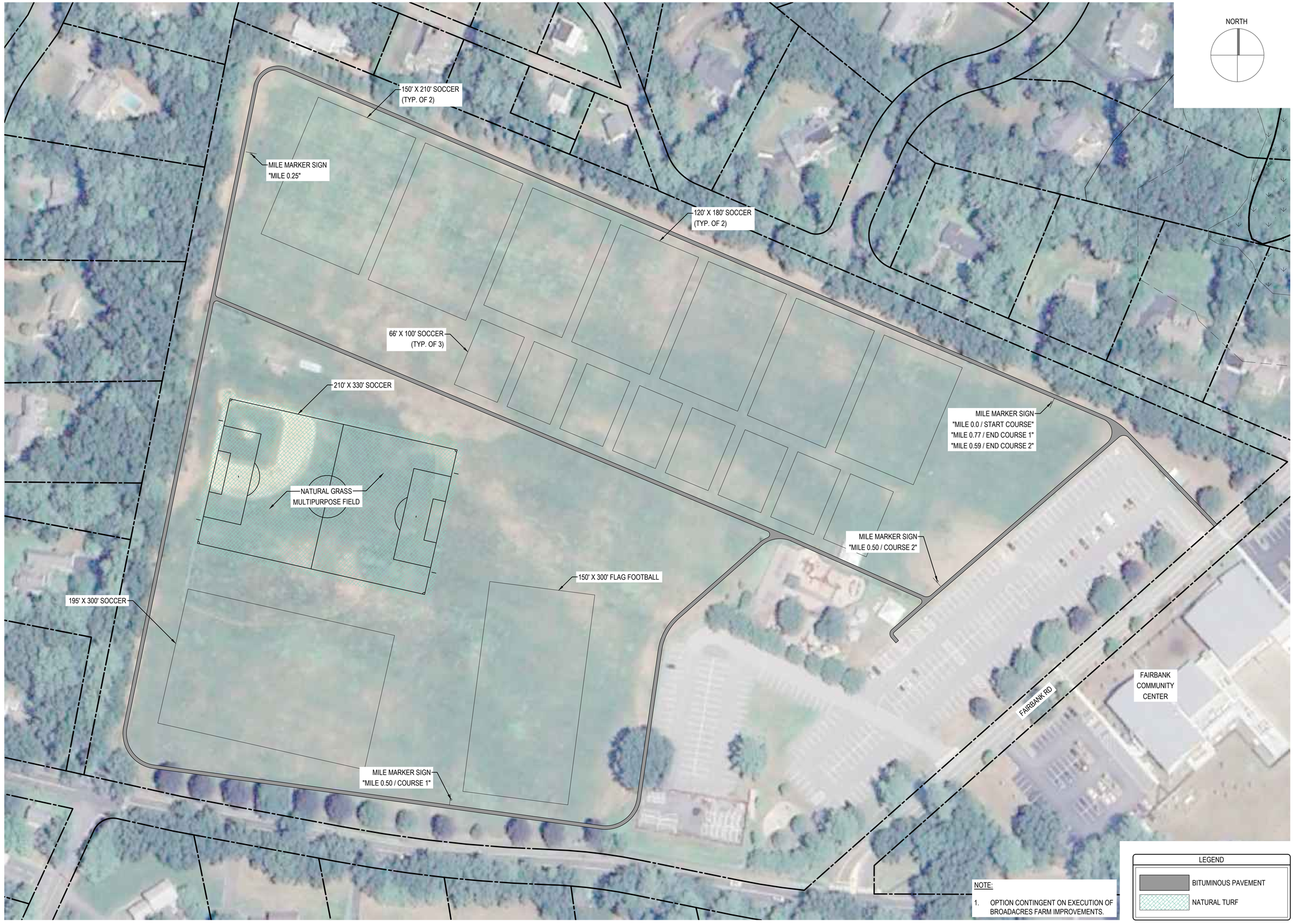
SINCE 1964 GALE

Conceptual Cost Estimate

TOWN OF SUDBURY TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN - Ephraim Curtis Middle School Primary Option

Gale JN: 719620 (8/1/2025)

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	TOTAL COST
1	**GENERAL CONDITIONS**					**$ 184,659.59**
a	General Conditions/Bonds and Insurance (10%)	LS	1	$ 174,659.59	$ 174,659.59	
b	Mobilization / Demobilization	LS	1	$ 10,000.00	$ 10,000.00	
2	**EROSION CONTROL / SITE PREPARATION / DEMOLITION / EARTHWORK**					**$ 137,500.00**
a	Silt Fence/Silt Sock	LF	300	$ 8.00	$ 2,400.00	
b	Strip and Haul Topsoil (Assume 6")	CY	4,500	$ 11.00	$ 49,500.00	
c	Rough Grading of Site Subgrade	SY	27,000	$ 2.00	$ 54,000.00	
d	Temporary Construction Fencing	LF	300	$ 22.00	$ 6,600.00	
e	Misc. Demolition (fencing, dugouts, backstop, etc.)	LS	1	$ 25,000.00	$ 25,000.00	
3	**NATURAL TURF FIELD MAINTENANCE**					**$ 825,550.00**
a	Fine Grade and Seed	SF	220,000	$ 1.25	$ 275,000.00	
b	Infield Rejuvenation	SF	23,000	$ 1.75	$ 40,250.00	
	Infield Mix					
	Laser Grade					
	Labor (Scarify/Drag/Edge Work/Spreading of Infield Mix)					
c	Drainage Improvements	SF	243,000	$ 1.60	$ 388,800.00	
d	New Irrigation (Replace Existing, Failed System)	SF	243,000	$ 0.50	$ 121,500.00	
4	**BITUMINOUS CONCRETE COURT**					**$ 68,830.90**
a	Prepare sub-base, shape and compact	SY	833	$ 2.25	$ 1,875.00	
b	Gravel Base (10")	TN	347	$ 70.00	$ 24,305.56	
c	Pavement (2" Binder Course, 1.5" Surface Course)	TN	158	$ 215.00	$ 33,967.01	
d	Acrylic Colored Surfacing (3 Coats, 2 Colors)	SY	833	$ 10.00	$ 8,333.33	
e	Pavement Markings / Striping (2 Coats)	CT	1	$ 350.00	$ 350.00	
5	**FENCING**					**$ 150,700.00**
a	6' Chain Link Fence	LF	250	$ 90.00	$ 22,500.00	
b	10' Chain Link Fence	LF	360	$ 120.00	$ 43,200.00	
c	Baseball 40' Chain Link Backstop	LS	1	$ 50,000.00	$ 50,000.00	
d	Softball 25' Chain Link Backstop	LS	1	$ 35,000.00	$ 35,000.00	
6	**TENNIS COURT EQUIPMENT**					**$ 7,215.00**
a	Tennis Court Net Posts	EA	1	$ 685.00	$ 685.00	
b	Tennis Court Netting	EA	1	$ 330.00	$ 330.00	
c	Tennis Court Net Strap Anchors	EA	1	$ 350.00	$ 350.00	
d	Pavement Markings / Striping (2 Coats)	CT	1	$ 350.00	$ 350.00	
e	Basketball Goal	EA	2	$ 2,750.00	$ 5,500.00	
7	**ATHLETIC EQUIPMENT**					**$ 6,800.00**
a	Baseball Bases w/ Pitcher's Rubber & Home Plate	EA	1	$ 1,000.00	$ 1,000.00	
b	Softball Bases w/ Pitcher's Rubber & Home Plate	EA	1	$ 1,000.00	$ 1,000.00	
c	Player Benches (10' Each)	EA	4	$ 1,200.00	$ 4,800.00	
8	**ATHLETIC LIGHTING**					**$ 550,000.00**
a	Athletic Light Poles (Tennis)	EA	2	$ 55,000.00	$ 110,000.00	
b	MUSCO Electrical Package	EA	4	$ 20,000.00	$ 80,000.00	
c	MUSCO Athletic Light Poles	EA	4	$ 90,000.00	$ 360,000.00	
					TOTAL:	**$ 1,931,255.49**



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CONCEPTUAL

PROJECT
TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN
TOWN OF SUDBURY
SUDBURY, MA 01776

OWNER
TOWN OF SUDBURY
278 OLD SUDBURY ROAD
SUDBURY, MA 01776

NO.	DATE	DESCRIPTION	BY

PROJECT NO.	719620
CADD FILE	719620_C104
DESIGNED BY	KMR
DRAWN BY	KMR
CHECKED BY	KFR
DATE	8/1/2025
DRAWING SCALE	1" = 60'

GRAPHIC SCALE

0 30' 60' 120'

SHEET TITLE

HASKELL FIELD
OPTION A

DRAWING NO.

C104A

10 OF 39

SINCE 1964 GALE

Conceptual Cost Estimate

TOWN OF SUDBURY TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN - Haskell Field Option A

Gale JN: 719620 (8/1/2025)

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	TOTAL COST
1	**GENERAL CONDITIONS**					**$ 50,363.63**
a	General Conditions/Bonds and Insurance (10%)	LS	1	$ 40,363.63	$ 40,363.63	
b	Mobilization / Demobilization	LS	1	$ 10,000.00	$ 10,000.00	
2	**EROSION CONTROL / SITE PREPARATION / DEMOLITION / EARTHWORK**					**$ 54,822.22**
a	Silt Fence/Silt Sock	LF	500	$ 8.00	$ 4,000.00	
b	Strip and Haul Topsoil (Assume 6")	CY	1,243	$ 12.00	$ 14,911.11	
c	Temporary Construction Fencing	LF	500	$ 22.00	$ 11,000.00	
d	Rough Grading of Site Subgrade	SY	7,456	$ 2.00	$ 14,911.11	
e	Misc. Demolition (fencing, dugouts, backstop, etc.)	LS	1	$ 10,000.00	$ 10,000.00	
3	**NATURAL TURF FIELD CONSTRUCTION**					**$ 197,050.00**
a	Import and Spread Screened Loam (Assume 6")	CY	750	$ 35.00	$ 26,250.00	
b	Fine Grade and Seed	SF	40,500	$ 1.50	$ 60,750.00	
c	Turf Establishment Requirements	LS	1	$ 25,000.00	$ 25,000.00	
d	Drainage Improvements	SF	40,500	$ 1.60	$ 64,800.00	
e	Irrigation Allowance	SF	40,500	$ 0.50	$ 20,250.00	
4	**BITUMINOUS CONCRETE WALKWAY**					**$ 151,764.12**
a	Prepare sub-base, shape and compact	SY	2,956	$ 2.25	$ 6,650.00	
b	Gravel Base Course (6")	TN	739	$ 32.00	$ 23,644.44	
c	Pavement (2" Binder Course and 1.5" Wearing Course)	TN	560	$ 215.00	$ 120,469.68	
d	Mile Marker Sign	EA	4	$ 250.00	$ 1,000.00	
					TOTAL:	**$ 453,999.98**

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PROJECT
TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN
TOWN OF SUDBURY
SUDBURY, MA 01776

OWNER
TOWN OF SUDBURY
278 OLD SUDBURY ROAD
SUDBURY, MA 01776

NO.	DATE	DESCRIPTION	BY

PROJECT NO.	719620
CADD FILE	719620_C104
DESIGNED BY	KMR
DRAWN BY	KMR
CHECKED BY	KFR
DATE	8/1/2025
DRAWING SCALE	1" = 60'

GRAPHIC SCALE

0 30' 60' 120'

SHEET TITLE

HASKELL FIELD
OPTION B

DRAWING NO.

C104B

11 OF 39

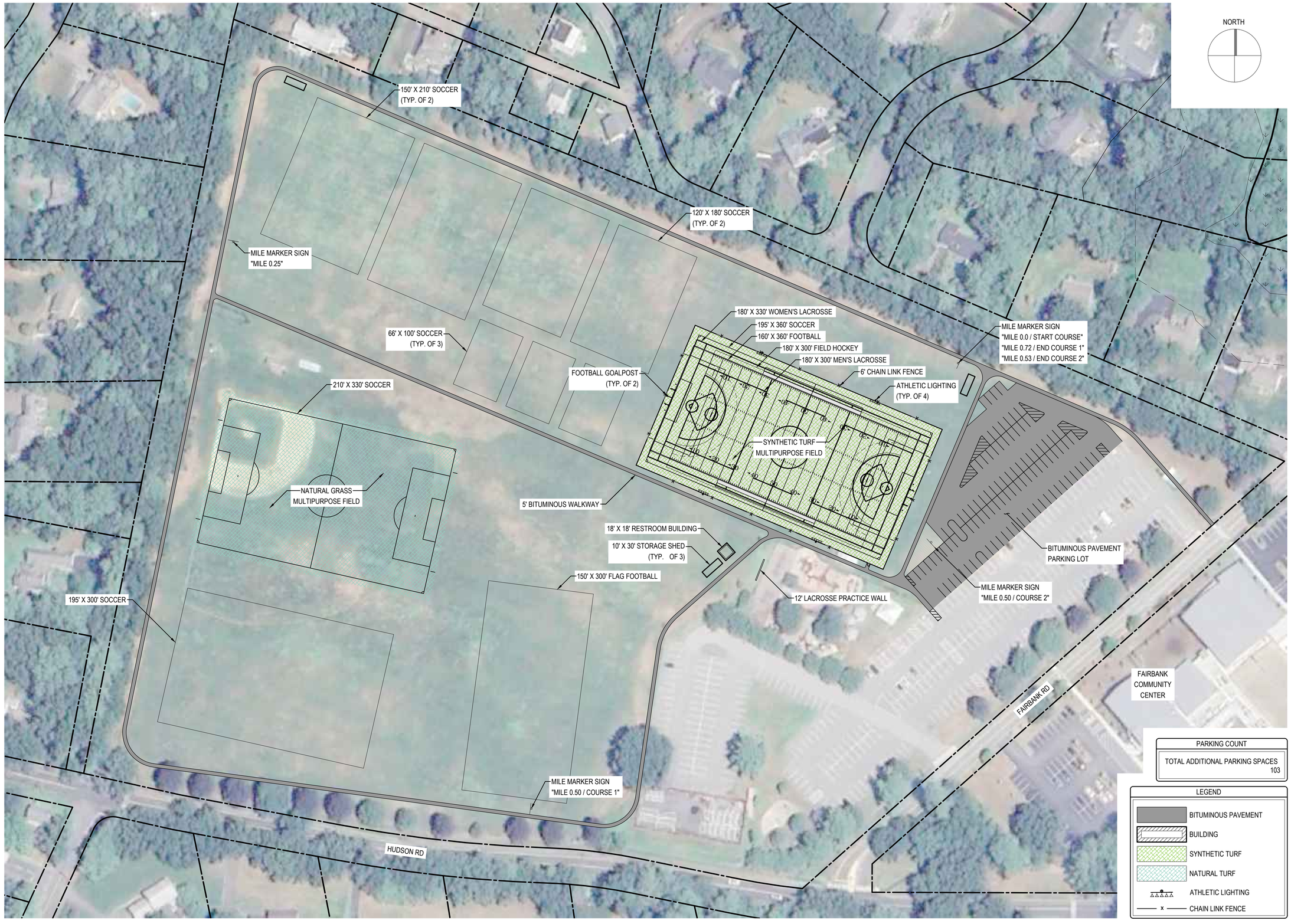
SINCE 1964 GALE

Conceptual Cost Estimate

TOWN OF SUDBURY TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN - Haskell Field Option B

Gale JN: 719620 (8/1/2025)

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	TOTAL COST
1	**GENERAL CONDITIONS**					**$ 56,755.95**
a	General Conditions/Bonds and Insurance (10%)	LS	1	$ 46,755.95	$ 46,755.95	
b	Mobilization / Demobilization	LS	1	$ 10,000.00	$ 10,000.00	
2	**EROSION CONTROL / SITE PREPARATION / DEMOLITION / EARTHWORK**					**$ 26,733.33**
a	Silt Fence/Silt Sock	LF	500	$ 8.00	$ 4,000.00	
b	Strip and Haul Topsoil (Assume 6")	CY	489	$ 12.00	$ 5,866.67	
c	Temporary Construction Fencing	LF	500	$ 22.00	$ 11,000.00	
d	Rough Grading of Site Subgrade	SY	2,933	$ 2.00	$ 5,866.67	
3	**BITUMINOUS CONCRETE WALKWAY**					**$ 150,630.56**
a	Prepare sub-base, shape and compact	SY	2,933	$ 2.25	$ 6,600.00	
b	Gravel Base Course (6")	TN	733	$ 32.00	$ 23,466.67	
c	Pavement (2" Binder Course and 1.5" Wearing Course)	TN	556	$ 215.00	$ 119,563.89	
d	Mile Marker Sign	EA	4	$ 250.00	$ 1,000.00	
4	**BITUMINOUS CONCRETE PARKING LOT**					**$ 150,195.66**
a	Prepare sub-base, shape and compact	SY	2,383	$ 2.25	$ 5,362.50	
b	Gravel Base Course (10")	TN	993	$ 45.00	$ 44,687.50	
c	Pavement (2" Binder Course and 1.5" Wearing Course)	TN	452	$ 215.00	$ 97,145.66	
d	Parking Lot Painting	LS	1	$ 3,000.00	$ 3,000.00	
5	**SITE AMENITIES**					**$ 140,000.00**
a	10' x 30' Storage Building	EA	3	$ 22,000.00	$ 66,000.00	
b	Lacrosse Practice Wall	SY	240	$ 100.00	$ 24,000.00	
c	18' x 18' Restroom Building	EA	1	$ 50,000.00	$ 50,000.00	
					TOTAL:	**$ 524,315.50**



PARKING COUNT

TOTAL ADDITIONAL PARKING SPACES
103

LEGEND

- BITUMINOUS PAVEMENT
- BUILDING
- SYNTHETIC TURF
- NATURAL TURF
- ATHLETIC LIGHTING
- CHAIN LINK FENCE

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PROJECT

TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN
TOWN OF SUDBURY
SUDBURY, MA 01776

OWNER

TOWN OF SUDBURY
278 OLD SUDBURY ROAD
SUDBURY, MA 01776

NO.	DATE	DESCRIPTION	BY

PROJECT NO.	719620
CADD FILE	719620_C104
DESIGNED BY	KMR
DRAWN BY	KMR
CHECKED BY	KFR
DATE	8/1/2025
DRAWING SCALE	1" = 60'

GRAPHIC SCALE

0 30' 60' 120'

SHEET TITLE

HASKELL FIELD
PRIMARY OPTION

DRAWING NO.

C104C

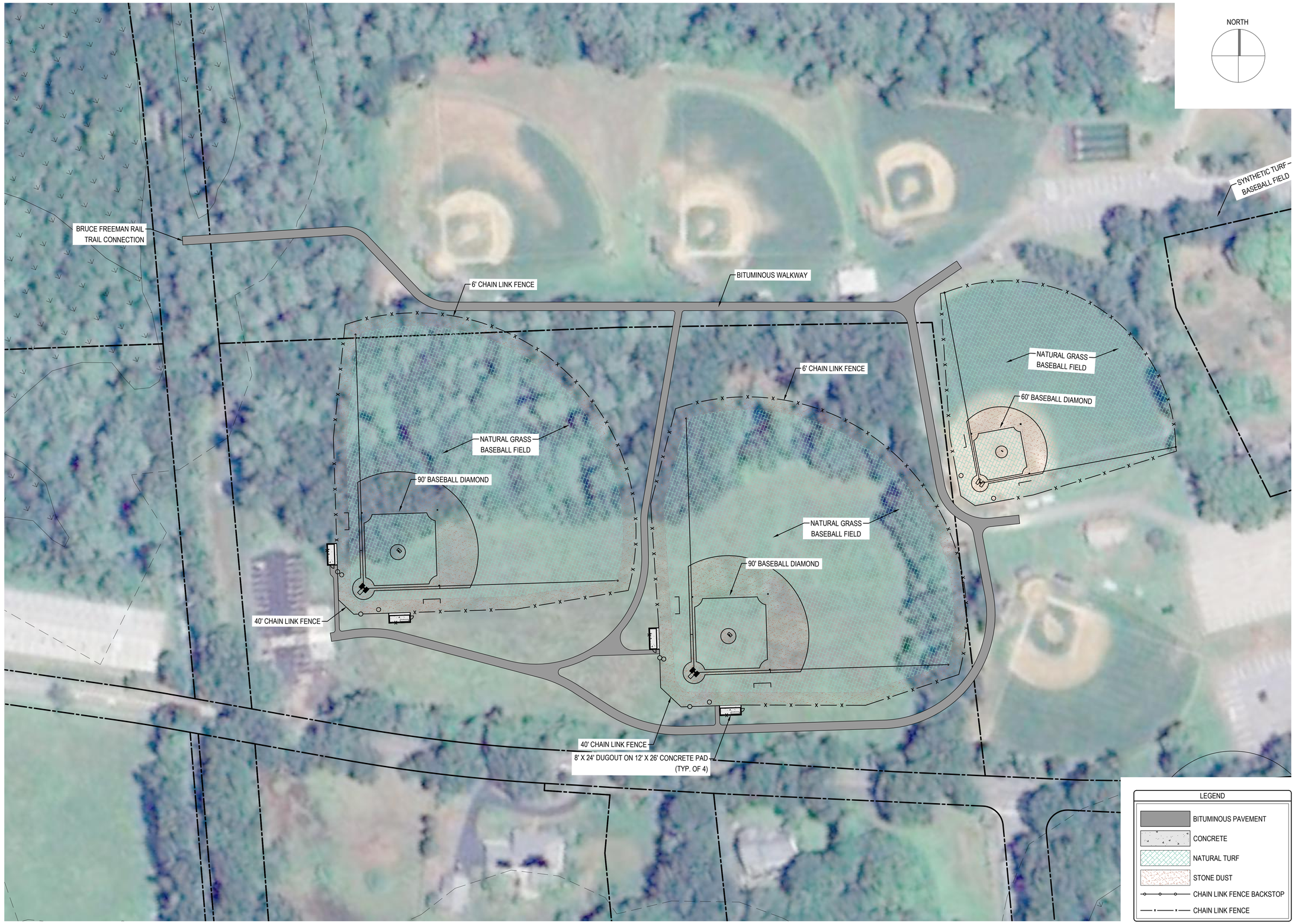
12 OF 39

Conceptual Cost Estimate

TOWN OF SUDBURY TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN - Haskell Field Primary Option

Gale JN: 719620 (8/1/2025)

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	TOTAL COST
1	**GENERAL CONDITIONS**					**$ 160,993.84**
a	General Conditions/Bonds and Insurance (10%)	LS	1	$ 150,993.84	$ 150,993.84	
b	Mobilization / Demobilization	LS	1	$ 10,000.00	$ 10,000.00	
2	**EROSION CONTROL / SITE PREPARATION / DEMOLITION / EARTHWORK**					**$ 26,733.33**
a	Silt Fence/Silt Sock	LF	500	$ 8.00	$ 4,000.00	
b	Strip and Haul Topsoil (Assume 6")	CY	489	$ 12.00	$ 5,866.67	
c	Temporary Construction Fencing	LF	500	$ 22.00	$ 11,000.00	
d	Rough Grading of Site Subgrade	SY	2,933	$ 2.00	$ 5,866.67	
3	**NATURAL TURF FIELD CONSTRUCTION**					**$ 197,050.00**
a	Import and Spread Screened Loam (Assume 6")	CY	750	$ 35.00	$ 26,250.00	
b	Fine Grade and Seed	SF	40,500	$ 1.50	$ 60,750.00	
c	Turf Establishment Requirements	LS	1	$ 25,000.00	$ 25,000.00	
d	Drainage Improvements	SF	40,500	$ 1.60	$ 64,800.00	
e	Irrigation Allowance	SF	40,500	$ 0.50	$ 20,250.00	
4	**SYNTHETIC TURF FIELD CONSTRUCTION**					**$ 584,129.63**
a	Prepare Sub-base, Shape and Compact	SY	9,111	$ 2.25	$ 20,500.00	
b	Crushed Stone Base Under Field (Assume 8")	TON	3,037	$ 38.00	$ 115,407.41	
c	Synthetic Turf w/ SBR Crumb Rubber Infill	SF	82,000	$ 4.50	$ 369,000.00	
d	Turf Striping Sports	EA	5	$ 7,000.00	$ 35,000.00	
e	Geotextile Separation Layer	SY	9,111	$ 2.00	$ 18,222.22	
f	Football Goals w/ Padding	EA	2	$ 13,000.00	$ 26,000.00	
5	**BITUMINOUS CONCRETE WALKWAY**					**$ 150,630.56**
a	Prepare sub-base, shape and compact	SY	2,933	$ 2.25	$ 6,600.00	
b	Gravel Base Course (6")	TN	733	$ 32.00	$ 23,466.67	
c	Pavement (2" Binder Course and 1.5" Wearing Course)	TN	556	$ 215.00	$ 119,563.89	
d	Mile Marker Sign	EA	4	$ 250.00	$ 1,000.00	
6	**BITUMINOUS CONCRETE PARKING LOT**					**$ 302,194.91**
a	Prepare sub-base, shape and compact	SY	4,844	$ 2.25	$ 10,900.00	
b	Gravel Base Course (10")	TN	2,019	$ 45.00	$ 90,833.33	
c	Pavement (2" Binder Course and 1.5" Wearing Course)	TN	918	$ 215.00	$ 197,461.57	
d	Parking Lot Painting	LS	1	$ 3,000.00	$ 3,000.00	
7	**SITE AMENITIES**					**$ 140,000.00**
a	10' x 30' Storage Building	EA	3	$ 22,000.00	$ 66,000.00	
b	Lacrosse Practice Wall	SY	240	$ 100.00	$ 24,000.00	
c	18' x 18' Restroom Building	EA	1	$ 50,000.00	$ 50,000.00	
8	**FENCING**					**$ 109,200.00**
a	6' Chain Link Fence	LF	1,200	$ 90.00	$ 108,000.00	
b	4' Single Leaf Swing Gate	EA	1	$ 1,200.00	$ 1,200.00	
9	**ATHLETIC LIGHTING**					**$ 440,000.00**
a	MUSCO Electrical Package	EA	4	$ 20,000.00	$ 80,000.00	
b	MUSCO Athletic Light Poles	EA	4	$ 90,000.00	$ 360,000.00	
					TOTAL:	**$ 2,110,932.27**



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CONCEPTUAL

PROJECT
TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN
TOWN OF SUDBURY
SUDBURY, MA 01776

OWNER
TOWN OF SUDBURY
278 OLD SUDBURY ROAD
SUDBURY, MA 01776

NO.	DATE	DESCRIPTION	BY

PROJECT NO.	719620
CADD FILE	719620_C105
DESIGNED BY	KMR
DRAWN BY	KMR
CHECKED BY	KFR
DATE	8/1/2025
DRAWING SCALE	1" = 50'

GRAPHIC SCALE
0 25' 50' 100'

SHEET TITLE

BROADACRES FARM AND FEATHERLAND PARK OPTION A

DRAWING NO.
C105A

13 OF 39

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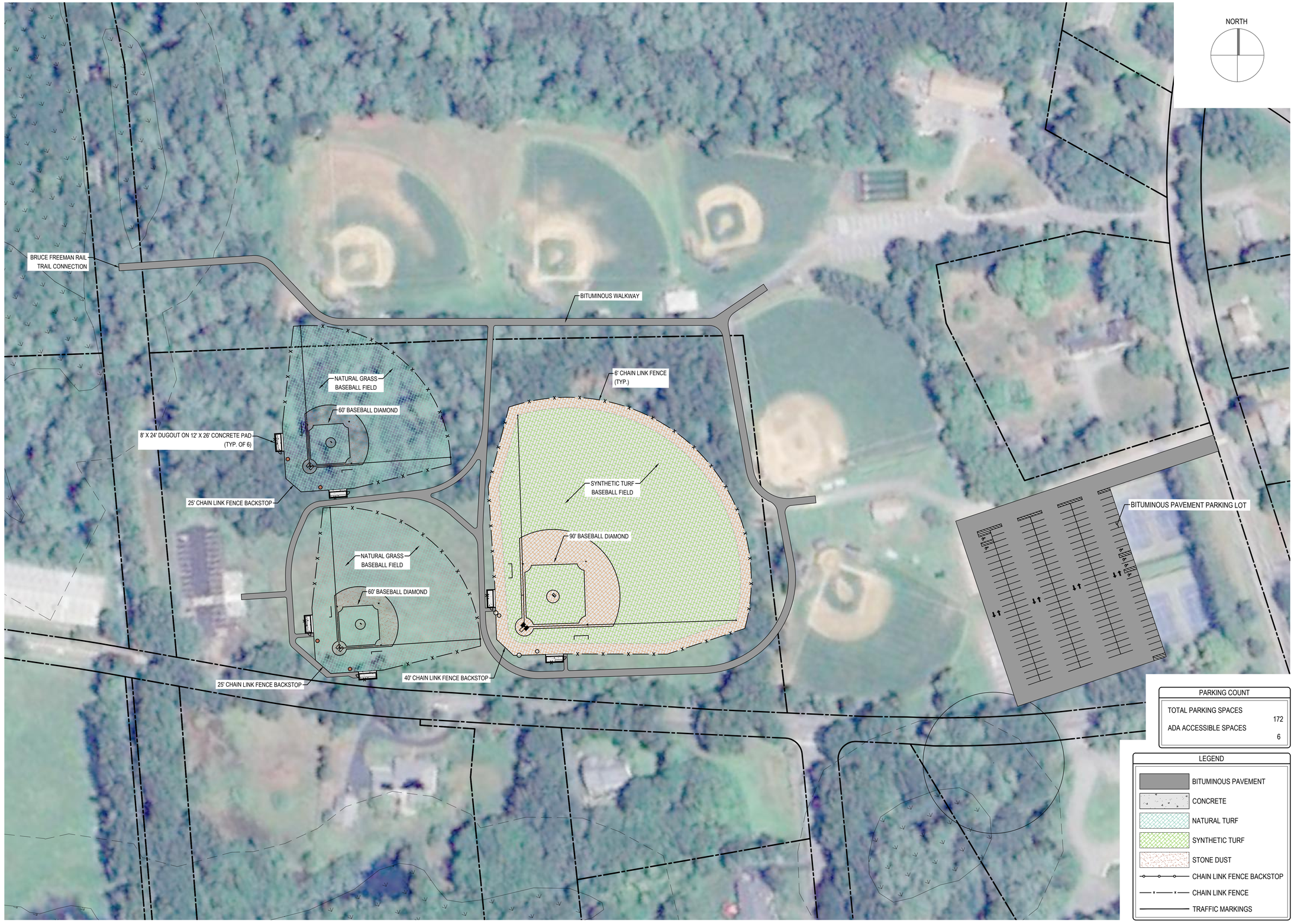
SINCE 1964 GALE

Conceptual Cost Estimate

TOWN OF SUDBURY TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN - Broadacres Farm and Featherland Park Option A

Gale JN: 719620 (8/1/2025)

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	TOTAL COST
1	**GENERAL CONDITIONS**					**$ 228,218.57**
a	General Conditions/Bonds and Insurance (10%)	LS	1	$ 213,218.57	$ 213,218.57	
b	Mobilization / Demobilization	LS	1	$ 15,000.00	$ 15,000.00	
2	**EROSION CONTROL / SITE PREPARATION / DEMOLITION / EARTHWORK**					**$ 545,500.00**
a	Silt Fence/Silt Sock	LF	1,000	$ 8.00	$ 8,000.00	
b	Strip and Haul Topsoil (Assume 6")	CY	5,042	$ 12.00	$ 60,500.00	
c	Temporary Construction Fencing	LF	750	$ 22.00	$ 16,500.00	
d	Rough Grading of Site Subgrade	SY	30,250	$ 2.00	$ 60,500.00	
e	Tree Removal	SF	160,000	$ 2.50	$ 400,000.00	
3	**NATURAL TURF FIELD CONSTRUCTION (BROADACRES FARM)**					**$ 981,029.63**
a	Import and Spread Screened Loam (Assume 6")	CY	3,037	$ 35.00	$ 106,296.30	
b	Fine Grade and Seed	SF	164,000	$ 1.50	$ 246,000.00	
c	Turf Establishment Requirements	LS	1	$ 25,000.00	$ 25,000.00	
d	Clay Infield Mix	TON	1,111	$ 120.00	$ 133,333.33	
e	Drainage Improvements	SF	224,000	$ 1.60	$ 358,400.00	
f	Irrigation Allowance	SF	224,000	$ 0.50	$ 112,000.00	
4	**NATURAL TURF FIELD MAINTENANCE (FEATHERLAND PARK)**					**$ 69,000.00**
a	Fine Grade and Seed	SF	16,000	$ 1.25	$ 20,000.00	
b	Infield Rejuvenation	SF	4,000	$ 1.75	$ 7,000.00	
	Infield Mix					
	Laser Grade					
	Labor (Scarify/Drag/Edge Work/Spreading of Infield Mix)					
c	Drainage Improvements	SF	20,000	$ 1.60	$ 32,000.00	
d	Irrigation Allowance	SF	20,000	$ 0.50	$ 10,000.00	
5	**FENCING**					**$ 290,800.00**
a	6' Chain Link Fence	LF	2,120	$ 90.00	$ 190,800.00	
b	Baseball 40' Chain Link Backstop	LS	2	$ 50,000.00	$ 100,000.00	
6	**BASEBALL EQUIPMENT**					**$ 4,940.00**
a	Baseball Bases w/ Pitcher's Rubber & Home Plate	EA	3	$ 1,000.00	$ 3,000.00	
b	20' Permanent Foul Pole with Wing	EA	2	$ 970.00	$ 1,940.00	
7	**BASEBALL DUGOUTS**					**$ 80,800.00**
a	Concrete Pads for Dugouts (12' x 26')	EA	4	$ 5,000.00	$ 20,000.00	
b	GameShade Enclosed Dugout (8' x 24')	EA	4	$ 14,000.00	$ 56,000.00	
c	Player Benches (10' Each)	EA	4	$ 1,200.00	$ 4,800.00	
8	**BITUMINOUS CONCRETE WALKWAY**					**$ 160,116.03**
a	Prepare sub-base, shape and compact	SY	3,139	$ 2.25	$ 7,062.50	
b	Gravel Base Course (6")	TN	785	$ 32.00	$ 25,111.11	
c	Pavement (2" Binder Course and 1.5" Wearing Course)	TN	595	$ 215.00	$ 127,942.42	
					TOTAL:	**$ 2,360,404.23**



PARKING COUNT	
TOTAL PARKING SPACES	172
ADA ACCESSIBLE SPACES	6

LEGEND

- BITUMINOUS PAVEMENT
- CONCRETE
- NATURAL TURF
- SYNTHETIC TURF
- STONE DUST
- CHAIN LINK FENCE BACKSTOP
- CHAIN LINK FENCE
- TRAFFIC MARKINGS

GALE

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Engineers and Planners

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CONCEPTUAL

PROJECT
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TOWN OF SUDBURY
SUDBURY, MA 01776

OWNER
TOWN OF SUDBURY
278 OLD SUDBURY ROAD
SUDBURY, MA 01776

NO.	DATE	DESCRIPTION	BY

PROJECT NO.	719620
CADD FILE	719620_C105
DESIGNED BY	KMR
DRAWN BY	KMR
CHECKED BY	KFR
DATE	8/1/2025
DRAWING SCALE	1" = 60'

GRAPHIC SCALE

0 30' 60' 120'

SHEET TITLE

BROADACRES FARM AND FEATHERLAND PARK OPTION B

DRAWING NO.

C105B

14 OF 39

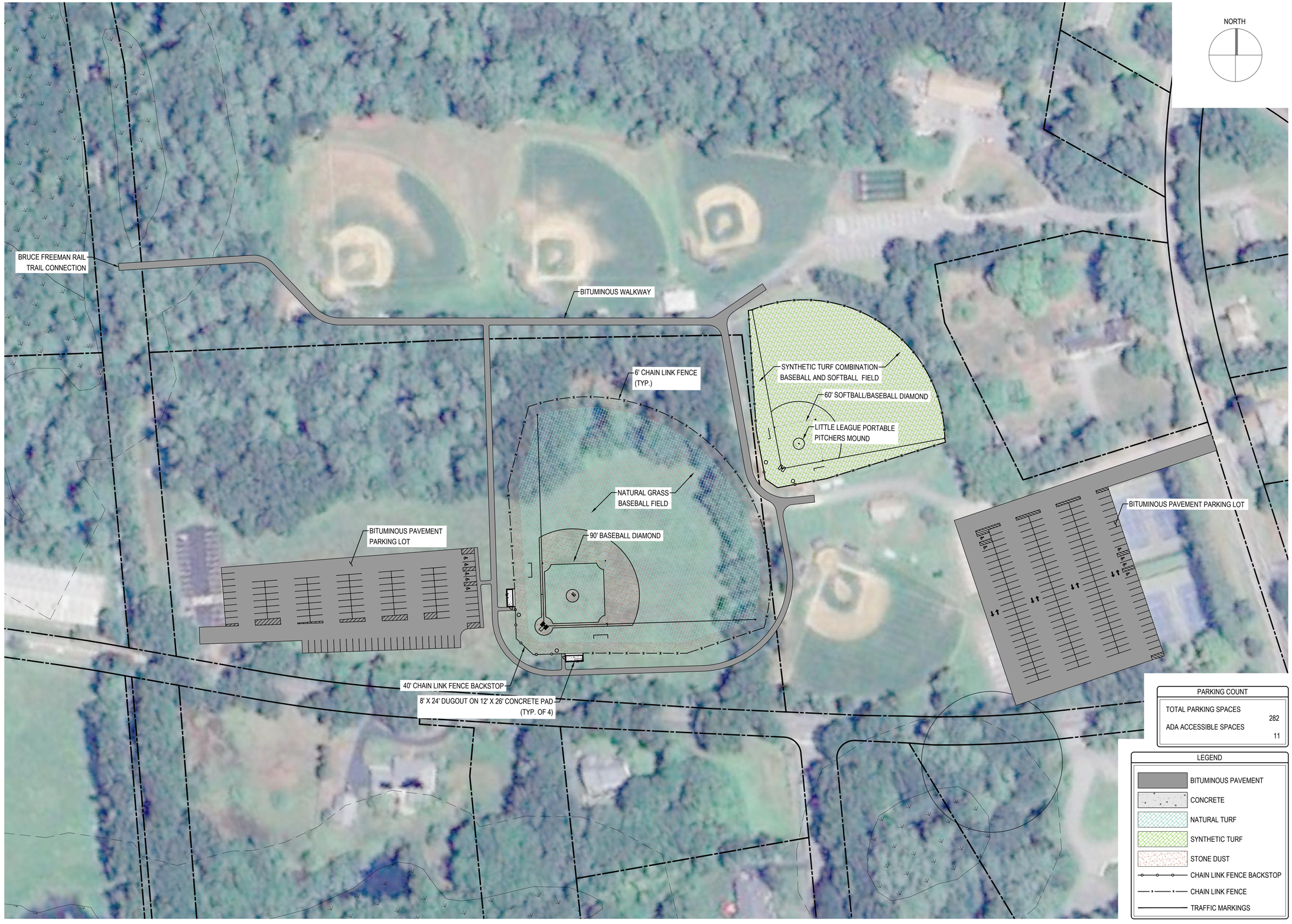
F:\719620\plots\02-Concept-Master Plan\719620_C105.dwg, C105B, 7/23/2025 9:38:39 PM

Conceptual Cost Estimate

TOWN OF SUDBURY TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN - Broadacres Farm and Featherland Park Option B

Gale JN: 719620 (8/1/2025)

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	TOTAL COST
1	**GENERAL CONDITIONS**					**$ 314,451.27**
a	General Conditions/Bonds and Insurance (10%)	LS	1	$ 304,451.27	$ 304,451.27	
b	Mobilization / Demobilization	LS	1	$ 10,000.00	$ 10,000.00	
2	**EROSION CONTROL / SITE PREPARATION / DEMOLITION / EARTHWORK**					**$ 500,455.56**
a	Silt Fence/Silt Sock	LF	500	$ 8.00	$ 4,000.00	
b	Strip and Haul Topsoil (Assume 6")	CY	3,331	$ 12.00	$ 39,977.78	
c	Temporary Construction Fencing	LF	750	$ 22.00	$ 16,500.00	
d	Rough Grading of Site Subgrade	SY	19,989	$ 2.00	$ 39,977.78	
e	Tree Removal	SF	160,000	$ 2.50	$ 400,000.00	
3	**NATURAL TURF FIELD CONSTRUCTION**					**$ 587,938.15**
a	Import and Spread Screened Loam (Assume 6")	CY	1,435	$ 35.00	$ 50,231.48	
b	Fine Grade and Seed	SF	77,500	$ 1.50	$ 116,250.00	
c	Turf Establishment Requirements	LS	1	$ 25,000.00	$ 25,000.00	
d	Clay Infield Mix	TON	156	$ 120.00	$ 18,666.67	
e	Drainage Improvements	SF	179,900	$ 1.60	$ 287,840.00	
f	Irrigation Allowance	SF	179,900	$ 0.50	$ 89,950.00	
4	**SYNTHETIC TURF FIELD CONSTRUCTION**					**$ 793,997.41**
a	Prepare Sub-base, Shape and Compact	SY	12,778	$ 2.25	$ 28,750.00	
b	Crushed Stone Base Under Field (Assume 8")	TON	4,259	$ 38.00	$ 161,851.85	
c	Synthetic Turf w/ SBR Crumb Rubber Infill	SF	115,000	$ 4.50	$ 517,500.00	
d	Turf Striping Sports	EA	1	$ 7,000.00	$ 7,000.00	
e	Geotextile Separation Layer	SY	12,778	$ 2.00	$ 25,555.56	
f	Concrete Perimeter Anchor Curb	LF	1,270	$ 42.00	$ 53,340.00	
5	**FENCING**					**$ 421,000.00**
a	6' Chain Link Fence	LF	2,400	$ 90.00	$ 216,000.00	
b	Baseball 40' Chain Link Backstop	LS	2	$ 50,000.00	$ 100,000.00	
c	Baseball 25' Chain Link Backstop	LS	3	$ 35,000.00	$ 105,000.00	
6	**BASEBALL EQUIPMENT**					**$ 5,910.00**
a	Baseball Bases w/ Pitcher's Rubber & Home Plate	EA	3	$ 1,000.00	$ 3,000.00	
b	20' Permanent Foul Pole with Wing	EA	3	$ 970.00	$ 2,910.00	
7	**BASEBALL DUGOUTS**					**$ 121,200.00**
a	Concrete Pads for Dugouts (12' x 26')	EA	6	$ 5,000.00	$ 30,000.00	
b	GameShade Enclosed Dugout (8' x 24')	EA	6	$ 14,000.00	$ 84,000.00	
c	Player Benches (10' Each)	EA	6	$ 1,200.00	$ 7,200.00	
8	**BITUMINOUS CONCRETE PARKING LOT**					**$ 452,478.59**
a	Prepare sub-base, shape and compact	SY	7,278	$ 2.25	$ 16,375.00	
b	Gravel Base Course (10")	TN	3,032	$ 45.00	$ 136,458.33	
c	Pavement (2" Binder Course and 1.5" Wearing Course)	TN	1,380	$ 215.00	$ 296,645.25	
d	Parking Lot Painting	LS	1	$ 3,000.00	$ 3,000.00	
9	**BITUMINOUS CONCRETE WALKWAY**					**$ 161,532.99**
a	Prepare sub-base, shape and compact	SY	3,167	$ 2.25	$ 7,125.00	
b	Gravel Base Course (6")	TN	792	$ 32.00	$ 25,333.33	
c	Pavement (2" Binder Course and 1.5" Wearing Course)	TN	600	$ 215.00	$ 129,074.65	
					TOTAL:	**$ 3,358,963.95**



PARKING COUNT	
TOTAL PARKING SPACES	282
ADA ACCESSIBLE SPACES	11

LEGEND

- BITUMINOUS PAVEMENT
- CONCRETE
- NATURAL TURF
- SYNTHETIC TURF
- STONE DUST
- CHAIN LINK FENCE BACKSTOP
- CHAIN LINK FENCE
- TRAFFIC MARKINGS

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CONCEPTUAL

PROJECT
TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN
TOWN OF SUDBURY
SUDBURY, MA 01776

OWNER
TOWN OF SUDBURY
278 OLD SUDBURY ROAD
SUDBURY, MA 01776

NO.	DATE	DESCRIPTION	BY

PROJECT NO.	719620
CADD FILE	719620_C105
DESIGNED BY	KMR
DRAWN BY	KMR
CHECKED BY	KFR
DATE	8/1/2025
DRAWING SCALE	1" = 60'

GRAPHIC SCALE

0 30' 60' 120'

SHEET TITLE

BROADACRES FARM AND FEATHERLAND PARK PRIMARY OPTION

DRAWING NO.

