



GRANBY BOE

Capital Program Priorities Advisory Committee



October 6, 2025

BOE CAPITAL PRIORITIES

-  District Safety and Security Program \$1.2 Million (reallocation to small cap 2025-2027)
-  Central Office Roof Replacement ~~\$100,000~~ \$50,000 (small cap 2025)
 - GMHS Turf Track and Field Replacement ~~\$ 4 Million~~ \$5.5 Million
 - GMMS Building Renovation \$ TBD: Requires additional study
 - Wells Road gymnasium floor replacement \$150,000
 - District Facility Storage \$200,000



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CENTRAL OFFICE ROOF REPLACEMENT



COMPLETED SUMMER 2025- SMALL CAP BUDGET



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ON GOING SAFETY & SECURITY

CURRENT PROJECTS (SMALL CAP):

- Upgrade school lockdown systems to separate UL listed panels
- Install additional cameras in key areas and replace existing outdated cameras
- Add a secondary lockdown pull station strategically in each school
- Install card reader/fob systems on 23 sets of necessary double doors at GMHS
- Install card access to highly secure locations
- Additional work TBD for key access and sprinkler system updates



TURF TRACK AND FIELD HISTORY

2006:

CPPAC was presented with a combined athletic field renovation and maintenance facility. At that time Granby Athletic Field Long-Range Advisory Committee (GAFLAC) was formed to further investigate.

2008:

Weston & Sampson created a master plan for athletic fields. This was presented to the GAFLAC and forwarded to CPPAC.

Findings at that time were:

- Fields are overused (3x normal usage)
- Not adequate space for school complex, parking and fields. Suggestion to move DPW and utilize the 4.25 acres for parking, safer main entrance to GMHS and relocated and improved tennis courts.
- Lack of resources and staff to provide field maintenance-need to hire and improve maintenance protocols
- No amenities for bathrooms, no water, no concessions and access to fields and stands is not in ADA compliance
- Storage for both athletics and facilities needed
- Consider off-site athletic fields to meet demand (upgrades to Ahrens Park in first 3 years of the plan)

The report suggests a planned replacement of the turf in 8-10 years at a cost of \$500,000

The report emphasizes the need for a 600 square foot bathroom and sinks that are handicapped accessible.

The report details a need for complete regrading of baseball and softball fields and improved maintenance and “rest time” for fields to recover from use.

TURF TRACK AND FIELD HISTORY

The original project was presented as IV Phases:

Phase I:

Upgrades to Ahrens Park- to create a softball field and a new multipurpose field with tennis courts with parking and access from Salmon Brook Park. (\$2-2.5 Million)

Phase II:

Renovation at GMHS to create two turf fields including lighting, drainage improvements, restrooms, ADA compliant spectator seating, and athletic field house with lockers and storage (\$6-8.5 Million)

Phase III:

Renovate baseball field, create two multipurpose fields, add lighting and ADA compliant walk ways (\$2-2.5 Million)

Phase IV:

Reconfigure Salmon Brook Park and Relocate DPW to use 4.2 acres for parking, storage and safer entrance to schools. (\$1.5-2 Million)

TURF TRACK AND FIELD HISTORY

2012-2013:

Stadium field, field two and the track were installed & completed with an 8 year warranty on the turf only (expired in 2021) cost was \$3.2 Million

Life expectancy 8-10 years (2022)

Not included:

- ADA compliant seating or bathrooms
- Water to field area
- Bathrooms
- Storage
- Press Box
- Lighting for field two

TURF TRACK AND FIELD HISTORY

2017-2018

Superintendent Addley began requesting money in Small Capital for replacement (\$1.5M for turf and \$1.6M for track) remained annually until 2022

2018

Superintendent Addley began requesting annually in Small Capital:

Installation of four field light poles for field 2: (\$360,500)

Bathrooms/water access for the athletic fields: (\$500,000)

2022

First signs of sinking were found on track. Testing was conducted of the soil where track dipped. Repairs were first requested in 2022 through Small Cap.

