GROTON BOARD OF EDUCATION
COW MEETING
MARCH 10, 2025 @ 6:00 P.M.
CENTRAL OFFICE, ROOM 11/HYBRID

MEMBERS PRESENT: Beverly Washington-Chairperson, Adrian Johnson-Vice Chairperson, Andrea Ackerman (remote), Matthew Shulman, Ian Thomas (remote), Jay Weitlauf (remote), Jennifer White, Michael Whitney (remote)

MEMBERS ABSENT: Dean Antipas

ALSO PRESENT: Susan Austin, Anne Marie Mancini, Sam Kilpatrick, Carmita Hodge, Christopher Morth

I. CALL TO ORDER – Beverly Washington – Chairperson, called the meeting to order at 6:04 p.m.

II. REVIEW MARCH 10, 2025 MEETING MINUTES

MOTION: Shulman, White; to approve the March 10, 2025 meeting minutes
PASSED UNANIMOUSLY

III. DISCUSSION RE: THE INTERNATIONAL BACCALAUREATE PROGRAM/OFFERINGS

Ms. Carmita Hodge and Mr. Chris Morth gave an overview of the IB program and then invited past and present students, as well as their parents, to share their experience in the program as well as what it has provide them.

IV. ATHLETIC FIELDS TASK FORCE COMMITTEE PRESENTATION

Mr. Chad Frost of Kent & Frost Landscape Architecture gave a PowerPoint presentation regarding the athletic fields. (Attachment #1)

The Board will vote at its March 24, 2025 meeting as to whether or not to support the athletic fields project.

V. ADJOURNMENT

MOTION: Shulman, White: To adjourn at 9:23 p.m.
PASSED UNANIMOUSLY



ATHLETIC FIELDS FOR THE FUTURE

TACKLING OUR SHORTAGE TOGETHER

- THE NEED FOR FIELDS
- EXISTING CONDITIONS
- PUBLIC FEEDBACK
- SYNTHETIC / NATURAL TURF
- MASTER PLANS
- COST ESTIMATES

THE NEED FOR FIELDS

2003 – 22 Years ago

- Difficulty finding Sufficient, Suitable Space

2009: Comprehensive P&R Master Plan

- Level of Service (LOS) evaluation
- Need 2 Soccer
- Need 1 Football
- Need 3 Ballfields

2009: Sutton Park Master Plan

- Skate Park Improvements
- Public Park Amenities
- 3 New Ballfields



THE NEED FOR FIELDS

2014: Athletic Fields Needs Assessment

- In Depth Research Methodology
- Need 4 “Soccer”
- Need 1 “Youth Soccer”
- Future need of 5 Ballfields

2014: Merritt Property Master Plan

- 1 Championship “Soccer” Field
- 3 “Soccer” fields
- 1 “Youth Soccer” field
- Sutton & Merritt Parks could meet the need
- Provide Tournament Play

2014: Economic Impact of Athletic Fields

- Generate $2-$5 Million in New Economic Input

Athletic Fields Needs Assessment Supply & Demand 2014

	90' Lighted Baseball	90' Unlighted Baseball	60' UnLighted	90' Unlighted Skinned SB	60' Unlighted Skinned SB	Lighted Football	Unlighted Football	U8 Unlighted Rectangle	U10 Unlighted Reg Rectangle	Unlighted Reg Rectangle
Demand	69	26	145	54	41	32	49	53	43	235
Supply	49	33	123	46	137	27	33	57	19	118
Surplus/Deficit	-20	8	-22	-8	96	-5	-16	4	-24	-117
Unlighted Fields Required to Meet Demand	.62	-0.24	0.67	0.25	-2.91	0.14	0.50	-0.13	0.73	3.53
Lighted Fields Required to Meet Demand	.38	-0.14	0.41	0.15	-1.78	0.08	0.30	-0.08	0.44	2.16



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ATHLETIC FIELDS FOR THE FUTURE