C105C

15 OF 39

Conceptual Cost Estimate

TOWN OF SUDBURY TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN - Broadacres Farm and Featherland Park Primary Option

Gale JN: 719620 (8/1/2025)

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	TOTAL COST
1	**GENERAL CONDITIONS**					**$ 307,675.95**
a	General Conditions/Bonds and Insurance (10%)	LS	1	$ 292,675.95	$ 292,675.95	
b	Mobilization / Demobilization	LS	1	$ 15,000.00	$ 15,000.00	
2	**EROSION CONTROL / SITE PREPARATION / DEMOLITION / EARTHWORK**					**$ 256,433.33**
a	Silt Fence/Silt Sock	LF	500	$ 8.00	$ 4,000.00	
b	Strip and Haul Topsoil (Assume 6")	CY	4,622	$ 12.00	$ 55,466.67	
c	Temporary Construction Fencing	LF	750	$ 22.00	$ 16,500.00	
d	Rough Grading of Site Subgrade	SY	27,733	$ 2.00	$ 55,466.67	
e	Tree Removal	SF	50,000	$ 2.50	$ 125,000.00	
3	**NATURAL TURF FIELD CONSTRUCTION**					**$ 798,411.85**
a	Import and Spread Screened Loam (Assume 6")	CY	1,576	$ 35.00	$ 55,157.41	
b	Fine Grade and Seed	SF	85,100	$ 1.50	$ 127,650.00	
c	Turf Establishment Requirements	LS	1	$ 25,000.00	$ 25,000.00	
d	Clay Infield Mix	TON	554	$ 120.00	$ 66,444.44	
e	Drainage Improvements	SF	249,600	$ 1.60	$ 399,360.00	
f	Irrigation Allowance	SF	249,600	$ 0.50	$ 124,800.00	
4	**SYNTHETIC TURF FIELD CONSTRUCTION**					**$ 778,877.41**
a	Prepare Sub-base, Shape and Compact	SY	12,778	$ 2.25	$ 28,750.00	
b	Crushed Stone Base Under Field (Assume 8")	TON	4,259	$ 38.00	$ 161,851.85	
c	Synthetic Turf w/ SBR Crumb Rubber Infill	SF	115,000	$ 4.50	$ 517,500.00	
d	Turf Striping Sports	EA	1	$ 7,000.00	$ 7,000.00	
e	Geotextile Separation Layer	SY	12,778	$ 2.00	$ 25,555.56	
f	Concrete Perimeter Anchor Curb	LF	910	$ 42.00	$ 38,220.00	
5	**FENCING**					**$ 149,000.00**
a	6' Chain Link Fence	LF	1,100	$ 90.00	$ 99,000.00	
b	Baseball 40' Chain Link Backstop	LS	1	$ 50,000.00	$ 50,000.00	
6	**ATHLETIC EQUIPMENT**					**$ 3,970.00**
a	Baseball Bases w/ Pitcher's Rubber & Home Plate	EA	2	$ 1,000.00	$ 2,000.00	
b	Softball Bases w/ Pitcher's Rubber & Home Plate	EA	1	$ 1,000.00	$ 1,000.00	
c	20' Permanent Foul Pole with Wing	EA	1	$ 970.00	$ 970.00	
7	**BASEBALL DUGOUTS**					**$ 40,400.00**
a	Concrete Pads for Dugouts (12' x 26')	EA	2	$ 5,000.00	$ 10,000.00	
b	GameShade Enclosed Dugout (8' x 24')	EA	2	$ 14,000.00	$ 28,000.00	
c	Player Benches (10' Each)	EA	2	$ 1,200.00	$ 2,400.00	
8	**BITUMINOUS CONCRETE PARKING LOT**					**$ 771,574.07**
a	Prepare sub-base, shape and compact	SY	12,444	$ 2.25	$ 28,000.00	
b	Gravel Base Course (10")	TN	5,185	$ 45.00	$ 233,333.33	
c	Pavement (2" Binder Course and 1.5" Wearing Course)	TN	2,359	$ 215.00	$ 507,240.74	
d	Parking Lot Painting	LS	1	$ 3,000.00	$ 3,000.00	
9	**BITUMINOUS CONCRETE WALKWAY**					**$ 128,092.82**
a	Prepare sub-base, shape and compact	SY	2,511	$ 2.25	$ 5,650.00	
b	Gravel Base Course (6")	TN	628	$ 32.00	$ 20,088.89	
c	Pavement (2" Binder Course and 1.5" Wearing Course)	TN	476	$ 215.00	$ 102,353.94	
					TOTAL:	**$ 3,234,435.44**

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CONCEPTUAL

PROJECT
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TOWN OF SUDBURY
SUDBURY, MA 01776

OWNER
TOWN OF SUDBURY
278 OLD SUDBURY ROAD
SUDBURY, MA 01776

NO.	DATE	DESCRIPTION	BY

PROJECT NO.	719620
CADD FILE	719620_C106
DESIGNED BY	KMR
DRAWN BY	KMR
CHECKED BY	KFR
DATE	8/1/2025
DRAWING SCALE	1" = 30'

GRAPHIC SCALE

0 15' 30' 60'

SHEET TITLE

FRANK FEELEY
FIELD
OPTION A

DRAWING NO.

C106A

16 OF 39

F:\719620\plots\02-Concept-Master Plan\719620_C106.dwg, C106A, 9/2/2025 8:14:13 AM

SINCE 1964 GALE

Conceptual Cost Estimate

TOWN OF SUDBURY TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN - Frank Feeley Field Option A

Gale JN: 719620 (8/1/2025)

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	TOTAL COST
1	**GENERAL CONDITIONS**					**$ 30,107.59**
a	General Conditions/Bonds and Insurance (10%)	LS	1	$ 25,107.59	$ 25,107.59	
b	Mobilization / Demobilization	LS	1	$ 5,000.00	$ 5,000.00	
2	**EROSION CONTROL / SITE PREPARATION / DEMOLITION / EARTHWORK**					**$ 25,825.93**
a	Silt Fence/Silt Sock	LF	300	$ 8.00	$ 2,400.00	
b	Strip and Haul Topsoil (Assume 6")	CY	1,019	$ 11.00	$ 11,203.70	
c	Rough Grading of Site Subgrade	SY	6,111	$ 2.00	$ 12,222.22	
3	**NATURAL TURF FIELD MAINTENANCE**					**$ 188,250.00**
a	Fine Grade and Seed	SF	47,000	$ 1.25	$ 58,750.00	
b	Infield Rejuvenation	SF	8,000	$ 1.75	$ 14,000.00	
	Infield Mix					
	Laser Grade					
	Labor (Scarify/Drag/Edge Work/Spreading of Infield Mix)					
c	Drainage Improvements	SF	55,000	$ 1.60	$ 88,000.00	
d	Irrigation Allowance	SF	55,000	$ 0.50	$ 27,500.00	
4	**FENCING**					**$ 36,000.00**
a	6' Chain Link Fence	LF	400	$ 90.00	$ 36,000.00	
5	**SOFTBALL EQUIPMENT**					**$ 1,000.00**
a	Softball Bases w/ Pitcher's Rubber & Home Plate	EA	1	$ 1,000.00	$ 1,000.00	
					TOTAL:	**$ 281,183.52**

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PROJECT
TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN
TOWN OF SUDBURY
SUDBURY, MA 01776

OWNER
TOWN OF SUDBURY
278 OLD SUDBURY ROAD
SUDBURY, MA 01776

NO.	DATE	DESCRIPTION	BY

PROJECT NO.	719620
CADD FILE	719620_C106
DESIGNED BY	KMR
DRAWN BY	KMR
CHECKED BY	KFR
DATE	8/1/2025
DRAWING SCALE	1" = 40'

GRAPHIC SCALE
0 20' 40' 80'

SHEET TITLE
FRANK FEELEY FIELD OPTION B

DRAWING NO.
C106B

17 OF 39

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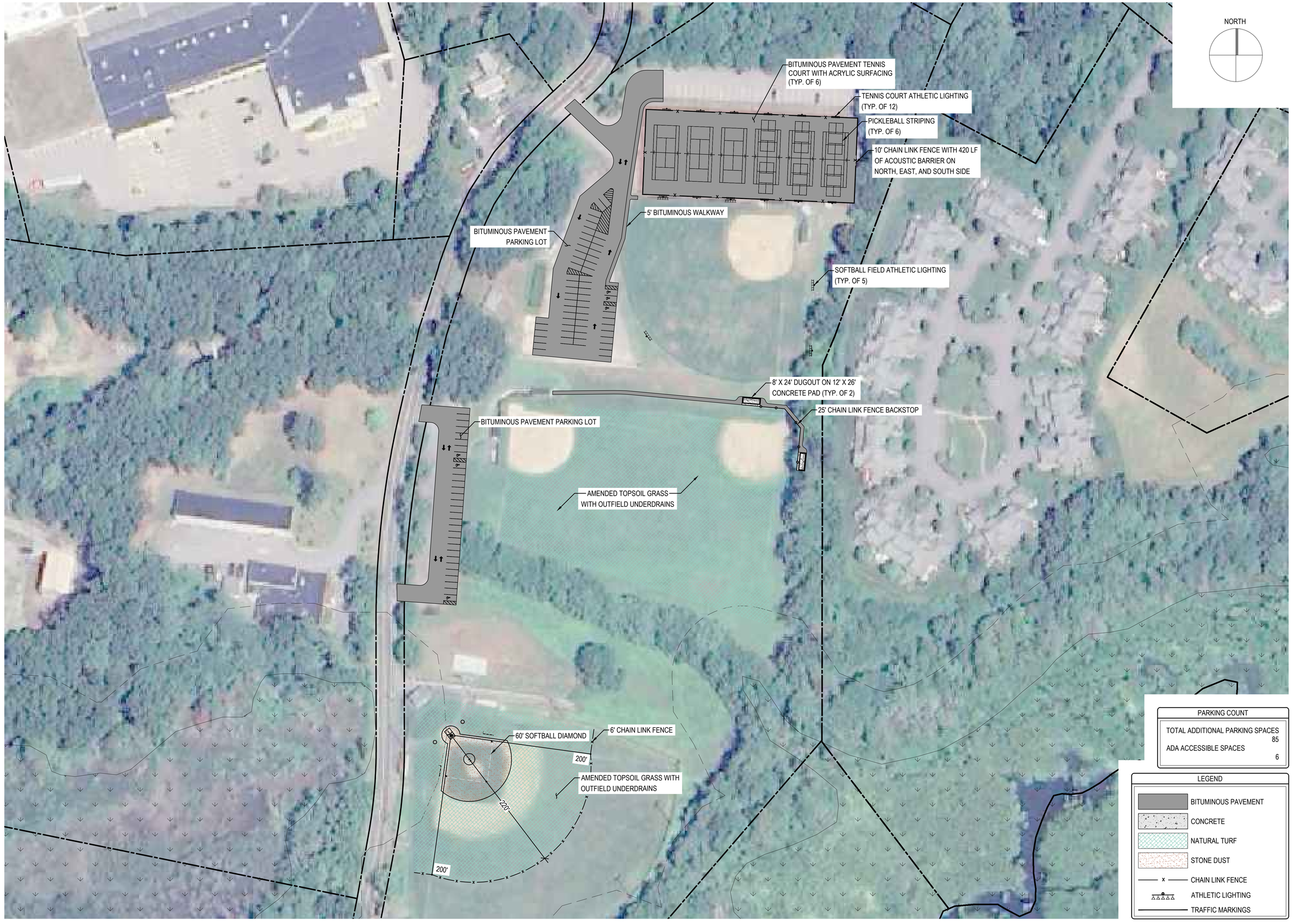
SINCE 1964 GALE

Conceptual Cost Estimate

TOWN OF SUDBURY TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN - Frank Feeley Field Option B

Gale JN: 719620 (8/1/2025)

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	TOTAL COST
1	**GENERAL CONDITIONS**					**$ 149,202.79**
a	General Conditions/Bonds and Insurance (10%)	LS	1	$ 134,202.79	$ 134,202.79	
b	Mobilization / Demobilization	LS	1	$ 15,000.00	$ 15,000.00	
2	**EROSION CONTROL / SITE PREPARATION / DEMOLITION / EARTHWORK**					**$ 94,911.11**
a	Silt Fence/Silt Sock	LF	500	$ 8.00	$ 4,000.00	
b	Strip and Haul Topsoil (Assume 6")	CY	1,496	$ 12.00	$ 17,955.56	
c	Temporary Construction Fencing	LF	2,500	$ 22.00	$ 55,000.00	
d	Rough Grading of Site Subgrade	SY	8,978	$ 2.00	$ 17,955.56	
3	**BITUMINOUS CONCRETE COURTS**					**$ 335,099.88**
a	Prepare sub-base, shape and compact	SY	4,078	$ 2.25	$ 9,175.00	
b	Gravel Base (10")	TN	1,699	$ 70.00	$ 118,935.19	
c	Pavement (2" Binder Course, 1.5" Surface Course)	TN	773	$ 215.00	$ 166,211.92	
d	Acrylic Colored Surfacing (3 Coats, 2 Colors)	SY	4,078	$ 10.00	$ 40,777.78	
4	**TENNIS COURT EQUIPMENT**					**$ 10,290.00**
a	Tennis Court Net Posts	EA	6	$ 685.00	$ 4,110.00	
b	Tennis Court Netting	EA	6	$ 330.00	$ 1,980.00	
c	Tennis Court Net Strap Anchors	EA	6	$ 350.00	$ 2,100.00	
d	Pavement Markings / Striping (2 Coats)	CT	6	$ 350.00	$ 2,100.00	
5	**FENCING**					**$ 48,000.00**
a	10' Chain Link Fence	LF	400	$ 120.00	$ 48,000.00	
6	**BITUMINOUS CONCRETE PARKING LOT**					**$ 294,715.03**
a	Prepare sub-base, shape and compact	SY	4,723	$ 2.25	$ 10,627.50	
b	Gravel Base Course (10")	TN	1,968	$ 45.00	$ 88,562.50	
c	Pavement (2" Binder Course and 1.5" Wearing Course)	TN	895	$ 215.00	$ 192,525.03	
d	Parking Lot Painting	LS	1	$ 3,000.00	$ 3,000.00	
7	**BITUMINOUS CONCRETE WALKWAY**					**$ 9,011.84**
a	Prepare sub-base, shape and compact	SY	177	$ 2.25	$ 397.50	
b	Gravel Base Course (6")	TN	44	$ 32.00	$ 1,413.33	
c	Pavement (2" Binder Course and 1.5" Wearing Course)	TN	33	$ 215.00	$ 7,201.01	
8	**ATHLETIC LIGHTING**					**$ 550,000.00**
a	MUSCO Electrical Package	EA	5	$ 20,000.00	$ 100,000.00	
b	MUSCO Athletic Light Poles	EA	5	$ 90,000.00	$ 450,000.00	
					TOTAL:	**$ 1,491,230.66**



PARKING COUNT	
TOTAL ADDITIONAL PARKING SPACES	85
ADA ACCESSIBLE SPACES	6

LEGEND

- BITUMINOUS PAVEMENT
- CONCRETE
- NATURAL TURF
- STONE DUST
- CHAIN LINK FENCE
- ATHLETIC LIGHTING
- TRAFFIC MARKINGS

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TOWN OF SUDBURY
SUDBURY, MA 01776

OWNER
TOWN OF SUDBURY
278 OLD SUDBURY ROAD
SUDBURY, MA 01776

NO.	DATE	DESCRIPTION	BY

PROJECT NO.	719620
CADD FILE	719620_C106
DESIGNED BY	KMR
DRAWN BY	KMR
CHECKED BY	KFR
DATE	8/1/2025
DRAWING SCALE	1" = 60'

GRAPHIC SCALE

0 30' 60' 120'

SHEET TITLE

FRANK FEELEY
FIELD
PRIMARY OPTION

DRAWING NO.

C106C

Conceptual Cost Estimate

TOWN OF SUDBURY TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN - Frank Feeley Field Primary Option

Gale JN: 719620 (8/1/2025)

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	TOTAL COST
1	**GENERAL CONDITIONS**					**$ 280,058.63**
a	General Conditions/Bonds and Insurance (10%)	LS	1	$ 265,058.63	$ 265,058.63	
b	Mobilization / Demobilization	LS	1	$ 15,000.00	$ 15,000.00	
2	**EROSION CONTROL / SITE PREPARATION / DEMOLITION / EARTHWORK**					**$ 95,811.56**
a	Silt Fence/Silt Sock	LF	500	$ 8.00	$ 4,000.00	
b	Strip and Haul Topsoil (Assume 6")	CY	1,534	$ 12.00	$ 18,405.78	
c	Temporary Construction Fencing	LF	2,500	$ 22.00	$ 55,000.00	
d	Rough Grading of Site Subgrade	SY	9,203	$ 2.00	$ 18,405.78	
3	**NATURAL TURF FIELD MAINTENANCE**					**$ 447,875.00**
a	Fine Grade and Seed	SF	124,500	$ 1.25	$ 155,625.00	
b	Infield Rejuvenation	SF	8,000	$ 1.75	$ 14,000.00	
	Infield Mix					
	Laser Grade					
	Labor (Scarify/Drag/Edge Work/Spreading of Infield Mix)					
c	Drainage Improvements	SF	132,500	$ 1.60	$ 212,000.00	
d	Irrigation Allowance	SF	132,500	$ 0.50	$ 66,250.00	
4	**FENCING**					**$ 194,900.00**
a	6' Chain Link Fence	LF	400	$ 90.00	$ 36,000.00	
b	10' Chain Link Fence	LF	420	$ 120.00	$ 50,400.00	
c	Baseball 25' Chain Link Backstop	LS	1	$ 35,000.00	$ 35,000.00	
d	10' Acoustic Barrier	LF	420	$ 175.00	$ 73,500.00	
5	**SOFTBALL EQUIPMENT**					**$ 1,000.00**
a	Softball Bases w/ Pitcher's Rubber & Home Plate	EA	1	$ 1,000.00	$ 1,000.00	
6	**SOFTBALL DUGOUTS**					**$ 40,400.00**
a	Concrete Pads for Dugouts (12' x 26')	EA	2	$ 5,000.00	$ 10,000.00	
b	GameShade Enclosed Dugout (8' x 24')	EA	2	$ 14,000.00	$ 28,000.00	
c	Player Benches (10' Each)	EA	2	$ 1,200.00	$ 2,400.00	
7	**BITUMINOUS CONCRETE COURTS**					**$ 335,099.88**
a	Prepare sub-base, shape and compact	SY	4,078	$ 2.25	$ 9,175.00	
b	Gravel Base (10")	TN	1,699	$ 70.00	$ 118,935.19	
c	Pavement (2" Binder Course, 1.5" Surface Course)	TN	773	$ 215.00	$ 166,211.92	
d	Acrylic Colored Surfacing (3 Coats, 2 Colors)	SY	4,078	$ 10.00	$ 40,777.78	
8	**TENNIS COURT EQUIPMENT**					**$ 10,290.00**
a	Tennis Court Net Posts	EA	6	$ 685.00	$ 4,110.00	
b	Tennis Court Netting	EA	6	$ 330.00	$ 1,980.00	
c	Tennis Court Net Strap Anchors	EA	6	$ 350.00	$ 2,100.00	
d	Pavement Markings / Striping (2 Coats)	CT	6	$ 350.00	$ 2,100.00	
9	**BITUMINOUS CONCRETE PARKING LOT**					**$ 294,715.03**
a	Prepare sub-base, shape and compact	SY	4,723	$ 2.25	$ 10,627.50	
b	Gravel Base Course (10")	TN	1,968	$ 45.00	$ 88,562.50	
c	Pavement (2" Binder Course and 1.5" Wearing Course)	TN	895	$ 215.00	$ 192,525.03	
d	Parking Lot Painting	LS	1	$ 3,000.00	$ 3,000.00	
10	**BITUMINOUS CONCRETE WALKWAY**					**$ 20,494.85**
a	Prepare sub-base, shape and compact	SY	402	$ 2.25	$ 904.00	
b	Gravel Base Course (6")	TN	100	$ 32.00	$ 3,214.22	
c	Pavement (2" Binder Course and 1.5" Wearing Course)	TN	76	$ 215.00	$ 16,376.63	
11	**ATHLETIC LIGHTING**					**$ 1,210,000.00**
a	MUSCO Electrical Package	EA	5	$ 20,000.00	$ 100,000.00	
b	MUSCO Athletic Light Poles	EA	5	$ 90,000.00	$ 450,000.00	
a	Athletic Light Poles (Tennis Courts)	EA	12	$ 55,000.00	$ 660,000.00	
					TOTAL:	**$ 2,930,644.96**

Gale Associates, Inc.
Engineers and Planners

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Boston Baltimore Orlando Hartford Bedford

CONCEPTUAL

PROJECT
TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN
TOWN OF SUDBURY
SUDBURY, MA 01776

OWNER
TOWN OF SUDBURY
278 OLD SUDBURY ROAD
SUDBURY, MA 01776

NO.	DATE	DESCRIPTION	BY

PROJECT NO.	719620
CADD FILE	719620_C107
DESIGNED BY	KMR
DRAWN BY	KMR
CHECKED BY	KFR
DATE	8/1/2025
DRAWING SCALE	1" = 20'

GRAPHIC SCALE

0 10' 20' 40'

SHEET TITLE

NIXON SCHOOL
OPTION A

DRAWING NO.

C107A

19 OF 39

Conceptual Cost Estimate

TOWN OF SUDBURY TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN - Nixon School Option A

Gale JN: 719620 (8/1/2025)

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	TOTAL COST
1	**GENERAL CONDITIONS**					**$ 16,619.94**
a	General Conditions/Bonds and Insurance (10%)	LS	1	$ 11,619.94	$ 11,619.94	
b	Mobilization / Demobilization	LS	1	$ 5,000.00	$ 5,000.00	
2	**EROSION CONTROL / SITE PREPARATION / DEMOLITION / EARTHWORK**					**$ 10,194.44**
a	Silt Fence/Silt Sock	LF	300	$ 8.00	$ 2,400.00	
b	Strip and Haul Topsoil (Assume 6")	CY	339	$ 11.00	$ 3,727.78	
c	Rough Grading of Site Subgrade	SY	2,033	$ 2.00	$ 4,066.67	
3	**NATURAL TURF FIELD MAINTENANCE**					**$ 62,205.00**
a	Fine Grade and Seed	SF	16,500	$ 1.25	$ 20,625.00	
b	Infield Rejuvenation	SF	1,800	$ 1.75	$ 3,150.00	
	Infield Mix					
	Laser Grade					
	Labor (Scarify/Drag/Edge Work/Spreading of Infield Mix)					
c	Drainage Improvements	SF	18,300	$ 1.60	$ 29,280.00	
d	Irrigation Allowance	SF	18,300	$ 0.50	$ 9,150.00	
4	**FENCING**					**$ 40,400.00**
a	6' Chain Link Fence	LF	60	$ 90.00	$ 5,400.00	
b	Baseball 25' Chain Link Backstop	LS	1	$ 35,000.00	$ 35,000.00	
5	**BASEBALL EQUIPMENT**					**$ 3,400.00**
a	Baseball Bases w/ Pitcher's Rubber & Home Plate	EA	1	$ 1,000.00	$ 1,000.00	
b	Player Benches (10' Each)	EA	2	$ 1,200.00	$ 2,400.00	
					TOTAL:	**$ 132,819.39**

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CONCEPTUAL

PROJECT
TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN
TOWN OF SUDBURY
SUDBURY, MA 01776

OWNER
TOWN OF SUDBURY
278 OLD SUDBURY ROAD
SUDBURY, MA 01776

NO.	DATE	DESCRIPTION	BY

PROJECT NO.	719620
CADD FILE	719620_C107
DESIGNED BY	KMR
DRAWN BY	KMR
CHECKED BY	KFR
DATE	8/1/2025
DRAWING SCALE	1" = 10'

GRAPHIC SCALE
0 5' 10' 20'

SHEET TITLE

NIXON SCHOOL
OPTION B

DRAWING NO.
C107B

20 OF 39

F:\719620\plots\02-Concept-Master Plan\719620_C107.dwg, C107B, 7/23/2025 9:10:51 PM

Conceptual Cost Estimate						
TOWN OF SUDBURY TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN - Nixon School Option B						
Gale JN: 719620 (8/1/2025)						
ITEM	**DESCRIPTION**	**UNIT**	**QUANTITY**	**UNIT COST**	**COST**	**TOTAL COST**
1	**GENERAL CONDITIONS**					**$ 15,051.13**
a	General Conditions/Bonds and Insurance (10%)	LS	1	$ 5,051.13	$ 5,051.13	
b	Mobilization / Demobilization	LS	1	$ 10,000.00	$ 10,000.00	
2	**EROSION CONTROL / SITE PREPARATION / DEMOLITION / EARTHWORK**					**$ 9,982.22**
a	Silt Fence/Silt Sock	LF	300	$ 8.00	$ 2,400.00	
b	Strip and Haul Topsoil (Assume 6")	CY	41	$ 12.00	$ 491.11	
c	Temporary Construction Fencing	LF	300	$ 22.00	$ 6,600.00	
d	Rough Grading of Site Subgrade	SY	246	$ 2.00	$ 491.11	
3	**BITUMINOUS CONCRETE COURTS**					**$ 20,529.04**
a	Prepare sub-base, shape and compact	SY	246	$ 2.25	$ 552.50	
b	Gravel Base (10")	TN	102	$ 70.00	$ 7,162.04	
c	Pavement (2" Binder Course, 1.5" Surface Course)	TN	47	$ 215.00	$ 10,008.95	
d	Acrylic Colored Surfacing (3 Coats, 2 Colors)	SY	246	$ 10.00	$ 2,455.56	
e	Pavement Markings / Striping (2 Coats)	CT	1	$ 350.00	$ 350.00	
4	**FENCING**					**$ 20,000.00**
a	8' Chain Link Fence	LF	200	$ 100.00	$ 20,000.00	
					TOTAL:	**$ 65,562.39**

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CONCEPTUAL

PROJECT
TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN
TOWN OF SUDBURY
SUDBURY, MA 01776

OWNER
TOWN OF SUDBURY
278 OLD SUDBURY ROAD
SUDBURY, MA 01776

NO.	DATE	DESCRIPTION	BY

PROJECT NO.	719620
CADD FILE	719620_C107
DESIGNED BY	KMR
DRAWN BY	KMR
CHECKED BY	KFR
DATE	8/1/2025
DRAWING SCALE	1" = 40'

GRAPHIC SCALE

0 20' 40' 80'

SHEET TITLE

NIXON SCHOOL
PRIMARY OPTION

DRAWING NO.

C107C

21 OF 39

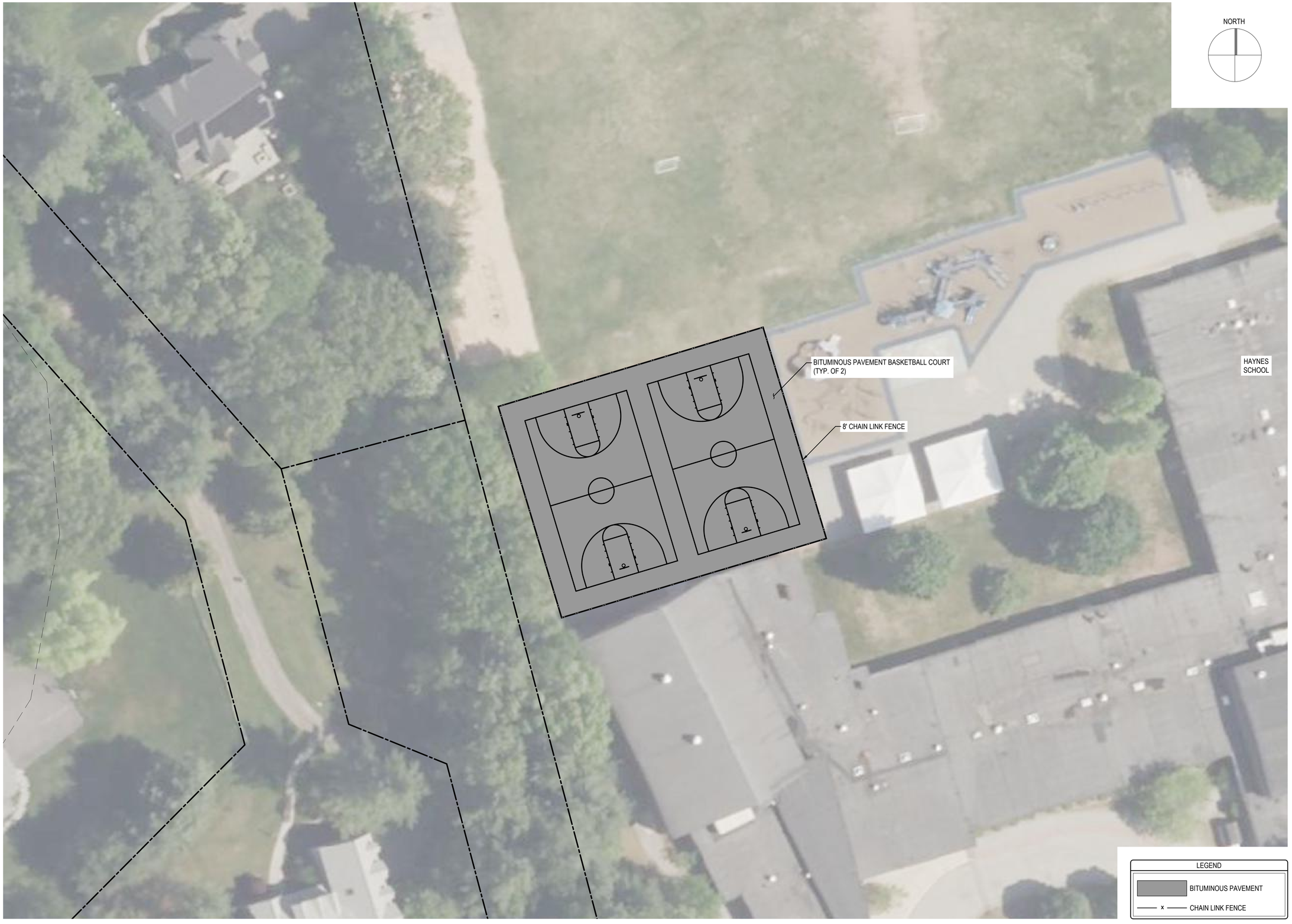
SINCE 1964 GALE

Conceptual Cost Estimate

TOWN OF SUDBURY TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN - Nixon School Primary Option

Gale JN: 719620 (8/1/2025)

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	TOTAL COST
1	**GENERAL CONDITIONS**					**$ 22,292.85**
a	General Conditions/Bonds and Insurance (10%)	LS	1	$ 12,292.85	$ 12,292.85	
b	Mobilization / Demobilization	LS	1	$ 10,000.00	$ 10,000.00	
2	**EROSION CONTROL / SITE PREPARATION / DEMOLITION / EARTHWORK**					**$ 16,794.44**
a	Silt Fence/Silt Sock	LF	300	$ 8.00	$ 2,400.00	
b	Strip and Haul Topsoil (Assume 6")	CY	339	$ 11.00	$ 3,727.78	
c	Temporary Construction Fencing	LF	300	$ 22.00	$ 6,600.00	
d	Rough Grading of Site Subgrade	SY	2,033	$ 2.00	$ 4,066.67	
3	**NATURAL TURF FIELD MAINTENANCE**					**$ 62,205.00**
a	Fine Grade and Seed	SF	16,500	$ 1.25	$ 20,625.00	
b	Infield Rejuvenation	SF	1,800	$ 1.75	$ 3,150.00	
	Infield Mix					
	Laser Grade					
	Labor (Scarify/Drag/Edge Work/Spreading of Infield Mix)					
c	Drainage Improvements	SF	18,300	$ 1.60	$ 29,280.00	
d	Irrigation Allowance	SF	18,300	$ 0.50	$ 9,150.00	
4	**BITUMINOUS CONCRETE COURTS**					**$ 20,529.04**
a	Prepare sub-base, shape and compact	SY	246	$ 2.25	$ 552.50	
b	Gravel Base (10")	TN	102	$ 70.00	$ 7,162.04	
c	Pavement (2" Binder Course, 1.5" Surface Course)	TN	47	$ 215.00	$ 10,008.95	
d	Acrylic Colored Surfacing (3 Coats, 2 Colors)	SY	246	$ 10.00	$ 2,455.56	
e	Pavement Markings / Striping (2 Coats)	CT	1	$ 350.00	$ 350.00	
5	**FENCING**					**$ 20,000.00**
a	8' Chain Link Fence	LF	200	$ 100.00	$ 20,000.00	
6	**BASEBALL EQUIPMENT**					**$ 3,400.00**
a	Baseball Bases w/ Pitcher's Rubber & Home Plate	EA	1	$ 1,000.00	$ 1,000.00	
b	Player Benches (10' Each)	EA	2	$ 1,200.00	$ 2,400.00	
					TOTAL:	**$ 145,221.33**



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CONCEPTUAL

PROJECT
TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN
TOWN OF SUDBURY
SUDBURY, MA 01776

OWNER
TOWN OF SUDBURY
278 OLD SUDBURY ROAD
SUDBURY, MA 01776

NO.	DATE	DESCRIPTION	BY

PROJECT NO.	719620
CADD FILE	719620_C108
DESIGNED BY	KMR
DRAWN BY	KMR
CHECKED BY	KFR
DATE	8/1/2025
DRAWING SCALE	1" = 20'

GRAPHIC SCALE

0 10' 20' 40'

SHEET TITLE

HAYNES SCHOOL
OPTION A

DRAWING NO.

C108A

22 OF 39

F:\719620\plots\02-Concept-Master Plan\719620_C108.dwg, C108A, 7/23/2025 9:11:15 PM

Conceptual Cost Estimate

TOWN OF SUDBURY TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN - Haynes School Option A

Gale JN: 719620 (8/1/2025)

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	TOTAL COST
1	**GENERAL CONDITIONS**					**$ 29,040.19**
a	General Conditions/Bonds and Insurance (10%)	LS	1	$ 19,040.19	$ 19,040.19	
b	Mobilization / Demobilization	LS	1	$ 10,000.00	$ 10,000.00	
2	**EROSION CONTROL / SITE PREPARATION / DEMOLITION / EARTHWORK**					**$ 15,066.67**
a	Silt Fence/Silt Sock	LF	300	$ 8.00	$ 2,400.00	
b	Strip and Haul Topsoil (Assume 6")	CY	253	$ 12.00	$ 3,033.33	
c	Temporary Construction Fencing	LF	300	$ 22.00	$ 6,600.00	
d	Rough Grading of Site Subgrade	SY	1,517	$ 2.00	$ 3,033.33	
3	**BITUMINOUS CONCRETE COURTS**					**$ 125,335.24**
a	Prepare sub-base, shape and compact	SY	1,517	$ 2.25	$ 3,412.50	
b	Gravel Base (10")	TN	632	$ 70.00	$ 44,236.11	
c	Pavement (2" Binder Course, 1.5" Surface Course)	TN	288	$ 215.00	$ 61,819.97	
d	Acrylic Colored Surfacing (3 Coats, 2 Colors)	SY	1,517	$ 10.00	$ 15,166.67	
e	Pavement Markings / Striping (2 Coats)	CT	2	$ 350.00	$ 700.00	
4	**FENCING**					**$ 50,000.00**
a	8' Chain Link Fence	LF	500	$ 100.00	$ 50,000.00	
					TOTAL:	**$ 219,442.10**

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CONCEPTUAL

PROJECT
TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN
TOWN OF SUDBURY
SUDBURY, MA 01776

OWNER
TOWN OF SUDBURY
278 OLD SUDBURY ROAD
SUDBURY, MA 01776

NO.	DATE	DESCRIPTION	BY

PROJECT NO.	719620
CADD FILE	719620_C108
DESIGNED BY	KMR
DRAWN BY	KMR
CHECKED BY	KFR
DATE	8/1/2025
DRAWING SCALE	1" = 20'

GRAPHIC SCALE

0 10' 20' 40'

SHEET TITLE

HAYNES SCHOOL
OPTION B

DRAWING NO.