Unfunded in 2022 (\$22,600)

Funded in FY23 and FY24 (\$28,000)

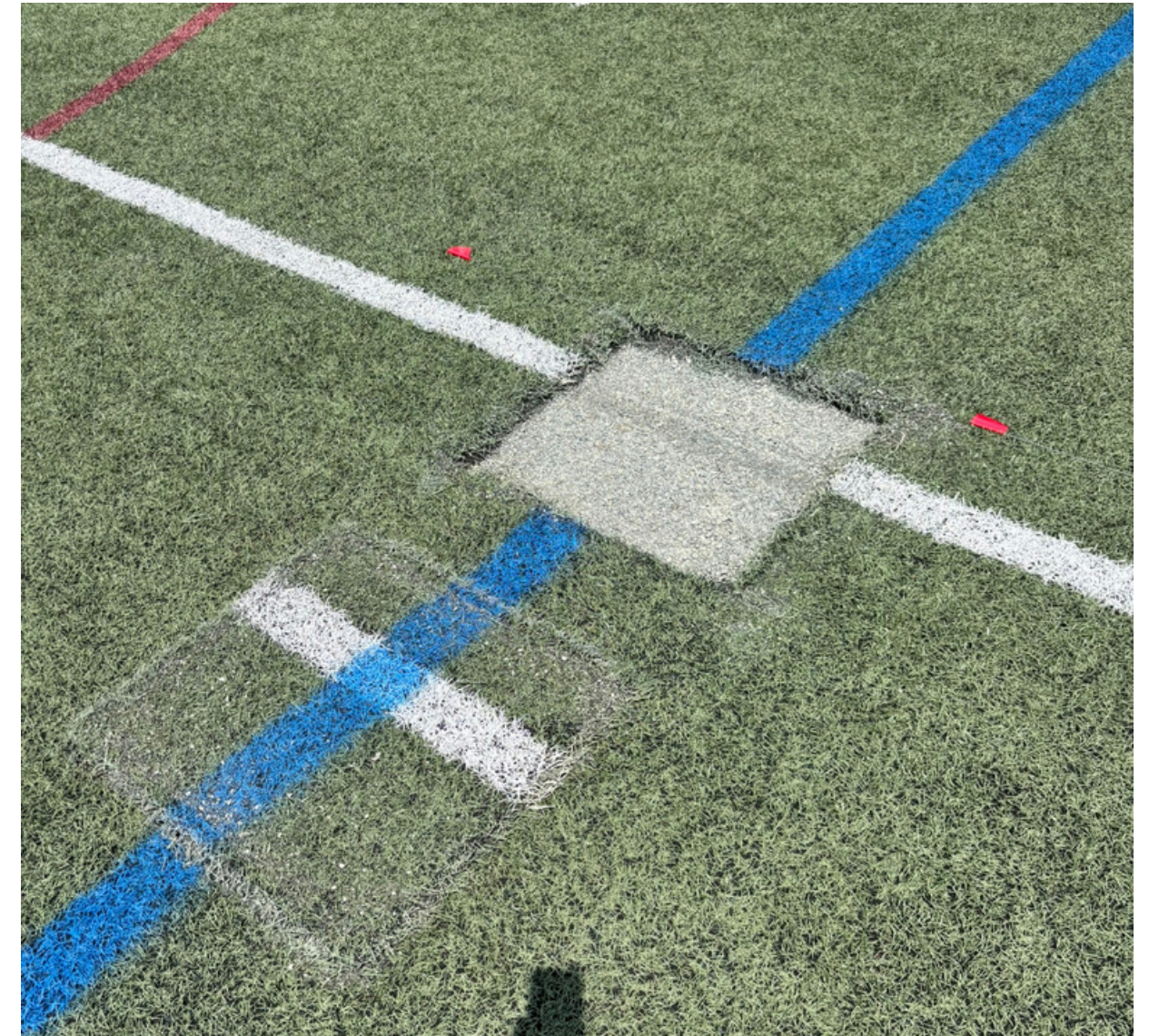
TURF TRACK AND FIELD

WHERE ARE WE NOW?

