

January 23, 2026

To ensure our upcoming CPPAC meeting is as productive as possible, we have provided answers to your preliminary list of questions below in **GREEN**.

Chris Hulk, Regional Vice President for New England from Turf Field, will be joining the meeting to provide further information and details for the turf projects proposed for GMHS.

General / All Projects

Budgeting: Do the most recent request figures include contingencies and/or project management fees?

Please see this [pricing summary](#) for the field projects. We do not have a comprehensive project developed for GMHS, so this is not available at this time.

Recommended Contingency to be added: 8%–10% for design, general conditions, and construction to account for unknown site conditions. This does not include project management.

***Football& Track Field**

***Stadium Field includes: boys/girls soccer, boys/girls lacrosse, ultimate frisbee, football, fieldhockey, boys/girls track&field, cheerleading, and unified sports)**

Full Site: [Visual of all fields proposed](#).

LED Lighting: We've discussed potential ROI within 3–5 years. Please be prepared to provide 2024–2025 high school energy costs (broken down by quarter). Are the lights primarily utilized during Q2 and Q3?

With regard to the athletic lights, we do receive a separate electric bill for those lights. We keep track of the electricity data usage, and in reviewing the data, the most expensive months are September through December and then April to June. The following is the TOTAL annual usage of those lights, both supply and delivery.

FY 2025 - \$17,940

FY 2024- \$15,540

FY 2023 - \$17,120

FY 2022 - \$16,020

The four-year average is \$16,655.

Safety Netting: This was included in the original quote—what were the considerations for its removal in the latest request?

This was suggested as an add-on, it is not there because we are keeping costs down. The only "add-on" requested is LED lights. We put this as a separate line item just because of the costs. However, it is strongly recommended by the Field Turf professional that by adding netting, the track and field can be used at the same time.

Exclusions: Please be prepared to review the FieldTurf "project exclusions" list with the committee to discuss potential impacts.

EXCLUSIONS:

- Any costs associated with necessary charges relating to the delineation of the field
- The supply of manholes or clean-outs or grates, or the supply of the manhole covers outside of the field area
- Any alteration or deviation from specifications involving extra costs, which alteration or deviation will be provided only upon executed change orders, and will become an extra charge over and above the offered price
- Soil stabilization or remediation of any type
- Rock excavation or ledge removal
- Offsite disposal of generated spoils other than topsoil
- Taxes
- Excavation or disposal of unsuitable or contaminated soils
- Site security, including security fencing
- Once subgrade has been established, a proof roll will be performed to ensure structural stability of the soils; if unsuitable soils are encountered, a price to remedy these areas can be negotiated based on recommended methods per the project Engineer
- Testing or Inspection Fees
- Site restoration, sodding, landscaping, or grow- in beyond disturbed areas
- Repair or resurfacing existing asphalt parking lot if damaged by truck traffic
- Bond fees and non-local permits

Baseball & Softball Fields (and multipurpose outfield for soccer, lacrosse, and field hockey as needed)

Scope & Design: Please provide site plans, location for the multi-purpose field, and details on expected student population usage.

Please see the project proposal [linked here](#). We can not go to RFP for a true project rendering until a vote is passed.

Considering field use for Junior Varsity and Varsity teams for baseball and softball, and additional use for soccer and other sports for Freshman games, we anticipate 234 student athletes to use the stadium field and the baseball/multipurpose field each year over the life of the field .(including boys/girls soccer, boys/girls lacrosse, ultimate frisbee, football, fieldhockey, boys/girls track&field, cheerleading and unified sports)

In addition, there is interest from Rovers, Little League, and men/women's recreational leagues to use the fields.

We have an overall rendering in 2D for the site included in the project proposal [linked here](#).

If we engage in an initial 'pre-construction' / design agreement with Field Turf, we can include 3D renderings of the fields. That cost would be approximately \$29.5k and is attached as a CREC Co Op Proposal. An example of a 3D rendering can be [viewed here](#).

Field Composition: What were the considerations regarding upgrading current fields versus new construction? Was a hybrid option (dirt infield/turf outfield) evaluated? Is there a comparative cost to revive the current fields with new infields and dugouts?

The typical cost to do a new turf field versus renovating a grass field properly is about 20% more.