C108B

23 OF 39

F:\719620\plots\02-Concept-Master Plan\719620_C108.dwg, C108B, 7/23/2025 9:11:21 PM

Conceptual Cost Estimate

TOWN OF SUDBURY TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN - Haynes School Option B

Gale JN: 719620 (8/1/2025)

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	TOTAL COST
1	GENERAL CONDITIONS					$ 31,860.28
a	General Conditions/Bonds and Insurance (10%)	LS	1	$ 26,860.28	$ 26,860.28	
b	Mobilization / Demobilization	LS	1	$ 5,000.00	$ 5,000.00	
2	EROSION CONTROL / SITE PREPARATION / DEMOLITION / EARTHWORK					$ 32,427.78
a	Silt Fence/Silt Sock	LF	300	$ 8.00	$ 2,400.00	
b	Strip and Haul Topsoil (Assume 6")	CY	1,306	$ 11.00	$ 14,361.11	
c	Rough Grading of Site Subgrade	SY	7,833	$ 2.00	$ 15,666.67	
3	NATURAL TURF FIELD MAINTENANCE					$ 236,175.00
a	Fine Grade and Seed	SF	70,500	$ 1.25	$ 88,125.00	
b	Drainage Improvements	SF	70,500	$ 1.60	$ 112,800.00	
c	Irrigation Allowance	SF	70,500	$ 0.50	$ 35,250.00	
					TOTAL:	$ 300,463.06

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CONCEPTUAL

PROJECT
TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN
TOWN OF SUDBURY
SUDBURY, MA 01776

OWNER
TOWN OF SUDBURY
278 OLD SUDBURY ROAD
SUDBURY, MA 01776

NO.	DATE	DESCRIPTION	BY

PROJECT NO.	719620
CADD FILE	719620_C108
DESIGNED BY	KMR
DRAWN BY	KMR
CHECKED BY	KFR
DATE	8/1/2025
DRAWING SCALE	1" = 20'

GRAPHIC SCALE
0 10' 20' 40'

SHEET TITLE
HAYNES SCHOOL
PRIMARY OPTION

DRAWING NO.
C108C

24 OF 39

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Conceptual Cost Estimate

TOWN OF SUDBURY TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN - Haynes School Primary Option

Gale JN: 719620 (8/1/2025)

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	TOTAL COST
1	**GENERAL CONDITIONS**					**$ 54,393.80**
a	General Conditions/Bonds and Insurance (10%)	LS	1	$ 44,393.80	$ 44,393.80	
b	Mobilization / Demobilization	LS	1	$ 10,000.00	$ 10,000.00	
2	**EROSION CONTROL / SITE PREPARATION / DEMOLITION / EARTHWORK**					**$ 32,427.78**
a	Silt Fence/Silt Sock	LF	300	$ 8.00	$ 2,400.00	
b	Strip and Haul Topsoil (Assume 6")	CY	1,306	$ 11.00	$ 14,361.11	
c	Rough Grading of Site Subgrade	SY	7,833	$ 2.00	$ 15,666.67	
3	**NATURAL TURF FIELD MAINTENANCE**					**$ 236,175.00**
a	Fine Grade and Seed	SF	70,500	$ 1.25	$ 88,125.00	
b	Drainage Improvements	SF	70,500	$ 1.60	$ 112,800.00	
c	Irrigation Allowance	SF	70,500	$ 0.50	$ 35,250.00	
4	**BITUMINOUS CONCRETE COURTS**					**$ 125,335.24**
a	Prepare sub-base, shape and compact	SY	1517	$ 2.25	$ 3,412.50	
b	Gravel Base (10")	TN	632	$ 70.00	$ 44,236.11	
c	Pavement (2" Binder Course, 1.5" Surface Course)	TN	288	$ 215.00	$ 61,819.97	
d	Acrylic Colored Surfacing (3 Coats, 2 Colors)	SY	1517	$ 10.00	$ 15,166.67	
e	Pavemenr Markings / Striping (2 Coats)	CT	2	$ 350.00	$ 700.00	
5	**FENCING**					**$50,000.00**
a	8' Chain Link Fence	LF	500	$100.00	$50,000.00	
					TOTAL:	$ 498,331.82

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CONCEPTUAL

PROJECT
TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN
TOWN OF SUDBURY
SUDBURY, MA 01776

OWNER
TOWN OF SUDBURY
278 OLD SUDBURY ROAD
SUDBURY, MA 01776

NO.	DATE	DESCRIPTION	BY

PROJECT NO.	719620
CADD FILE	719620_C109
DESIGNED BY	KMR
DRAWN BY	KMR
CHECKED BY	KFR
DATE	8/1/2025
DRAWING SCALE	1" = 20'

GRAPHIC SCALE
0 10' 20' 40'

SHEET TITLE
ISREAL LORING SCHOOL OPTION A

DRAWING NO.
C109A

25 OF 39

F:\719620\plots\02-Concept-Master Plan\719620_C109.dwg, C109A, 7/23/2025 9:12:04 PM

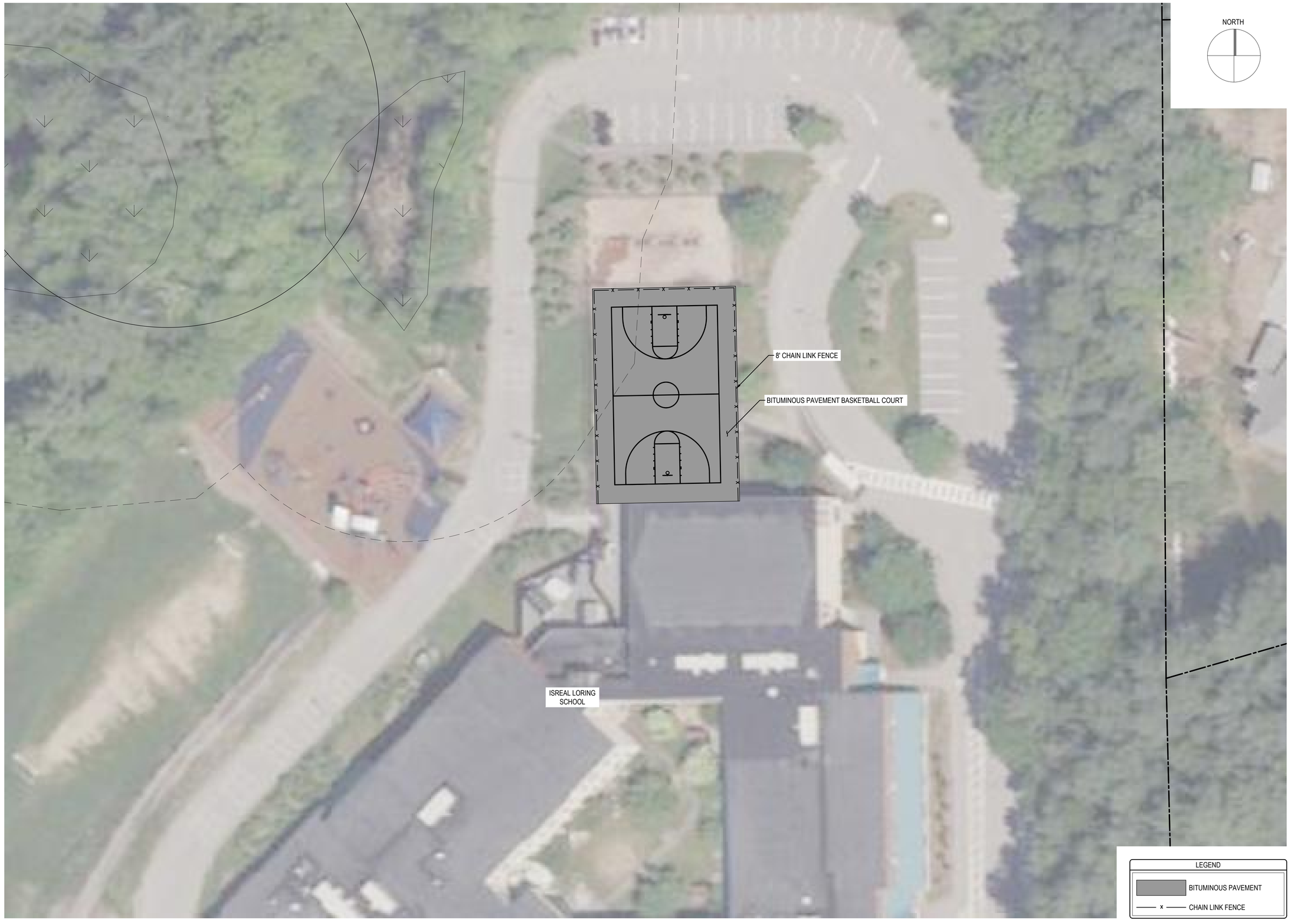
SINCE 1964 GALE

Conceptual Cost Estimate

TOWN OF SUDBURY TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN - Israel Loring School option A

Gale JN: 719620 (8/1/2025)

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	TOTAL COST
1	**GENERAL CONDITIONS**					**$ 26,065.28**
a	General Conditions/Bonds and Insurance (10%)	LS	1	$ 21,065.28	$ 21,065.28	
b	Mobilization / Demobilization	LS	1	$ 5,000.00	$ 5,000.00	
2	**EROSION CONTROL / SITE PREPARATION / DEMOLITION / EARTHWORK**					**$ 20,927.78**
a	Silt Fence/Silt Sock	LF	300	$ 8.00	$ 2,400.00	
b	Strip and Haul Topsoil (Assume 6")	CY	806	$ 11.00	$ 8,861.11	
c	Rough Grading of Site Subgrade	SY	4,833	$ 2.00	$ 9,666.67	
3	**NATURAL TURF FIELD MAINTENANCE**					**$ 147,725.00**
a	Fine Grade and Seed	SF	39,500	$ 1.25	$ 49,375.00	
b	Infield Rejuvenation	SF	4,000	$ 1.75	$ 7,000.00	
	Infield Mix					
	Laser Grade					
	Labor (Scarify/Drag/Edge Work/Spreading of Infield Mix)					
c	Drainage Improvements	SF	43,500	$ 1.60	$ 69,600.00	
d	Irrigation Allowance	SF	43,500	$ 0.50	$ 21,750.00	
4	**FENCING**					**$ 38,600.00**
a	6' Chain Link Fence	LF	40	$ 90.00	$ 3,600.00	
b	Baseball 25' Chain Link Backstop	LS	1	$ 35,000.00	$ 35,000.00	
5	**BASEBALL EQUIPMENT**					**$ 3,400.00**
a	Baseball Bases w/ Pitcher's Rubber & Home Plate	EA	1	$ 1,000.00	$ 1,000.00	
b	Player Benches (10' Each)	EA	2	$ 1,200.00	$ 2,400.00	
					TOTAL:	**$ 236,718.06**



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PROJECT
TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN
TOWN OF SUDBURY
SUDBURY, MA 01776

OWNER
TOWN OF SUDBURY
278 OLD SUDBURY ROAD
SUDBURY, MA 01776

NO.	DATE	DESCRIPTION	BY

PROJECT NO.	719620
CADD FILE	719620_C109
DESIGNED BY	KMR
DRAWN BY	KMR
CHECKED BY	KFR
DATE	8/1/2025
DRAWING SCALE	1" = 20'

GRAPHIC SCALE
0 10' 20' 40'

SHEET TITLE
ISREAL LORING SCHOOL OPTION B

DRAWING NO.
C109B

26 OF 39

Conceptual Cost Estimate

TOWN OF SUDBURY TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN - Israel Loring School Option B

Gale JN: 719620 (8/1/2025)

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	TOTAL COST
1	GENERAL CONDITIONS					$ 20,251.48
a	General Conditions/Bonds and Insurance (10%)	LS	1	$ 10,251.48	$ 10,251.48	
b	Mobilization / Demobilization	LS	1	$ 10,000.00	$ 10,000.00	
2	EROSION CONTROL / SITE PREPARATION / DEMOLITION / EARTHWORK					$ 12,071.11
a	Silt Fence/Silt Sock	LF	300	$ 8.00	$ 2,400.00	
b	Strip and Haul Topsoil (Assume 6")	CY	128	$ 12.00	$ 1,535.56	
c	Temporary Construction Fencing	LF	300	$ 22.00	$ 6,600.00	
d	Rough Grading of Site Subgrade	SY	768	$ 2.00	$ 1,535.56	
3	BITUMINOUS CONCRETE COURT					$ 63,443.74
a	Prepare sub-base, shape and compact	SY	768	$ 2.25	$ 1,727.50	
b	Gravel Base (10")	TN	320	$ 70.00	$ 22,393.52	
c	Pavement (2" Binder Course, 1.5" Surface Course)	TN	146	$ 215.00	$ 31,294.94	
d	Acrylic Colored Surfacing (3 Coats, 2 Colors)	SY	768	$ 10.00	$ 7,677.78	
e	Pavement Markings / Striping (2 Coats)	CT	1	$ 350.00	$ 350.00	
4	FENCING					$ 27,000.00
a	8' Chain Link Fence	LF	270	$ 100.00	$ 27,000.00	
					TOTAL:	$ 122,766.33

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CONCEPTUAL

PROJECT
TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN
TOWN OF SUDBURY
SUDBURY, MA 01776

OWNER
TOWN OF SUDBURY
278 OLD SUDBURY ROAD
SUDBURY, MA 01776

NO.	DATE	DESCRIPTION	BY

PROJECT NO.	719620
CADD FILE	719620_C109
DESIGNED BY	KMR
DRAWN BY	KMR
CHECKED BY	KFR
DATE	8/1/2025
DRAWING SCALE	1" = 30'

GRAPHIC SCALE

0 15' 30' 60'

SHEET TITLE

ISREAL LORING
SCHOOL
PRIMARY OPTION

DRAWING NO.

C109C

27 OF 39

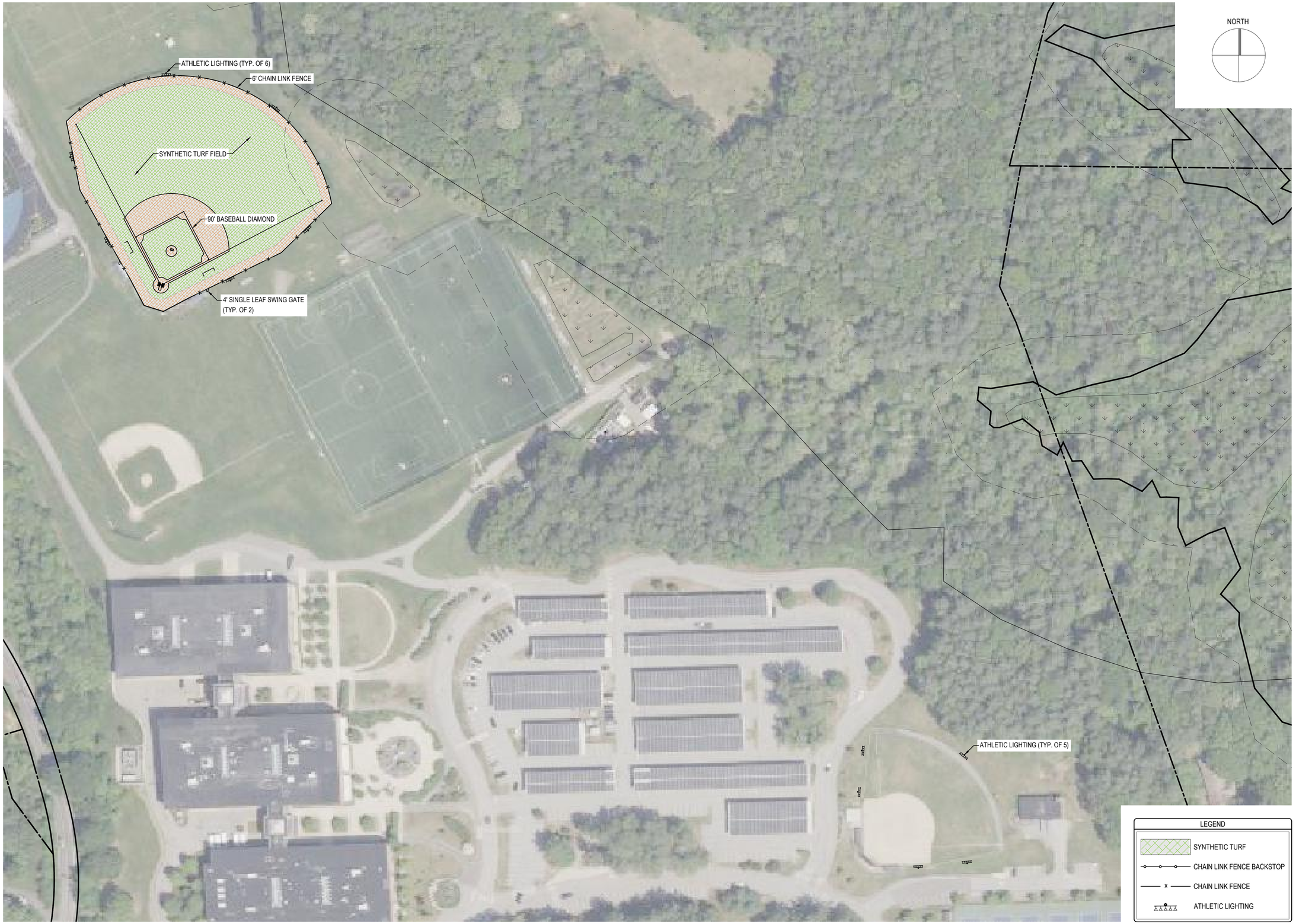
SINCE 1964 GALE

Conceptual Cost Estimate

TOWN OF SUDBURY TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN - Israel Loring School Primary Option

Gale JN: 719620 (8/1/2025)

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	TOTAL COST
1	**GENERAL CONDITIONS**					**$ 40,850.21**
a	General Conditions/Bonds and Insurance (10%)	LS	1	$ 30,850.21	$ 30,850.21	
b	Mobilization / Demobilization	LS	1	$ 10,000.00	$ 10,000.00	
2	**EROSION CONTROL / SITE PREPARATION / DEMOLITION / EARTHWORK**					**$ 28,333.33**
a	Silt Fence/Silt Sock	LF	300	$ 8.00	$ 2,400.00	
b	Strip and Haul Topsoil (Assume 6")	CY	806	$ 12.00	$ 9,666.67	
c	Temporary Construction Fencing	LF	300	$ 22.00	$ 6,600.00	
d	Rough Grading of Site Subgrade	SY	4833	$ 2.00	$ 9,666.67	
3	**NATURAL TURF FIELD MAINTANENCE**					**$ 147,725.00**
a	Fine Grade and Seed	SF	39,500	$ 1.25	$ 49,375.00	
b	Infield Rejuvenation	SF	4,000	$ 1.75	$ 7,000.00	
	Infield Mix					
	Laser Grade					
	Labor (Scrify/Drag/Edge Work/Spreading of Infield Mix)					
c	Drainage Improvements	SF	43,500	$ 1.60	$ 69,600.00	
d	Irrigation Allowance	SF	43,500	$ 0.50	$ 21,750.00	
4	**BITUMINOUS CONCRETE COURT**					**$ 63,443.74**
a	Prepare sub-base, shape and compact	SY	768	$ 2.25	$ 1,727.50	
b	Gravel Base (10")	TN	320	$ 70.00	$ 22,393.52	
c	Pavement (2" Binder Course, 1.5" Surface Course)	TN	146	$ 215.00	$ 31,294.94	
d	Acrylic Colored Surfacing (3 Coats, 2 Colors)	SY	768	$ 10.00	$ 7,677.78	
e	Pavement Markings / Striping (2 Coats)	CT	1	$ 350.00	$ 350.00	
5	**FENCING**					**$ 65,600.00**
a	6' Chain Link Fence	LF	40	$ 90.00	$ 3,600.00	
b	8' Chain Link Fence	LF	270	$ 100.00	$ 27,000.00	
c	Baseball 25' Chain Link Backstop	LS	1	$ 35,000.00	$ 35,000.00	
6	**BASEBALL EQUIPMENT**					**$ 3,400.00**
a	Baseball Bases w/ Pitcher's Rubber & Home Plate	EA	1	$ 1,000.00	$ 1,000.00	
b	Player Benches (10' Each)	EA	2	$ 1,200.00	$ 2,400.00	
					TOTAL:	**$ 349,352.28**



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CONCEPTUAL

PROJECT
TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN
TOWN OF SUDBURY
SUDBURY, MA 01776

OWNER
TOWN OF SUDBURY
278 OLD SUDBURY ROAD
SUDBURY, MA 01776

NO.	DATE	DESCRIPTION	BY

PROJECT NO.	719620
CADD FILE	719620_C110
DESIGNED BY	KMR
DRAWN BY	KMR
CHECKED BY	KFR
DATE	8/1/2025
DRAWING SCALE	1" =70'

GRAPHIC SCALE
0 35' 70' 140'

SHEET TITLE

LINCOLN-SUDBURY REGIONAL HIGH SCHOOL OPTION A

DRAWING NO.
C110A

28 OF 39

F:\719620\plots\02-Concept-Master Plan\719620_C110.dwg, C110A, 7/23/2025 9:12:53 PM

SINCE 1964 GALE

Conceptual Cost Estimate

TOWN OF SUDBURY TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN - Lincoln Sudbury Regional High School Option A

Gale JN: 719620 (8/1/2025)

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	TOTAL COST
1	**GENERAL CONDITIONS**					**$ 248,032.18**
a	General Conditions/Bonds and Insurance (10%)	LS	1	$ 233,032.18	$ 233,032.18	
b	Mobilization / Demobilization	LS	1	$ 15,000.00	$ 15,000.00	
2	**EROSION CONTROL / SITE PREPARATION / DEMOLITION / EARTHWORK**					**$ 84,435.56**
a	Silt Fence/Silt Sock	LF	650	$ 8.00	$ 5,200.00	
b	Strip and Haul Topsoil (Assume 6")	CY	2110	$ 12.00	$ 25,317.78	
c	Temporary Construction Fencing	LF	1300	$ 22.00	$ 28,600.00	
d	Rough Grading of Site Subgrade	SY	12659	$ 2.00	$ 25,317.78	
3	**SYNTHETIC TURF FIELD CONSTRUCTION**					**$ 787,171.20**
a	Prepare Sub-base, Shape and Compact	SY	12,659	$ 2.25	$ 28,482.50	
b	Crushed Stone Base Under Field (Assume 8")	TON	4,220	$ 38.00	$ 160,345.93	
c	Synthetic Turf w/ SBR Crumb Rubber Infill	SF	113,930	$ 4.50	$ 512,685.00	
d	Turf Striping Sports	EA	1	$ 7,000.00	$ 7,000.00	
e	Geotextile Separation Layer	SY	12,659	$ 2.00	$ 25,317.78	
f	Concrete Perimeter Anchor Curb	LF	1,270	$ 42.00	$ 53,340.00	
4	**DRAINAGE**					**$ 89,875.00**
a	10" Perf. HDPE	LF	650	$ 100.00	$ 65,000.00	
b	Flat Panel Drains	LF	3,750	$ 4.50	$ 16,875.00	
c	Nyloplast PVC Manholes	EA	4	$ 2,000.00	$ 8,000.00	
5	**FENCING**					**$ 155,900.00**
a	6' Chain Link Fence	LF	1,150	$ 90.00	$ 103,500.00	
b	4' Single Leaf Swing Gate	EA	2	$ 1,200.00	$ 2,400.00	
c	Baseball 40' Chain Link Backstop	LS	1	$ 50,000.00	$ 50,000.00	
6	**BASEBALL EQUIPMENT**					**$ 2,940.00**
a	Baseball Bases w/ Pitcher's Rubber & Home Plate	EA	1	$ 1,000.00	$ 1,000.00	
b	20' Permanent Foul Pole with Wing	EA	2	$ 970.00	$ 1,940.00	
7	**ATHLETIC LIGHTING**					**$ 1,210,000.00**
a	MUSCO Electrical Package	EA	11	$ 20,000.00	$ 220,000.00	
b	MUSCO Athletic Light Poles	EA	11	$ 90,000.00	$ 990,000.00	
					TOTAL:	**$ 2,578,353.94**

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CONCEPTUAL

PROJECT
TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN
TOWN OF SUDBURY
SUDBURY, MA 01776

OWNER
TOWN OF SUDBURY
278 OLD SUDBURY ROAD
SUDBURY, MA 01776

NO.	DATE	DESCRIPTION	BY

PROJECT NO.	719620
CADD FILE	719620_C110
DESIGNED BY	KMR
DRAWN BY	KMR
CHECKED BY	KFR
DATE	8/1/2025
DRAWING SCALE	1" =50'

GRAPHIC SCALE
0 25' 50' 100'

SHEET TITLE

LINCOLN-SUDBURY REGIONAL HIGH SCHOOL OPTION B

DRAWING NO.
C110B

29 OF 39

F:\719620\plots\02-Concept-Master Plan\719620_C110.dwg, C110B, 7/23/2025 9:12:56 PM

SINCE 1964 GALE

Conceptual Cost Estimate

TOWN OF SUDBURY TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN - Lincoln Sudbury Regional High School Option B

Gale JN: 719620 (8/1/2025)

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	TOTAL COST
1	**GENERAL CONDITIONS**					**$ 162,342.48**
a	General Conditions/Bonds and Insurance (10%)	LS	1	$ 147,342.48	$ 147,342.48	
b	Mobilization / Demobilization	LS	1	$ 15,000.00	$ 15,000.00	
2	**EROSION CONTROL / SITE PREPARATION / DEMOLITION / EARTHWORK**					**$ 20,777.78**
a	Silt Fence/Silt Sock	LF	300	$ 8.00	$ 2,400.00	
b	Strip and Haul Topsoil (Assume 6")	CY	491	$ 12.00	$ 5,888.89	
c	Temporary Construction Fencing	LF	300	$ 22.00	$ 6,600.00	
d	Rough Grading of Site Subgrade	SY	2,944	$ 2.00	$ 5,888.89	
3	**TRACK SURFACE RECONSTRUCTION**					**$ 572,646.99**
a	Prepare sub-base, shape and compact (Track, D-Areas, and Runways)	SY	5,056	$ 10.00	$ 50,555.56	
b	Aggregate Base Course For Track and D-Areas (8")	TN	1,685	$ 70.00	$ 117,962.96	
c	Pavement (1.5" Binder Course, 1.5" Wearing Course)	TN	822	$ 215.00	$ 176,628.47	
d	Track Surfacing and Striping (BSS-100, Black)	SY	5,056	$ 45.00	$ 227,500.00	
4	**ATHLETIC LIGHTING**					**$ 880,000.00**
a	MUSCO Electrical Package	EA	8	$ 20,000.00	$ 160,000.00	
b	MUSCO Athletic Light Poles	EA	8	$ 90,000.00	$ 720,000.00	
					TOTAL:	**$ 1,635,767.25**

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CONCEPTUAL

PROJECT

TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN
TOWN OF SUDBURY
SUDBURY, MA 01776

OWNER

TOWN OF SUDBURY
278 OLD SUDBURY ROAD
SUDBURY, MA 01776

NO.	DATE	DESCRIPTION	BY

PROJECT NO.	719620
CADD FILE	719620_C110
DESIGNED BY	KMR
DRAWN BY	KMR
CHECKED BY	KFR
DATE	8/1/2025
DRAWING SCALE	1" =80'

GRAPHIC SCALE

0 40' 80' 160'

SHEET TITLE

LINCOLN-SUDBURY
REGIONAL HIGH SCHOOL
PRIMARY OPTION

DRAWING NO.

C110C

30 OF 39

SINCE 1964 GALE

Conceptual Cost Estimate

TOWN OF SUDBURY TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN - Lincoln Sudbury Regional High School Primary Option

Gale JN: 719620 (8/1/2025)

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	TOTAL COST
1	**GENERAL CONDITIONS**					**$ 331,966.24**
a	General Conditions/Bonds and Insurance (10%)	LS	1	$ 316,966.24	$ 316,966.24	
b	Mobilization / Demobilization	LS	1	$ 15,000.00	$ 15,000.00	
2	**EROSION CONTROL / SITE PREPARATION / DEMOLITION / EARTHWORK**					**$ 20,777.78**
a	Silt Fence/Silt Sock	LF	300	$ 8.00	$ 2,400.00	
b	Strip and Haul Topsoil (Assume 6")	CY	491	$ 12.00	$ 5,888.89	
c	Temporary Construction Fencing	LF	300	$ 22.00	$ 6,600.00	
d	Rough Grading of Site Subgrade	SY	2,944	$ 2.00	$ 5,888.89	
3	**SYNTHETIC TURF FIELD CONSTRUCTION**					**$ 1,056,182.59**
a	Prepare Sub-base, Shape and Compact	SY	17,222	$ 2.25	$ 38,750.00	
b	Crushed Stone Base Under Field (Assume 8")	TON	5,741	$ 38.00	$ 218,148.15	
c	Synthetic Turf w/ SBR Crumb Rubber Infill	SF	155,000	$ 4.50	$ 697,500.00	
d	Turf Striping Sports	EA	2	$ 7,000.00	$ 14,000.00	
e	Geotextile Separation Layer	SY	17,222	$ 2.00	$ 34,444.44	
f	Concrete Perimeter Anchor Curb	LF	1,270	$ 42.00	$ 53,340.00	
4	**DRAINAGE**					**$ 95,875.00**
a	10" Perf. HDPE	LF	650	$ 100.00	$ 65,000.00	
b	Flat Panel Drains	LF	3,750	$ 4.50	$ 16,875.00	
c	Nyloplast PVC Manholes	EA	7	$ 2,000.00	$ 14,000.00	
5	**FENCING**					**$ 208,300.00**
a	6' Chain Link Fence	LF	1,150	$ 90.00	$ 103,500.00	
b	4' Single Leaf Swing Gate	EA	4	$ 1,200.00	$ 4,800.00	
c	Baseball 40' Chain Link Backstop	LS	2	$ 50,000.00	$ 100,000.00	
6	**ATHLETIC EQUIPMENT**					**$ 5,880.00**
a	Baseball Bases w/ Pitcher's Rubber & Home Plate	EA	1	$ 1,000.00	$ 1,000.00	
b	20' Permanent Foul Pole with Wing	EA	4	$ 970.00	$ 3,880.00	
c	Softball Bases w/ Pitcher's Rubber & Home Plate	EA	1	$ 1,000.00	$ 1,000.00	
7	**TRACK SURFACE RECONSTRUCTION**					**$ 572,646.99**
a	Prepare sub-base, shape and compact (Track, D-Areas, and Runways)	SY	5,056	$ 10.00	$ 50,555.56	
b	Aggregate Base Course For Track and D-Areas (8")	TN	1,685	$ 70.00	$ 117,962.96	
c	Pavement (1.5" Binder Course, 1.5" Wearing Course)	TN	822	$ 215.00	$ 176,628.47	
d	Track Surfacing and Striping (BSS-100, Black)	SY	5,056	$ 45.00	$ 227,500.00	
8	**ATHLETIC LIGHTING**					**$ 1,210,000.00**
a	MUSCO Electrical Package	EA	11	$ 20,000.00	$ 220,000.00	
b	MUSCO Athletic Light Poles	EA	11	$ 90,000.00	$ 990,000.00	
					TOTAL:	**$ 3,501,628.60**

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CONCEPTUAL

PROJECT
TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN
TOWN OF SUDBURY
SUDBURY, MA 01776

OWNER
TOWN OF SUDBURY
278 OLD SUDBURY ROAD
SUDBURY, MA 01776

NO.	DATE	DESCRIPTION	BY

PROJECT NO.	719620
CADD FILE	719620_C111
DESIGNED BY	KMR
DRAWN BY	KMR
CHECKED BY	KFR
DATE	8/1/2025
DRAWING SCALE	1" = 20'

GRAPHIC SCALE

0 10' 20' 40'

SHEET TITLE

MA STATE POLICE CRIME LAB FIELD OPTION A

DRAWING NO.

C111A

31 OF 39

SINCE 1964 GALE

Conceptual Cost Estimate

TOWN OF SUDBURY TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN - MA State Police Crime Lab Field Option A

Gale JN: 719620 (8/1/2025)

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	TOTAL COST
1	**GENERAL CONDITIONS**					**$ 23,597.41**
a	General Conditions/Bonds and Insurance (10%)	LS	1	$ 18,597.41	$ 18,597.41	
b	Mobilization / Demobilization	LS	1	$ 5,000.00	$ 5,000.00	
2	**EROSION CONTROL / SITE PREPARATION / DEMOLITION / EARTHWORK**					**$ 13,474.07**
a	Silt Fence/Silt Sock	LF	300	$ 8.00	$ 2,400.00	
b	Strip and Haul Topsoil (Assume 6")	CY	481	$ 11.00	$ 5,296.30	
c	Rough Grading of Site Subgrade	SY	2,889	$ 2.00	$ 5,777.78	
3	**NATURAL TURF FIELD MAINTENANCE**					**$ 89,100.00**
a	Fine Grade and Seed	SF	22,000	$ 1.25	$ 27,500.00	
b	Infield Rejuvenation	SF	4,000	$ 1.75	$ 7,000.00	
	Infield Mix					
	Laser Grade					
	Labor (Scarify/Drag/Edge Work/Spreading of Infield Mix)					
c	Drainage Improvements	SF	26,000	$ 1.60	$ 41,600.00	
d	Irrigation Allowance	SF	26,000	$ 0.50	$ 13,000.00	
4	**FENCING**					**$ 80,000.00**
a	6' Chain Link Fence	LF	500	$ 90.00	$ 45,000.00	
b	Baseball 25' Chain Link Backstop	LS	1	$ 35,000.00	$ 35,000.00	
5	**ATHLETIC EQUIPMENT**					**$ 3,400.00**
a	Baseball Bases w/ Pitcher's Rubber & Home Plate	EA	1	$ 1,000.00	$ 1,000.00	
b	Player Benches (10' Each)	EA	2	$ 1,200.00	$ 2,400.00	
					TOTAL:	**$ 209,571.48**

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CONCEPTUAL

PROJECT
TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN
TOWN OF SUDBURY
SUDBURY, MA 01776

OWNER
TOWN OF SUDBURY
278 OLD SUDBURY ROAD
SUDBURY, MA 01776

NO.	DATE	DESCRIPTION	BY

PROJECT NO.	719620
CADD FILE	719620_C111
DESIGNED BY	KMR
DRAWN BY	KMR
CHECKED BY	KFR
DATE	8/1/2025
DRAWING SCALE	1" = 20'

GRAPHIC SCALE
0 10' 20' 40'

SHEET TITLE
MA STATE POLICE CRIME LAB FIELD OPTION B

DRAWING NO.
C111B

32 OF 39

SINCE 1964 GALE

Conceptual Cost Estimate

TOWN OF SUDBURY TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN - MA State Police Crime Lab Field Option B

Gale JN: 719620 (8/1/2025)

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	TOTAL COST
1	**GENERAL CONDITIONS**					**$ 28,840.90**
a	General Conditions/Bonds and Insurance (10%)	LS	1	$ 23,840.90	$ 23,840.90	
b	Mobilization / Demobilization	LS	1	$ 5,000.00	$ 5,000.00	
2	**EROSION CONTROL / SITE PREPARATION / DEMOLITION / EARTHWORK**					**$ 13,474.07**
a	Silt Fence/Silt Sock	LF	300	$ 8.00	$ 2,400.00	
b	Strip and Haul Topsoil (Assume 6")	CY	481	$ 11.00	$ 5,296.30	
c	Rough Grading of Site Subgrade	SY	2889	$ 2.00	$ 5,777.78	
3	**NATURAL TURF FIELD MAINTENANCE**					**$ 89,100.00**
a	Fine Grade and Seed	SF	22,000	$ 1.25	$ 27,500.00	
b	Infield Rejuvenation	SF	4,000	$ 1.75	$ 7,000.00	
	Infield Mix					
	Laser Grade					
	Labor (Scarify/Drag/Edge Work/Spreading of Infield Mix)					
c	Drainage Improvements	SF	26,000	$ 1.60	$ 41,600.00	
d	Irrigation Allowance	SF	26,000	$ 0.50	$ 13,000.00	
4	**FENCING**					**$ 80,000.00**
a	6' Chain Link Fence	LF	500	$ 90.00	$ 45,000.00	
b	Baseball 25' Chain Link Backstop	LS	1	$ 35,000.00	$ 35,000.00	
5	**BASEBALL DUGOUTS**					**$ 40,400.00**
a	Concrete Pads for Dugouts (12' x 26')	EA	2	$ 5,000.00	$ 10,000.00	
b	GameShade Enclosed Dugout (8' x 24')	EA	2	$ 14,000.00	$ 28,000.00	
c	Player Benches (10' Each)	EA	2	$ 1,200.00	$ 2,400.00	
6	**ATHLETIC EQUIPMENT**					**$ 7,500.00**
a	Baseball Bases w/ Pitcher's Rubber & Home Plate	EA	1	$ 1,000.00	$ 1,000.00	
b	47 Seat Portable Bleachers w/ Concrete Pad	EA	1	$ 6,500.00	$ 6,500.00	
7	**BITUMINOUS CONCRETE WALKWAY**					**$ 7,934.95**
a	Prepare sub-base, shape and compact	SY	156	$ 2.25	$ 350.00	
b	Gravel Base Course (6")	TN	39	$ 32.00	$ 1,244.44	
c	Pavement (2" Binder Course and 1.5" Wearing Course)	TN	29	$ 215.00	$ 6,340.51	
					TOTAL:	**$ 267,249.93**

GALE

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CONCEPTUAL

PROJECT

TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN
TOWN OF SUDBURY
SUDBURY, MA 01776

OWNER

TOWN OF SUDBURY
278 OLD SUDBURY ROAD
SUDBURY, MA 01776

NO.	DATE	DESCRIPTION	BY

PROJECT NO.	719620
CADD FILE	719620_C111
DESIGNED BY	KMR
DRAWN BY	KMR
CHECKED BY	KFR
DATE	8/1/2025
DRAWING SCALE	1" = 20'

GRAPHIC SCALE

0 10' 20' 40'

SHEET TITLE

MA STATE POLICE CRIME LAB FIELD PRIMARY OPTION (SAME AS OPTION B)

DRAWING NO.

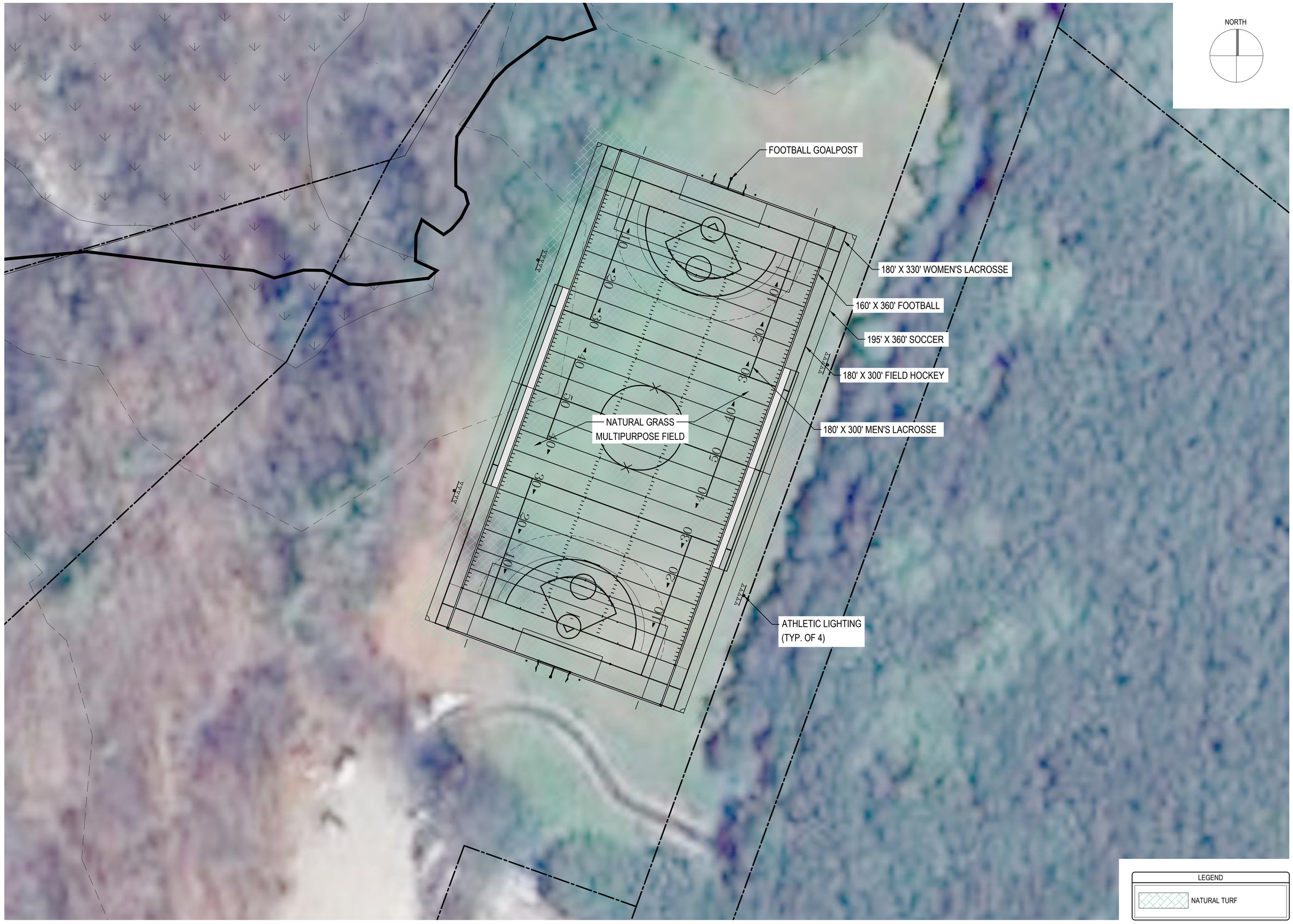
C111C

Conceptual Cost Estimate

TOWN OF SUDBURY TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN - MA State Police Crime Lab Field Primary Option (Same as Option B)

Gale JN: 719620 (8/1/2025)

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	TOTAL COST
1	**GENERAL CONDITIONS**					**$ 28,840.90**
a	General Conditions/Bonds and Insurance (10%)	LS	1	$ 23,840.90	$ 23,840.90	
b	Mobilization / Demobilization	LS	1	$ 5,000.00	$ 5,000.00	
2	**EROSION CONTROL / SITE PREPARATION / DEMOLITION / EARTHWORK**					**$ 13,474.07**
a	Silt Fence/Silt Sock	LF	300	$ 8.00	$ 2,400.00	
b	Strip and Haul Topsoil (Assume 6")	CY	481	$ 11.00	$ 5,296.30	
c	Rough Grading of Site Subgrade	SY	2889	$ 2.00	$ 5,777.78	
3	**NATURAL TURF FIELD MAINTENANCE**					**$ 89,100.00**
a	Fine Grade and Seed	SF	22,000	$ 1.25	$ 27,500.00	
b	Infield Rejuvenation	SF	4,000	$ 1.75	$ 7,000.00	
	Infield Mix					
	Laser Grade					
	Labor (Scarify/Drag/Edge Work/Spreading of Infield Mix)					
c	Drainage Improvements	SF	26,000	$ 1.60	$ 41,600.00	
d	Irrigation Allowance	SF	26,000	$ 0.50	$ 13,000.00	
4	**FENCING**					**$ 80,000.00**
a	6' Chain Link Fence	LF	500	$ 90.00	$ 45,000.00	
b	Baseball 25' Chain Link Backstop	LS	1	$ 35,000.00	$ 35,000.00	
5	**BASEBALL DUGOUTS**					**$ 40,400.00**
a	Concrete Pads for Dugouts (12' x 26')	EA	2	$ 5,000.00	$ 10,000.00	
b	GameShade Enclosed Dugout (8' x 24')	EA	2	$ 14,000.00	$ 28,000.00	
c	Player Benches (10' Each)	EA	2	$ 1,200.00	$ 2,400.00	
6	**ATHLETIC EQUIPMENT**					**$ 7,500.00**
a	Baseball Bases w/ Pitcher's Rubber & Home Plate	EA	1	$ 1,000.00	$ 1,000.00	
b	47 Seat Portable Bleachers w/ Concrete Pad	EA	1	$ 6,500.00	$ 6,500.00	
7	**BITUMINOUS CONCRETE WALKWAY**					**$ 7,934.95**
a	Prepare sub-base, shape and compact	SY	156	$ 2.25	$ 350.00	
b	Gravel Base Course (6")	TN	39	$ 32.00	$ 1,244.44	
c	Pavement (2" Binder Course and 1.5" Wearing Course)	TN	29	$ 215.00	$ 6,340.51	
					TOTAL:	**$ 267,249.93**



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CONCEPTUAL

PROJECT
TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN
TOWN OF SUDBURY
SUDBURY, MA 01776

OWNER
TOWN OF SUDBURY
278 OLD SUDBURY ROAD
SUDBURY, MA 01776

NO.	DATE	DESCRIPTION	BY

PROJECT NO.	719620
CADD FILE	719620_C112
DESIGNED BY	KMR
DRAWN BY	KMR
CHECKED BY	KFR
DATE	8/1/2025
DRAWING SCALE	1" = 30'

GRAPHIC SCALE

0 15' 30' 60'

SHEET TITLE

PARKINSON FIELD
OPTION A

DRAWING NO.