2024-2026

- Budget- paused request for repairs
- No home track meets since 2023-2024 school year
- Significant impact to public use
- Advocate for new track and field
- Additional testing to get to cause of sinkholes
- On-site evaluation and new master plan created
- Many similar needs as identified in the 2008 master plan
- Reconvene CPPAC

TURF TRACK AND FIELD TESTING

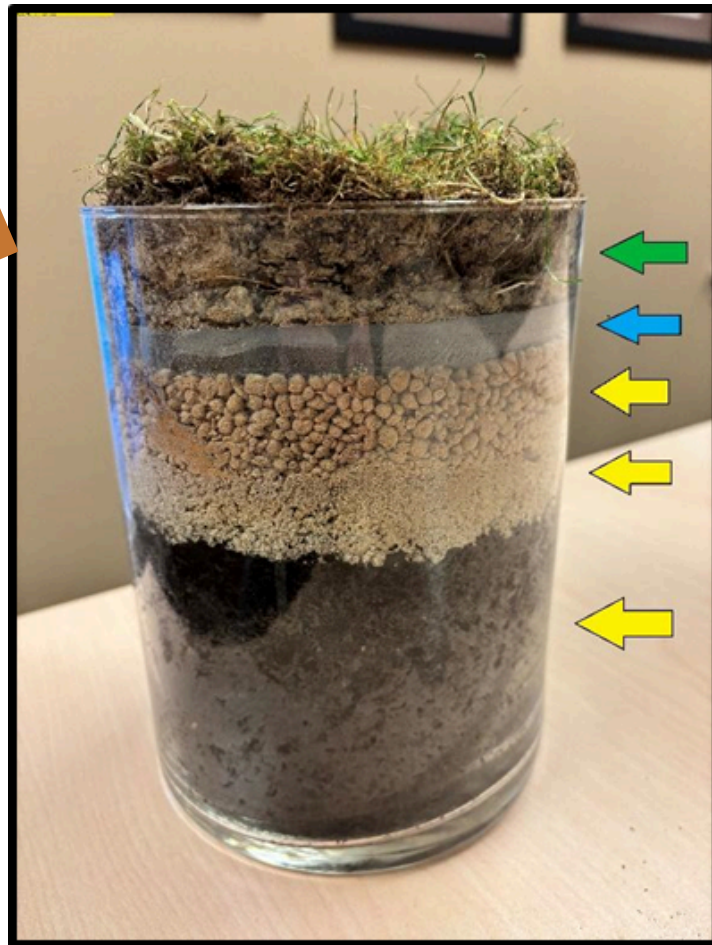


October of 2022* Haley & Aldrich performed 7 Geoprobes for testing in area of known sinking
Summer of 2025* Expanded testing to 27 additional locations (10-20 ft deep) across turf field and track

*reports are available with CPPAC agenda

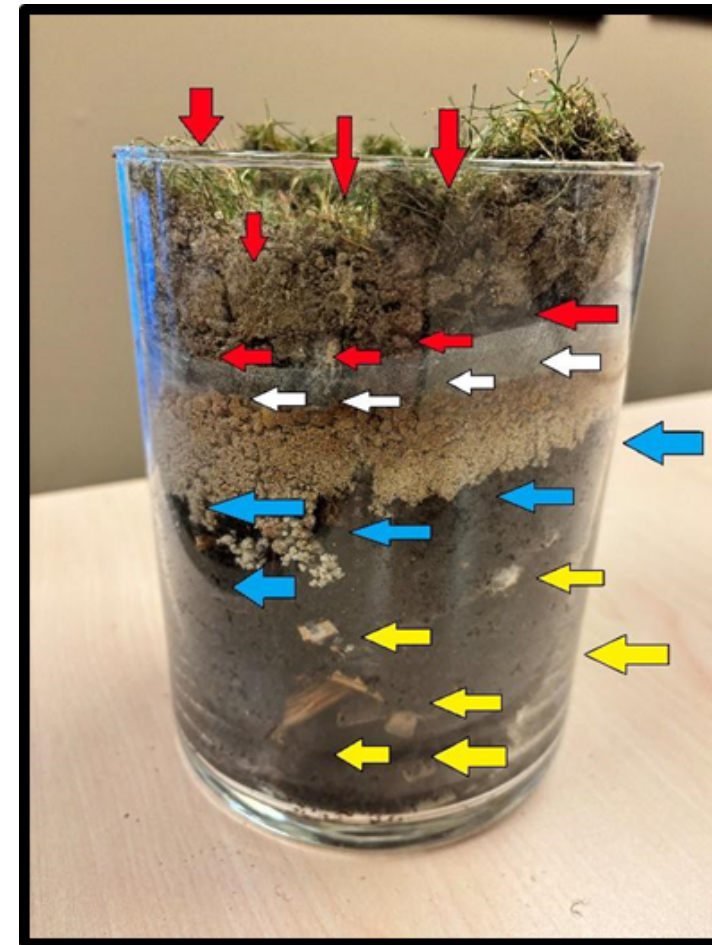
WHAT IS THE ISSUE?