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THE NEED FOR FIELDS

2020: Athletic Fields Task Force Established

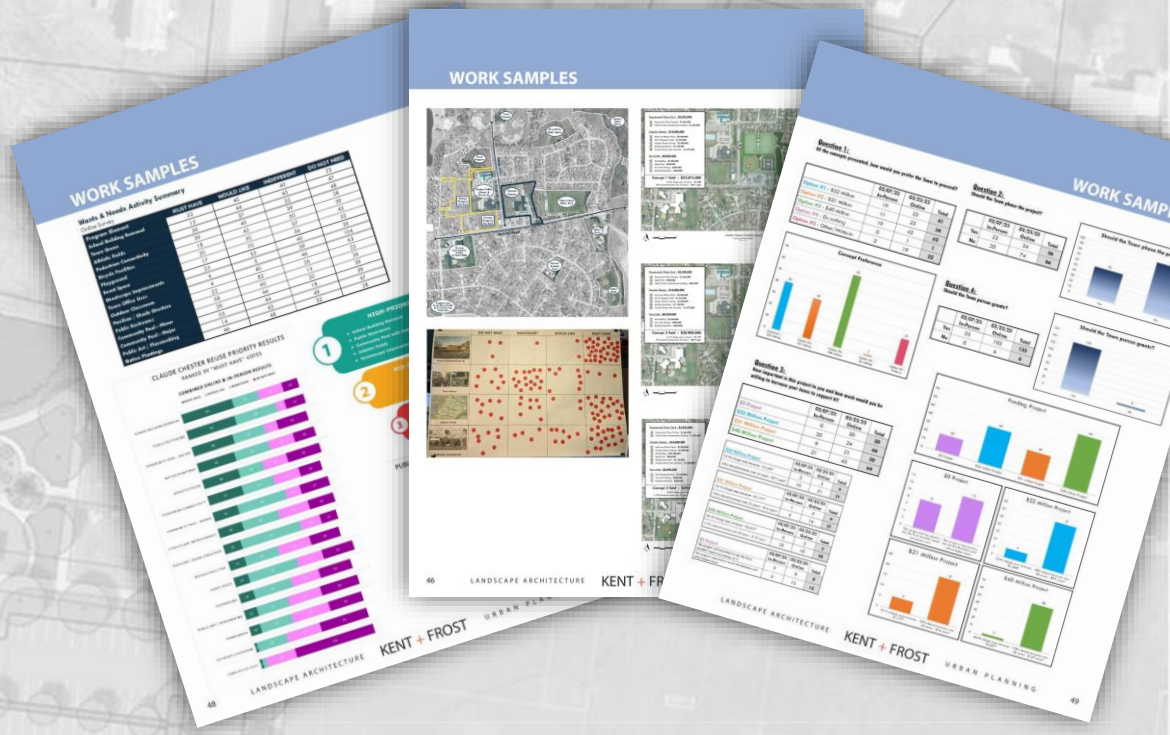
- Youth Sports / Fitch / BOE Representatives
- Updated detailed needs assessment
- Updated Field Needs
- Community & Council Support

2021: Claude Chester Master Plan

- 2 “Soccer” fields
- Aquatics Center
- Parking & Amenities

2024: Athletic Fields Design

- Detailed Study & Cost Estimate of Field Recommendations
- Funding Determination & Support





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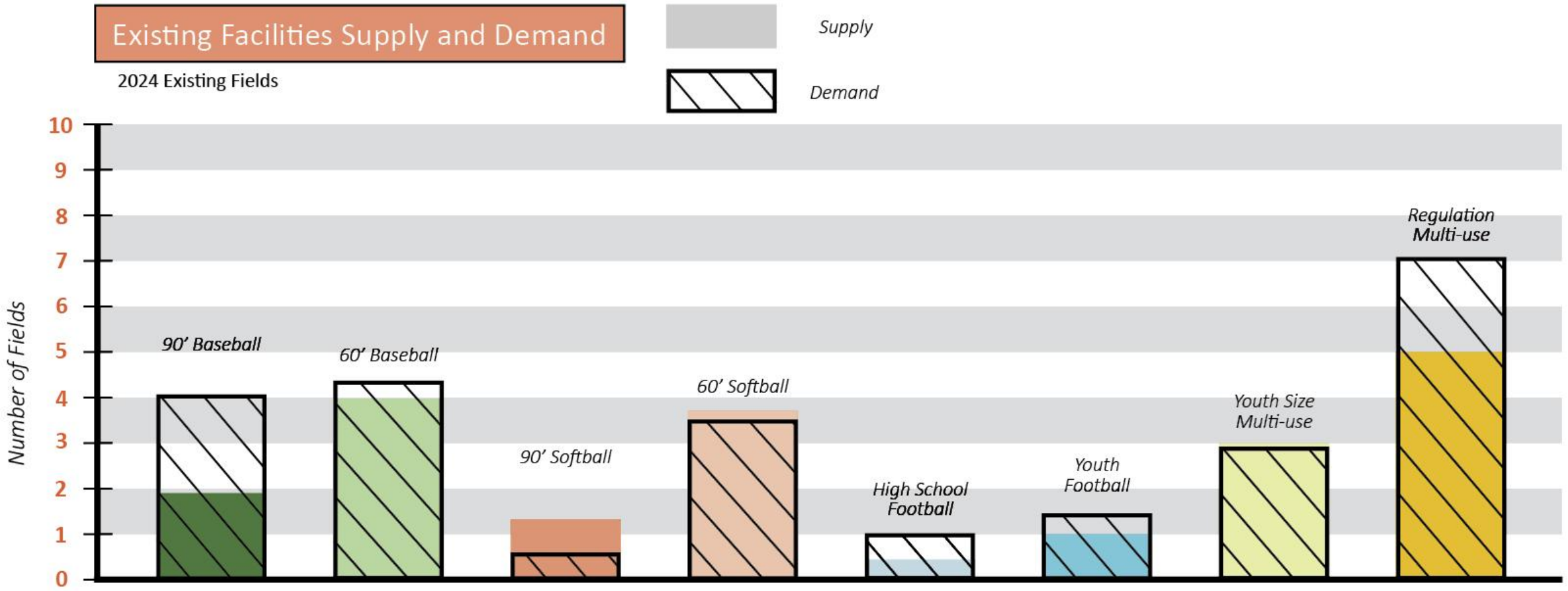
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THE NEED FOR FIELDS