C112A

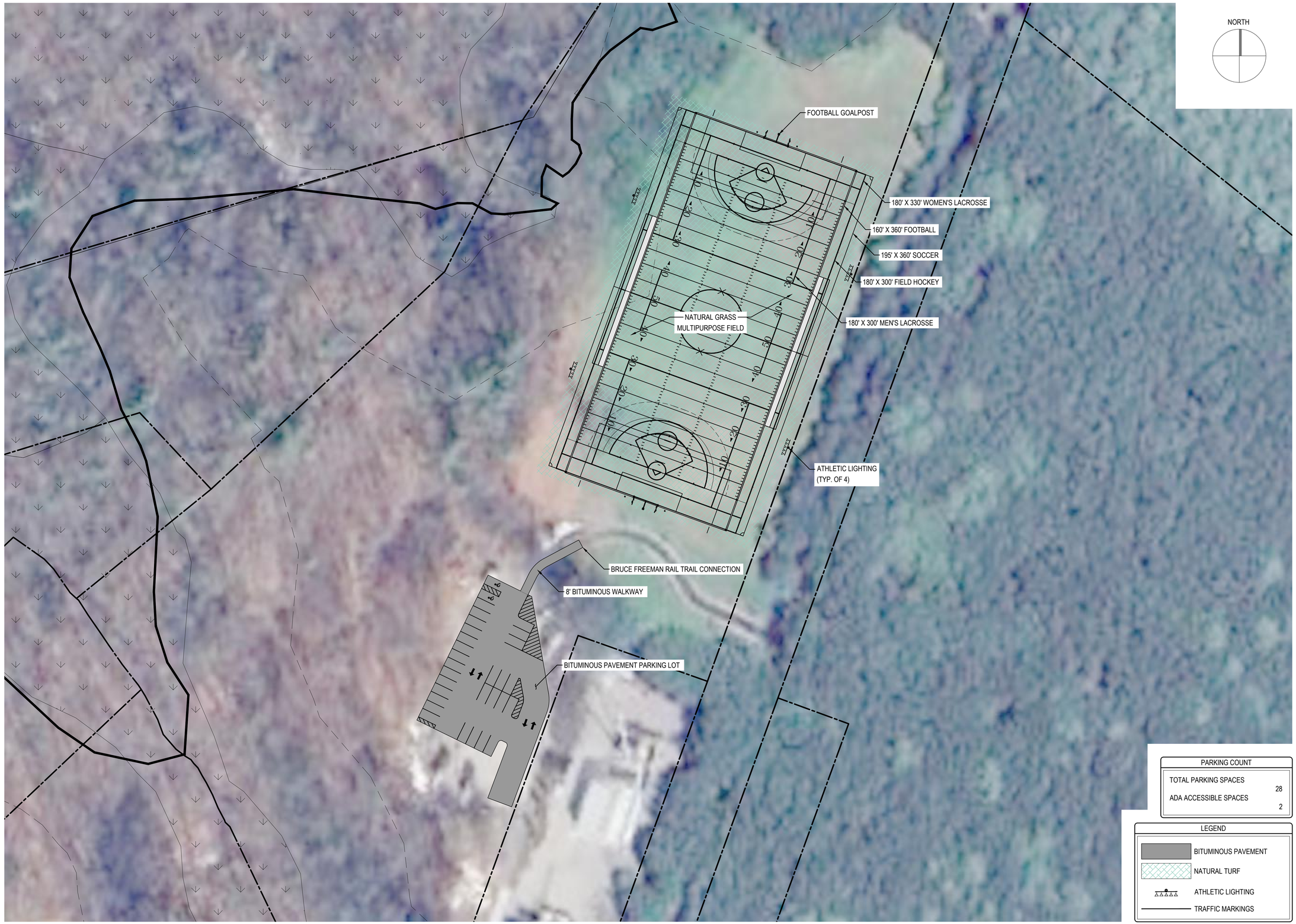
SINCE 1964 GALE

Conceptual Cost Estimate

TOWN OF SUDBURY TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN - Parkinson Field Option A

Gale JN: 719620 (8/1/2025)

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	TOTAL COST
1	**GENERAL CONDITIONS**					**$ 62,479.26**
a	General Conditions/Bonds and Insurance (10%)	LS	1	$ 47,479.26	$ 47,479.26	
b	Mobilization / Demobilization	LS	1	$ 15,000.00	$ 15,000.00	
2	**EROSION CONTROL / SITE PREPARATION / DEMOLITION / EARTHWORK**					**$ 75,444.44**
a	Temporary Construction Entrance (Assume 8" of Stone)	SY	200	$ 15.00	$ 3,000.00	
b	Silt Fence/Silt Sock	LF	1,200	$ 8.00	$ 9,600.00	
c	Strip and Haul Topsoil (Assume 6")	CY	1,519	$ 12.00	$ 18,222.22	
d	Temporary Construction Fencing	LF	1,200	$ 22.00	$ 26,400.00	
e	Rough Grading of Site Subgrade	SY	9,111	$ 2.00	$ 18,222.22	
3	**NATURAL TURF FIELD CONSTRUCTION**					**$ 399,348.15**
a	Import and Spread Screened Loam (Assume 6")	CY	1,519	$ 35.00	$ 53,148.15	
b	Fine Grade and Seed	SF	82,000	$ 1.50	$ 123,000.00	
c	Turf Establishment Requirements	LS	1	$ 25,000.00	$ 25,000.00	
d	Irrigation Allowance	SF	82,000	$ 0.50	$ 41,000.00	
e	Drainage Improvements	SF	82,000	$ 1.60	$ 131,200.00	
f	Football Goals w/ Padding	EA	2	$ 13,000.00	$ 26,000.00	
4	**ATHLETIC LIGHTING**					**$ 540,000.00**
a	New Three Phase Site Electrical Service	LS	1	$ 100,000.00	$ 100,000.00	
b	MUSCO Electrical Package	EA	4	$ 20,000.00	$ 80,000.00	
c	MUSCO Athletic Light Poles	EA	4	$ 90,000.00	$ 360,000.00	
					TOTAL:	**$ 1,077,271.85**



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CONCEPTUAL

PROJECT
TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN
TOWN OF SUDBURY
SUDBURY, MA 01776

OWNER
TOWN OF SUDBURY
278 OLD SUDBURY ROAD
SUDBURY, MA 01776

NO.	DATE	DESCRIPTION	BY

PROJECT NO.	719620
CADD FILE	719620_C112
DESIGNED BY	KMR
DRAWN BY	KMR
CHECKED BY	KFR
DATE	8/1/2025
DRAWING SCALE	1" = 40'

GRAPHIC SCALE
0 20' 40' 80'

SHEET TITLE
PARKINSON FIELD
OPTION B

DRAWING NO.
C112B

35 OF 39

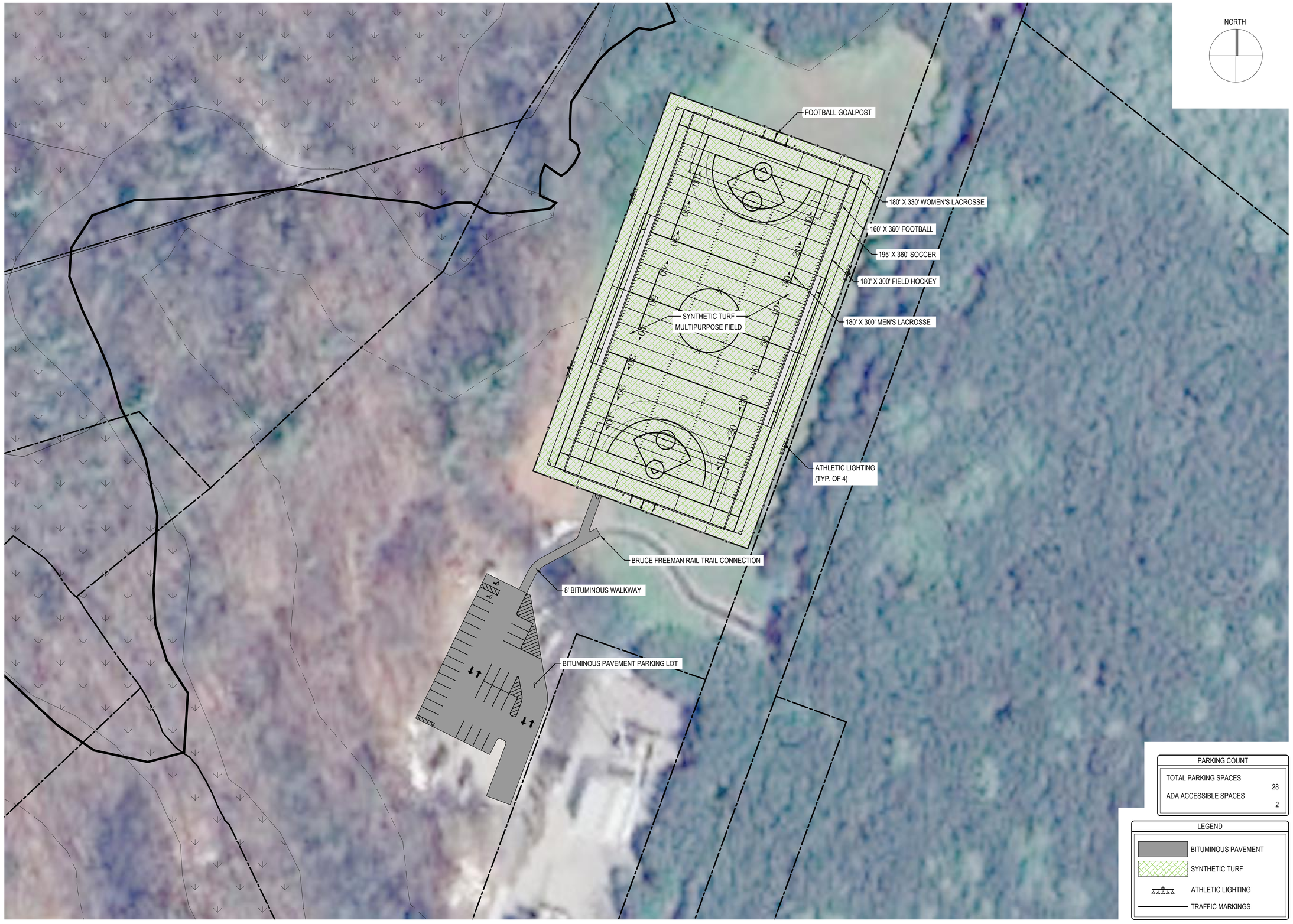
F:\719620\plots\02-Concept-Master Plan\719620_C112.dwg, C112B, 7/23/2025 9:15:01 PM

Conceptual Cost Estimate

TOWN OF SUDBURY TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN - Parkinson Field Option B

Gale JN: 719620 (8/1/2025)

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	TOTAL COST
1	**GENERAL CONDITIONS**					**$ 127,813.80**
a	General Conditions/Bonds and Insurance (10%)	LS	1	$ 112,813.80	$ 112,813.80	
b	Mobilization / Demobilization	LS	1	$ 15,000.00	$ 15,000.00	
2	**EROSION CONTROL / SITE PREPARATION / DEMOLITION / EARTHWORK**					**$ 82,200.00**
a	Temporary Construction Entrance (Assume 8" of Stone)	SY	200	$ 15.00	$ 3,000.00	
b	Silt Fence/Silt Sock	LF	1,200	$ 8.00	$ 9,600.00	
c	Strip and Haul Topsoil (Assume 6")	CY	1800	$ 12.00	$ 21,600.00	
d	Temporary Construction Fencing	LF	1200	$ 22.00	$ 26,400.00	
e	Rough Grading of Site Subgrade	SY	10800	$ 2.00	$ 21,600.00	
3	**NATURAL TURF FIELD CONSTRUCTION**					**$ 399,348.15**
a	Import and Spread Screened Loam (Assume 6")	CY	1,519	$ 35.00	$ 53,148.15	
b	Fine Grade and Seed	SF	82,000	$ 1.50	$ 123,000.00	
c	Turf Establishment Requirements	LS	1	$ 25,000.00	$ 25,000.00	
d	Irrigation Allowance	SF	82,000	$ 0.50	$ 41,000.00	
e	Drainage Improvements	SF	82,000	$ 1.60	$ 131,200.00	
f	Football Goals w/ Padding	EA	2	$ 13,000.00	$ 26,000.00	
4	**ATHLETIC LIGHTING**					**$ 540,000.00**
a	New Three Phase Site Electrical Service	LS	1	$ 100,000.00	$ 100,000.00	
b	MUSCO Electrical Package	EA	4	$ 20,000.00	$ 80,000.00	
c	MUSCO Athletic Light Poles	EA	4	$ 90,000.00	$ 360,000.00	
5	**BITUMINOUS CONCRETE PARKING LOT**					**$ 103,189.12**
a	Prepare sub-base, shape and compact	SY	1,622	$ 2.25	$ 3,650.00	
b	Gravel Base Course (10")	TN	676	$ 45.00	$ 30,416.67	
c	Pavement (2" Binder Course and 1.5" Wearing Course)	TN	308	$ 215.00	$ 66,122.45	
d	Parking Lot Painting	LS	1	$ 3,000.00	$ 3,000.00	
6	**BITUMINOUS CONCRETE WALKWAY**					**$ 3,400.69**
a	Prepare sub-base, shape and compact	SY	67	$ 2.25	$ 150.00	
b	Gravel Base Course (6")	TN	17	$ 32.00	$ 533.33	
c	Pavement (2" Binder Course and 1.5" Wearing Course)	TN	13	$ 215.00	$ 2,717.36	
					TOTAL:	**$ 1,255,951.76**



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CONCEPTUAL

PROJECT
TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN
TOWN OF SUDBURY
SUDBURY, MA 01776

OWNER
TOWN OF SUDBURY
278 OLD SUDBURY ROAD
SUDBURY, MA 01776

NO.	DATE	DESCRIPTION	BY

PROJECT NO.	719620
CADD FILE	719620_C112
DESIGNED BY	KMR
DRAWN BY	KMR
CHECKED BY	KFR
DATE	8/1/2025
DRAWING SCALE	1" = 40'

GRAPHIC SCALE
0 20' 40' 80'

SHEET TITLE
PARKINSON FIELD
PRIMARY OPTION

DRAWING NO.
C112C

SINCE 1964 GALE

Conceptual Cost Estimate

TOWN OF SUDBURY TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN - Parkinson Field Primary Option

Gale JN: 719620 (8/1/2025)

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	TOTAL COST
1	**GENERAL CONDITIONS**					**$ 146,291.94**
a	General Conditions/Bonds and Insurance (10%)	LS	1	$ 131,291.94	$ 131,291.94	
b	Mobilization / Demobilization	LS	1	$ 15,000.00	$ 15,000.00	
2	**EROSION CONTROL / SITE PREPARATION / DEMOLITION / EARTHWORK**					**$ 82,200.00**
a	Temporary Construction Entrance (Assume 8" of Stone)	SY	200	$ 15.00	$ 3,000.00	
b	Silt Fence/Silt Sock	LF	1,200	$ 8.00	$ 9,600.00	
c	Strip and Haul Topsoil (Assume 6")	CY	1800	$ 12.00	$ 21,600.00	
d	Temporary Construction Fencing	LF	1200	$ 22.00	$ 26,400.00	
e	Rough Grading of Site Subgrade	SY	10800	$ 2.00	$ 21,600.00	
3	**SYNTHETIC TURF FIELD CONSTRUCTION**					**$ 584,129.63**
a	Prepare Sub-base, Shape and Compact	SY	9,111	$ 2.25	$ 20,500.00	
b	Crushed Stone Base Under Field (Assume 8")	TON	3,037	$ 38.00	$ 115,407.41	
c	Synthetic Turf w/ SBR Crumb Rubber Infill	SF	82,000	$ 4.50	$ 369,000.00	
d	Turf Striping Sports	EA	5	$ 7,000.00	$ 35,000.00	
e	Geotextile Separation Layer	SY	9,111	$ 2.00	$ 18,222.22	
f	Football Goals w/ Padding	EA	2	$ 13,000.00	$ 26,000.00	
4	**ATHLETIC LIGHTING**					**$ 540,000.00**
a	New Three Phase Site Electrical Service	LS	1	$ 100,000.00	$ 100,000.00	
b	MUSCO Electrical Package	EA	4	$ 20,000.00	$ 80,000.00	
c	MUSCO Athletic Light Poles	EA	4	$ 90,000.00	$ 360,000.00	
5	**BITUMINOUS CONCRETE PARKING LOT**					**$ 103,189.12**
a	Prepare sub-base, shape and compact	SY	1,622	$ 2.25	$ 3,650.00	
b	Gravel Base Course (10")	TN	676	$ 45.00	$ 30,416.67	
c	Pavement (2" Binder Course and 1.5" Wearing Course)	TN	308	$ 215.00	$ 66,122.45	
d	Parking Lot Painting	LS	1	$ 3,000.00	$ 3,000.00	
6	**BITUMINOUS CONCRETE WALKWAY**					**$ 3,400.69**
a	Prepare sub-base, shape and compact	SY	67	$ 2.25	$ 150.00	
b	Gravel Base Course (6")	TN	17	$ 32.00	$ 533.33	
c	Pavement (2" Binder Course and 1.5" Wearing Course)	TN	13	$ 215.00	$ 2,717.36	
					TOTAL:	**$ 1,459,211.39**

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CONCEPTUAL

PROJECT
TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN
TOWN OF SUDBURY
SUDBURY, MA 01776

OWNER
TOWN OF SUDBURY
278 OLD SUDBURY ROAD
SUDBURY, MA 01776

NO.	DATE	DESCRIPTION	BY

PROJECT NO.	719620
CADD FILE	719620_C113
DESIGNED BY	KMR
DRAWN BY	KMR
CHECKED BY	KFR
DATE	8/1/2025
DRAWING SCALE	1" = 20'

GRAPHIC SCALE
0 10' 20' 40'

SHEET TITLE

PETER NOYES SCHOOL OPTION A

DRAWING NO.
C113A

37 OF 39

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SINCE 1964 GALE

Conceptual Cost Estimate

TOWN OF SUDBURY TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN - Peter Noyes School Option A

Gale JN: 719620 (8/1/2025)

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	TOTAL COST
1	**GENERAL CONDITIONS**					**$ 43,831.81**
a	General Conditions/Bonds and Insurance (10%)	LS	1	$ 33,831.81	$ 33,831.81	
b	Mobilization / Demobilization	LS	1	$ 10,000.00	$ 10,000.00	
2	**EROSION CONTROL / SITE PREPARATION / DEMOLITION / EARTHWORK**					**$ 31,448.15**
a	Silt Fence/Silt Sock	LF	300	$ 8.00	$ 2,400.00	
b	Strip and Haul Topsoil (Assume 6")	CY	1,263	$ 11.00	$ 13,892.59	
c	Rough Grading of Site Subgrade	SY	7,578	$ 2.00	$ 15,155.56	
3	**NATURAL TURF FIELD MAINTENANCE**					**$ 232,470.00**
a	Fine Grade and Seed	SF	60,200	$ 1.25	$ 75,250.00	
b	Infield Rejuvenation	SF	8,000	$ 1.75	$ 14,000.00	
	Infield Mix					
	Laser Grade					
	Labor (Scarify/Drag/Edge Work/Spreading of Infield Mix)					
c	Drainage Improvements	SF	68,200	$ 1.60	$ 109,120.00	
d	Irrigation Allowance	SF	68,200	$ 0.50	$ 34,100.00	
4	**FENCING**					**$ 70,000.00**
a	Baseball 25' Chain Link Backstop	LS	2	$ 35,000.00	$ 70,000.00	
5	**BASEBALL EQUIPMENT**					**$ 4,400.00**
a	Baseball Bases w/ Pitcher's Rubber & Home Plate	EA	2	$ 1,000.00	$ 2,000.00	
b	Player Benches (10' Each)	EA	2	$ 1,200.00	$ 2,400.00	
					TOTAL:	**$ 382,149.96**

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TOWN OF SUDBURY
SUDBURY, MA 01776

OWNER
TOWN OF SUDBURY
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SUDBURY, MA 01776

NO.	DATE	DESCRIPTION	BY

PROJECT NO.	719620
CADD FILE	719620_C113
DESIGNED BY	KMR
DRAWN BY	KMR
CHECKED BY	KFR
DATE	8/1/2025
DRAWING SCALE	1" = 20'

GRAPHIC SCALE

0 10' 20' 40'

SHEET TITLE

PETER NOYES SCHOOL OPTION B

DRAWING NO.

C113B

SINCE 1964 GALE

Conceptual Cost Estimate

TOWN OF SUDBURY TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN - Peter Noyes School Option B

Gale JN: 719620 (8/1/2025)

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	TOTAL COST
1	**GENERAL CONDITIONS**					**$ 55,308.28**
a	General Conditions/Bonds and Insurance (10%)	LS	1	$ 40,308.28	$ 40,308.28	
b	Mobilization / Demobilization	LS	1	$ 15,000.00	$ 15,000.00	
2	**EROSION CONTROL / SITE PREPARATION / DEMOLITION / EARTHWORK**					**$ 9,311.11**
a	Silt Fence/Silt Sock	LF	300	$ 8.00	$ 2,400.00	
b	Strip and Haul Topsoil (Assume 6")	CY	13	$ 12.00	$ 155.56	
c	Temporary Construction Fencing	LF	300	$ 22.00	$ 6,600.00	
d	Rough Grading of Site Subgrade	SY	78	$ 2.00	$ 155.56	
3	**NATURAL TURF FIELD MAINTENANCE**					**$ 232,470.00**
a	Fine Grade and Seed	SF	60,200	$ 1.25	$ 75,250.00	
b	Infield Rejuvenation	SF	8,000	$ 1.75	$ 14,000.00	
	Infield Mix					
	Laser Grade					
	Labor (Scarify/Drag/Edge Work/Spreading of Infield Mix)					
c	Drainage Improvements	SF	68,200	$ 1.60	$ 109,120.00	
d	Irrigation Allowance	SF	68,200	$ 0.50	$ 34,100.00	
4	**FENCING**					**$ 70,000.00**
a	Baseball 25' Chain Link Backstop	LS	2	$ 35,000.00	$ 70,000.00	
5	**BASEBALL EQUIPMENT**					**$ 2,000.00**
a	Baseball Bases w/ Pitcher's Rubber & Home Plate	EA	2	$ 1,000.00	$ 2,000.00	
6	**BASEBALL DUGOUTS**					**$ 80,800.00**
a	Concrete Pads for Dugouts (12' x 26')	EA	4	$ 5,000.00	$ 20,000.00	
b	GameShade Enclosed Dugout (8' x 24')	EA	4	$ 14,000.00	$ 56,000.00	
c	Player Benches (10' Each)	EA	4	$ 1,200.00	$ 4,800.00	
7	**BITUMINOUS CONCRETE WALKWAY**					**$ 8,501.74**
a	Prepare sub-base, shape and compact	SY	167	$ 2.25	$ 375.00	
b	Gravel Base Course (6")	TN	42	$ 32.00	$ 1,333.33	
c	Pavement (2" Binder Course and 1.5" Wearing Course)	TN	32	$ 215.00	$ 6,793.40	
					TOTAL:	**$ 458,391.13**

GALE

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PROJECT
TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN
TOWN OF SUDBURY
SUDBURY, MA 01776

OWNER
TOWN OF SUDBURY
278 OLD SUDBURY ROAD
SUDBURY, MA 01776

NO.	DATE	DESCRIPTION	BY

PROJECT NO.	719620
CADD FILE	719620_C113
DESIGNED BY	KMR
DRAWN BY	KMR
CHECKED BY	KFR
DATE	8/1/2025
DRAWING SCALE	1" = 20'

GRAPHIC SCALE

0 10' 20' 40'

SHEET TITLE

PETER NOYES SCHOOL
PRIMARY OPTION
(SAME AS OPTION B)

DRAWING NO.
C113C

39 OF 39

SINCE 1964 GALE

Conceptual Cost Estimate

TOWN OF SUDBURY TOWN-WIDE ATHLETIC FIELD EVALUATION AND MASTER PLAN - Peter Noyes School Primary Option (Same as Option B)

Gale JN: 719620 (8/1/2025)

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	TOTAL COST
1	**GENERAL CONDITIONS**					**$ 55,308.28**
a	General Conditions/Bonds and Insurance (10%)	LS	1	$ 40,308.28	$ 40,308.28	
b	Mobilization / Demobilization	LS	1	$ 15,000.00	$ 15,000.00	
2	**EROSION CONTROL / SITE PREPARATION / DEMOLITION / EARTHWORK**					**$ 9,311.11**
a	Silt Fence/Silt Sock	LF	300	$ 8.00	$ 2,400.00	
b	Strip and Haul Topsoil (Assume 6")	CY	13	$ 12.00	$ 155.56	
c	Temporary Construction Fencing	LF	300	$ 22.00	$ 6,600.00	
d	Rough Grading of Site Subgrade	SY	78	$ 2.00	$ 155.56	
3	**NATURAL TURF FIELD MAINTENANCE**					**$ 232,470.00**
a	Fine Grade and Seed	SF	60,200	$ 1.25	$ 75,250.00	
b	Infield Rejuvenation	SF	8,000	$ 1.75	$ 14,000.00	
	Infield Mix					
	Laser Grade					
	Labor (Scarify/Drag/Edge Work/Spreading of Infield Mix)					
c	Drainage Improvements	SF	68,200	$ 1.60	$ 109,120.00	
d	Irrigation Allowance	SF	68,200	$ 0.50	$ 34,100.00	
4	**FENCING**					**$ 70,000.00**
a	Baseball 25' Chain Link Backstop	LS	2	$ 35,000.00	$ 70,000.00	
5	**BASEBALL EQUIPMENT**					**$ 2,000.00**
a	Baseball Bases w/ Pitcher's Rubber & Home Plate	EA	2	$ 1,000.00	$ 2,000.00	
6	**BASEBALL DUGOUTS**					**$ 80,800.00**
a	Concrete Pads for Dugouts (12' x 26')	EA	4	$ 5,000.00	$ 20,000.00	
b	GameShade Enclosed Dugout (8' x 24')	EA	4	$ 14,000.00	$ 56,000.00	
c	Player Benches (10' Each)	EA	4	$ 1,200.00	$ 4,800.00	
7	**BITUMINOUS CONCRETE WALKWAY**					**$ 8,501.74**
a	Prepare sub-base, shape and compact	SY	167	$ 2.25	$ 375.00	
b	Gravel Base Course (6")	TN	42	$ 32.00	$ 1,333.33	
c	Pavement (2" Binder Course and 1.5" Wearing Course)	TN	32	$ 215.00	$ 6,793.40	
					TOTAL:	**$ 458,391.13**

ENCLOSURE 7

MAINTENANCE TASKS, BUDGET, AND INCLEMENT WEATHER POLICY

Expenditures - Fiscal Year 2024						
Athletic Facility	Field Maintenance Enterprise Fund		Parks and Grounds Division		School Department	
	Maintenance	Other Expenses	Maintenance	Other Expenses	Maintenance	Other Expenses
Broadacres Farm	$52,136.00	$70,333.00	$158,070.00	$222,131.00	$0.00	$0.00
Cutting Field						
Davis Field						
Curtis Middle School						
Fairbank Community Center						
Featherland Park						
Frank Feeley Field						
Haskell Field						
Lincoln-Sudbury Regional High School						
MA State Police Crime Lab Field						
Parkinson Field						
Peter Noyes						
Nixon School	$0.00	$0.00	$0.00	$0.00	$1,500.00	$0.00
Loring School					$1,500.00	
Haynes School					$1,500.00	
Total:	$122,469.00		$380,201.00		$4,500.00	
Total Expenditures:	$507,170.00					

User Fees				
Category	Cost/Participant (Resident)	Cost/Participant (Non-Resident)	Cost/Hour (Resident)	Cost/Hour (Non-Resident)
Youth Organizations	$49.95	$104.65		
Adult Organizations	$55.20	$104.65		
Camps/Clinics - less than 50 Participants			$86.25	$86.25
Camps/Clinics - 50-100 Participants			$129.50	$129.50
Camps/Clinics - greater than 100 Participants			$172.50	$172.50
Jamboree/Tournament	$12.65	$12.65		
Turf Fields			$86.25	$135.70
Grass fields			$86.25	$178.25
Tennis Courts			$18.40	$24.15
Basketball Courts			$18.40	$24.15
Volleyball Courts			$18.40	$24.15
Lights - One Time Usage			$92.00	$92.00
Lights - Seasonal Usage			$42.55	$42.55

TOWN OF SUDBURY
TOWN-WIDE ATHLETIC FIELD EVALUATION AND NEEDS ASSESSMENT STUDY

MAINTENANCE TASKS QUESTIONNAIRE

Gale Associates, Inc. (Gale) was hired by the Town of Sudbury to complete a Town-Wide Athletic Field Evaluation and Needs Assessment Study. One objective of the study is to review maintenance staffing, equipment, general field operations, current budgets, field-use policies, fees, and implementation strategies.

Part of the Needs Assessment process is to consult with the maintenance staff of each facility to identify "best practices" for implementation and consideration. Additionally, it is important to obtain feedback from the maintenance staff on the maintenance task performed, equipment used, and annual costs for each facility.

The following questionnaire is being provided to you in an effort to obtain important information regarding the maintenance tasks performed at each of the athletic facilities in the Town of Sudbury. Please complete each question as accurately as possible.

Once we have received the completed questionnaires, we will hold a meeting for which your participation may be requested to discuss the tasks and needs to effectively maintain the fields in the Town of Sudbury. This information will be used as we move forward with recommendations as it relates to athletic facility evaluations and demand, facility enhancements, redevelopment strategies, maintenance recommendations, and redistribution of athletic facility demands.

Please send your completed questionnaire(s) via email to Kyle Rowan from our office at kfr@gainc.com, copying the Town of Sudbury Director of Parks and Recreation, Dennis Mannone, at mannoned@sudbury.ma.us. Please do not hesitate to contact Kyle Rowan from our office with any questions at the email listed above or by phone at (781) 335-6465.

Thank you,

GALE ASSOCIATES, INC. GALE ASSOCIATES, INC. *Kyle F. Rowan Kaitlyn M. Rogosch*

Kyle F. Rowan Kaitlyn M. Rogosch, E.I.T. Project Manager Staff Designer

KFR/KMR

Name of agency: Sudbury Public Schools

Agency point of contact information: Joe K.

Name: Joe Kupczewski
Phone:
Email:
Date: 2-25-25

To the best of your ability please complete the below maintenance breakdown for your agency. The Field Venue refers to the field site (e.g., High School) and the Field No./Name refers to the specific field at the venue. Please refer to Appendix A, enclosed below, for a list of Field Venue names and their associated addresses.

TABLE 1

Venue Name: Ephraim Curtis Middle School
Field No./Name: Curtis
Maintenance Tasks Performed (e.g. irrigation, aeration, overseeding, etc.): Town cuts fields.
Maintenance Equipment Available/Used: Town Equipment
Estimated Annual Maintenance Cost/Budget: Town Budget
Maintenance Staffing Levels: Town Staff
Field Use Policies/Restrictions: Park and Rec. and Curtis Admin Staff
Facility Usage Fees (if Applicable): Park and Rec. and Curtis Admin Staff
Maintenance Effort/Funding by Other Parties (if Applicable): N/A

TABLE 2

Venue Name: General John Nixon School
Field No./Name: Nixon
Maintenance Tasks Performed (e.g. irrigation, aeration, overseeding, etc.): Cutting Lawns
Maintenance Equipment Available/Used: Outside Landscaper paid by school Dept.
Estimated Annual Maintenance Cost/Budget: $1500.
Maintenance Staffing Levels: Outside Landscaper paid by school Dept.
Field Use Policies/Restrictions: Nixon Admin Staff
Facility Usage Fees (if Applicable): N/A
Maintenance Effort/Funding by Other Parties (if Applicable): N/A

TABLE 3

Venue Name: Josiah Haynes School
Field No./Name: Haynes
Maintenance Tasks Performed (e.g. irrigation, aeration, overseeding, etc.): Cutting Lawns

Maintenance Equipment Available/Used: Outside Landscaper paid by school Dept.
Estimated Annual Maintenance Cost/Budget: $1500.
Maintenance Staffing Levels: Outside Landscaper paid by school Dept.
Field Use Policies/Restrictions: Haynes Admin Staff
Facility Usage Fees (if Applicable): N/A
Maintenance Effort/Funding by Other Parties (if Applicable): N/A

TABLE 4

Venue Name: Israel Loring School
Field No./Name: Loring
Maintenance Tasks Performed (e.g. irrigation, aeration, overseeding, etc.): Cutting Lawns
Maintenance Equipment Available/Used: Outside Landscaper paid by school Dept.
Estimated Annual Maintenance Cost/Budget: $1500.
Maintenance Staffing Levels: Outside Landscaper paid by school Dept.

Field Use Policies/Restrictions: Loring Admin Staff
Facility Usage Fees (if Applicable): N/A
Maintenance Effort/Funding by Other Parties (if Applicable): N/A

TABLE 5

Venue Name: Peter Noyes School
Field No./Name: Noyes
Maintenance Tasks Performed (e.g. irrigation, aeration, overseeding, etc.): Town cuts fields.
Maintenance Equipment Available/Used: Town Equipment
Estimated Annual Maintenance Cost/Budget: Town Budget
Maintenance Staffing Levels: Town Staff
Field Use Policies/Restrictions: Park and Rec. and Noyes Admin Staff
Facility Usage Fees (if Applicable): Park and Rec. and Noyes Admin Staff

FIELD MAINTENANCE ENTERPRISE
BALANCE SHEET

FOR THE FISCAL YEARS ENDED JUNE 30, 2016 - 2025 (a/o 10/10/2024)

	Actual 2016	Actual 2017	Actual 2018	Actual 2019	Actual 2020	Actual 2021	Actual 2022	Actual 2023	Actual 2024	Actual 2025
ASSETS										
Cash	$ 92,137	$ 46,641	$ 62,814	$ 51,919	$ (19,691)	$ 66,560	$ 135,277	$ 129,738	$ 107,263	$ 86,290
TOTAL ASSETS	**$ 92,137**	**$ 46,641**	**$ 62,814**	**$ 51,919**	**$ (19,691)**	**$ 66,560**	**$ 135,277**	**$ 129,738**	**$ 107,263**	**$ 86,290**
LIABILITIES										
Warrants Payable	$ 9,050	$ 2,202	$ 4,223	$ 11,088	$ -	$ 6,551	$ -	$ 16,240	$ -	$ -
Accrued Payroll		5,610	6,740					1,871		
TOTAL LIABILITIES	**$ 9,050**	**$ 7,812**	**$ 10,964**	**$ 11,088**	**$ -**	**$ 6,551**	**$ -**	**$ 18,111**	**$ -**	**$ -**
FUND BALANCE										
Undesignated	$ 83,087	$ 38,829	$ 51,850	$ 40,831	$ (19,691)	$ 60,010	$ 135,277	$ 111,628	$ 107,263	$ 86,290
TOTAL FUND BALANCE	**$ 83,087**	**$ 38,829**	**$ 51,850**	**$ 40,831**	**$ (19,691)**	**$ 60,010**	**$ 135,277**	**$ 111,628**	**$ 107,263**	**$ 86,290**

FIELD MAINTENANCE ENTERPRISE

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE

FOR THE FISCAL YEARS ENDED JUNE 30, 2016 - 2025 (a/o 10/11/2024)

	Actual 2016	Actual 2017	Actual 2018	Actual 2019	Actual 2020	Actual 2021	Actual 2022	Actual 2023	Actual 2024	Actual 2025
REVENUES										
User Fees	$ 171,704	$ 180,327	$ 217,688	$ 209,934	$ 86,539	$ 217,257	$ 271,710	$ 216,689	$ 205,842	$ 63,273
Miscellaneous	-	-	-	-	-	-	-	-	-	-
Investment Income	150	40	66	159	-	-	-	-	-	-
Transfers In	-	-	-	-	-	50,000	-	-	-	-
TOTAL REVENUES	**$ 171,854**	**$ 180,366**	**$ 217,754**	**$ 210,093**	**$ 86,539**	**$ 267,257**	**$ 271,710**	**$ 216,689**	**$ 205,842**	**$ 63,273**
EXPENDITURES										
Salaries	$ 120,166	$ 120,207	$ 101,503	$ 119,782	$ 77,872	$ 113,689	$ 99,791	$ 113,443	$ 113,315	$ 31,872
General Expense	-	-	-	-	-	-	-	-	-	-
Utilities	10,761	11,403	12,371	11,655	11,004	8,789	9,860	9,062	6,255	4,042
Field Maintenance	66,018	41,043	30,936	38,824	16,148	18,107	40,650	54,798	27,284	12,918
Park Maintenance	25,835	19,298	27,248	18,176	8,339	9,702	20,759	26,446	24,852	7,415
Equipment	10,100	10,100	10,100	10,100	-	2,500	-	-	-	-
Indirect Costs	21,500	22,575	22,575	22,575	23,198	24,269	25,383	26,089	28,000	28,000
Transfers Out	100	-	-	-	10,500	10,500	-	10,500	10,500	-
TOTAL EXPENDITURES	**$ 254,480**	**$ 224,624**	**$ 204,733**	**$ 221,111**	**$ 147,061**	**$ 187,556**	**$ 196,443**	**$ 240,339**	**$ 210,206**	**$ 84,247**
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(82,625)	(44,258)	13,021	(11,019)	(60,522)	79,701	75,267	(23,649)	(4,364)	(20,973)
NET CHANGE IN FUND BALANCE	(82,625)	(44,258)	13,021	(11,019)	(60,522)	79,701	75,267	(23,649)	(4,364)	(20,973)
FUND BALANCE AT BEGINNING OF YEAR	165,712	83,087	38,829	51,850	40,831	(19,691)	60,010	135,277	111,628	107,263
FUND BALANCE AT END OF YEAR	**$ 83,087**	**$ 38,829**	**$ 51,850**	**$ 40,831**	**$ (19,691)**	**$ 60,010**	**$ 135,277**	**$ 111,628**	**$ 107,263**	**$ 86,290**

Parks and Grounds

The Parks & Grounds Division provides safe and meticulously-maintained recreation facilities throughout Town. The increase in the Parks & Grounds budget was due to the creation of one additional Light Equipment Operator. Part of the cost was offset by a reduction in Part Time Salaries and Contractual Services within DPW.

Performance Measures:

Description	2022	2023	2024
Mow/maintain/stripe over 132 Ac of public lands, parks & School Fields	132 acres	132 acres	132 acres

Consolidated Financial Information:

PARKS & GROUNDS	FTE's	FY24 Actual	FY25 Appropriated	FY26 Recommended
Non-Clerical	3.00	116,486	130,250	195,115
Overtime		6,535	7,600	7,790
Clerical		7,361	10,763	11,128
Summer Help		24,913	23,160	13,160
Sick Buy Back		1,328	1,824	1,878
Stipends		4,095	4,095	4,095
Sub Total: Personal Services	**3.00**	**160,718**	**177,692**	**233,166**
Maintenance		70,333	58,860	58,860
Clothing		3,467	4,200	4,200
Contracted Services		57,946	65,725	40,725
Sub Total: Expenses		**131,746**	**128,785**	**103,785**
Total: Parks & Grounds	**3.00**	**292,464**	**306,477**	**336,951**

Park and Recreation Department
40 Fairbank Road
Sudbury, MA 01776
978-443-1092
fields@sudbury.ma.us

Town of Sudbury

Park & Recreation Department

Field Request Form

All Town of Sudbury fields are available for rental through the Sudbury Park, Recreation & Aquatics Department; this includes all Town of Sudbury School Fields (after school hours), and Lincoln Sudbury High School Community Stadium Field and Softball Field (after school hours & around high school events); Feeley Tennis Courts, and Featherland Tennis Courts. To request rental of a field or fields, the following form needs to be completed in its entirety; including attaching the appropriate paperwork, certificate of liability, roster, and schedule. The completed form must be given to the Park & Recreation Director. Completing this form does not guarantee rental.

All guidelines in the field rental policy must be met or the Park and Recreation Department has the right to revoke use of field(s). Field requests are on a first come first serve basis, and following the priority list. The Park and Recreation Department will make every reasonable effort to treat all field requests in a fair and equitable manner when establishing priorities of use. Priority list is as follows:

1. Sudbury Park & Recreation
2. Sudbury School Department K-8 & LSRHS
3. Sudbury Youth Organizations –Town Sponsored
4. Sudbury Youth Organizations
5. Sudbury Adult Organizations
6. Sudbury Businesses
7. Non-Sudbury Youth Groups
8. Non-Sudbury Adult Organizations
9. Camps & Clinics/Club Teams/Other

All rentals requests must be submitted during the appropriate time frame and only for that specific season. Any request submitted before the time frame will not be reviewed until the appropriate time; any request submitted after the deadline will be considered on a case by case basis. All field rental requests will only be reviewed on Wednesdays; if your request is submitted after Wednesday in a particular week it will not be reviewed until the following Wednesday. The timeline is as follows:

	Spring	**Summer**	**Fall**
Application Submission	January 1 – February 1	April 1 – May 1	June 1 – July 1
Season	April 1 (TBA) – June 30	July 1 – August 31	September 1 – November 30 (TBA)
Review	Wednesday's	Wednesday's	Wednesday's
	Any applications submitted after the submission times will be considered on a case by case basis		

A field request will not be reviewed without all proper paperwork. All rental forms **must include a certificate of liability** listing the Town of Sudbury as additionally insured, a roster listing names and addresses, and a specific schedule (no block scheduling). Payment must be made within two weeks of the issued permit, or the permit is null in void. If a special payment deadline of special roster accommodation is needed, that must be communicated at the time of the rental request submission.

Please see the Town of Sudbury Park and Recreation Field Use Policy for full list of rules and guidelines.
I have read and understand all conditions of my rental request. I understand submitting a request does not guarantee rental.

_____ _____

Signature Date

Park and Recreation Department
40 Fairbank Road
Sudbury, MA 01776
978-443-1092
fields@sudbury.ma.us

Town of Sudbury

Park & Recreation Department

Field Request Form

All fees and charges are based on operational and administrative costs, preparation, set-up/clean-up time, and maintenance.

For classification on the category you fall under please refer to the Town of Sudbury Recreation Facility Use Policy, located on the Sudbury Park and Recreation Department website.

YOUTH ORGANIZATIONS

SEASONAL USAGE	Per Child/Per Season	Total Participants		Total Due
Resident	$49.45	X	=	
Non-resident	$104.65	X	=	

ADULT ORGANIZATIONS

SEASONAL USAGE	Per Adult/Per Season	Total Participants		Total Due
Resident	$55.20	X	=	
Non-resident	$104.65	X	=	

CAMPS/CLINICS

CAMPS/CLINICS	Per Hour/Per Camp/per Field	Total Hours		Total Due
Resident	< 50 $86.25	X	=	
Non-resident	< 50 $86.25	X	=	

< 50 $86.25 base rate per hour per Field
50-100 1.5 X base rate to $129.50 per Hour per Field
100 plus 2 X base rate to $172.50 per hour per Field

JAMBOREE/ TOURNAMENT	Per child/per tournament	Total Participants		Total Due
Resident	$12.65	X	=	
Non-resident	$12.65	X	=	

ONE TIME USAGE

TURF FIELDS	Per Field/Per Hour	Total Hours		Total Due
Resident	$86.25	X	=	
Non-resident	$135.70	X	=	

Town of Sudbury
Park & Recreation Department

Park and Recreation Department
40 Fairbank Road
Sudbury, MA 01776
978-443-1092
fields@sudbury.ma.us

GRASS FIELDS	Per Field/Per Hour	Total Hours		Total Due
Resident	$86.25	X	=	
Non-resident	$178.25	X	=	

TENNIS COURTS

FEELEY & FEATHERLAND	Per Court/Per Hour	Total # of Courts		Total Due
Resident	$18.40	X	=	
Non-resident	$24.15	X	=	

BASKETBALL COURTS

	Per Court/Per Hour	Total # of Courts		Total Due
Resident	$18.40	X	=	
Non-resident	$24.15	X	=	

VOLLEYBALL COURTS

	Per Court/Per Hour	Total # of Courts		Total Due
Resident	$18.40	X	=	
Non-resident	$24.15	X	=	

LIGHTS

LIGHT FEE	One-time Usage	Seasonal Usage	Total # of hours		Total Due
Featherland	$92.00 per hour	$42.55 per hour	X	=	
Feeley	$92.00 per hour	$42.55 per hour	X	=	

Cancellations/Refunds – The Town of Sudbury Park and Recreation Department does not give credits for fields that cannot be used due to weather or natural conditions. Users can contact the Recreation Department to see if the date can be rescheduled, however a rescheduled date is NOT guaranteed. Refunds will only be given in the event that a request is made in writing at least three weeks in advance of the event, and/or at the discretion of the Park & Recreation Director.

I have read and understand all fee structures and requirements of my rental request. I understand payment must be received no later than 5 business days after submitted request. I understand Sudbury Park, Recreation, and Aquatics Department does not invoice for payment.