Unaffected Turf Field



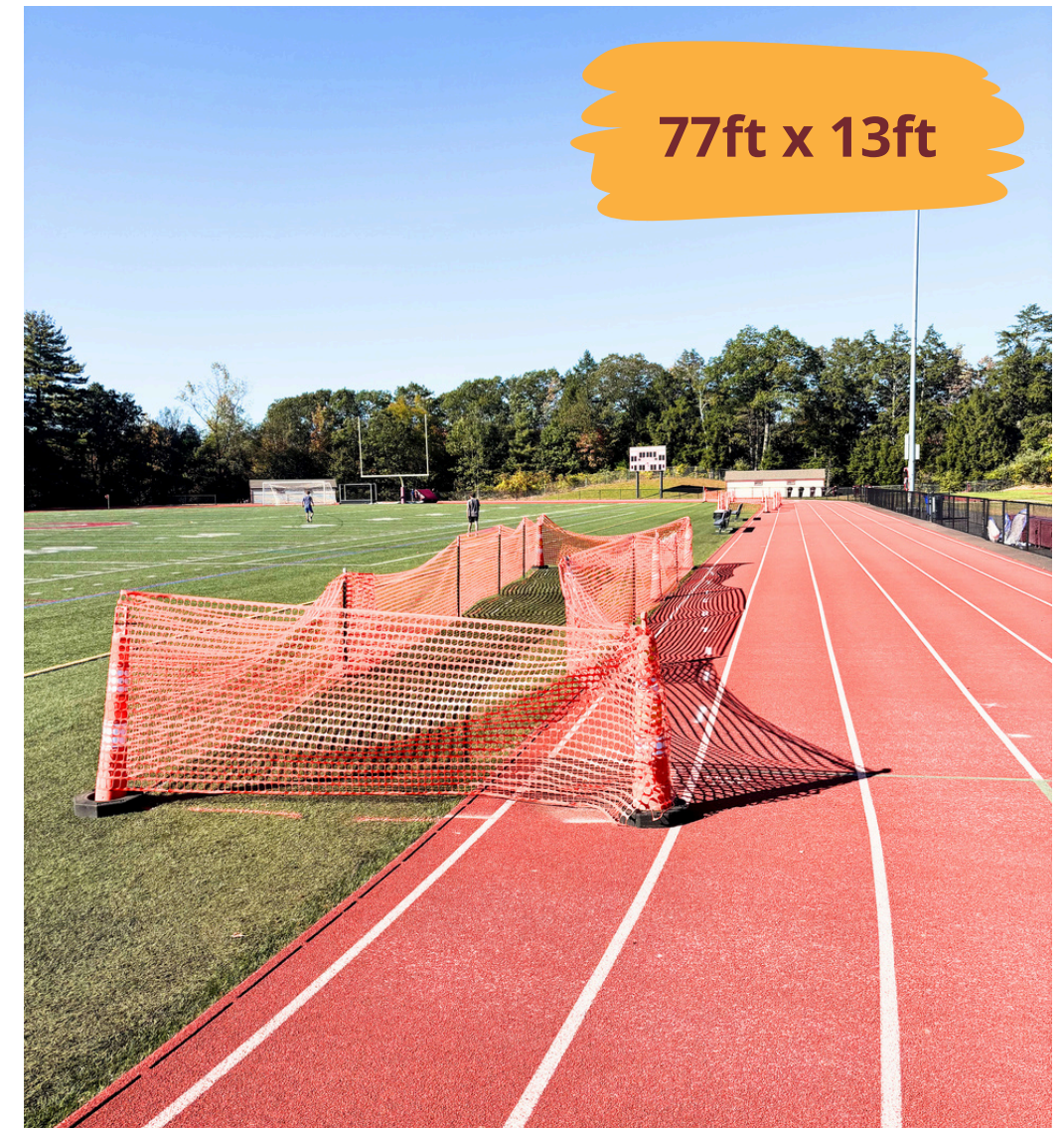
- Properly compacted soil (yellow)
- Properly compacted / installed base (yellow)
- Level base surface (blue)
- Level turf surface (green)