The main driving factor used by industry professionals is the cost per hour of use. Grass fields are intended to be used 10-12 hours per week so that they can be maintained and preserved at a maintainable level. As indicated in the 2008 report ([section 1](#), [section 2](#), [section 3](#)), this is not possible with the needs of our current baseball field.

A turf field, especially with lights, allows 40+ hours of use a week. This then opens it up to use by Granby town teams, club teams, adult leagues, etc, that are not provided access to our grass fields now. So the cost per hour of use goes down to about 1/4 of the cost of a grass field when you do the life span analysis.

Clay fields are not recommended. Reports from districts that have clay are dissatisfied due to tracking and marks in the field that look terrible and are very hard to repair.

(Note: Connecticut Interscholastic Athletic Conference) Data and regional athletic trends suggest that approximately 10% to 15% of Connecticut high school baseball fields are currently synthetic turf.)

We can not find this data point confirmed anywhere. In speaking with both Harford area superintendents and turf field professionals, they report a significant increase in the number of baseball fields being done in the last couple of years. This is due to the short spring season for spring sports and the negative impact of New England weather. The turf field would allow year-long use with no rest.

We are currently gathering data from athletic directors across the state for accurate information on the number of turf fields. Glastonbury public schools just compiled a list for their project proposal and reported to the Glastonbury Board of Education that 28 out of 31 of the districts in their conference have at least one turf playing field.

Environmental Impact: Are there any known environmental impacts of installing a new turf field?

There is no impact. CTDEEP has various findings right [on their website](#). Water coming from the field is filtered through the stone base and typically comes out cleaner from the site than what is found prior to installing turf. All FieldTurf materials will be PFAS-free starting in '26. We are preparing a more comprehensive package on turf fields for public consumption in the near future.

Add-Ons & Maintenance: Are there "extras" (scoreboards, lights, fencing) required that aren't in the base quote? Additionally, what are, if any, the recurring maintenance costs for these fields?

Turf Field Co. provides the equipment and training for Granby Public Schools staff to complete maintenance independently. There are also options to have a service plan where Field Turf would provide

professional services, which is approximately \$3,500 per year per field. For multiple fields, we would receive a discount, so the overall cost would be approximately \$8,500 per year.

Existing Equipment: Does the quote include the grandstand seating shown in the overview? Regarding the scoreboard, was a new one considered, or is the current one reusable?

Nothing new is included; these are all optional add-ons. The base price is generally rebuilding the field... fence line and inside. Everything outside of that would be an add-on. We try to structure the pricing as "need to have" versus "nice to have".

Timeline & Exclusions:

Exclusions are answered above. The full report can be [viewed here](#).

What is the estimated completion timeline?

From Field Turf professionals: "Generally, each field would be 3-4 months. However, with various fields on one side, we can move crews from one field to the next in a staggered manner to get that timeframe down. We would suggest starting the Stadium Field in May, so it is complete for mid-August. The second field would be replaced after school is over, so you have facilities available during the full year. And then baseball would be done in the late summer /fall. The full project would be May - Early December.

GMMS

Architectural Fees: Can you walk the committee through the methodology used to arrive at the \$1.75M quote *for architectural design*? If this includes repairs, please outline.

In our previous CPPAC Discussion Memo ([linked here](#)) We state:

"Specific HVAC assessment will be complete in April of 2026. In addition, the Board of Education will contract for a comprehensive Facilities Conditions Assessment to determine priorities and engage in architectural plans for future consideration." **This is now scheduled for February 17th and 18th.**

"In reliance upon previously done repairs and the visual assessment, the estimate at this time to conduct **necessary repairs** and engage with an architectural design firm is \$1.75 Million."

Terracon Estimate: The report identifies \$3.1M in total replacement costs over 10 years, with \$1.69M labeled as "immediate." Is the current recommendation to defer all of these items? If so, please be prepared to discuss the rationale.

As we have shared previously, a *visual* inspection of GMMS was done as an initial look at the building. We have now completed the necessary ed specifications meetings, and that report is being compiled now. We have an HVAC inspection being conducted over the April school break, and we have a Full Facilities Conditions Assessment being conducted over the long Presidents' weekend in February. There is a comprehensive enrollment study being presented at the February 18th BOE meeting.

These final reports are essential to provide the necessary information to inform any projects- repairs or renovations to GMMS.