Signature _____ Date _____

Town of Sudbury

Park & Recreation Department

Park and Recreation Department
40 Fairbank Road
Sudbury, MA 01776
978-443-1092
fields@sudbury.ma.us

Field Request Form

Rental #: _____

Organization/Group: _____

Type of Organization: ☐ Sudbury Youth Organization ☐ Sudbury Adult Organization
☐ Sudbury Business ☐ Sudbury Residents ☐ Sudbury Public Schools

☐ Non-Sudbury Youth Organization ☐ Non-Sudbury Adult Organization
☐ Non-Sudbury Business ☐ Non-Sudbury Residents ☐ Non-Sudbury Public Schools
☐ Non-Profit ☐ For Profit (Please check all that apply)

Contact Name: _____

Contact E-mail: _____

Contact Address: _____

Home Phone: _____ Cell Phone: _____

Rental Information

☐ One-time use ☐ Seasonal Use – Attach Schedule ☐ Program use – Attach program & schedule

Rental Start Date: _____ Rental End Date: _____

Rental Start Time: _____ Rental End Time: _____

Field(s) Requested: ☐ Crime Lab ☐ Curtis ☐ Cutting ☐ Davis ☐ FCC Backfiled
☐ Featherland ☐ Feeley ☐ Haskell ☐ Haynes ☐ Heritage Park
☐ LS Community Field ☐ LS Softball ☐ Loring ☐ Nixon
☐ Noyes ☐ Ti-Sales ☐ Feeley Tennis Court ☐ Featherland Tennis Court

Field Type: _____ Field Size: _____ Number of Fields: _____

Reason for Rental: _____

FOR OFFICIAL USE ONLY
(Updated 04/28/2022
Camp/Clinic Rate

Date Received: _____ Date Reviewed: _____ Reviewed By: _____

Approved ☐ Denied ☐ Amount Due: _____ Cash: _____ Check #: _____

Copy of all documentation provided: ☐ Yes ☐ No Permit Sent: _____

INCLEMENT WEATHER POLICY

How a field is scheduled is an important consideration in its ability to sustain heavy use with an acceptable decrement in turf condition. Obviously, a field with 250 scheduled uses stretched out over the year (April through November) behaves differently than if this use was broken up with rest period(s) provided. Ideally, a natural turf field should have a 30-day rest period during the active growing season (spring or fall) to repair the root zone damage it has sustained and to propagate new crown growth. Alternatively, this rest period can be in the summertime. However, a summer rest period is less effective, as the turfgrass is somewhat dormant.

It should be noted that it only takes playing once on a very wet field to destroy the turf root zone for that season. An effort must be made not to play games or even practice on fields that are excessively wet. Based on the conclusion that the Town's fields sustain heavy use, an Inclement Weather Policy is strongly suggested as a management tool for preventing damage to fields in the event of inclement weather.

The enforcement of a restrictive Inclement Weather Policy by field managers is the single best management practice available. A typical policy addresses the importance of not playing on fields during wet conditions. Such a policy protects the safety of players, the condition of the fields and serviceability of the facilities. It is also fiscally responsible to local taxpayers. The policy should outline condition assessment procedures and the responsibility of the Town Department of Parks and Recreation, athletic team staff and players, as they relate to inclement weather and field use. A complete Inclement Weather Policy should include information on its purpose, implementation procedures, field closure guidelines, communication processes, procedure enforcement and penalty procedures. The Inclement Weather Policy should be provided to all permitted field users, as well as posted at all facilities to inform unscheduled users of the importance of prohibiting use during inclement weather.

The following is a sample Inclement Weather Policy.

SAMPLE

INCLEMENT WEATHER POLICY

PURPOSE

The Town of Sudbury (Town) athletic fields are designed and maintained for the enjoyment and use of all residents. The purpose of this policy is to inform the public of certain rules and restrictions for fields to (1) prevent damage to the playing surface and (2) injuries to field users caused by inclement weather or unsafe playing conditions. An effective field maintenance program and inclement weather closure policy is essential for safety, upkeep, and enjoyment for all residents and visitors.

Field users are asked to help us by adhering to the following rules and procedures. Groups who use Town athletic facilities are expected to assist in protecting their participants and the fields during periods of rain and other inclement weather. With respect to field quality, it only takes one practice or game to destroy a field that is not ready for play.

POLICY

The Town of Sudbury reserves the right to cancel or suspend outdoor facility and field use, including uses subject to an issued permit, for games, practices and other uses whenever field conditions might result in damage to the fields or injury to players.

Permits may also be cancelled when the health or safety or participants is threatened due to existing or predicted conditions, including but not limited to heavy rains, thunderstorms, and air quality alerts.

It is the field user's responsibility to visit the Town of Sudbury homepage to verify field closures. Closed fields may not be used.

The Town of Sudbury enforces field closure notices, and if groups are found using closed fields, the permit holder may be charged for the cost to repair the field against a field security deposit paid by the group at the beginning of the playing year. Additionally, if the Department determines that permitholder has violated the field closure notice on multiple occasions, the entirety of their permit may be revoked and that organization's or group's ability to acquire future permits shall be under review.

PROCESS

The Town uses various resources to get the most accurate conditions report at a site. These resources include coaches, Town employees, referees, and umpires. Information may be collected from one or more of these sources prior to a decision to close a field. Once the decision is made, the Town of Sudbury homepage is updated.

Weather is very difficult to predict. To assist with closure decisions, the Town utilizes weather forecasts from various sources. However, the Town reserves the right to close a field when a determination is made that use might cause damage or injury.

Please use the breakdown below as general guide for which fields are closed.

Rain

Artificial Turf – Open until conditions become unsafe for play

Natural Turf – Closed

Note: Fields may be offline for multiple days for the field to completely dry-out and return to a playable condition.

Thunderstorm

Artificial Turf – Closed until storm passes (unless field becomes saturated)

Natural Turf – Closed (may reopen)

Reopening dependent on amount of rainfall, the Town Department of Parks and Recreation will make determination.

Snow or Ice

Artificial Turf – Please refer to the Town Department of Parks and Recreation website to determine the status of artificial fields after snowfall.

Natural Turf – Closed

END OF SAMPLE POLICY

MAINTENANCE TASKS & BUDGET

TOWN OF SUDBURY
ATHLETIC FIELD EVALUATION AND NEEDS ASSESSMENT

A.1 - MAINTENANCE TASKS

Soccer, football, softball, and baseball each dictate a different set of conditions, requiring unique management approaches, as each sport wears the turf differently (e.g., soccer goal mouths versus midfield and sideline areas). Maintenance requirements also can vary within individual fields, based on environmental conditions and changes in the microclimates (sun, shade, drainage, exposure to salt, traffic, etc.). Good turf managers are aware of these variations and apply maintenance accordingly. The following outlines the tasks and scheduling required to properly maintain natural turf fields, and to assist in the formulation of maintenance budgets proposed in this report. These are general suggestions and costs that have been obtained from various owners throughout the Northeast, and generalized for the purposes of this report. Actual budgets may vary based on specific site conditions, the quality of field construction, and the turf manager's actual budget and time allocations. A general description of typical athletic complex turfgrass maintenance tasks is outlined below.

A1.1 - TESTING

As an integral part of the Integrated Turf Management Program for natural turf, each field should have its topsoil tested annually for plant nutrient levels. Samples can normally be taken by on-site staff and sent to the UMASS Agricultural Extension Service for testing and results (www.umass.edu/soiltest/). These tests will determine the amounts of fertilizer, lime, and sand topdressing that need to be applied as part of regular maintenance. Knowing these results prevents unnecessary fertilizer and lime applications, and can provide savings on maintenance costs and materials.

A1.2 - MOWING

Turfgrass in areas of play is mowed at least weekly during the growing season to provide a suitable playing surface. Regular mowing practices enhance turf density, color, texture, root development, wear tolerance and other key aspects of turf quality. Mowing heights are adjusted from two and a half inches (2.5") during the growing season (until mid-July), to three and a half inches (3.5") from mid-July to mid-September, and then gradually brought back down to two and a half inches (2.5"). Clippings are either mulched and left behind, or collected and disposed of, depending on the height of the cut and the thatch density targeted by the turf manager.

A1.3 - INFIELD MAINTENANCE - BASEBALL/SOFTBALL

During the spring (April-June) season, baseball/softball infields are typically dragged with a machine/drag-mat (intended for infield work) and amended to smooth and dry the infield material, as well as to adjust grades at wear areas near the bases and home plate. The batter box and foul lines are also typically painted. For baseball, the pitcher's mound is adjusted, and divots repaired. This work is typically performed weekly during the regular season, and sometimes prior to every game before big games or during play-offs. The budget should also account for spring clean-up and preparation of the infields to remove leaves and weeds, and replace bases.

A1.4 – IRRIGATION

In the Northeast, irrigation season typically runs from June through August. During that period, each field footprint should receive one inch (1") of irrigation per week, which should be adjusted in accordance with precipitation. For a typical 90,000 SF soccer field, this equates to 54,000 gallons per week. Automatic irrigation systems should not be considered to be 'set and forget' systems. Field managers need to actively monitor irrigation to confirm proper timing, coverage and operation, and monitor irrigation with the goal of using water sparingly. Fields that are watered too much are susceptible to disease, early wear, and over compaction. We suggest the use of intelligent controllers with moisture sensors. Maintenance budgets need to account for spring start-up and repair of irrigation systems, as well as fall winterization.

A1.5 – FERTILIZING

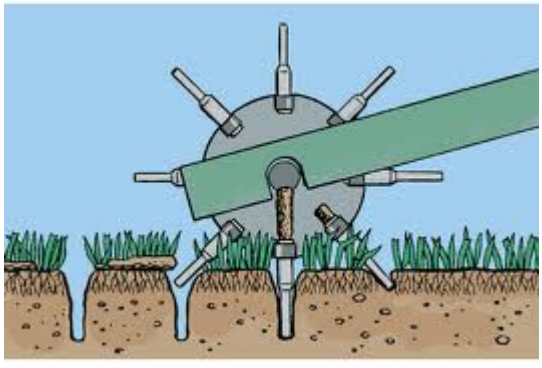
Fields are fertilized to provide micronutrients to the soil and "food" for the turfgrass plant. Fertilization should generally be performed in the early spring and summer, and later supplemented on selected fields in the early fall, as needed. This will confirm that sufficient nutrients are available to develop healthy root zones during the peak growth period, which includes May and June. Fertilization should be directly related to soil tests performed on an individual field and as part of an overall Integrated Turf Management Program. This is particularly important for facilities that border on wetland receptors, which may be unnecessarily contaminated by over-fertilization. Once soil sample data has been obtained, fertilizer with the proper nitrogen/phosphorus/potassium ratio should be applied at the specified rates. Low solubility fertilizers, applied only at rates which ensure uptake, should be used to minimize groundwater or surface water impacts.

A1.6 - LIME APPLICATION

Lime application is generally performed in late November, as it typically takes up to six (6) months to breakdown. Lime should only be applied to soil based on the results of the annual soil testing.

A1.7 - AERATION

Aeration alleviates compaction and develops deep-rooted turf. It is accomplished by creating spaces in the turf, thus allowing moisture, nutrients and oxygen to penetrate to the root zone. Aeration also breaks up thatch, which helps contribute to the organic content of the soil and breaks the mat on the soil surface. High-use fields should be aerated two to three (2-3) times per year. We suggest that six to seven inch (6"-7") hollow core aeration equipment be used for aeration. If the intent is a long-term modification of the root zone, we suggest removing the plugs and top dressing the field with coarse sand.



A1.8 - TOPDRESSING

Topdressing is applied periodically, as a soil amendment, to maintain a smooth playing surface and to vary the root zone particle size distribution. Top dressing adds soil, sand, or other beneficial organic material and soil amendments (as determined by turf needs and based on agronomic testing) to the surface of the turf. It should always follow core aerating.

A1.9 - OVER-SEEDING

Over-seeding is suggested for all high-use athletic fields. Over-seeding is the spreading of seed over bare areas or areas that are stressed to enhance (fill in) the stressed/bare areas, establish new turf and/or improve the condition of the turf. The type of seed used, quantity, and application timing vary with turf managers' preferences, time of year, and the goal(s) to be accomplished (quick patch or long term repair). Over seeding is typically timed to coincide with aeration and topdressing tasks.

A1.10 - PESTICIDE AND HERBICIDE APPLICATIONS

Pesticides and herbicides should be used sparingly and only by licensed applicators. Pesticides should not be applied as a prophylactic, but rather in response to an observed pest or disease, and then tailored accordingly. Instructions and timing for application of pesticides and herbicides should be strictly followed, as they are typically targeted at particular stages of growth of weeds or pests. The use of pesticides and herbicides on public properties is severely limited by New Hampshire Law. Any chemicals used should adhere to New Hampshire Law which can be found at the New Hampshire Department of Agriculture, Markets and Food Division of Pesticide Control. Again, pesticides should be applied only as part of an overall Integrated Turf Management Program and consistent with jurisdictional policy. This is particularly true for facilities that border on water courses or wetland receptors.

A1.11 - SYNTHETIC TURF MAINTENANCE

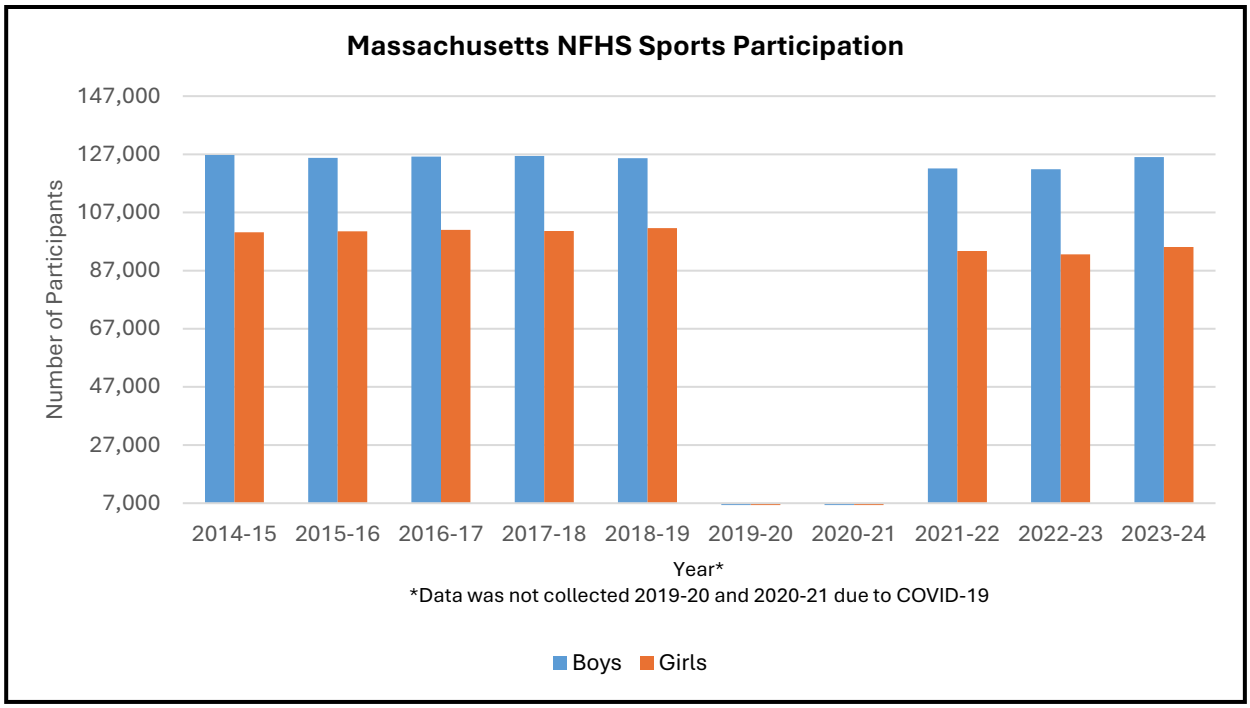
Synthetic turf is not totally maintenance free. Typically synthetic turf only needs to be "raked" or 'groomed' four times in a typical playing season (April - November). A synthetic turf groomer is a special attachment that tows behind a Gator or tractor. Grooming redistributes the sand and rubber infill, fills in typical wear spots at the goal mouths and improves field appearance. It also evens out the cushioning and traction qualities of the sand and rubber infill. Spot sanitation and rinsing to remove bodily fluids can be done during events and should never be done in a "blanket" application. Some owners elect to do "deep" grooming, which is typical done by a vendor who has the specialized equipment. Deep grooming machines remove the sand and rubber infill, rinse and filter it and replace it as the machine moves over the field. Magnets remove metal debris, and filters remove dust, sediment and debris from the infill. "Deep" grooming should only be done "as needed" and is not considered a regular maintenance task. Typically, turf comes with an 8 year warranty, so owners should not be paying for repairs or adjustments to the turf during that period.

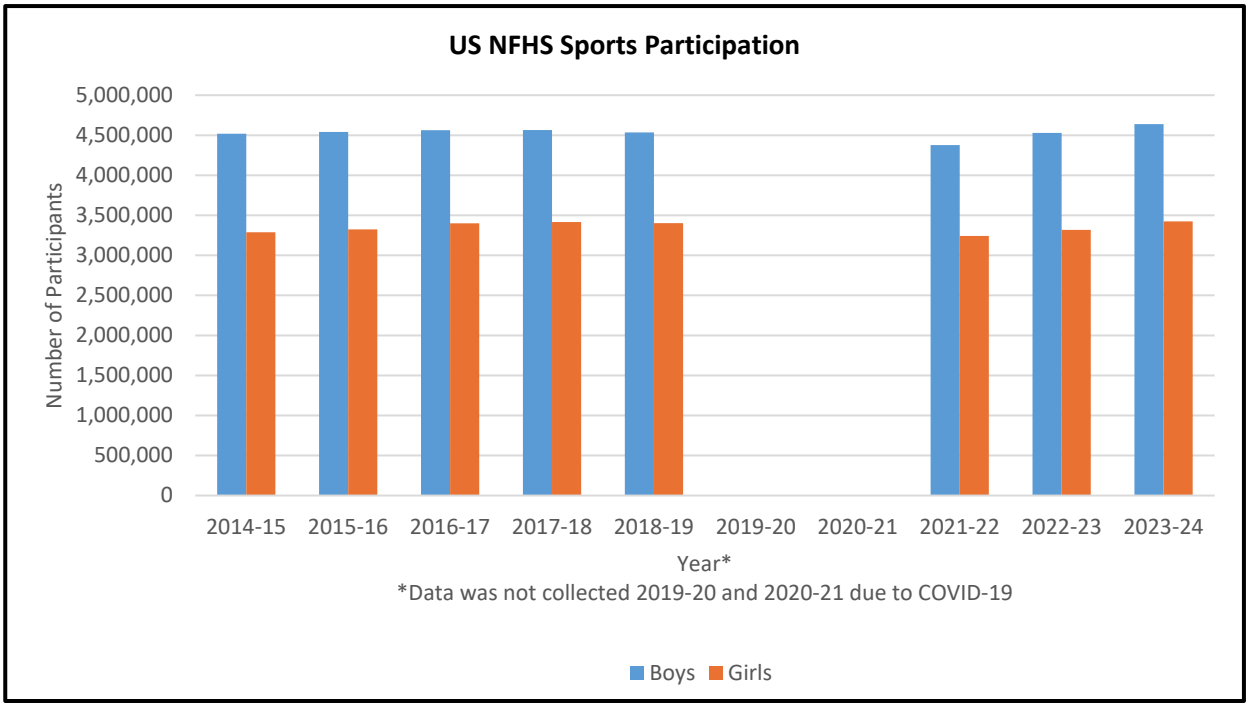
A1.12 – SYNTHETIC TURF MAINTENANCE

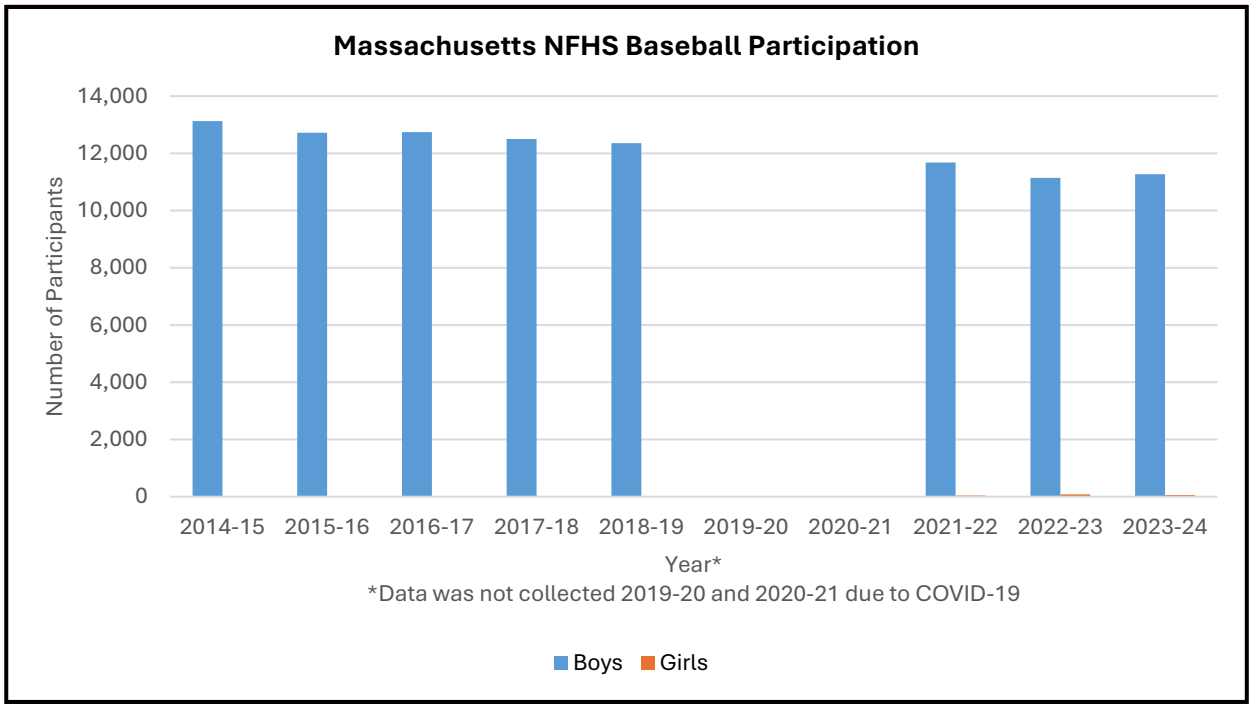
Synthetic turf is not maintenance free, and its costs should be factored into facilities budgets like natural turf. Refer to Section 6.2 for a detailed description of synthetic turf requirements and considerations. Typically, synthetic turf needs to be groomed four (4) times per year. This time is estimated at five (5) hours for two (2) employees, touching up infill, grooming with a tractor and turf rake, and clean-up. At $350/hour for crew and machines is $1,750 per grooming, four times per year equals an anticipated synthetic turf maintenance budget of $7,000 per synthetic turf field.

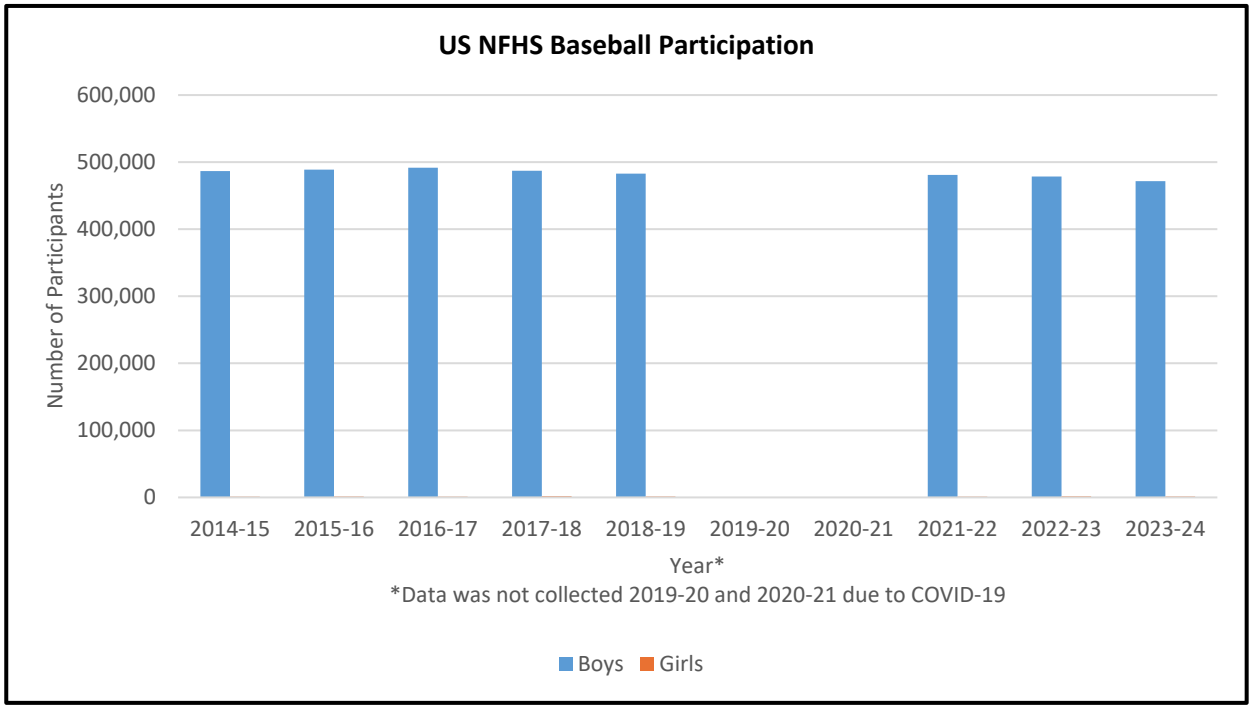
ENCLOSURE 8

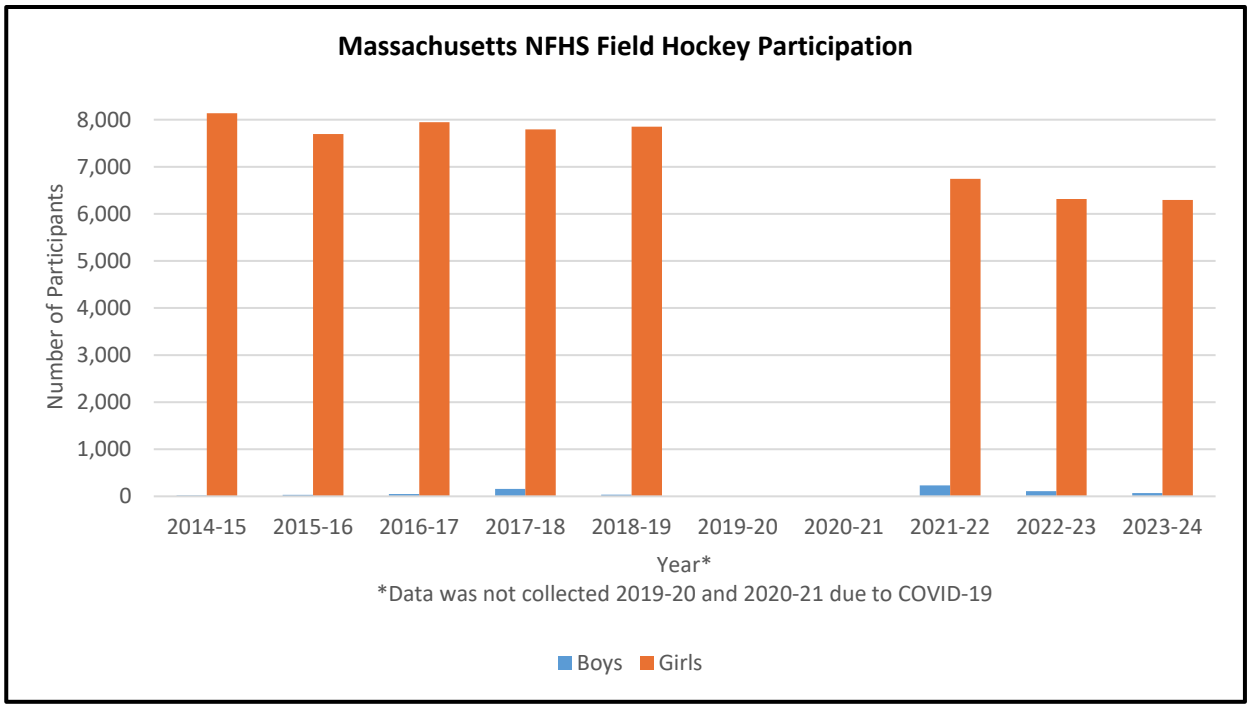
HISTORICAL USE DATA

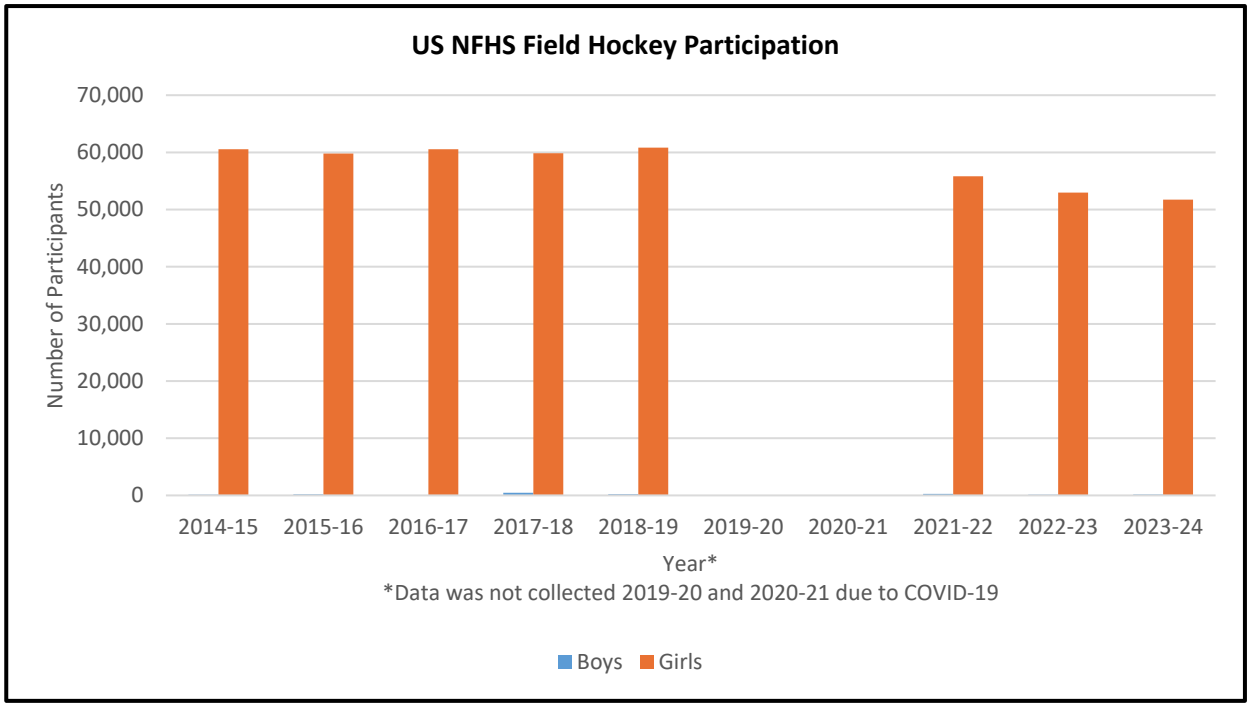

Massachusetts NFHS Sports Participation
147,000
127,000
107,000
87,000
67,000
47,000
27,000
7,000
Number of Participants
2014-15
2015-16
2016-17
2017-18
2018-19
2019-20
2020-21
2021-22
2022-23
2023-24
Year*
*Data was not collected 2019-20 and 2020-21 due to COVID-19
Boys
Girls

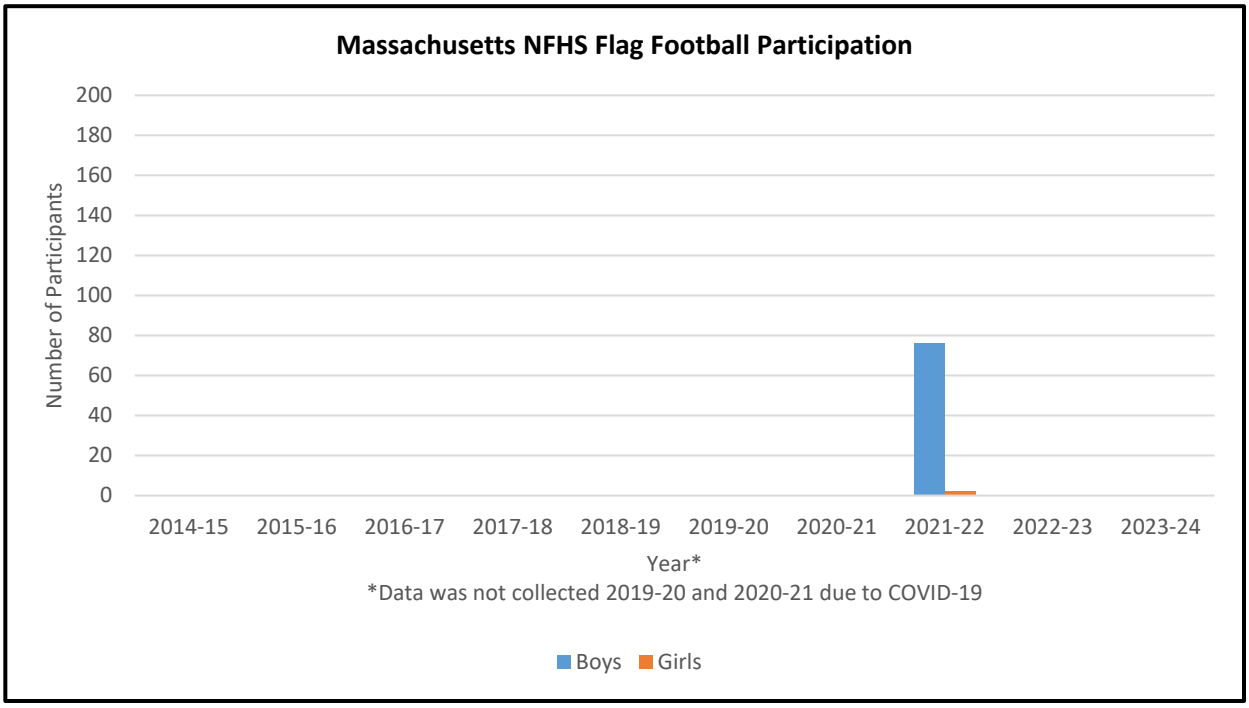

US NFHS Sports Participation
5,000,000
4,500,000
4,000,000
3,500,000
3,000,000
2,500,000
2,000,000
1,500,000
1,000,000
500,000
0
Number of Participants
2014-15
2015-16
2016-17
2017-18
2018-19
2019-20
2020-21
2021-22
2022-23
2023-24
Year*
*Data was not collected 2019-20 and 2020-21 due to COVID-19
Boys
Girls

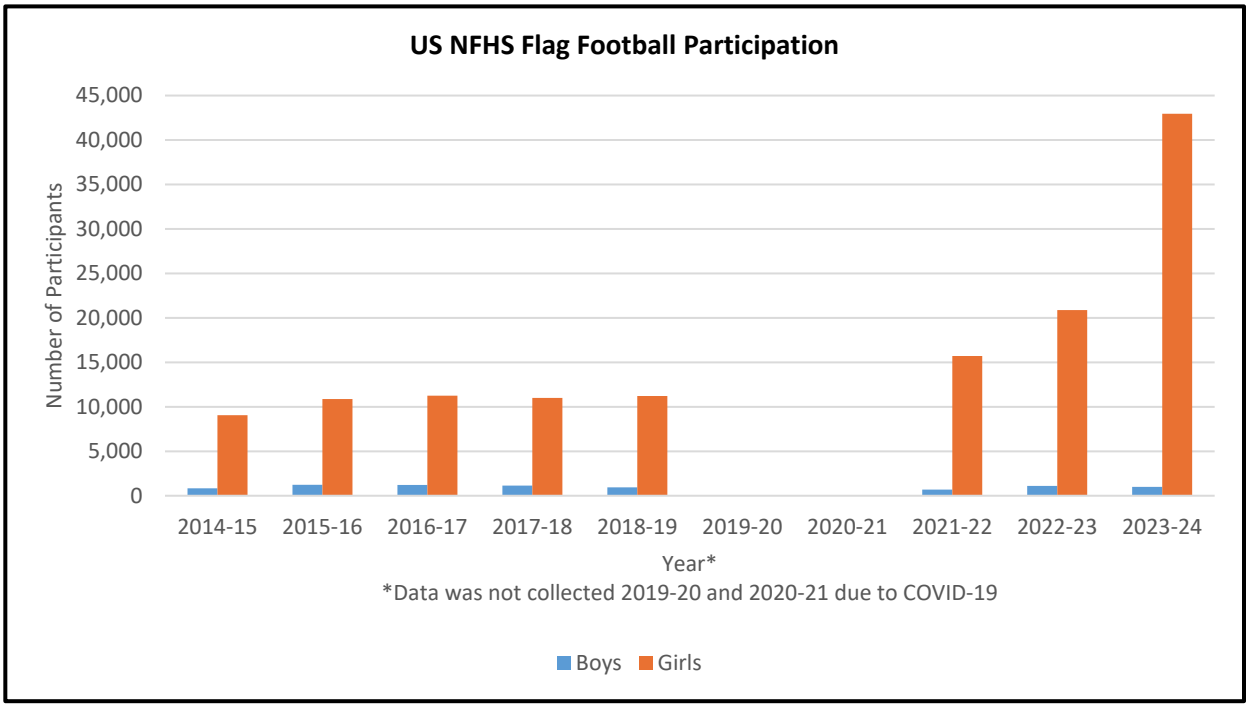

Massachusetts NFHS Baseball Participation
14,000
12,000
10,000
8,000
6,000
4,000
2,000
0
Number of Participants
2014-15
2015-16
2016-17
2017-18
2018-19
2019-20
2020-21
2021-22
2022-23
2023-24
Year*
*Data was not collected 2019-20 and 2020-21 due to COVID-19
Boys
Girls

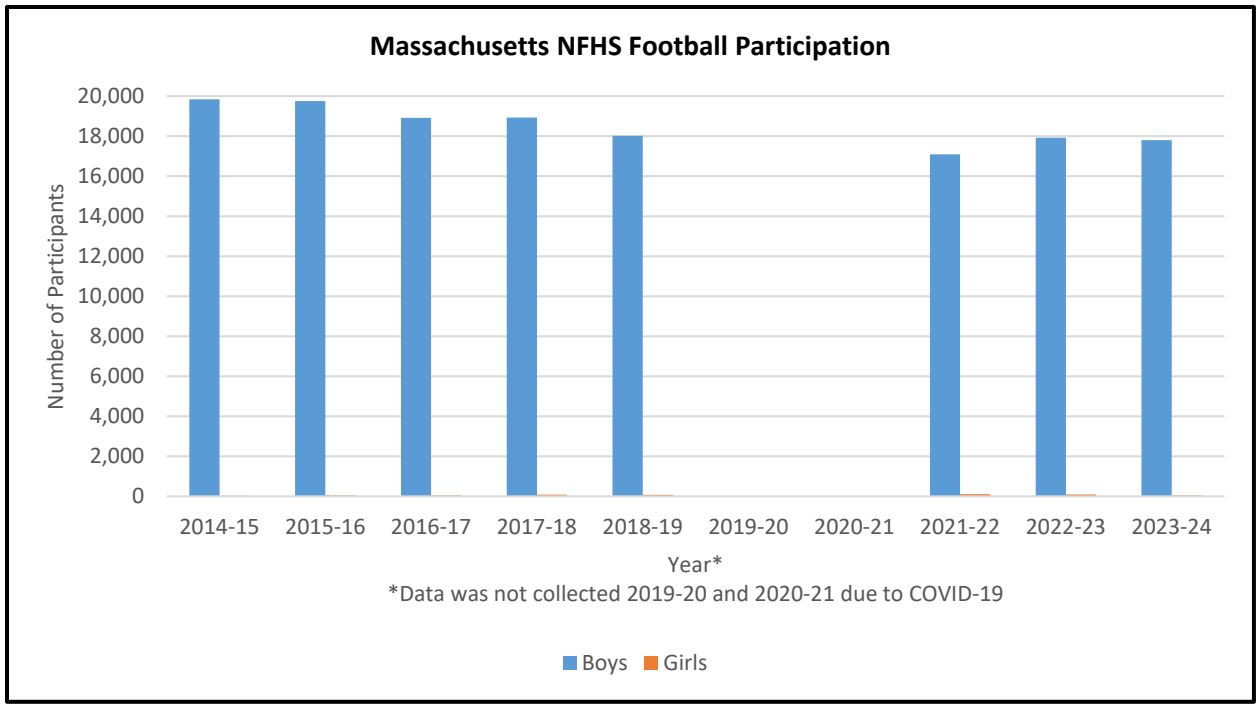

US NFHS Baseball Participation
600,000
500,000
400,000
300,000
200,000
100,000
0
Number of Participants
2014-15
2015-16
2016-17
2017-18
2018-19
2019-20
2020-21
2021-22
2022-23
2023-24
Year*
*Data was not collected 2019-20 and 2020-21 due to COVID-19
Boys
Girls

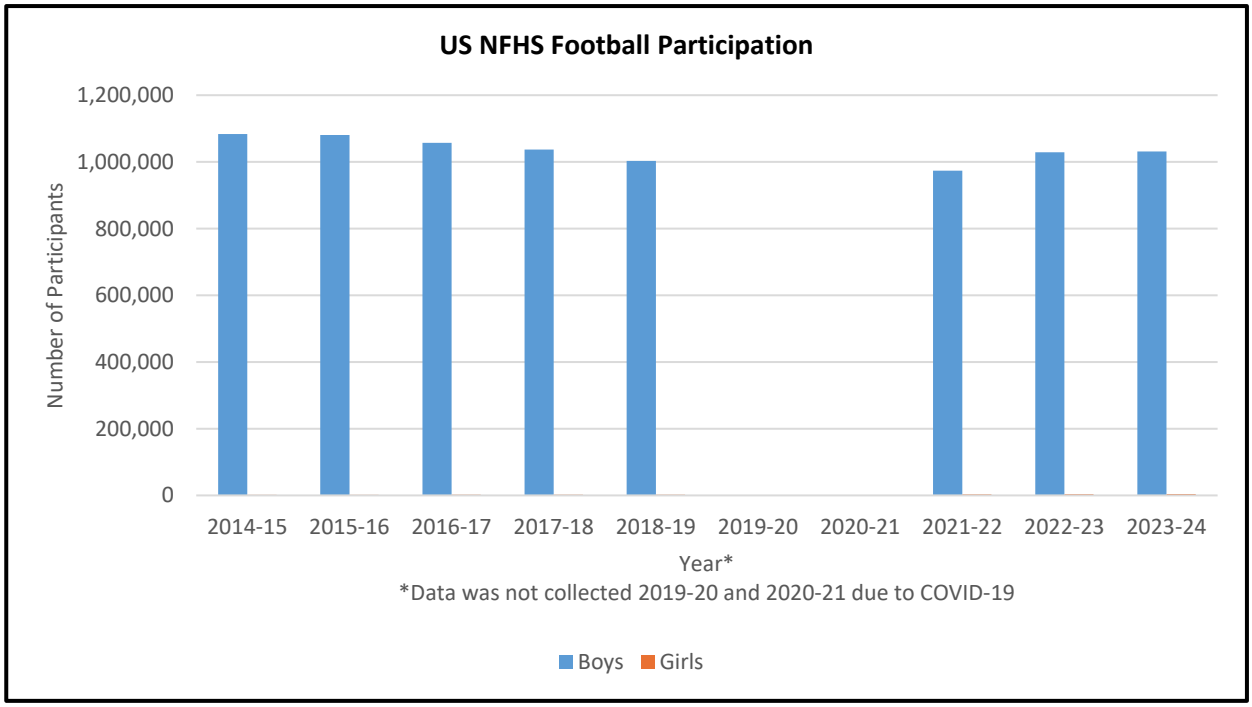

Massachusetts NFHS Field Hockey Participation
Number of Participants
8,000
7,000
6,000
5,000
4,000
3,000
2,000
1,000
0
2014-15
2015-16
2016-17
2017-18
2018-19
2019-20
2020-21
2021-22
2022-23
2023-24
Year*
*Data was not collected 2019-20 and 2020-21 due to COVID-19
Boys
Girls