Granby Turf Field



- Uncompacted soil w/ pockets of debris and air (yellow)
- Sinking levels of subsurface (blue)
- Sinking base level (white)
- Uneven, depressed, and sinking turf surface (red)

CURRENT SITUATION



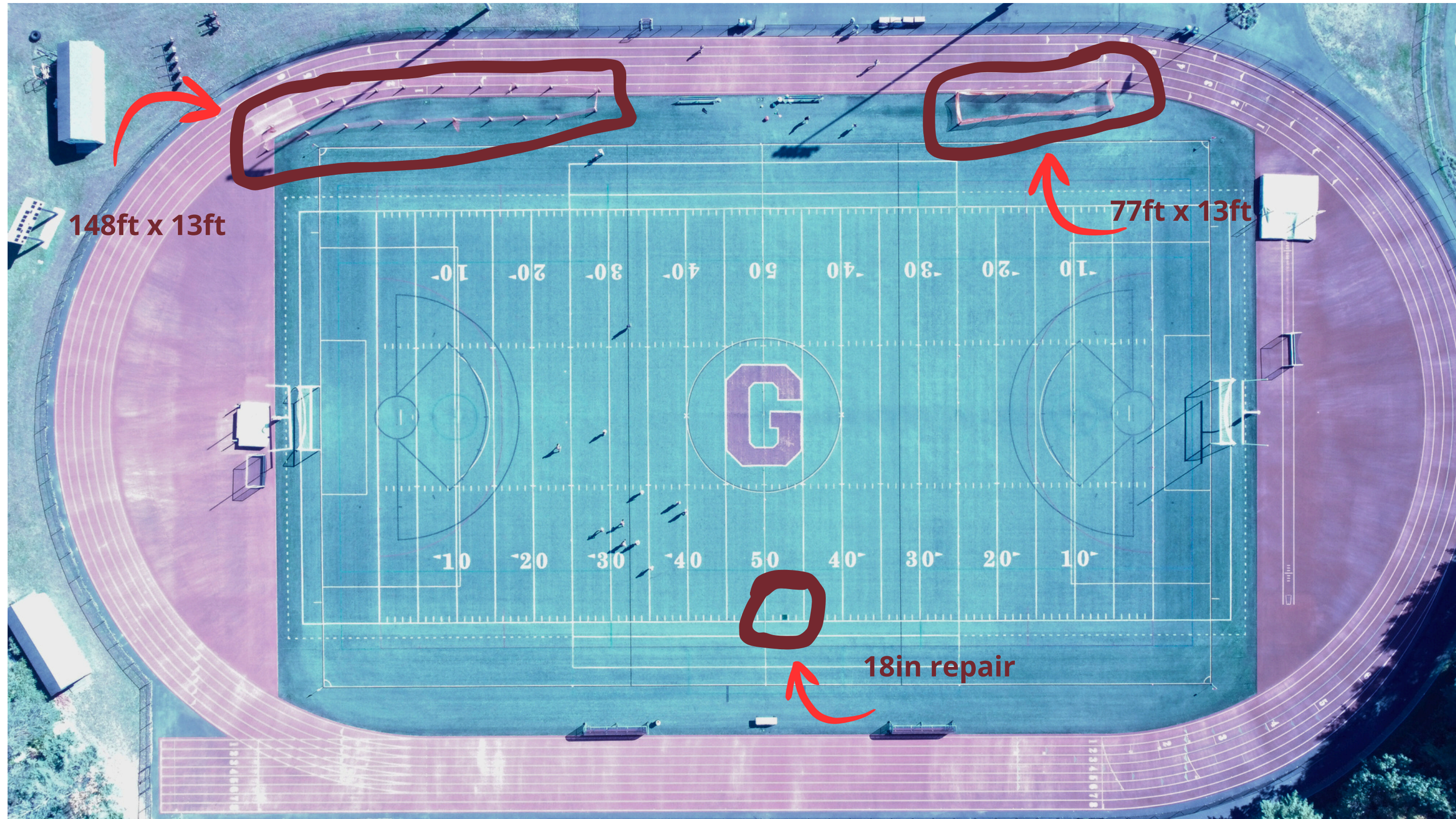
*At the 50 yard line a 18" x 18" sinkhole was repaired in September 2025
to maintain field use at this time*