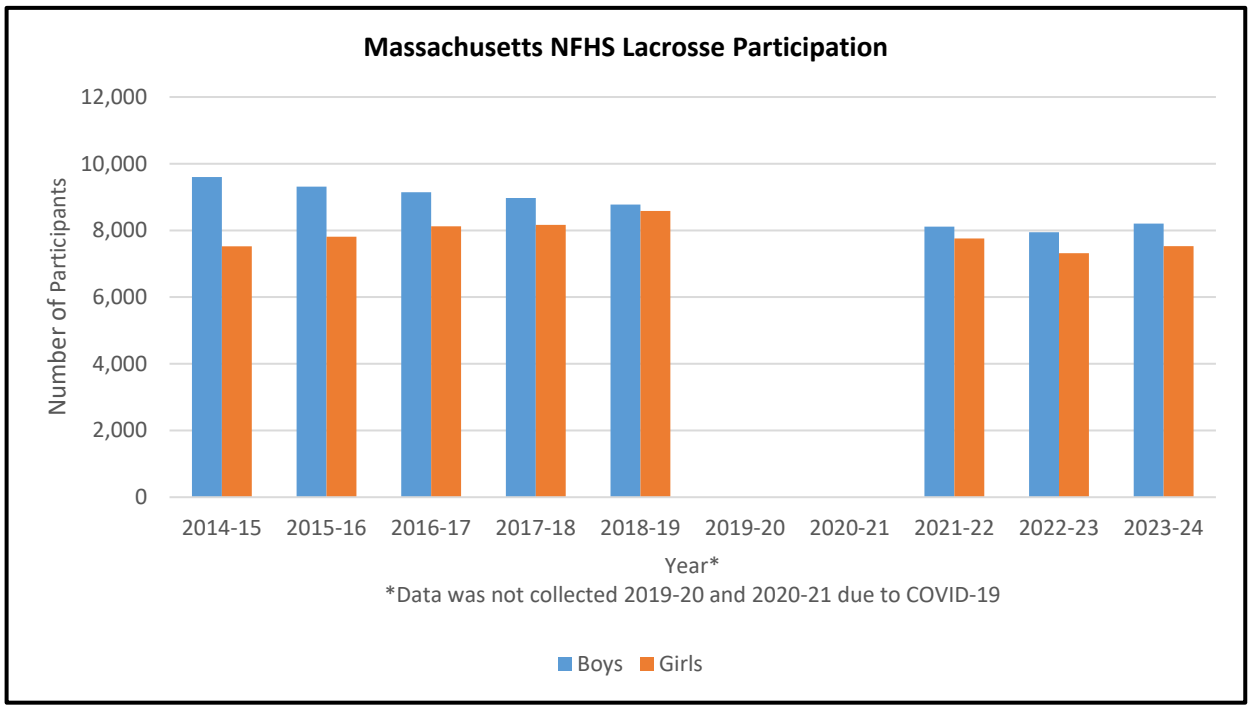

US NFHS Field Hockey Participation
Number of Participants
70,000
60,000
50,000
40,000
30,000
20,000
10,000
0
2014-15
2015-16
2016-17
2017-18
2018-19
2019-20
2020-21
2021-22
2022-23
2023-24
Year*
*Data was not collected 2019-20 and 2020-21 due to COVID-19
Boys
Girls

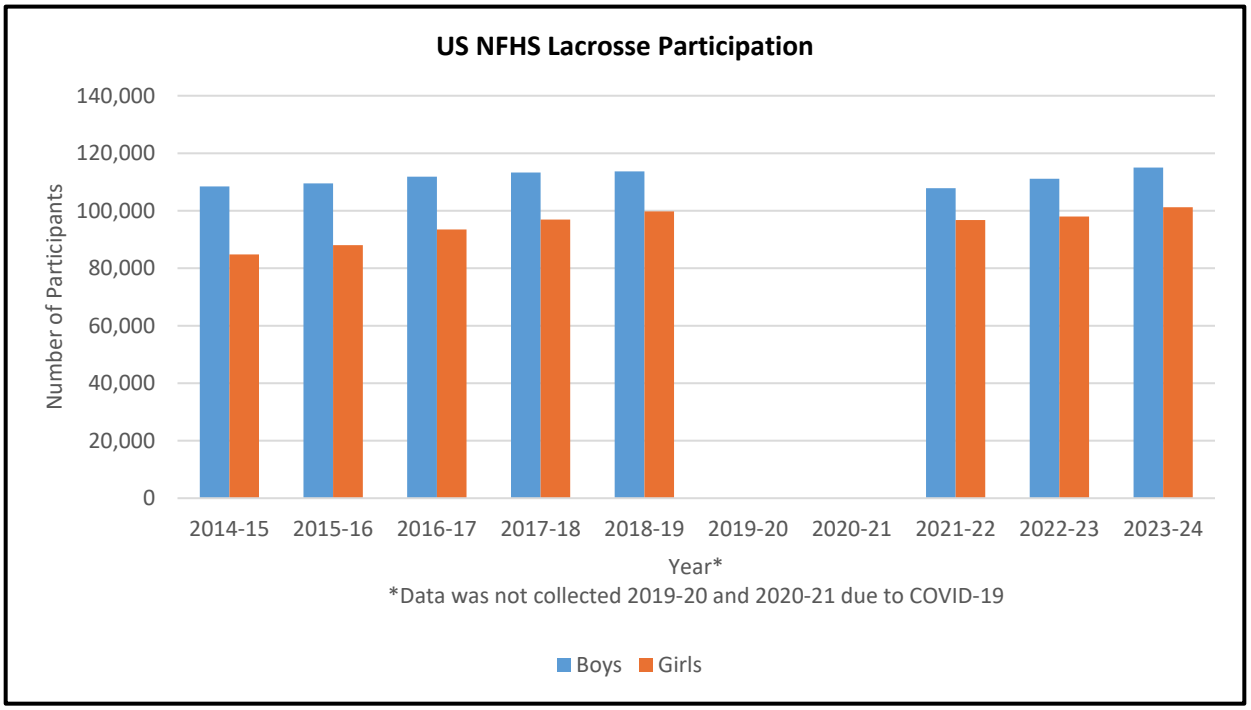

Massachusetts NFHS Flag Football Participation
200
180
160
140
120
100
80
60
40
20
0
Number of Participants
2014-15
2015-16
2016-17
2017-18
2018-19
2019-20
2020-21
2021-22
2022-23
2023-24
Year*
*Data was not collected 2019-20 and 2020-21 due to COVID-19
Boys
Girls

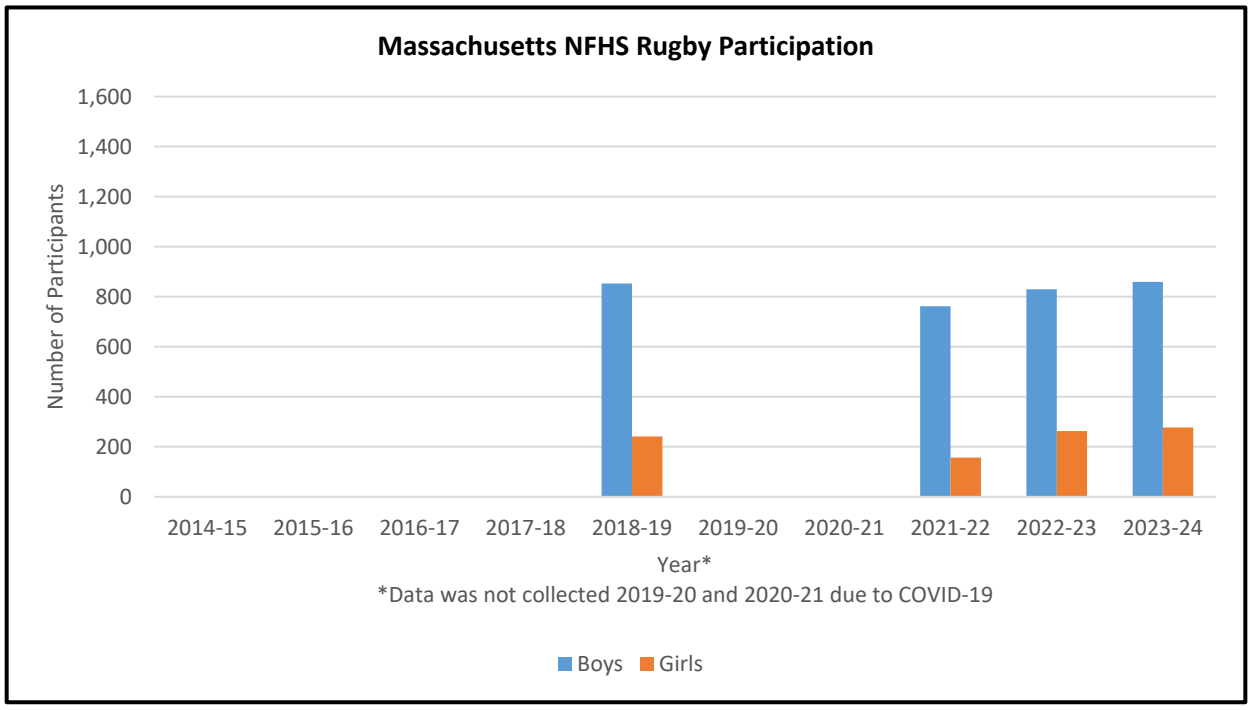

US NFHS Flag Football Participation
45,000
40,000
35,000
30,000
25,000
20,000
15,000
10,000
5,000
0
Number of Participants
2014-15
2015-16
2016-17
2017-18
2018-19
2019-20
2020-21
2021-22
2022-23
2023-24
Year*
*Data was not collected 2019-20 and 2020-21 due to COVID-19
Boys
Girls

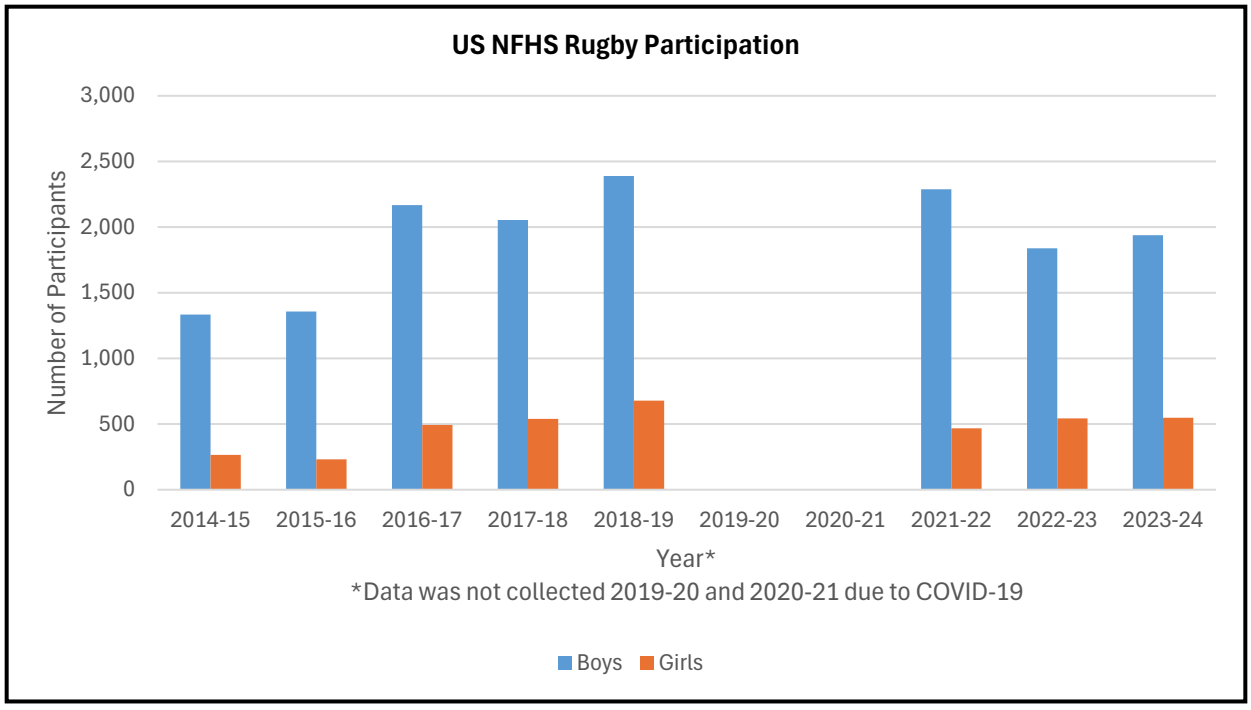

Massachusetts NFHS Football Participation
20,000
18,000
16,000
14,000
12,000
10,000
8,000
6,000
4,000
2,000
0
Number of Participants
2014-15
2015-16
2016-17
2017-18
2018-19
2019-20
2020-21
2021-22
2022-23
2023-24
Year*
*Data was not collected 2019-20 and 2020-21 due to COVID-19
Boys
Girls

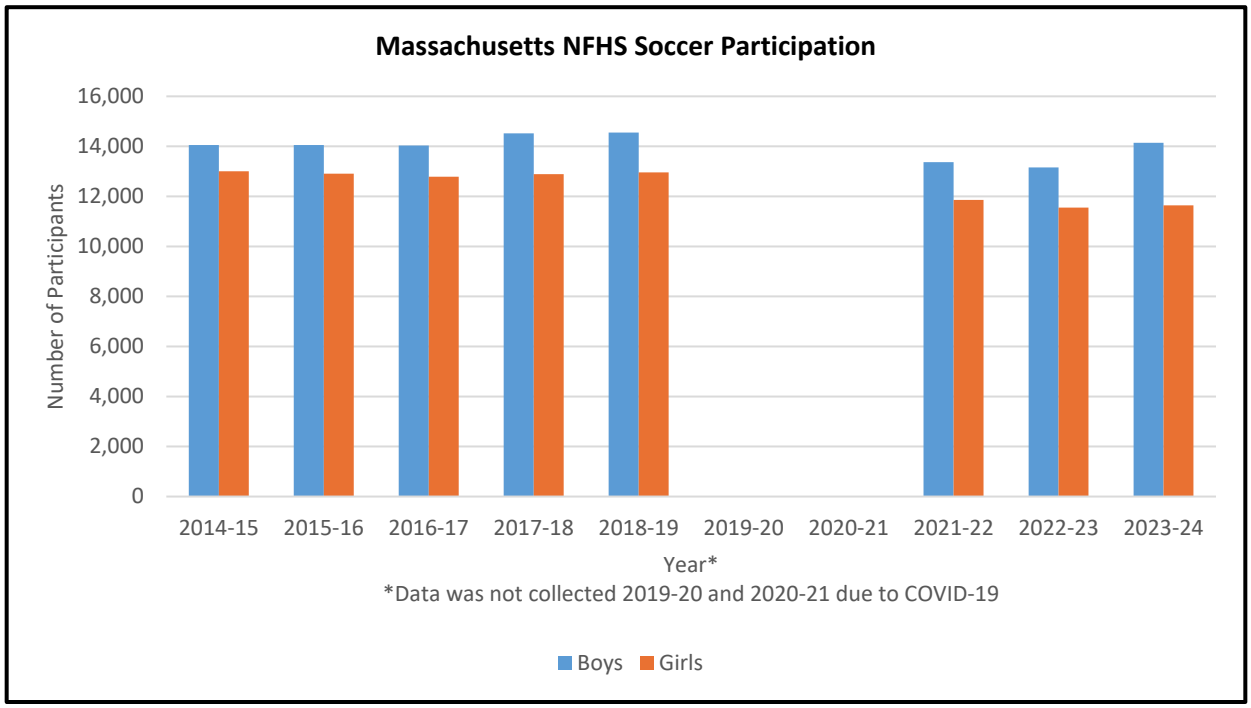

US NFHS Football Participation
1,200,000
1,000,000
800,000
600,000
400,000
200,000
0
Number of Participants
2014-15
2015-16
2016-17
2017-18
2018-19
2019-20
2020-21
2021-22
2022-23
2023-24
Year*
*Data was not collected 2019-20 and 2020-21 due to COVID-19
Boys
Girls

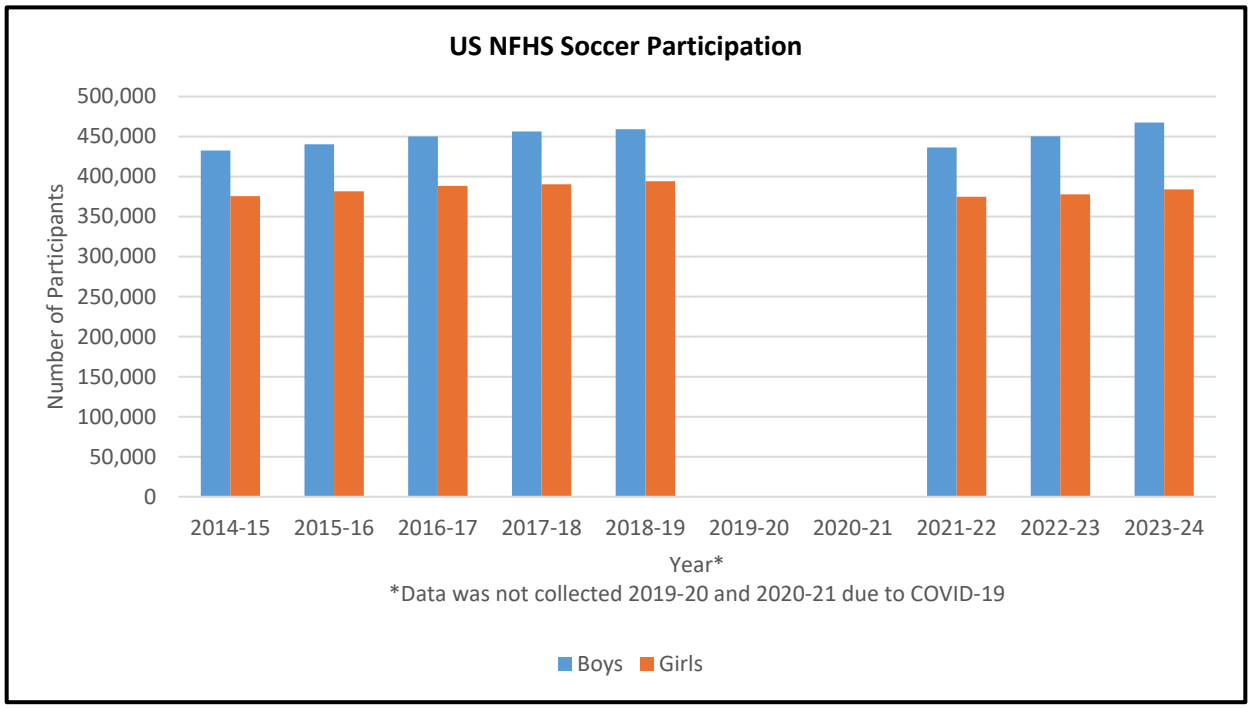

Massachusetts NFHS Lacrosse Participation
12,000
10,000
8,000
6,000
4,000
2,000
0
Number of Participants
2014-15
2015-16
2016-17
2017-18
2018-19
2019-20
2020-21
2021-22
2022-23
2023-24
Year*
*Data was not collected 2019-20 and 2020-21 due to COVID-19
Boys
Girls

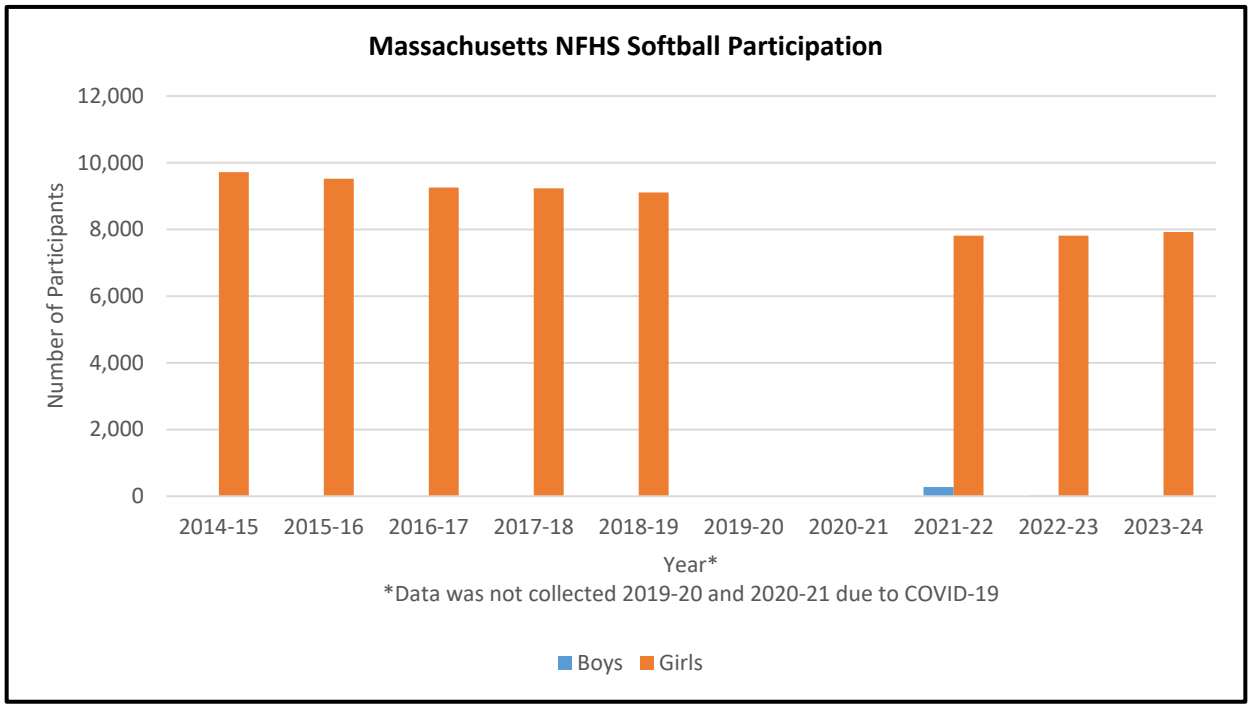

US NFHS Lacrosse Participation
140,000
120,000
100,000
80,000
60,000
40,000
20,000
0
Number of Participants
2014-15
2015-16
2016-17
2017-18
2018-19
2019-20
2020-21
2021-22
2022-23
2023-24
Year*
*Data was not collected 2019-20 and 2020-21 due to COVID-19
Boys
Girls

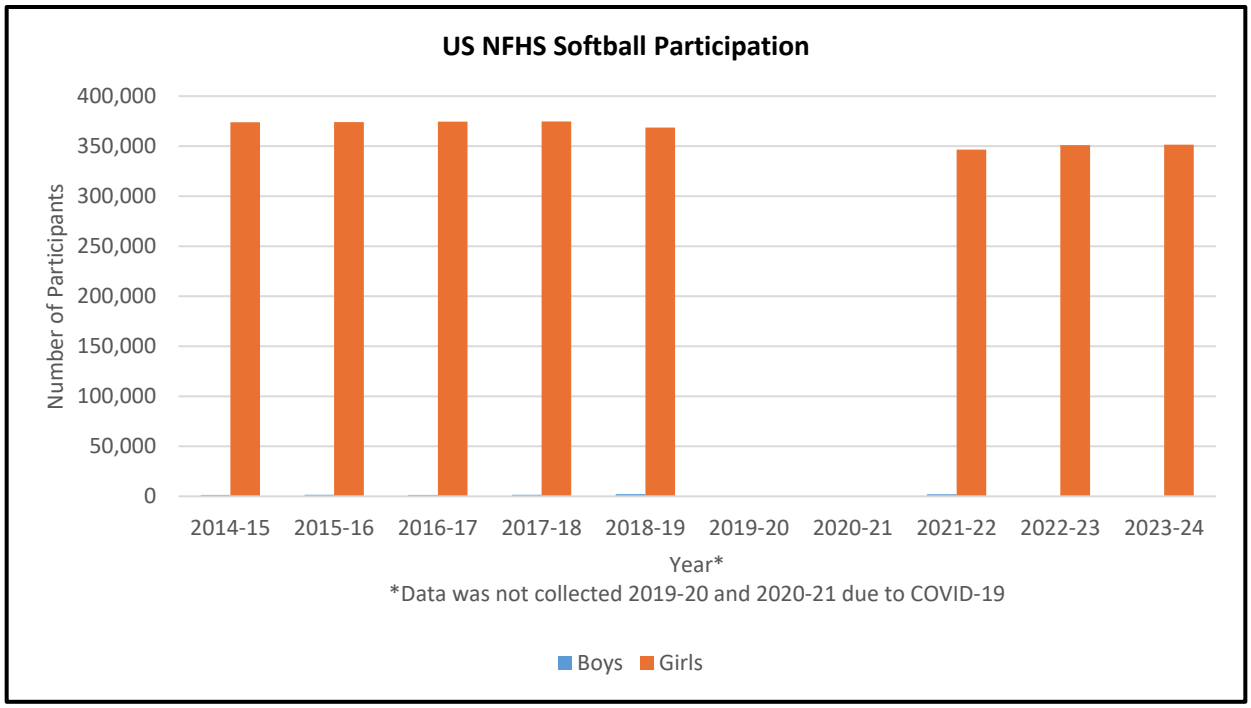

Massachusetts NFHS Rugby Participation
Number of Participants
1,600
1,400
1,200
1,000
800
600
400
200
0
2014-15
2015-16
2016-17
2017-18
2018-19
2019-20
2020-21
2021-22
2022-23
2023-24
Year*
*Data was not collected 2019-20 and 2020-21 due to COVID-19
Boys
Girls

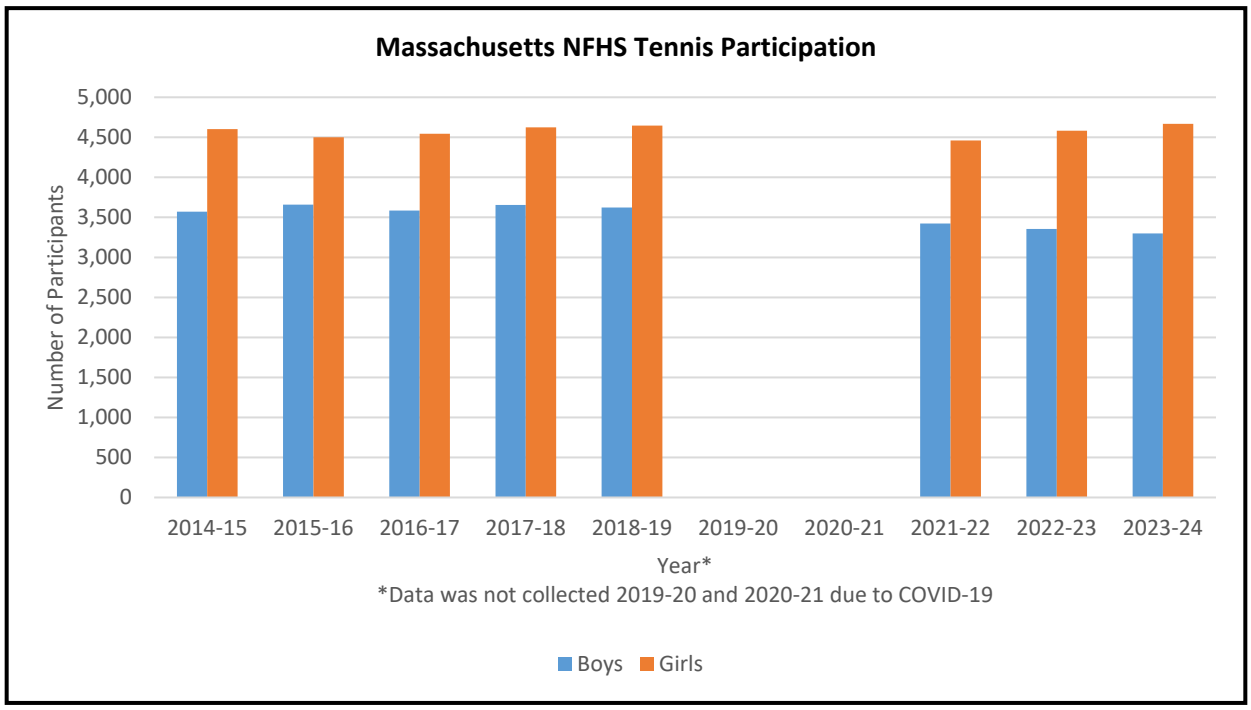

US NFHS Rugby Participation
Number of Participants
3,000
2,500
2,000
1,500
1,000
500
0
2014-15
2015-16
2016-17
2017-18
2018-19
2019-20
2020-21
2021-22
2022-23
2023-24
Year*
*Data was not collected 2019-20 and 2020-21 due to COVID-19
Boys
Girls

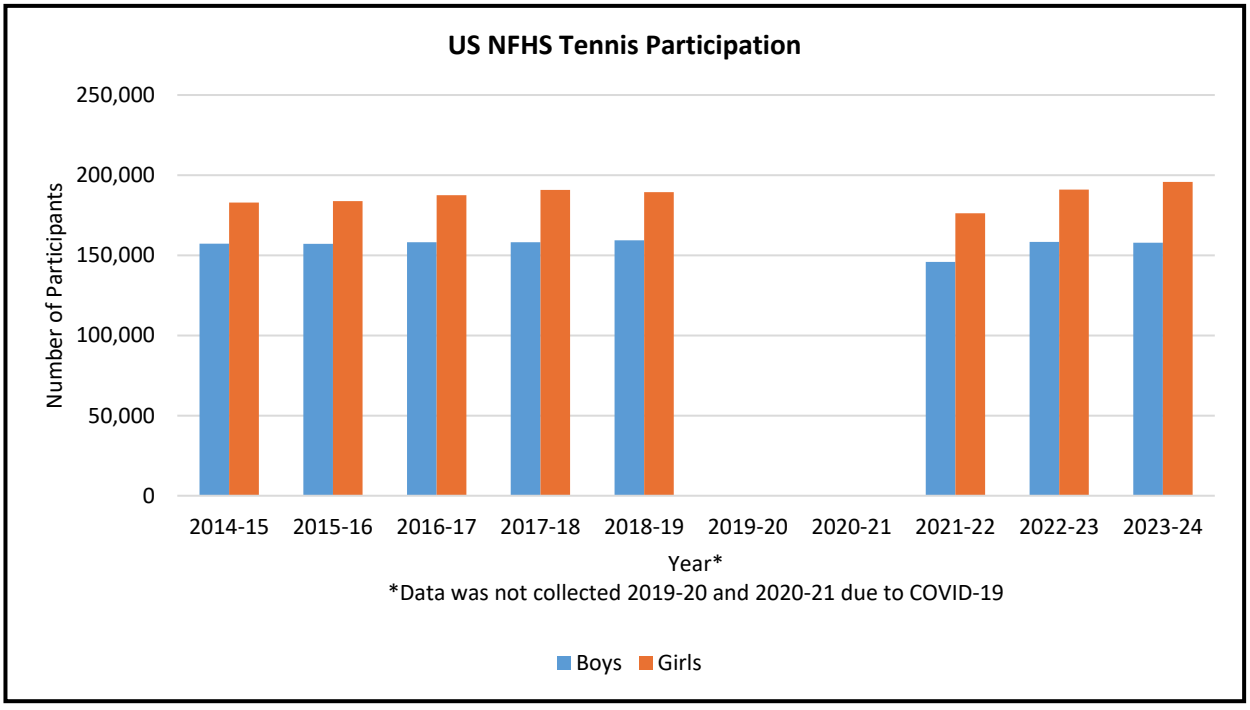

Massachusetts NFHS Soccer Participation
16,000
14,000
12,000
10,000
8,000
6,000
4,000
2,000
0
Number of Participants
2014-15
2015-16
2016-17
2017-18
2018-19
2019-20
2020-21
2021-22
2022-23
2023-24
Year*
*Data was not collected 2019-20 and 2020-21 due to COVID-19
Boys
Girls

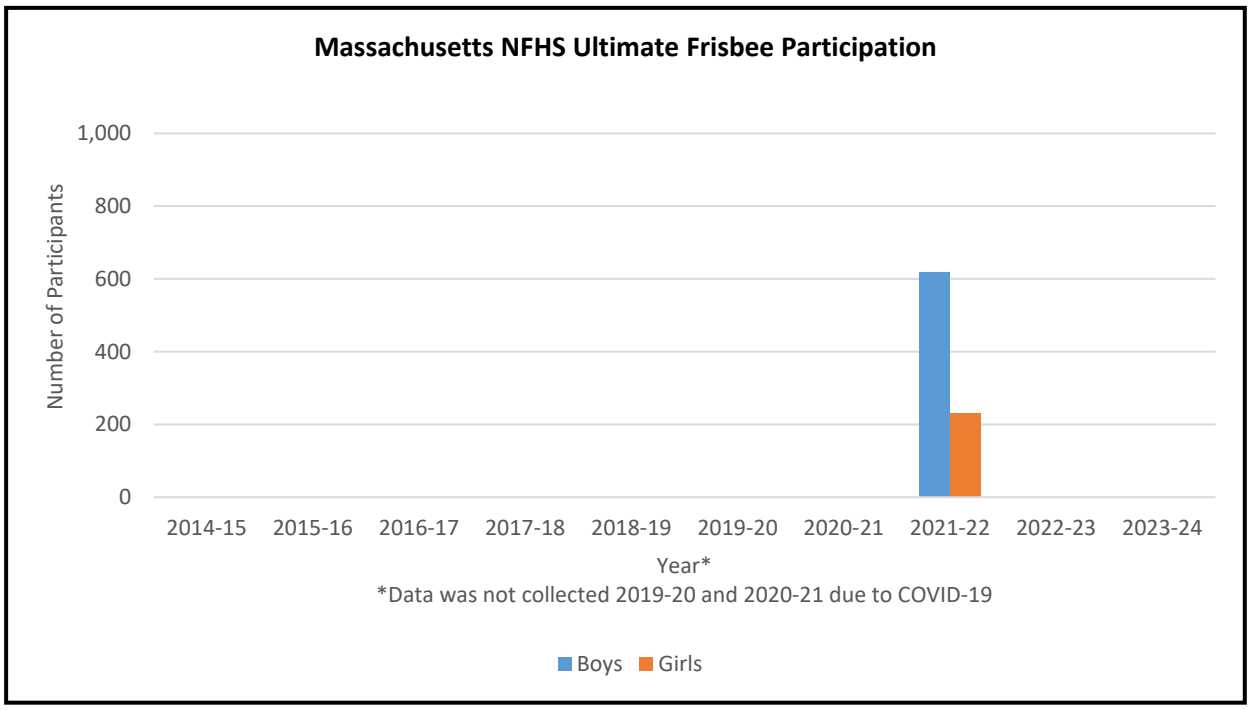

US NFHS Soccer Participation
500,000
450,000
400,000
350,000
300,000
250,000
200,000
150,000
100,000
50,000
0
Number of Participants
2014-15
2015-16
2016-17
2017-18
2018-19
2019-20
2020-21
2021-22
2022-23
2023-24
Year*
*Data was not collected 2019-20 and 2020-21 due to COVID-19
Boys
Girls

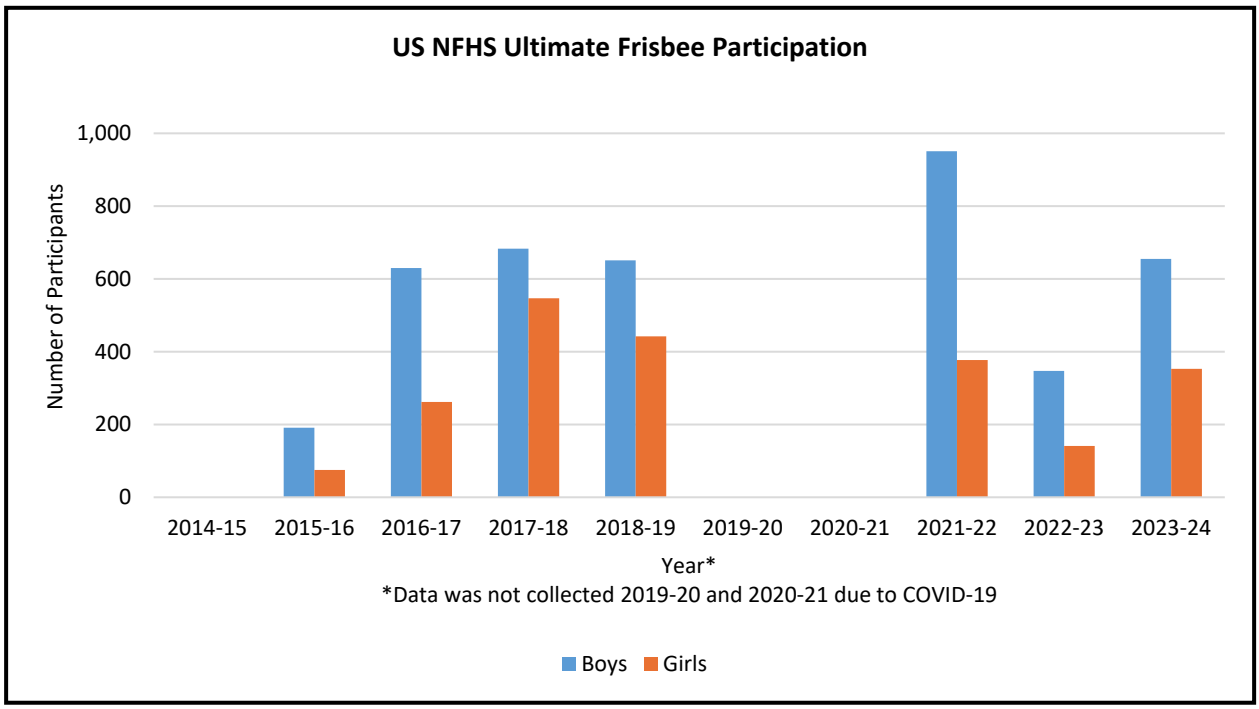

Massachusetts NFHS Softball Participation
12,000
10,000
8,000
6,000
4,000
2,000
0
Number of Participants
2014-15
2015-16
2016-17
2017-18
2018-19
2019-20
2020-21
2021-22
2022-23
2023-24
Year*
*Data was not collected 2019-20 and 2020-21 due to COVID-19
Boys
Girls


US NFHS Softball Participation
400,000
350,000
300,000
250,000
200,000
150,000
100,000
50,000
0
Number of Participants
2014-15
2015-16
2016-17
2017-18
2018-19
2019-20
2020-21
2021-22
2022-23
2023-24
Year*
*Data was not collected 2019-20 and 2020-21 due to COVID-19
Boys
Girls


Massachusetts NFHS Tennis Participation
Number of Participants
5,000
4,500
4,000
3,500
3,000
2,500
2,000
1,500
1,000
500
0
2014-15
2015-16
2016-17
2017-18
2018-19
2019-20
2020-21
2021-22
2022-23
2023-24
Year*
*Data was not collected 2019-20 and 2020-21 due to COVID-19
Boys
Girls


US NFHS Tennis Participation
Number of Participants
250,000
200,000
150,000
100,000
50,000
0
2014-15
2015-16
2016-17
2017-18
2018-19
2019-20
2020-21
2021-22
2022-23
2023-24
Year*
*Data was not collected 2019-20 and 2020-21 due to COVID-19
Boys
Girls


Massachusetts NFHS Ultimate Frisbee Participation
1,000
800
600
400
200
0
Number of Participants
2014-15
2015-16
2016-17
2017-18
2018-19
2019-20
2020-21
2021-22
2022-23
2023-24
Year*
*Data was not collected 2019-20 and 2020-21 due to COVID-19
Boys
Girls


US NFHS Ultimate Frisbee Participation
1,000
800
600
400
200
0
Number of Participants
2014-15
2015-16
2016-17
2017-18
2018-19
2019-20
2020-21
2021-22
2022-23
2023-24
Year*
*Data was not collected 2019-20 and 2020-21 due to COVID-19
Boys
Girls

ENCLOSURE 9

STAKEHOLDER MEETING MINUTES

Gale Associates, Inc.
300 Ledgewood Place | Suite 300 | Rockland, MA 02370
P 781.335.6465 F 781.335.6467
www.galeassociates.com

START-UP MEETING MINUTES NUMBER 01

Project Name: Needs Assessment Study – Town of Sudbury
Date/Time: December 2, 2024 @ 10:00 A.M.
Location: Microsoft Teams Conference Call
Client: Town of Sudbury (Town)
Gale JN: 719620
Conference Attendees:

Present	Name	Company/Dep't.	Email
X	Dennis Mannone	Parks and Recreation – Director	mannoned@sudbury.ma.us
	Ben Carmel	Parks and Recreation – Chair	prchair@sudbury.ma.us
X	Tom Russo	Parks and Recreation – Foreman	russot@sudbury.ma.us
X	Bobby Beagan	Parks and Recreation – Member	bobby.beagan@gmail.com
X	Tina Rivard	Department of Public Works – Director	rivardt@sudbury.ma.us
	Sandra Duran	Facilities Department – Combined Facilities Director	durans@sudbury.ma.us
X	Daniel Lee	Lincoln-Sudbury High School – Director of Athletics	daniel_lee@lsrhs.net
X	Kevin Rossley	Lincoln-Sudbury High School – Director of Buildings and Grounds	kevin_rossley@lsrhs.net
X	Peter Spanos	Gale Associates, Inc., (Gale) – Chief Civil Engineer	ps@gainc.com
X	Kyle Rowan	Gale – Project Manager	kfr@gainc.com
X	Kaitlyn Rogosch	Gale – Staff Designer	kmr@gainc.com

New Business:

Meeting Item/ Content	Item Description	Action Required By
1.1	Introduction of Project Team Members Gale provided introductions of the project teams. Item to be closed.	Record Closed
1.2	Executed Contract The contract was executed on September 3, 2024. All invoices are to be sent to Dennis Mannone. Item to be closed.	Record Closed
1.3	Overview of Project Goals/Review Project Scope Gale reviewed the general scope of the Athletic Field Evaluation and Field Needs Assessment Study, focusing on the following fifteen (15) locations: • Broadacres Farm (site to be added to the scope for evaluation and assessment) • Davis Field • Cutting Field • Ephrain Curtis Middle School • Fairbanks Community Center • Featherland Park	

Meeting Item/ Content	Item Description	Action Required By
	• Frank Feeley Field • General John Nixon School • Haskell Field • Haynes School • Israel Loring School • Lincoln Sudbury High School • MA State Police Crime Lab Field • Parkinson Field • Peter Noyes School Scope items are to include the following: • **Field Evaluation and Assessment** Gale began the visual assessment and soil sample collection for the field evaluations on November 20th, and plans to finish the remaining field evaluations on December 6th. If additional time is needed, field evaluations will extend in to the week of December 9th. Prior to visiting the school sites, Gale will be required to complete a CORI check. Gale has also begun the base plan development from aerial photography and GIS data. Gale requested the Town provide any available record plans for additional context. The Town will coordinate with the Planning Board to obtain record plans. The Town asked if the evaluations would include hard courts (tennis, pickleball, basketball, etc.). Gale confirmed all hard courts and parking lots will also be evaluated. • **Program Development and Needs Assessment** Gale requested that the Town provide a list of field stakeholders for this project. These stakeholders may be school coaches, Town recreation leaders, or any representative who may have an interest in the betterment of the Town's athletic facilities. These stakeholders will be asked to complete questionnaires regarding the fields and may be asked to participate in a meeting to further discuss their schedules and needs. It is Gale's recommendation that the questionnaires be sent within the next two weeks to provide ample time to receive responses. Gale will send the Town a draft questionnaire for review prior to stakeholder distribution.	Gale/Town Town Gale

Meeting Item/ Content	Item Description	Action Required By
	• **Management and Maintenance Evaluation** Following the completion of the facilities evaluation and assessment, Gale will request a list of contacts from the Town. Gale will contact the appropriate field maintenance staff to acquire current maintenance practices and budgets, which will be used to provide revised/updated policies based on Gale's past experience. Following the completion of the items above, Gale will submit a draft to the Town for review and attend a virtual meeting to discuss questions or comments the Town may have. Gale will also begin to develop the Decision Matrix, Conceptual Plans, and Final Needs Assessment Report following the completion of the above items.	Gale
1.4	<u>Additional Discussion Items</u> • Broadacres Farm The Town has requested this town-owned parcel be added to the scope for evaluation and assessment. This site will be assessed along with the remaining sites on December 6th. The Town's vision is for this parcel to be used as overflow for unmet demands following the needs assessment. • Davis Field The Town stated this field was previously designed by Gale for the use of youth baseball. The project was designed through permitting, but faced much pushback from the community that it did not proceed past permitting. The Town is open to a different design if the results of the Needs Assessment suggest the field be used differently. They also stated this field is currently used for passive recreation and a dog park, but has been used for youth soccer in the past. The Town noted that the field is not level and does not drain well. • Bruce Freeman Rail Trail and Mass Central Rail Trail The Town stated these rail trails connect many of the sites. The Town has requested Gale keep this in mind when preparing conceptual plans. • Lincoln-Sudbury High School The Town stated that the High School experiences significant use from youth sports. Broadacres or Parkinson Field could be used to alleviate scheduling conflicts at the High School.	