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DRONE FOOTAGE OF FIELD



IMPACT TO STUDENTS

CURRENT USE:

- Currently no track meets and impact to public use
- Wellness classes meet weekly for class instruction outside- weather permitting
- Football, Cheerleading, Soccer, Lacrosse, Field Hockey, Track and Field, and Ultimate Frisbee teams all use the turf for Fall and Spring sports seasons.
- Town and Youth events (summer camps, walkathons, Bearcats, Rovers...)
- GMHS Graduation ceremony

LOSS OF FIELD REQUIRES:

- Increased costs to bus students for use at other fields (practice and games)
- Loss of home games impacts fans and team morale

PROPOSED SOLUTIONS

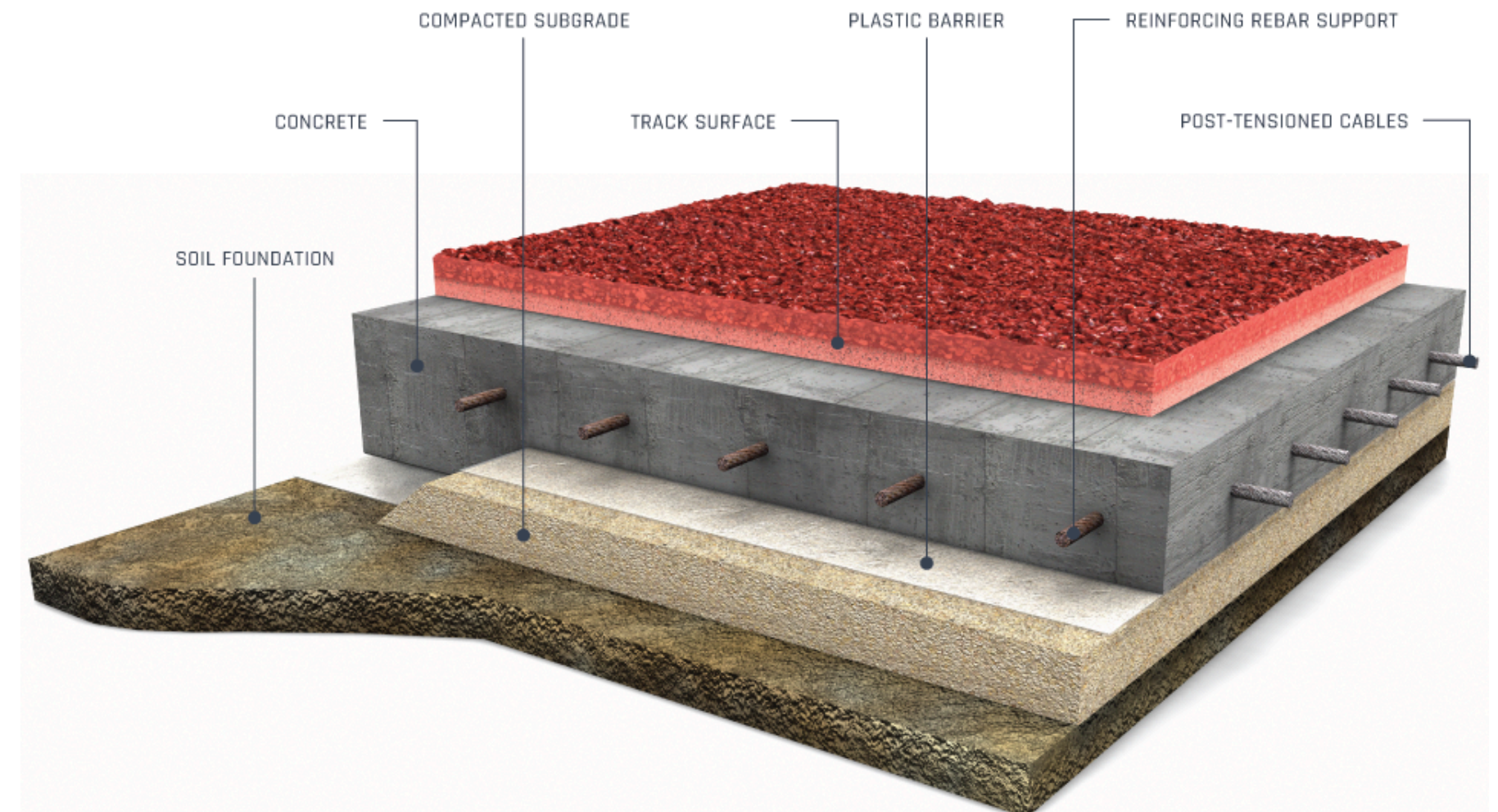
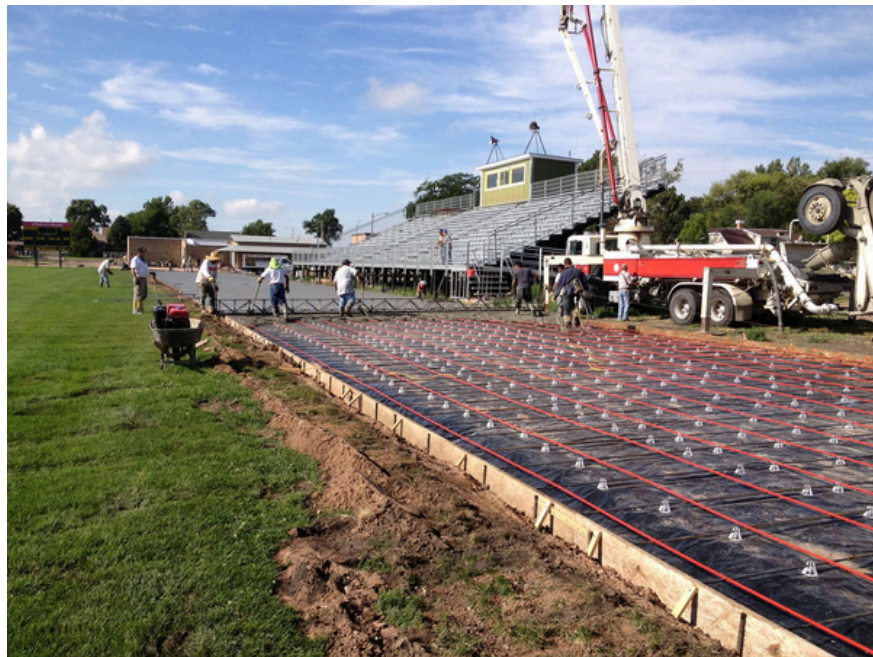
Removal of ALL soils down five feet or more—not just in the limited areas of known sinking as we had originally expected.