Meeting Item/ Content	Item Description	Action Required By
	• Parkinson Field The Town stated there may be CPC funding to improve the parking lot at this site. The Town is to distribute information regarding ongoing projects. • Frank Feeley Field The Town stated there have been recent upgrades to the upper fields. The Phase 2 RFP for drainage design work is out, but the Town is waiting to see what Gale determines through the Needs Assessment before continuing with upgrades. • Haskell Field The Town is applying for funding for accessible pathways around the perimeter of the field. The Town stated there are very few walking paths in town.	Town
1.5	Project Schedule Gale stated the current critical path for the project is the completion of the field evaluations and the distribution of the stakeholder questionnaires. After this point, the following schedule will provide a general project timeline, with project completion expected in April of 2025.	Record

Phase 1 Facilities Evaluation & Assessment (research & field evaluations)	November 20, 2024 – December 23, 2024
Phase 2 Program Development/Needs Assessment (questionnaires, stakeholder meetings)	December 9, 2024 – January 15, 2025
Phase 3 Management/Maintenance Research	January 15, 2025 – February 5, 2025
Phase 4 Decision Matrix	February 5, 2025 – February 26, 2025
Phase 5 Facility Options/Implementation/Needs Assessment Plan Draft	February 26, 2025 – March 19, 2025
Phase 6 Final Comprehensive Field Needs Assessment Plan with Conceptual Plans and Budgets	March 19, 2025 – April 7, 2025

Item to be closed and carried as New Business, if required.

Meeting Item/ Content	Item Description	Action Required By
1.6	Next Meeting The next meeting will be scheduled following completion of the field evaluations and receipt of the programming data via questionnaires.	Record

Please note that the Action Required By column is not solely the responsibility of the organizations listed.

All parties will be required to review each description and perform the associated work described. This column is intended to allow each party a quick reference as to what will be required prior to the next construction meeting.

These minutes have been recorded as understood by these writers. Should there be any errors or omissions, please feel free to contact the undersigned, as this document is considered to be accurate.

Respectfully submitted,

GALE ASSOCIATES, INC.

Kyle F. Rowan/cmh

Kyle F. Rowan
Project Manager

Kaitlyn M. Rogosch/cmh

Kaitlyn M. Rogosch, E.I.T. (MI)
Staff Designer

KFR/KMR/cmh

Attachment: Milestone Schedule

Gale Associates, Inc.
300 Ledgewood Place | Suite 300 | Rockland, MA 02370
P 781.335.6465 F 781.335.6467
www.galeassociates.com

MEETING MINUTES NO. 2

Project Name: Needs Assessment Study – Town of Sudbury
Date/Time: February 6, 2025 @ 10:00 A.M.
Location: Microsoft Teams Conference Call
Client: Town of Sudbury (Town)
Gale JN: 719620
Conference Attendees:

Present	Name	Company/Dep't.	Email
X	Dennis Mannone	Parks and Recreation – Director	mannoned@sudbury.ma.us
	Ben Carmel	Parks and Recreation – Chair	prcchair@sudbury.ma.us
	Tom Russo	Parks and Recreation – Foreman	russot@sudbury.ma.us
	Bobby Beagan	Parks and Recreation – Member	bobby.beagan@gmail.com
X	Tina Rivard	Department of Public Works – Director	rivardt@sudbury.ma.us
X	Sandra Duran	Facilities Department – Combined Facilities Director	durans@sudbury.ma.us
X	Daniel Lee	Lincoln-Sudbury High School – Director of Athletics	daniel_lee@lsrhs.net
	Kevin Rossley	Lincoln-Sudbury High School – Director of Buildings and Grounds	kevin_rossley@lsrhs.net
	Peter Spanos	Gale Associates, Inc., (Gale) – Chief Civil Engineer	ps@gainc.com
X	Kyle Rowan	Gale – Project Manager	kfr@gainc.com
X	Kaitlyn Rogosch	Gale – Staff Designer	kmr@gainc.com

Old Business:

Meeting Item/ Content	Item Description	Action Required By
1.3	Overview of Project Goals/Review Project Scope Gale reviewed the general scope of the Athletic Field Evaluation and Field Needs Assessment Study, focusing on the following fifteen (15) locations: • Broadacres Farm (site to be added to the scope for evaluation and assessment) • Davis Field • Cutting Field • Ephrain Curtis Middle School • Fairbanks Community Center • Featherland Park • Frank Feeley Field • General John Nixon School • Haskell Field • Haynes School • Israel Loring School • Lincoln Sudbury High School • MA State Police Crime Lab Field • Parkinson Field • Peter Noyes School Scope items are to include the following: • **Field Evaluation and Assessment**	

Meeting Item/ Content	Item Description	Action Required By
	Gale began the visual assessment and soil sample collection for the field evaluations on November 20th, and plans to finish the remaining field evaluations on December 6th. If additional time is needed, field evaluations will extend in to the week of December 9th. Prior to visiting the school sites, Gale will be required to complete a CORI check. Gale has also begun the base plan development from aerial photography and GIS data. Gale requested the Town provide any available record plans for additional context. The Town will coordinate with the Planning Board to obtain record plans. The Town asked if the evaluations would include hard courts (tennis, pickleball, basketball, etc.). Gale confirmed all hard courts and parking lots will also be evaluated.	Gale/Town
	• **Program Development and Needs Assessment** Gale requested that the Town provide a list of field stakeholders for this project. These stakeholders may be school coaches, Town recreation leaders, or any representative who may have an interest in the betterment of the Town's athletic facilities. These stakeholders will be asked to complete questionnaires regarding the fields and may be asked to participate in a meeting to further discuss their schedules and needs. It is Gale's recommendation that the questionnaires be sent within the next two weeks to provide ample time to receive responses. Gale will send the Town a draft questionnaire for review prior to stakeholder distribution.	Town
	• **Management and Maintenance Evaluation** Following the completion of the facilities evaluation and assessment, Gale will request a list of contacts from the Town. Gale will contact the appropriate field maintenance staff to acquire current maintenance practices and budgets, which will be used to provide revised/updated policies based on Gale's past experience.	Gale
	Following the completion of the items above, Gale will submit a draft to the Town for review and attend a virtual meeting to discuss questions or comments the Town may have. Gale will also begin to develop the Decision Matrix, Conceptual Plans, and Final Needs Assessment Report following the completion of the above items.	Gale
Update 2/6/25	Item to be closed and continued under New Business Item 2.1, Project Progress, listed below.	Closed
1.4	Additional Discussion Items • Broadacres Farm The Town has requested this town-owned parcel be added to the scope for evaluation and assessment. This site will be assessed along with the remaining sites on December 6th. The Town's vision is for this parcel to be used as overflow for unmet demands following the needs assessment. • Davis Field The Town stated this field was previously designed by Gale for the use of youth baseball. The project was designed through permitting, but faced much pushback from the community that it did not proceed past permitting. The Town is open to a different design if the results of the Needs Assessment suggest the field be used differently. They also stated this field is currently used for passive recreation and a dog park, but has been used for youth soccer in the past. The Town noted that the field is not level and does not drain well.	

Meeting Item/ Content	Item Description	Action Required By
	• Bruce Freeman Rail Trail and Mass Central Rail Trail The Town stated these rail trails connect many of the sites. The Town has requested Gale keep this in mind when preparing conceptual plans. • Lincoln-Sudbury High School The Town stated that the High School experiences significant use from youth sports. Broadacres or Parkinson Field could be used to alleviate scheduling conflicts at the High School. • Parkinson Field The Town stated there may be CPC funding to improve the parking lot at this site. The Town is to distribute information regarding ongoing projects. • Frank Feeley Field The Town stated there have been recent upgrades to the upper fields. The Phase 2 RFP for drainage design work is out, but the Town is waiting to see what Gale determines through the Needs Assessment before continuing with upgrades. • Haskell Field The Town is applying for funding for accessible pathways around the perimeter of the field. The Town stated there are very few walking paths in town.	Town
Update 2/6/25	Item to be closed.	Closed
1.6	Next Meeting The next meeting will be scheduled following completion of the field evaluations and receipt of the programming data via questionnaires.	Record
Update 2/6/25	The next meeting will be scheduled following completion of the maintenance specific portions of this Master Plan Report, scheduled for draft issuance March 7, 2025. A virtual review meeting is tentatively scheduled for Thursday, March 13, 2025. Item to be closed.	Closed

New Business:

Meeting Item/ Content	Item Description	Action Required By
2.1	PROJECT PROGRESS Gale reviewed the draft report submission. All on-site field evaluations have been performed and many, but not all user group questionnaires have been received. The information compiled thus far has allowed Gale to develop draft narratives and documentation for the following report sections:	Record

Meeting Item/ Content	Item Description	Action Required By
	• Section 1.0 – Introduction and Purpose • Section 2.0 – Background Evaluation and Existing Facilities Assessment • Section 3.0 – Field Use Redistribution/Field Deficiencies • Enclosure 1 – Town Wide Field Location Maps • Enclosure 2 – Evaluation Forms and Site Photos • Enclosure 3 – Master Plan Questionnaires • Enclosure 4 – Field Use Data, Demand Analysis, and Field Deficiencies Of note in the draft report to date, Gale stated an apparent qualitative theme present throughout several user group responses is a general lack of usable youth baseball and softball diamonds. Of those available, the Frank Feeley Field 90' baseball diamond is largely unusable during the spring due to conditions and a lack of athletic lighting. Additionally, the 60' diamond at the Israel Loring School is unusual in the spring due to conditions presented by a lack of maintenance. On account of unmet demand, the two (2) diamonds at the Peter Noyes School are subject to additional use as they must share field space with other Sudbury Public Schools. Gale stated that based on quantitative data received to date, eleven (11) of the thirty-three (33) athletic fields subject to this study appear to be overburdened (250 uses per year or more). That said, three (3) of these fields are currently synthetic turf surface fields, which can accept up to 750 uses per year. The Town concurred with these findings, stating the LSHS field usage is growing year after year and there is a proliferation of adult athletic groups placing additional demand on existing facilities. The Town noted Frank Feely field used to be the Town's primary High School athletic facility but is now primarily used in the summers during daylight due to a lack of athletic lighting. The Town reiterated this facility may be subject to future development per the Phase 2 Design Documents, previously provided to Gale. Gale confirmed the evaluation of existing athletic lighting at all facilities has been included in this study, and proposed lighting improvements will be included in the conceptual and planning phase of the report.	
2.2	PROJECT PROGRESS & REVIEW Gale reiterated a total of seven (7) questionnaire responses have been received to date. The Town stated up to ten (10) additional responses are anticipated, based on the stakeholders included in the original questionnaire distribution list. The Town will continue to follow up with the remaining stakeholders in the hopes of receiving a response by February 28, 2025. In addition to following up on pending questionnaire responses, Gale requested the Town provide the practice schedules for all LSHS sports that utilize the High School's facilities, as	Town/Gale

Meeting Item/ Content	Item Description	Action Required By
	this information comprises a major portion of the user frequency data for those fields which was not included in the associated questionnaire response. The next portion of the Master Plan Report will focus on the existing maintenance practices (policies, staffing, budgets, etc.) for each facility. Gale will finalize the associated questionnaire intended for distribution to the appropriate maintenance staff or stakeholders for each facility. The Town stated they will distribute the document as needed. Gale noted this maintenance questionnaire and all pending user group questionnaires must be returned by February 28th, to allow time for incorporation into the draft report by our next progress submission date on March 7th. The Town noted the importance of accounting for recess and physical education class schedules for the school adjacent facilities, as this impacts overall use and maintenance requirements.	
2.3	PROJECT SCHEDULE Gale stated that on account of the delayed or incomplete user group questionnaire responses to date, the project Milestone Schedule has shifted back approximately one (1) month from the original Milestone Schedule issued in December. Per the revised Milestone Schedule, the next progress submission will be issued Friday, March 7th, and a review meeting will be held the following week of March 13th. Please see a copy of the Revised Milestone Schedule, enclosed herein.	Record

Please note that the Action Required By column is not solely the responsibility of the organizations listed.

All parties will be required to review each description and perform the associated work described. This column is intended to allow each party a quick reference as to what will be required prior to the next construction meeting.

These minutes have been recorded as understood by these writers. Should there be any errors or omissions, please feel free to contact the undersigned, as this document is considered to be accurate.

Respectfully submitted,

GALE ASSOCIATES, INC.

Kyle F. Rowan/lad

Kyle F. Rowan
Project Manager

Kaitlyn M. Rogosch/lad

Kaitlyn M. Rogosch, E.I.T. (MI)
Staff Designer

KFR/KMR/lad

Enclosure: Revised Milestone Schedule

CC: Contact List

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300 Ledgewood Place | Suite 300 | Rockland, MA 02370
P 781.335.6465 F 781.335.6467
www.galeassociates.com

MEETING MINUTES NO. 3

Project Name: Needs Assessment Study – Town of Sudbury
Date/Time: April 17, 2025 @ 10:00 A.M.
Location: Microsoft Teams Conference Call
Client: Town of Sudbury (Town)
Gale JN: 719620
Conference Attendees:

Present	Name	Company/Dep't.	Email
X	Dennis Mannone	Parks and Recreation – Director	mannoned@sudbury.ma.us
	Ben Carmel	Parks and Recreation – Chair	prcchair@sudbury.ma.us
	Tom Russo	Parks and Recreation – Foreman	russot@sudbury.ma.us
	Bobby Beagan	Parks and Recreation – Member	bobby.beagan@gmail.com
X	Tina Rivard	Department of Public Works – Director	rivardt@sudbury.ma.us
X	Sandra Duran	Facilities Department – Combined Facilities Director	durans@sudbury.ma.us
	Daniel Lee	Lincoln-Sudbury High School – Director of Athletics	daniel_lee@lsrhs.net
	Kevin Rossley	Lincoln-Sudbury High School – Director of Buildings and Grounds	kevin_rossley@lsrhs.net
	Peter Spanos	Gale Associates, Inc., (Gale) – Chief Civil Engineer	ps@gainc.com
X	Kyle Rowan	Gale – Project Manager	kfr@gainc.com
X	Kaitlyn Rogosch	Gale – Staff Designer	kmr@gainc.com

Old Business:

Meeting Item/ Content	Item Description	Action Required By
2.1	PROJECT PROGRESS Gale reviewed the draft report submission. All on-site field evaluations have been performed and many, but not all user group questionnaires have been received. The information compiled thus far has allowed Gale to develop draft narratives and documentation for the following report sections: • Section 1.0 – Introduction and Purpose • Section 2.0 – Background Evaluation and Existing Facilities Assessment • Section 3.0 – Field Use Redistribution/Field Deficiencies • Enclosure 1 – Town Wide Field Location Maps • Enclosure 2 – Evaluation Forms and Site Photos • Enclosure 3 – Master Plan Questionnaires • Enclosure 4 – Field Use Data, Demand Analysis, and Field Deficiencies Of note in the draft report to date, Gale stated an apparent qualitative theme present throughout several user group responses is a general lack of usable youth baseball and softball diamonds. Of those available, the Frank Feeley Field 90' baseball diamond is largely unusable during the spring due to conditions and a lack of athletic lighting. Additionally, the 60' diamond at the Israel Loring School is unusual in the spring due to conditions presented by a lack of maintenance. On account of unmet demand, the two (2) diamonds at the Peter Noyes School are subject to additional use as they must share field space with other Sudbury Public Schools. Gale stated that based on quantitative data received to date, eleven (11) of the thirty-three (33) athletic fields subject to this study appear to be overburdened (250 uses per year or more). That	Record

Meeting Item/ Content	Item Description	Action Required By
	said, three (3) of these fields are currently synthetic turf surface fields, which can accept up to 750 uses per year. The Town concurred with these findings, stating the LSHS field usage is growing year after year and there is a proliferation of adult athletic groups placing additional demand on existing facilities. The Town noted Frank Feely field used to be the Town's primary High School athletic facility but is now primarily used in the summers during daylight due to a lack of athletic lighting. The Town reiterated this facility may be subject to future development per the Phase 2 Design Documents, previously provided to Gale. Gale confirmed the evaluation of existing athletic lighting at all facilities has been included in this study, and proposed lighting improvements will be included in the conceptual and planning phase of the report.	
Update 4/17/25	Item to be closed.	Closed
2.2	PROJECT PROGRESS & REVIEW Gale reiterated a total of seven (7) questionnaire responses have been received to date. The Town stated up to ten (10) additional responses are anticipated, based on the stakeholders included in the original questionnaire distribution list. The Town will continue to follow up with the remaining stakeholders in the hopes of receiving a response by February 28, 2025. In addition to following up on pending questionnaire responses, Gale requested the Town provide the practice schedules for all LSHS sports that utilize the High School's facilities, as this information comprises a major portion of the user frequency data for those fields which was not included in the associated questionnaire response. The next portion of the Master Plan Report will focus on the existing maintenance practices (policies, staffing, budgets, etc.) for each facility. Gale will finalize the associated questionnaire intended for distribution to the appropriate maintenance staff or stakeholders for each facility. The Town stated they will distribute the document as needed. Gale noted this maintenance questionnaire and all pending user group questionnaires must be returned by February 28th, to allow time for incorporation into the draft report by our next progress submission date on March 7th. The Town noted the importance of accounting for recess and physical education class schedules for the school adjacent facilities, as this impacts overall use and maintenance requirements.	Town/Gale
Update 4/17/25	Item to be closed.	Closed
2.3	PROJECT SCHEDULE Gale stated that on account of the delayed or incomplete user group questionnaire responses to date, the project Milestone Schedule has shifted back approximately one (1) month from the original Milestone Schedule issued in December. Per the revised Milestone Schedule, the next progress submission will be issued Friday, March 7th, and a review meeting will be held the following week of March 13th. Please see a copy of the Revised Milestone Schedule, enclosed herein.	Record

Meeting Item/ Content	Item Description	Action Required By
Update 4/17/25	The final presentation of the needs assessment study to the Town is scheduled for May 12, 2025, however, the Town is flexible to move the presentation to a later time. Gale is to propose a new presentation date and time. It is Gale's understanding that the presentation will be at the next meeting where feedback will be gathered from the Town and stakeholders. Following the presentation, Gale will incorporate applicable feedback and prepare the Final Needs Assessment Study for the Town.	Gale

New Business:

Meeting Item/ Content	Item Description	Action Required By
3.1	CONCEPTUAL PLANNING AND REVIEW Based on the stakeholder questionnaires and site evaluations, Gale has proposed a list of priority needs which include the following: • Athletic lighting at a Town softball diamond, Cutting Field, Lincoln-Sudbury Regional High School double turf fields, Haskell baseball diamond, and/or Davis Field. • Address drainage concerns Frank Feeley Field. • Improve Town fields to provide additional game ready 60'/70'/90' baseball diamonds. • Address Lincoln-Sudbury Regional High Schools need additional field space. • Convert one (1) or more Town fields to synthetic turf. Based on the priority needs listed above, Gale proposed options for conceptual design at each of the Town athletic facilities. The following are options proposed and discussed for each facility. Davis Field: Gale proposed the following conceptual plan options which reflect those included in the 2012 Needs Assessment prepared by Gale: • Option 1: Two (2) MPR fields, one (1) 60' baseball diamond, one (1) 90' baseball diamond, and improvements to the parking lot. • Option 2: Three (3) MPR fields and improvements to the parking lot. The Town noted that developing this site would be a large undertaking and the proposed options may not be feasible. After discussion with the Town, it is Gale's understanding to proceed with the following conceptual plan options:	Gale

Meeting Item/ Content	Item Description	Action Required By
	• Option 1: One (1) MPR field, official dog park area, and parking lot improvements. • Option 2: Multiple MPR fields and parking lot improvements. <u>Cutting Field:</u> Gale proposed the following conceptual plan options: • Option 1: Additional site amenities (seating, storage, restroom, etc.) • Option 2: Athletic lighting Gale noted that the addition of athletic lighting could trigger permitting and pushback from the abutters. <u>Ephraim Curtis Middle School:</u> Gale proposed the following conceptual plan options: • Option 1: Replace the basketball court • Option 2: Maintenance improvements (drainage improvements, irrigation, aeration, reseeding, etc.) The Town noted with improvements to the field, this site could be a good location for satellite baseball and softball diamonds. The Town suggested the basketball court become a multipurpose court with tennis, pickleball, and basketball. After discussion with the Town, it is Gale's understanding to proceed with the following conceptual plan options: • Option 1: Replace the basketball court with a multipurpose tennis, pickleball, and basketball court. • Option 2: Maintenance upgrades (drainage improvements, irrigation, aeration, reseeding, etc.). <u>Haskell Field:</u> Gale proposed the following conceptual plan options: • Option 1: Athletic lighting at the baseball field and site walkways. • Option 2: Replace the baseball diamond with an MPR field and add site walkways. The Town proposed the idea to relocate the 90' baseball diamond to Broadacres Farm to allow Haskell Field to be all MPR fields. The Town also suggested an ADA walking trail around the fields, the addition of a lacrosse practice wall, improvements to the restrooms, and additional storage for daily practice equipment. After discussion with the Town, it is Gale's understanding to proceed with the following conceptual plan options: • Option 1: Replace the baseball diamond with an MPR field and add a walking trail.	

Meeting Item/ Content	Item Description	Action Required By
	• Option 2: Amenities upgrades including restrooms, storage, lacrosse wall, and a walking trail. <u>Broadacres Farm:</u> Gale proposed the following conceptual plan options which similarly reflect those developed by Warner Larson in 2019: • Option 1: 90' baseball diamond, MPR field, and walkways connecting Featherland Park. • Option 2: 60' baseball diamond, softball diamond, MPR field and walkways connecting Featherland Park. The Town presented the idea of making Fatherland Park and Broadacres Farm a baseball facility by adding a 90' and 60' baseball diamond at Broadacres Farm. The idea is that this would be the new location of the relocated 90' baseball diamond at Haskell field. The Town also suggested the idea of adding two (2) 90' baseball diamonds at Broadacres Farm to also relocate the 90' diamond at Frank Feeley Field. Once drainage issues are addressed, the relocated 90' diamond at Frank Feeley Field could be converted to a softball diamond. This would provide the Town with a softball field with athletic lighting. After discussion with the Town, it is Gale's understanding to proceed with the following conceptual plan options: • Option 1: Two (2) 90' baseball diamonds and walkways connecting Featherland Park. • Option 2: Two (2) 90' baseball diamonds, a 60' baseball diamond, and walkways connecting Featherland Park. <u>Frank Feeley Field:</u> Gale proposed the following conceptual plan options: • Option 1: Address drainage concerns at the 90' baseball diamond. • Option 2: Parking lot improvements, tennis court reconstruction, and athletic lighting at upper Feeley Field. The Town emphasized that the Phase 2 improvements at Frank Feeley Field pertain only to Field 2, there is currently no funding available for improvements to the 90' diamond. The Town suggested the 90' diamond be converted to a softball diamond, making the primary use for the Frank Feeley Field facility softball. After discussion with the Town, it is Gale's understanding to proceed with the following conceptual plan options: • Option 1: Address drainage concerns and convert the 90' baseball diamond to softball. • Option 2: Parking lot improvements, tennis court reconstruction, and athletic lighting at upper Feeley Field.	

Meeting Item/ Content	Item Description	Action Required By
	General John Nixon School: Gale proposed the following conceptual plan options: • Option 1: Maintenance improvements (drainage improvements, irrigation, aeration, reseeding, etc.). • Option 2: Basketball court improvements. The Town suggested improvements to the overgrown little league field to make it usable or convert it into a softball field. Gale will consider this option and review the dimensions of the available field space. Haynes School: Gale proposed the following conceptual plan options: • Option 1: Basketball court reconstruction. • Option 2: Maintenance improvements (drainage improvements, irrigation, aeration, reseeding, etc.). Isreal Loring School: Gale proposed the following conceptual plan options: • Option 1: Maintenance improvements (drainage improvements, irrigation, aeration, reseeding, etc.). • Option 2: Basketball court improvements. The Town stated the youth baseball group is working to improve the little league field and have hired a contractor to do work on the infield to make it playable. Lincoln Sudbury Regional High School: Gale proposed the following conceptual plan options: • Option 1: Convert a baseball diamond to synthetic turf and add athletic lighting. • Option 2: Athletic lighting at the double turf fields and reconstruction of the running track. The Town suggested considering athletic lighting at the softball field. MA State Police Crime Lab Field: Gale proposed the following conceptual plan options: • Option 1: Maintenance improvements (drainage improvements, irrigation, aeration, reseeding, etc.)	

Meeting Item/ Content	Item Description	Action Required By
	• Option 2: Amenities improvements (dugouts, walkways, fencing, etc.) Parkinson Field: Gale proposed the following conceptual plan options: • Option 1: A MPR field including striping for all sports (football, soccer, lacrosse, and field hockey). • Option 2: Parking lot improvements, athletic lighting, and irrigation. Peter Noyes School: Gale proposed the following conceptual plan options: • Option 1: Maintenance improvements (drainage improvements, irrigation, aeration, reseeding, etc.). • Option 2: Amenities improvements (dugouts, walkways, fencing, etc.).	

Please note that the Action Required By column is not solely the responsibility of the organizations listed.

All parties will be required to review each description and perform the associated work described. This column is intended to allow each party a quick reference as to what will be required prior to the next construction meeting.

These minutes have been recorded as understood by these writers. Should there be any errors or omissions, please feel free to contact the undersigned, as this document is considered to be accurate.

Respectfully submitted,

GALE ASSOCIATES, INC.

Kyle F. Rowan/lad

Kyle F. Rowan
Project Manager

Kaitlyn M. Rogosch/lad

Kaitlyn M. Rogosch, E.I.T. (MI)
Staff Designer

KFR/KMR/lad

CC: Contact List

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www.galeassociates.com

MEETING MINUTES NO. 4

Project Name: Needs Assessment Study – Town of Sudbury
Date/Time: June 10, 2025 @ 10:00 A.M.
Location: Microsoft Teams Conference Call
Client: Town of Sudbury (Town)
Gale JN: 719620
Conference Attendees:

Present	Name	Company/Dep't.	Email
X	Dennis Mannone	Parks and Recreation – Director	mannoned@sudbury.ma.us
X	Ben Carmel	Parks and Recreation – Chair	prcchair@sudbury.ma.us
	Tom Russo	Parks and Recreation – Foreman	russot@sudbury.ma.us
X	Bobby Beagan	Parks and Recreation – Member	bobby.beagan@gmail.com
X	Tina Rivard	Department of Public Works – Director	rivardt@sudbury.ma.us
	Sandra Duran	Facilities Department – Combined Facilities Director	durans@sudbury.ma.us
	Daniel Lee	Lincoln-Sudbury High School – Director of Athletics	daniel_lee@lsrhs.net
	Kevin Rossley	Lincoln-Sudbury High School – Director of Buildings and Grounds	kevin_rossley@lsrhs.net
	Peter Spanos	Gale Associates, Inc., (Gale) – Chief Civil Engineer	ps@gainc.com
X	Kyle Rowan	Gale – Project Manager	kfr@gainc.com
X	Kaitlyn Rogosch	Gale – Staff Designer	kmr@gainc.com

Old Business:

Meeting Item/ Content	Item Description	Action Required By
2.3	PROJECT SCHEDULE Gale stated that on account of the delayed or incomplete user group questionnaire responses to date, the project Milestone Schedule has shifted back approximately one (1) month from the original Milestone Schedule issued in December. Per the revised Milestone Schedule, the next progress submission will be issued Friday, March 7th, and a review meeting will be held the following week of March 13th. Please see a copy of the Revised Milestone Schedule, enclosed herein.	Record
Update 4/17/25	The final presentation of the needs assessment study to the Town is scheduled for May 12, 2025, however, the Town is flexible to move the presentation to a later time. Gale is to propose a new presentation date and time. It is Gale's understanding that the presentation will be at the next meeting where feedback will be gathered from the Town and stakeholders. Following the presentation, Gale will incorporate applicable feedback and prepare the Final Needs Assessment Study for the Town	Gale
Update 6/10/25	Gale and the Town agreed on the following updated project schedule: • Online Questionnaires Returned: June 29, 2025 • Final Needs Assessment Draft: July 18, 2025 • Comments from the Town: July 25, 2025 • Final Needs Assessment: August 1, 2025	Gale

Meeting Item/ Content	Item Description	Action Required By
3.1	CONCEPTUAL PLANNING AND REVIEW Based on the stakeholder questionnaires and site evaluations, Gale has proposed a list of priority needs which include the following: • Athletic lighting at a Town Softball diamond, Cutting Field, Lincoln Sudbury Regional High School double turf fields, Haskell baseball diamond, and/or Davis Field • Address drainage concerns at Frank Feeley Field • Improve Town fields to provide additional game ready 60'/70'/90' baseball diamonds • Address Lincoln-Sudbury Regional High Schools need for additional field space • Convert one (1) or more Town fields to synthetic turf Based on the priority needs listed above, Gale proposed options for conceptual design at each of the Town athletic facilities. The following are options proposed and discussed for each facility. Davis Field: Gale proposed the following conceptual plan options which reflect those included in the 2012 Needs Assessment prepared by Gale: • Option 1: Two (2) MPR fields, one (1) 60' baseball diamond, one (1) 90' baseball diamond, and improvements to the parking lot • Option 2: Three (3) MPR fields and improvements to the parking lot The Town noted that developing this site would be a large undertaking and the proposed options may not be feasible. After discussion with the Town, it is Gale's understanding to proceed with the following conceptual plan options: • Option 1: One (1) MPR field, official dog park area, and parking lot improvements • Option 2: Multiple MPR fields and parking lot improvements Cutting Field: Gale proposed the following conceptual plan options: • Option 1: Additional site amenities (seating, storage, restroom, etc.) • Option 2: Athletic lighting Gale noted that the addition of athletic lighting could trigger permitting and pushback from the abutters. Ephraim Curtis Middle School: Gale proposed the following conceptual plan options: • Option 1: Replace the basketball court • Option 2: Maintenance improvements (drainage improvements, irrigation, aeration, reseeding, etc.) The Town noted with improvements to the field, this site could be a good location for satellite baseball and softball diamonds. The Town suggested the basketball court become a multipurpose court with tennis, pickleball, and basketball. After discussion with the Town, it is Gale's understanding to proceed with the following conceptual plan options: • Option 1: Replace the basketball court with a multipurpose tennis, pickleball, and basketball court • Option 2: Maintenance upgrades (drainage improvements, irrigation, aeration, reseeding, etc.) Haskell Field: Gale proposed the following conceptual plan options: • Option 1: Athletic lighting at the baseball field and site walkways • Option 2: Replace the baseball diamond with an MPR field and add site walkways The Town proposed the idea to relocate the 90' baseball diamond to Broadacres Farm to allow Haskell Field to be all MPR fields. The Town also suggested an ADA walking trail around the fields, the addition of a lacrosse practice wall, improvements to the restrooms, and additional storage for daily practice	

Meeting Item/ Content	Item Description	Action Required By
	equipment. After discussion with the Town, it is Gale's understanding to proceed with the following conceptual plan options: • Option 1: Replace the baseball diamond with an MPR field and add a walking trail • Option 2: Amenities upgrades including restrooms, storage, lacrosse wall, and a walking trail <u>Broadacres Farm:</u> Gale proposed the following conceptual plan options which similarly reflect those developed by Warner Larson in 2019: • Option 1: 90' baseball diamond, MPR field, and walkways connecting Featherland Park • Option 2: 60' baseball diamond, softball diamond, MPR field and walkways connecting Featherland Park The Town presented the idea of making Fatherland Park and Broadacres Farm a baseball facility by adding a 90' and 60' baseball diamond at Broadacres Farm. The idea is that this would be the new location of the relocated 90' baseball diamond at Haskell field. The Town also suggested the idea of adding two (2) 90' baseball diamonds at Broadacres Farm to also relocate the 90' diamond at Frank Feeley Field. Once drainage issues are addressed, the relocated 90' diamond at Frank Feeley Field could be converted to a softball diamond. This would provide the Town with a softball field with athletic lighting. After discussion with the Town, it is Gale's understanding to proceed with the following conceptual plan options: • Option 1: Two (2) 90' baseball diamonds and walkways connecting Featherland Park • Option 2: Two (2) 90' baseball diamonds, a 60' baseball diamond, and walkways connecting Featherland Park <u>Frank Feeley Field:</u> Gale proposed the following conceptual plan options: • Option 1: Address drainage concerns at the 90' baseball diamond • Option 2: Parking lot improvements, tennis court reconstruction, and athletic lighting at upper Feeley field The Town emphasized that the Phase 2 improvements at Frank Feeley Field pertain only to Field 2, there is currently no funding available for improvements to the 90' diamond. The Town suggested the 90' diamond be converted to a softball diamond, making the primary use for the Frank Feeley Field facility softball. After discussion with the Town, it is Gale's understanding to proceed with the following conceptual plan options: • Option 1: Address drainage concerns and convert the 90' baseball diamond to softball • Option 2: Parking lot improvements, tennis court reconstruction, and athletic lighting at upper Feeley field <u>General John Nixon School:</u> Gale proposed the following conceptual plan options: • Option 1: Maintenance improvements (drainage improvements, irrigation, aeration, reseeding, etc.) • Option 2: Basketball court improvements The Town suggested improvements to the overgrown little league field to make it usable or convert it into a softball field. Gale will consider this option and review the dimensions of the available field space. <u>Haynes School:</u> Gale proposed the following conceptual plan options: • Option 1: Basketball court reconstruction • Option 2: Maintenance improvements (drainage improvements, irrigation, aeration, reseeding, etc.) <u>Isreal Loring School:</u> Gale proposed the following conceptual plan options:	

Meeting Item/ Content	Item Description	Action Required By
	• Option 1: Maintenance improvements (drainage improvements, irrigation, aeration, reseeding, etc.) • Option 2: Basketball court improvements The Town stated the youth baseball group is working to improve the little league field and have hired a contractor to do work on the infield to make it playable. <u>Lincoln Sudbury Regional High School:</u> Gale proposed the following conceptual plan options: • Option 1: Convert a baseball diamond to synthetic turf and add athletic lighting • Option 2: Athletic lighting at the double turf fields and reconstruction of the running track The Town suggested considering athletic lighting at the softball field. <u>MA State Police Crime Lab Field:</u> Gale proposed the following conceptual plan options: • Option 1: Maintenance improvements (drainage improvements, irrigation, aeration, reseeding, etc.) • Option 2: Amenities improvements (dugouts, walkways, fencing, etc.) <u>Parkinson Field:</u> Gale proposed the following conceptual plan options: • Option 1: A MPR field including striping for all sports (football, soccer, lacrosse, and field hockey) • Option 2: Parking lot improvements, athletic lighting, and irrigation <u>Peter Noyes School:</u> Gale proposed the following conceptual plan options: • Option 1: Maintenance improvements (drainage improvements, irrigation, aeration, reseeding, etc.) • Option 2: Amenities improvements (dugouts, walkways, fencing, etc.)	
Update 6/10/25	The above items were incorporated in the Draft Needs Assessment Report and presented at the Town Park and Recreation Commission Meeting on Monday June 2, 2025. Item to be closed.	Closed

New Business:

Meeting Item/ Content	Item Description	Action Required By
4.01	POST PRESENTATION DEBRIEF Based on comments received from the Town and the public during the Town Park and Recreation Commission Meeting on Monday June 2, 2025, it is Gale's understanding that the following items be included in the Final Needs Assessment Report. • Section 8.0 – Historical Use and Future Projections. • Field diagrams displaying NFHS/MIAA recommended field dimensions by sport. • Fee comparisons relative to other Towns and previous master plans. • Additional section explaining the conceptual nature of the report. • Reissue the questionnaire for additional responses and analysis. Courts The Town inquired about an additional section including the number of hard courts needed based on the population of the Town. They also indicated the need for athletic lighting at the existing Town courts. Consolidation The Town expressed their interest in the idea of consolidating sports to specific athletic venues. The Town asked Gale to include a section in the report explaining the pros and cons of the consolidation of sports. Questionnaire To allow for additional questionnaire responses, Gale will create an online questionnaire for the Town to reissue. Gale and the Town agreed upon a two week turnaround once the online questionnaire is issued. Phasing Gale will include an opinion for project/scope of work phasing.	Gale
4.02	CONCEPTUAL PLANS Gale briefly reviewed the draft concept plans with the Town to discuss ideas for a final conceptual plan option for the following sites: Davis Field The Town noted to minimize the development to allow a majority of the field to remain as open recreation space. • Option 3: Regrade the field to allow for two (2) natural grass multi-purpose rectangular (MPR) fields, improvements to the parking lot, and no fencing to keep open space for future dog park/splash pad.	Gale

Meeting Item/ Content	Item Description	Action Required By
	Haskell Field The Town noted this could be a good location for an additional MPR synthetic turf field with athletic lighting in the Town. • Option 3: MPR synthetic turf field with athletic lighting, additional parking, replace existing bathrooms, and site amenities. Broadacres Farm and Featherland Park The Town noted the frequent use of the softball field at Featherland Park by the High School and the convenient location due to the close proximity to the school. They suggested noting potential phasing to improvements at Broadacres Farm, considering the development of this venue would be a large undertaking. • Option 3: Synthetic turf infield at the softball field to allow for little league and softball multi-use, and a scope of work to prepare the site for future use (tree clearing, grading, etc.) Frank Feeley Field The Town is interested in progressing the Phase 2 improvements and requested Gale to submit a proposal, which Gale will provide. The Town inquired about the cost for noise mitigation at the courts. • Option 3: Reconstruct tennis courts, add pickleball courts, add athletic lighting at the upper Feeley Field and the tennis courts, and add Phase II field improvements per the existing design plans. Nixon School The Town noted this site would be a good location for a little league field, softball field, or T-ball field. • Option 3: Little league field, softball field, or T-ball field. Lincoln Sudbury Regional High School The Town noted the addition of athletic lighting at the double turf field could lead to overuse of the field. • Option 3: Convert softball field to synthetic turf, add athletic lighting, and maintain proposed synthetic turf baseball field. Parkinson Field • Option 3: Synthetic turf field with athletic lighti.ng ○ This field will need an irrigation well if it is not synthetic turf.	
4.03	ADDITIONAL PROPOSALS The Town requested Gale initiate the development of additional design proposals for the proposed Broadacres Farm and Haskell Field improvements. The Town noted CPC funding articles are due in October, and it would be highly beneficial to have design costs and construction estimates in hand by that time.	Gale

Please note that the Action Required By column is not solely the responsibility of the organizations listed. All parties will be required to review each description and perform the associated work described. This column is intended to allow each party a quick reference as to what will be required prior to the next construction meeting.

These minutes have been recorded as understood by these writers. Should there be any errors or omissions, please feel free to contact the undersigned, as this document is considered to be accurate.

Respectfully submitted,

GALE ASSOCIATES, INC.