This requires all electrical and mechanical to be disrupted and reinstalled. This change increases the project cost to approximately \$10+ million and will prolong the time needed to complete the project significantly.



PROPOSED SOLUTIONS

A second option was presented as a “Post Tension” project. This would involve rebuilding the base by pouring concrete to level the field and reinforce the sinking areas. This option reduces the cost to approximately \$5.5 million. While still higher than the original \$4 million estimate, this option appears to be the most viable and would include a 25+ year warranty.



SUMMARY

Stadium Field & Track -

\$5,150,000-\$5,500,000

Additional Improvements:

Ball Safety Net \$55,000-\$95,000

ADA Lift \$95,000 - \$125,000

LED Lights \$200,000- \$250,000

New Bleachers w/ Press Box-

\$650,000-\$750,000

Only Press Box \$175,000-\$225,000

Field Two Turf Replacement -

\$650,000-\$700,000

Additional Improvements:

Ball Netting: \$45,000- \$85,000

New Scoreboard \$65,000- \$95,000

MASTER PLAN INCLUSIONS

Baseball and Softball Fields-

\$2,850,000 - \$3,450,000

Additional Improvements:

New Scoreboard \$90,000-\$125,000

Field Lighting \$675,000- \$750,000

Tennis Courts - 15 years old

\$1,200,000- \$1,300,000

Additional Improvements :

Walkways & plants \$115,000-\$150,000

Bathrooms and Water Access:

Last quote 2018 (\$500,000)

Likely more than double that amount now. No formal quote obtained to date.

TIMELINE FOR STADIUM FIELD

Remove and dispose of track and synthetic turf, goal posts, electrical, fencing...
Mill, excavate and remove debris.

Furnish and Install Geogrid support, new subgrade materials, and drainage.

Furnish and install new track and synthetic turf field.

Furnish and install new fencing, access path, surfacing and drainage.

Nine (9) months to complete from the time of funding
Dependent on weather and snow conditions

Goal is to have the least amount of disruption to our student athletes and community use

QUESTIONS