Kyle F. Rowan/cmh

Kyle F. Rowan
Project Manager

Kaitlyn M. Rogosch/cmh

Kaitlyn M. Rogosch, E.I.T. (MI)
Staff Designer

KFR/KMR/cmh

CC: Contact List

ENCLOSURE 10

FIELD DIMENSION DIAGRAMS

FIELD SIZES
FIGURE L-1

FIELD	MIN. LENGTH	MAX. LENGTH	MIN. WIDTH	MAX. WIDTH
AMERICAN FOOTBALL	360'		160'	
NFHS SOCCER	300' (100Y)	360' (120Y)	165' (55Y)	240' (80Y)
NCAA SOCCER	345' (115Y)	360' (120Y)	210' (70Y)	225' (75Y)
EXISTING NCAA FACILITIES	330'	360'	195'	240'
OPTIMUM	360'		225'	
FIFA SOCCER	90M (300')	120M (390')	45M (150')	90M (300')
INTERNATIONAL MATCHES	100M (330')	110M (360')	64M (210')	75M (240')
NFHS BOYS LACROSSE	330' (110Y)		180' (60Y)	
NCAA MEN'S LACROSSE	330' (110Y)		180' (60Y)	
NFHS GIRLS LACROSSE	330' (110Y)	420' (140Y)	180' (60Y)	210' (70Y)
NCAA WOMEN'S LACROSSE	300' (101M)	360' (110M)	180' (55M)	210' (64M)
OPTIMUM	360'		195'	
WORLD RUGBY	114M	144M	68M	70M
NFHS FIELD HOCKEY	300' (100Y)		180' (60Y)	
NCAA FIELD HOCKEY	91.40M (300')		55M (180')	
FIH FIELD HOCKEY	91.40M (300')		55M (180')	

RECOMMENDED OUTFIELD DISTANCES

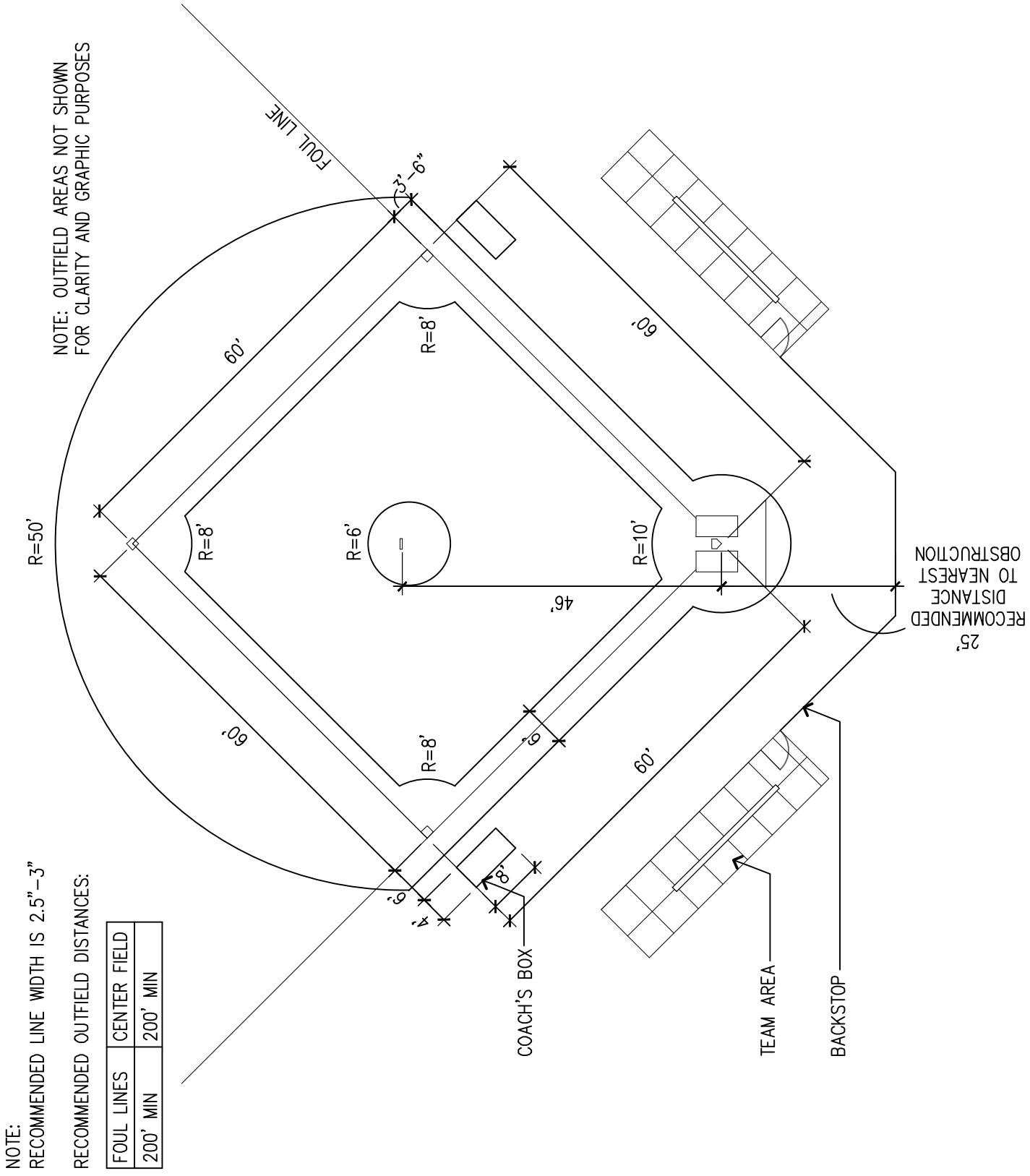
FIELD	FOUL LINES	CENTER FIELD
LITTLE LEAGUE	200' MIN.	200' MIN.
NFHS BASEBALL	300'	350'
NCAA BASEBALL	330'	400'
NFHS GIRLS/BOYS FAST PITCH SOFTBALL	185'–235'	185'–235'
NFHS GIRLS SLOW PITCH SOFTBALL	250'–275'	250'–275'
NFHS BOYS SLOW PITCH SOFTBALL	275'–300'	275'–300'
NCAA SOFTBALL (6' HIGH FENCE)	190'	220'
NCAA SOFTBALL (4' HIGH FENCE)	210'	230'

NFHS = NATIONAL FEDERATION OF STATE HIGH SCHOOL ASSOCIATIONS
NCAA = NATIONAL COLLEGIATE ATHLETIC ASSOCIATION
FIFA = INTERNATIONAL FEDERATION OF ASSOCIATION FOOTBALL
FIH = INTERNATIONAL HOCKEY FEDERATION

NOTE: THIS INFORMATION IS ACCURATE AT THE TIME OF PUBLICATION AND IS PROVIDED AS A CONVENIENCE TO THE READER. THE RULES ARE CONSTANTLY UNDER REVIEW BY THE GOVERNING BODIES AND ARE SUBJECT TO CHANGE. PLEASE CONSULT THE LATEST RULE BOOK FOR THE APPROPRIATE GOVERNING BODY FOR THE RULE IN PLACE AT THE TIME OF YOUR PROJECT AS WELL AS FOR COMPLETE WORDING OF THE RULE. ASBA ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS INFORMATION.

Drawings are illustrative only; ASBA, ASTM, SFMA, STC and/or any organizations mentioned accept no responsibility for their use.

LITTLE LEAGUE LAYOUT
FIGURE L-14
NOT TO SCALE



Drawings are illustrative only; ASBA, ASTM, SFMA, STC and/or any organizations mentioned accept no responsibility for their use.

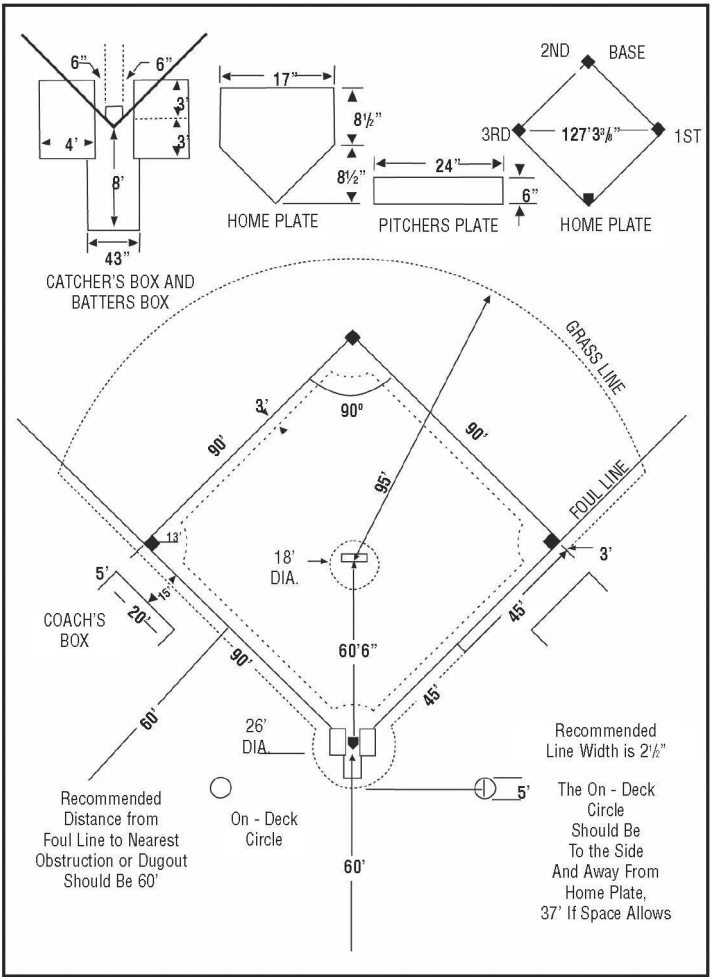
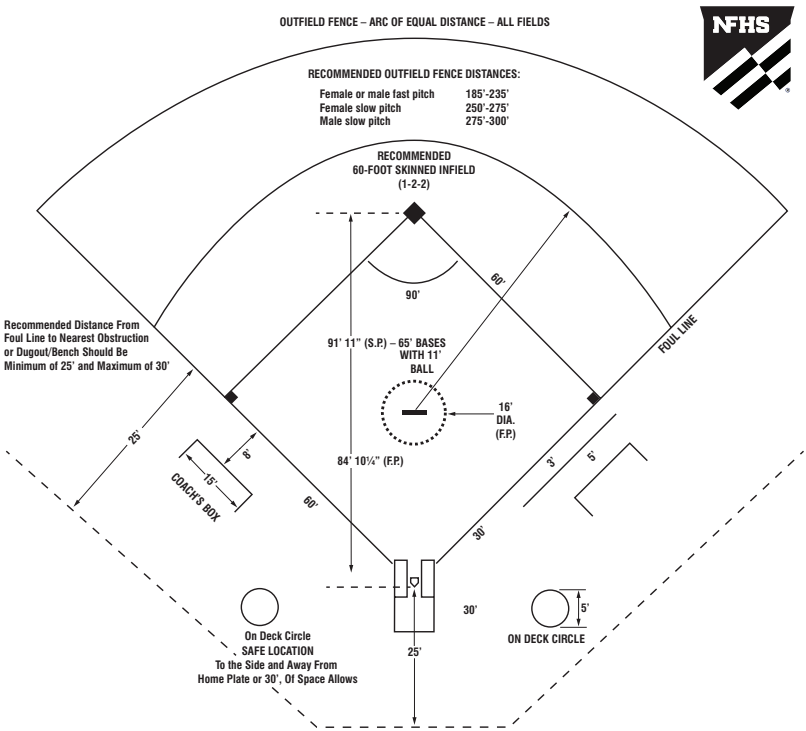


Diagram 2
Official Measurements . . . for laying out baseball field


OUTFIELD FENCE – ARC OF EQUAL DISTANCE – ALL FIELDS
RECOMMENDED OUTFIELD FENCE DISTANCES:
Female or male fast pitch 185'-235'
Female slow pitch 250'-275'
Male slow pitch 275'-300'
RECOMMENDED
60-FOOT SKINNED INFIELD
(1-2-2)
90'
60'
Recommended Distance From
Foul Line to Nearest Obstruction
or Dugout/Bench Should Be
Minimum of 25' and Maximum of 30'
91' 11" (S.P.) – 65' BASES
WITH 11'
BALL
FOUL LINE
16'
DIA.
(F.P.)
25'
8'
15'
COACH'S BOX
84' 10¼" (F.P.)
60'
3'
5'
30'
30'
5'
On Deck Circle
SAFE LOCATION
To the Side and Away From
Home Plate or 30', Of Space Allows
25'
ON DECK CIRCLE

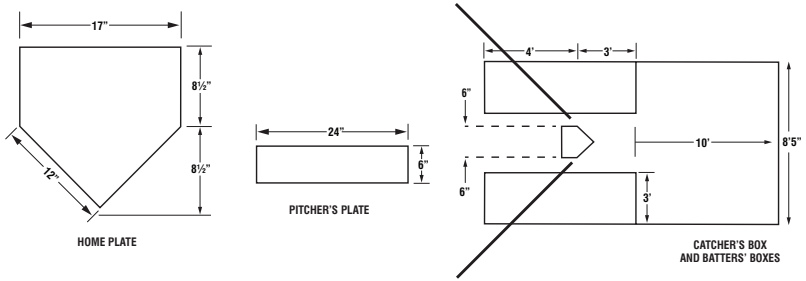

17"
8½"
8½"
12"
HOME PLATE
24"
6"
PITCHER'S PLATE
4'
3'
6"
10'
8'5"
6"
3'
CATCHER'S BOX
AND BATTERS' BOXES

Figure 1-1

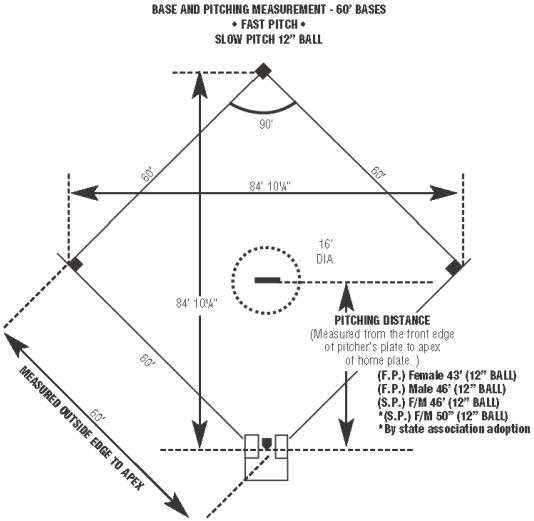


Figure 1-2

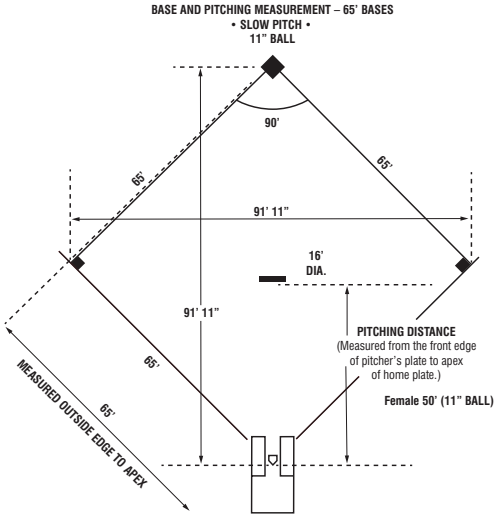
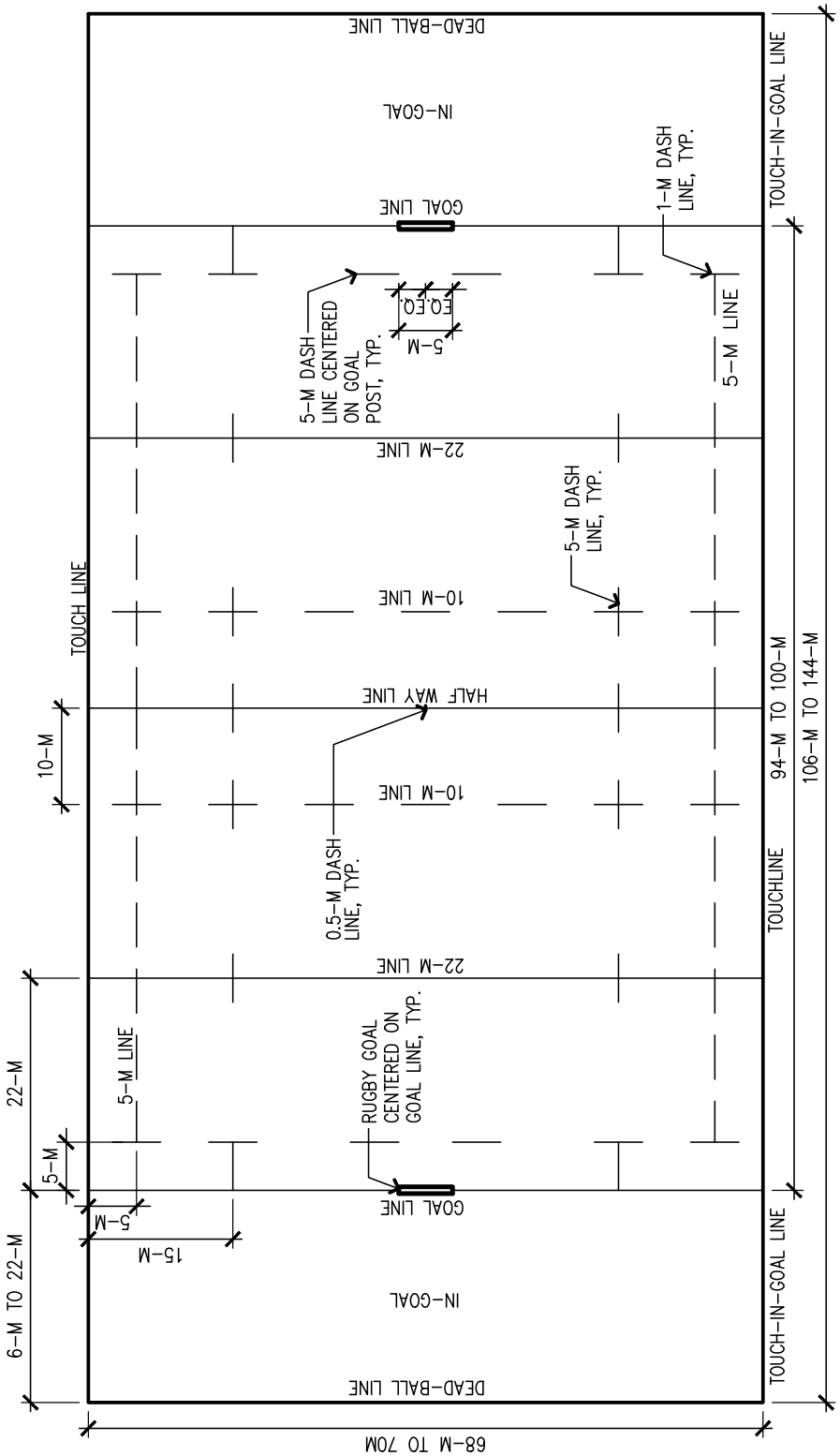


Figure 1-3

IRB RUGBY FIELD LAYOUT
FIGURE L-11
NOT TO SCALE

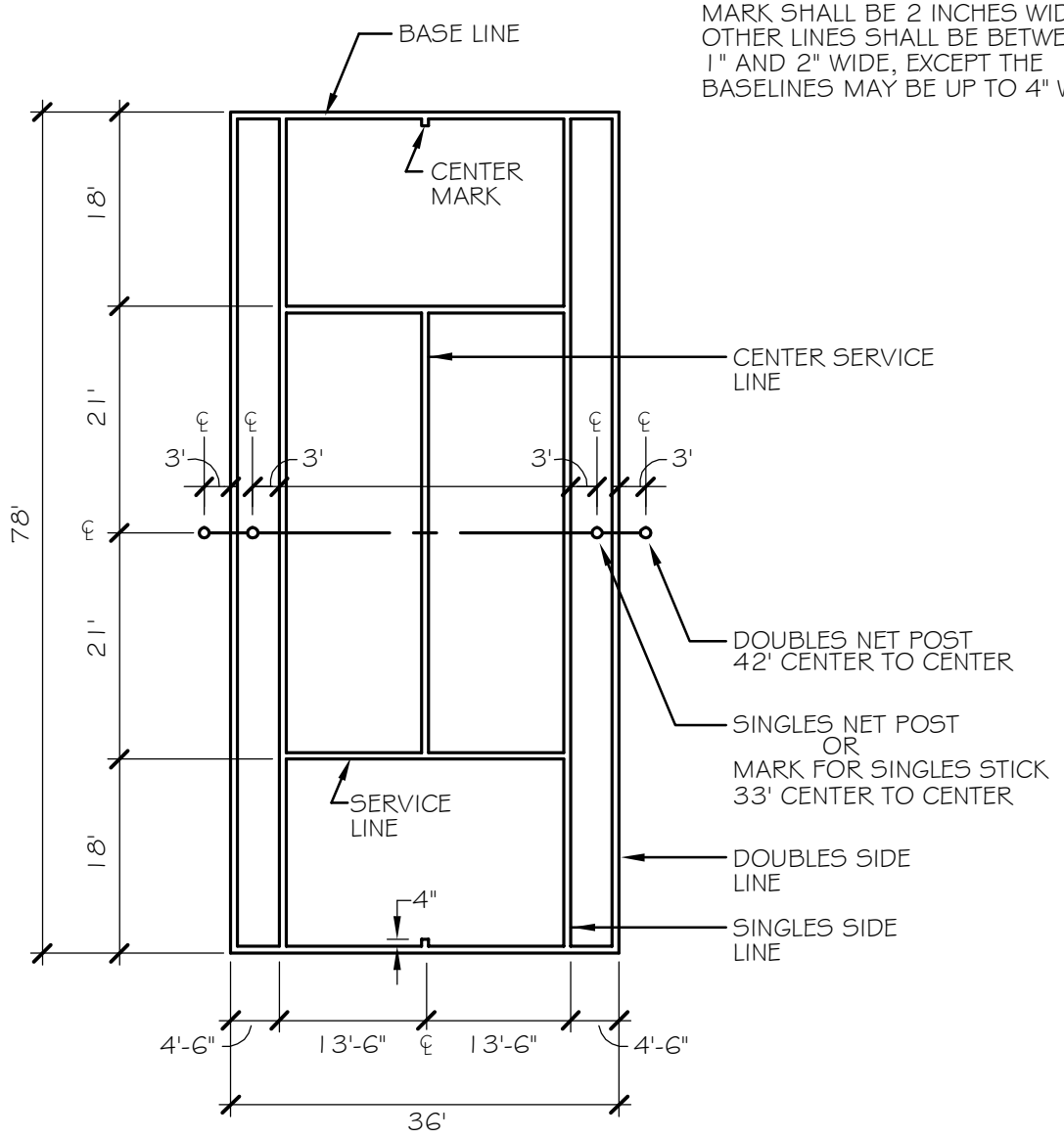


Drawings are illustrative only; ASBA, ASTM, SFMA, STC and/or any organizations mentioned accept no responsibility for their use.

NOTES:

ALL DIMENSIONS ARE TO THE OUTSIDE EDGE OF LINES.

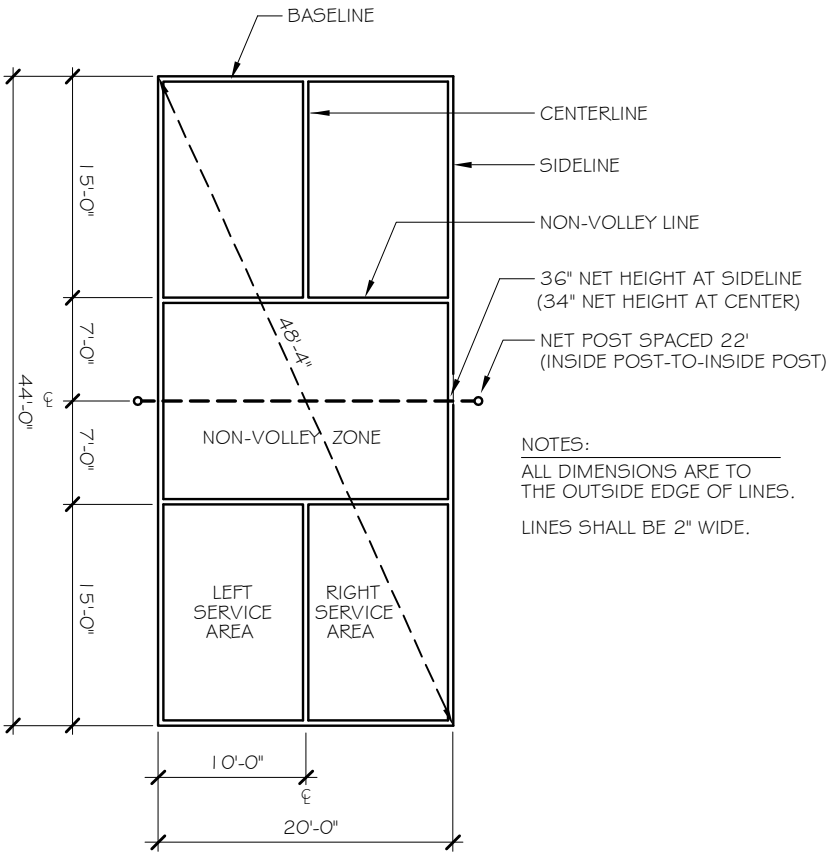
CENTER SERVICELINE & CENTER MARK SHALL BE 2 INCHES WIDE. OTHER LINES SHALL BE BETWEEN 1" AND 2" WIDE, EXCEPT THE BASELINES MAY BE UP TO 4" WIDE.



78' COURT - PLAYING LINE LAYOUT

NOT TO SCALE

3aPLINES78.AVL.21



NOTES:

ALL DIMENSIONS ARE TO THE OUTSIDE EDGE OF LINES.

LINES SHALL BE 2" WIDE.

LINE TOLERANCE GUIDE:

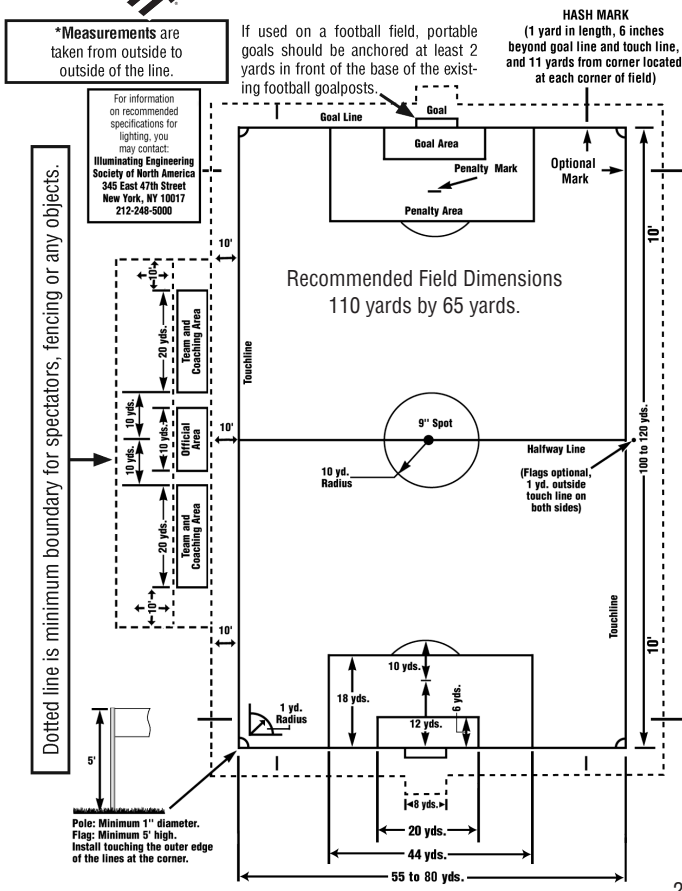
NET LINE TO OUTSIDE OF NVZ LINE:	7'-0"	+/- 1/8"
NET LINE TO OUTSIDE OF BASELINE:	22'-0"	+/- 1/4"
OUTSIDE SIDELINE TO OUTSIDE SIDELINE:	20'-0"	+/- 1/4"
OUTSIDE SIDELINE TO CENTERLINE:	10'-0"	+/- 1/8"
DIAGONAL DIMENSION:	48'-4"	+/-3/4"

COURT - PLAYING LINE LAYOUT

NOT TO SCALE

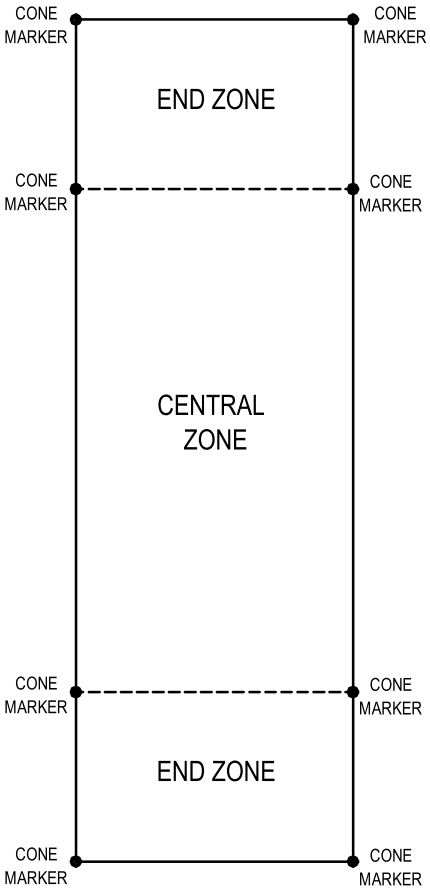
01rPLINES.AVL.23

Soccer Field Diagram

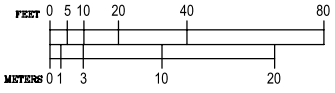


2023-24

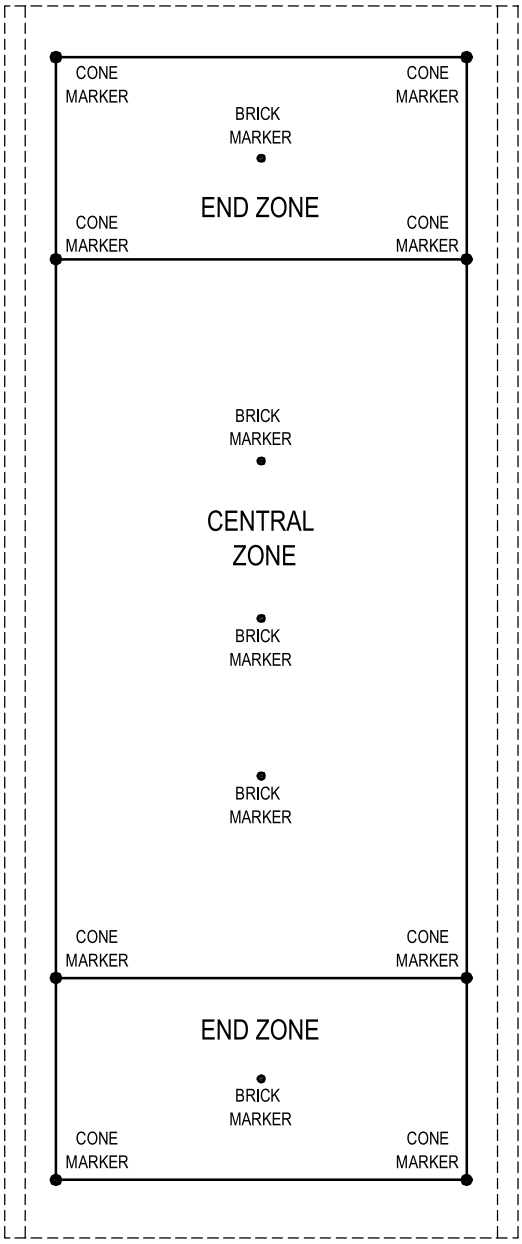
NOTE: An engineered natural turf soccer field should have a minimum of one-and-one-half percent (1.5%) slope for fields which are surface drained. For natural turf fields with a sub-surface drain system the slope should be no less than one (1.0%) percent. For synthetic turf fields with a sub-surface drain system the slope should be no less than one half of one (0.5%) percent. Slope is measured from center to side. For consulting services, contact Design Architects, 816-842-5200.



ULTIMATE - BEACH



***Safety Area 15 FT. (4.57 M) Around Perimeter*



ULTIMATE

WFDF	Length	Width
FIELD	147.6 FT.(45 M)	82.0 FT.(25 M)
END ZONES	49.2 FT.(15 M)	82.0 FT.(25 M)
OVERALL	246.1 FT.(75 M)	82.0 FT.(25 M)
H =		

WFDF	Length	Width
FIELD	220 FT. (64 M)	121.4 FT.(37 M)
END ZONES	59 FT. (18 M)	121.4 FT.(37 M)
OVERALL	328 FT.(100 M)	121.4 FT.(37 M)
H =		

SEE **WFDF** AND **USA ULTIMATE** FOR ADDITIONAL INFORMATION REGARDING FIELD DIMENSIONS

Diagrams are illustrative only and are not intended for construction use. ASBA accepts no responsibility for their use. Manual Users should contact the appropriate governing body or organization to obtain official dimensions and drawings and any other necessary for design and construction. Actual playing dimensions often vary according to various factors, including but not limited to level of play, area limitations and surface types. Contacting tournament and event organizers is helpful in determining the standards they are using. More information regarding the use of the diagrams may be found in Chapter 1.

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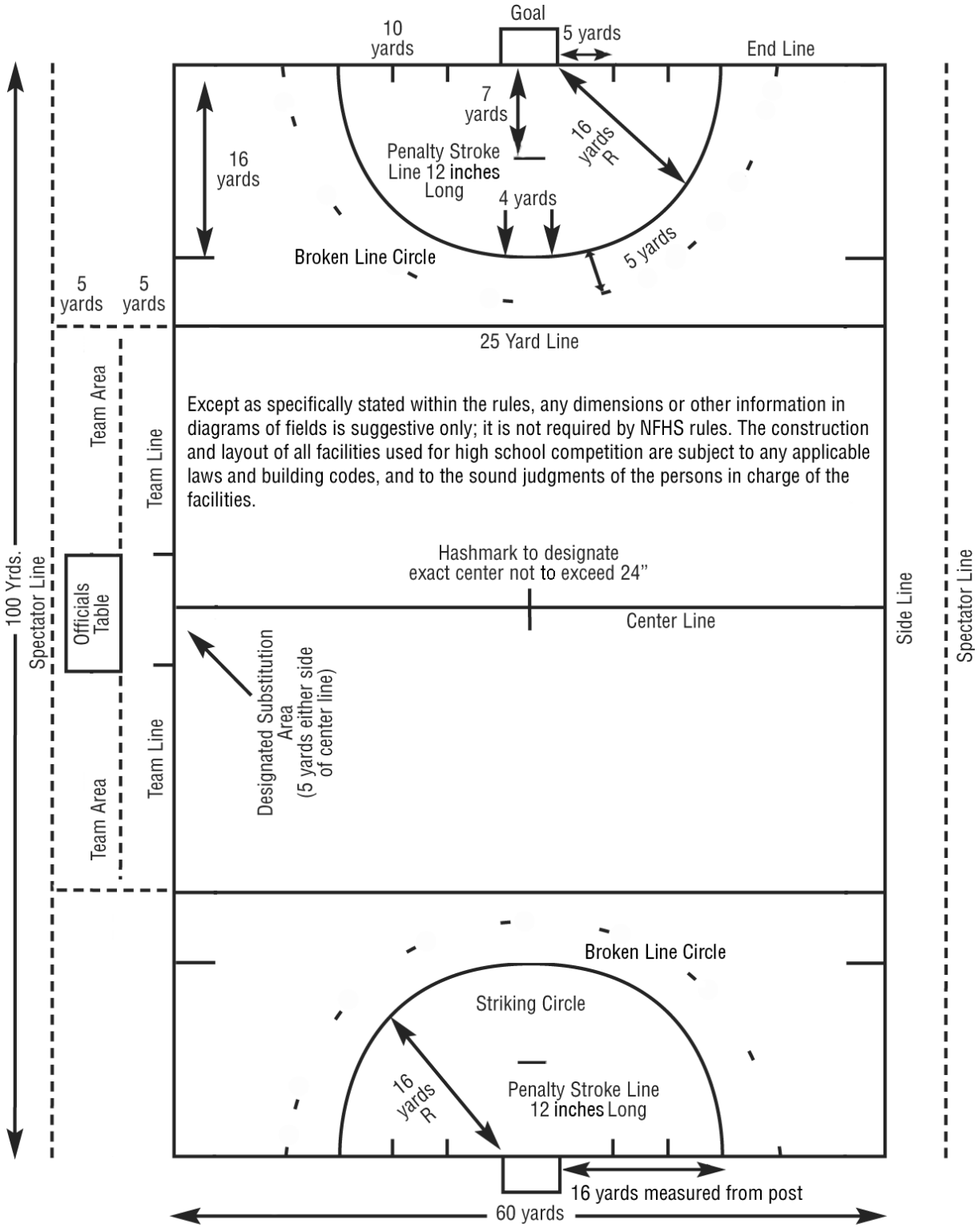
FIELD HOCKEY FIELD DIAGRAM



NOTE: The grass should be cut to a height not to exceed 1½". The circle and endline hashmarks should all be measured from the goalpost.

Boys and Girls Unified Field Diagram
(120 yards)

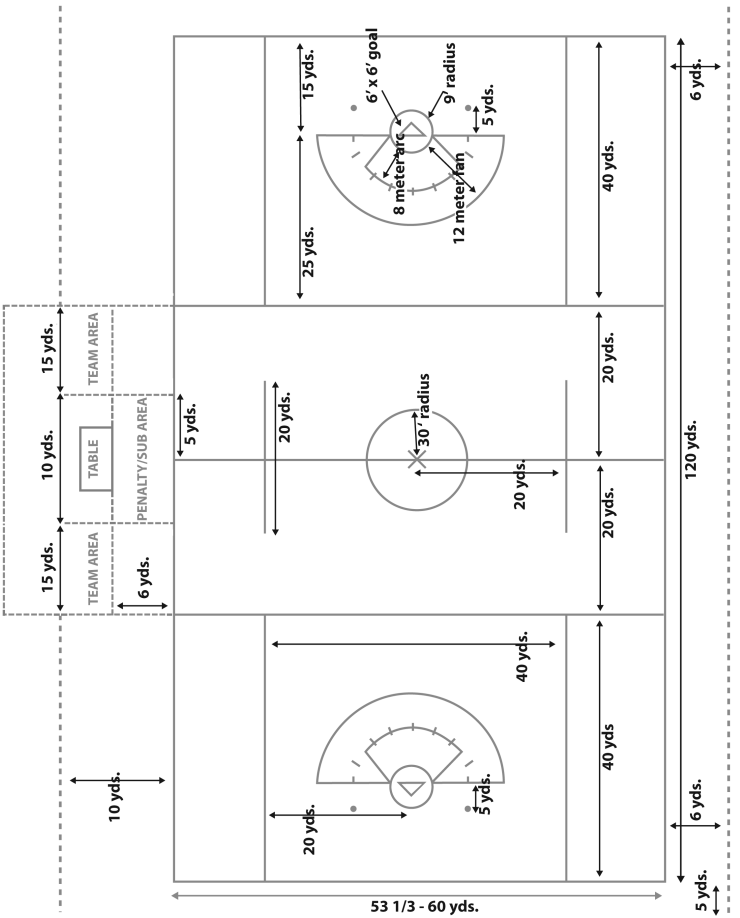
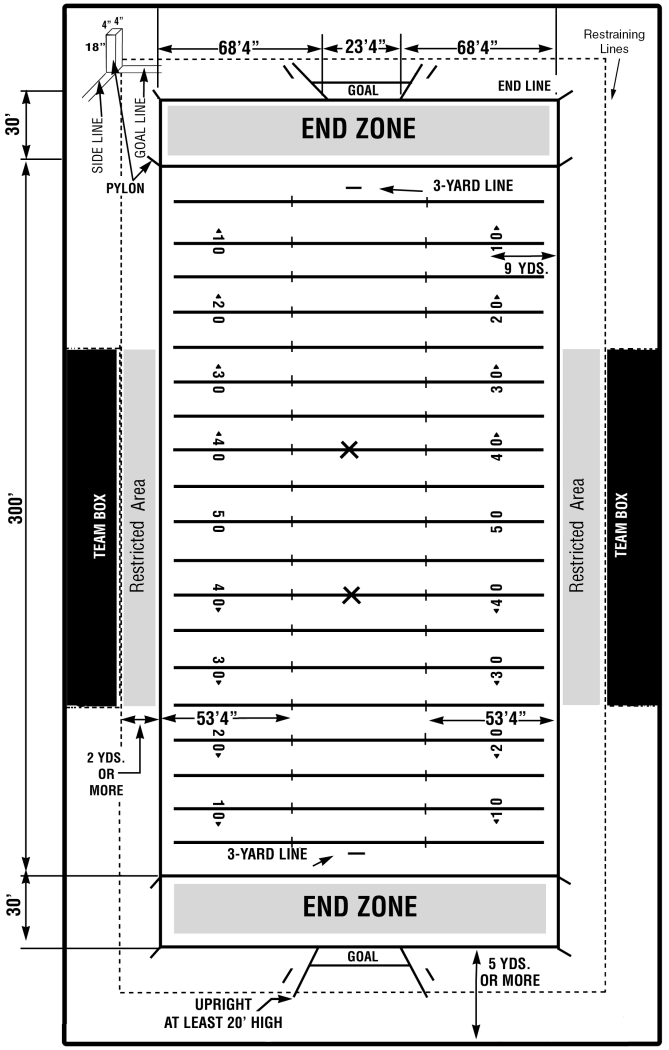


Diagram 4

(Not Drawn to Scale) - 2025

Football Field Diagram

11-player Football Field



3. To mark the curve of the 8-meter arc, measure from the center of the goal line (D) 34 feet, 10 inches (10.6 meters) to G connecting the sidelines. The arc will now be 8 meters from the circle.
4. The center hash mark 1 foot (30.5 centimeters) on the 8-meter arc shall be measured from the center of and perpendicular to the goal line (34 feet, 10 inches/10.6 meters). The other hash marks will be measured 4, 8, and 12 meters respectively from either side of the center hash mark. Two additional hash marks will be made 8 meters from the goal circle, perpendicular to the goal line extended.

12-METER FAN (Diagram 2)

Inscribe a semicircle (E) from the center of the goal line (D) 47 feet, 9 inches (14.6 meters). The flat side of the semicircle should be marked from the points on the goal circle (B) to the semicircle.

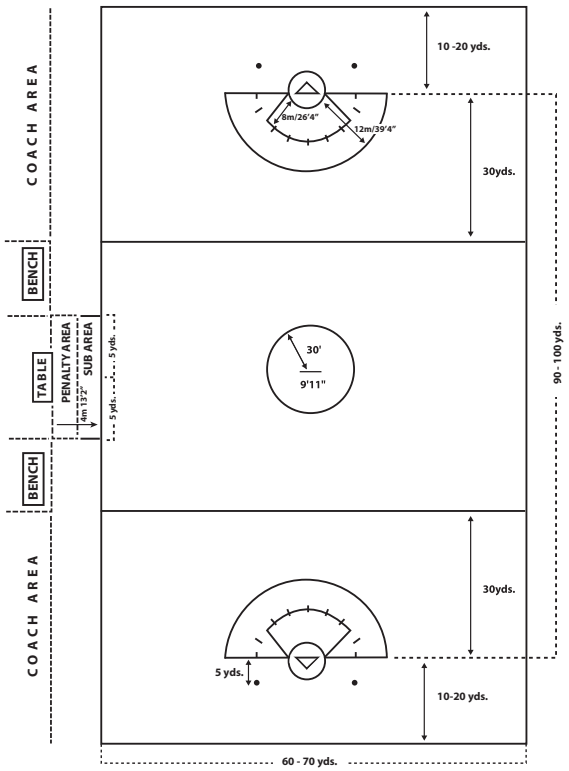


Diagram 3 – Field Diagram (Not Drawn to Scale)