THE NEED FOR FIELDS

Claude Chester	Amenities
2 Full-size multi-use Fields	Synthetic Turf – possibly Synthetic, Lights, Scoreboard, Bleachers, Storage, Concessions, Press Box, Restrooms, Parking
Youth multi-use Field / Event Space	Natural Grass Youth Field, Space for Community Events – Area for potential Future Aquatics Center
Sutton Park	**Amenities**
Full-size Baseball with lights	New Field - Natural Grass Turf, Lights, Dugouts, Bleachers, Storage, Concessions, Press Box, Restrooms, Scoreboard, Parking
Full Size HS Softball	New Field – Natural Grass Turf, Lights, Dugouts, Bleachers, Storage, Concessions, Press Box, Restrooms, Scoreboard, Parking
Fitch High School	**Amenities**
Renovate Stadium Track & Multi-use Field	Synthetic Turf for all sports, Lights, Bleachers, Concessions, Press Box, Ticket Booth, Restrooms, Locker rooms, Scoreboard, Parking, Throwing areas, Storage, ADA compliance & access
2 Full Size multi-use Fields	Lights, Bleachers, Scoreboard (on one field), Access to Restrooms, Lockers, Storage, Parking
Softball field on Campus	Lights, Bleachers, Storage, Concessions, Press Box, Scoreboard, Restrooms, Locker rooms







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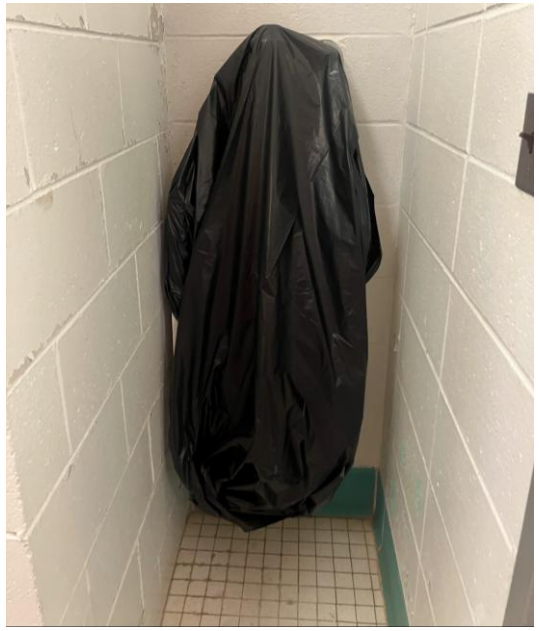
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3.2 Summary of Observations

Conditions of the existing Grandstand bleachers are in extensive decline and the age of the structure is becoming more evident, posing possible hazards to occupants. SP+A strongly recommends prompt replacement of the grandstand bleachers. Continuous degrade, continual use and applied live loads to the structure could result in structural failure of the assembly. Grandstand **A** structure fails to meet current basic accessibility, structural & Building criteria required by Connecticut State Building Code:

Non-compliant issues:

-Dedicated ADA seating does not exists – 20 req'd based on current capacity (per CTSBC)
-Bleacher footboards missing for rows set 24" above ground/floor level- No openings >4" sphere allowed (per CTSBC)
-Handrails do not meet ADA height (per CTSBC)
-Required guard railing (per CTSBC) does not exist- required for all open-sided walking surfaces, platforms, landings
-Aisle does not exist (Grandstand B) Row-to-row height >6", seat boards used for walking surface less than 11" W, interrupted rows restricted by structural framing (per CTSBC)

4.2 Summary of Observations

Conditions of the +/-60 year old existing grandstand bleachers are in decline and pose possible hazards to the occupants. Similar to Grandstand A, the entire steel structure is inundated with corrosion and in need of remediation. SP+A strongly recommends prompt replacement of the grandstand bleachers. Each grandstand structure fails to meet current basic accessibility/ structural/ Building criteria required by Connecticut State Building Code:

Non-compliant issues: (found at both grandstand bleachers)

-Dedicated ADA seating does not exists – 16 req'd based on current capacity
-Bleacher footboards missing for rows set 24" above ground/floor level- No openings >4" sphere allowed
-Required guard railing (per CTSBC) does not exist- required for all open-sided walking surfaces, platforms, landings
-Aisle does not exist, Row-to-row height >6", walking surface less than 11" W- interrupted by framing



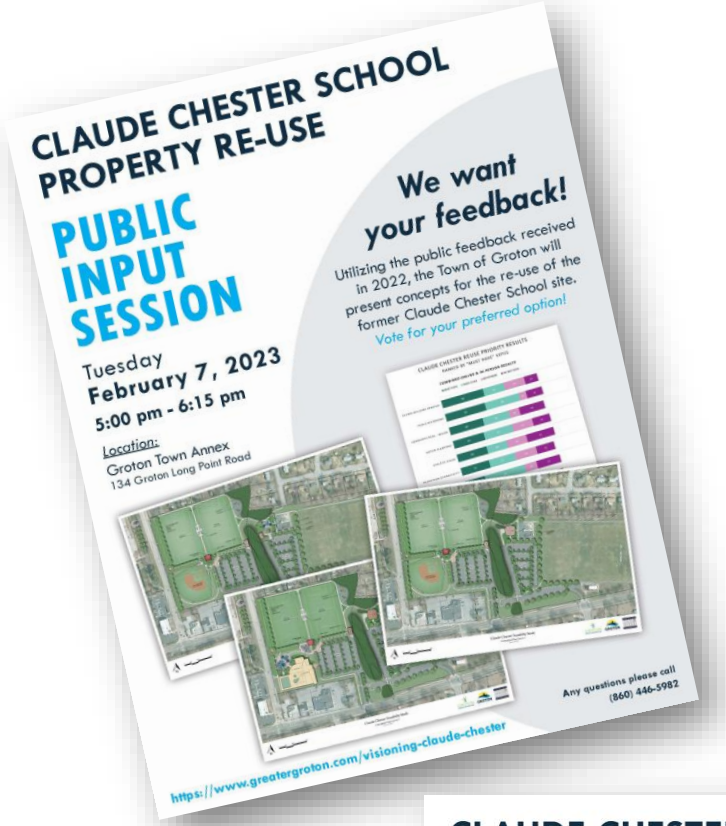
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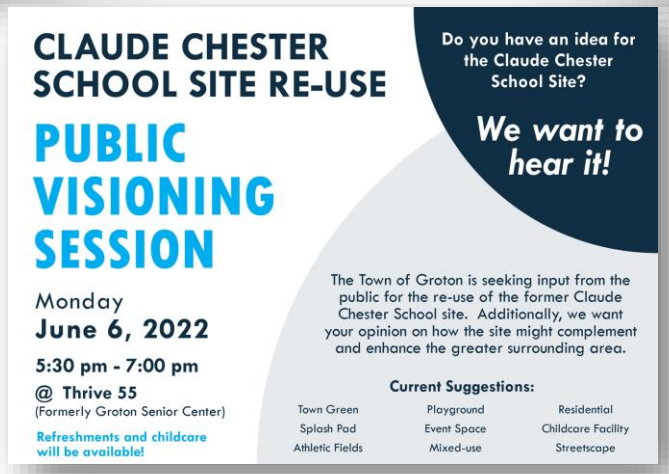
ATHLETIC FIELDS FOR THE FUTURE

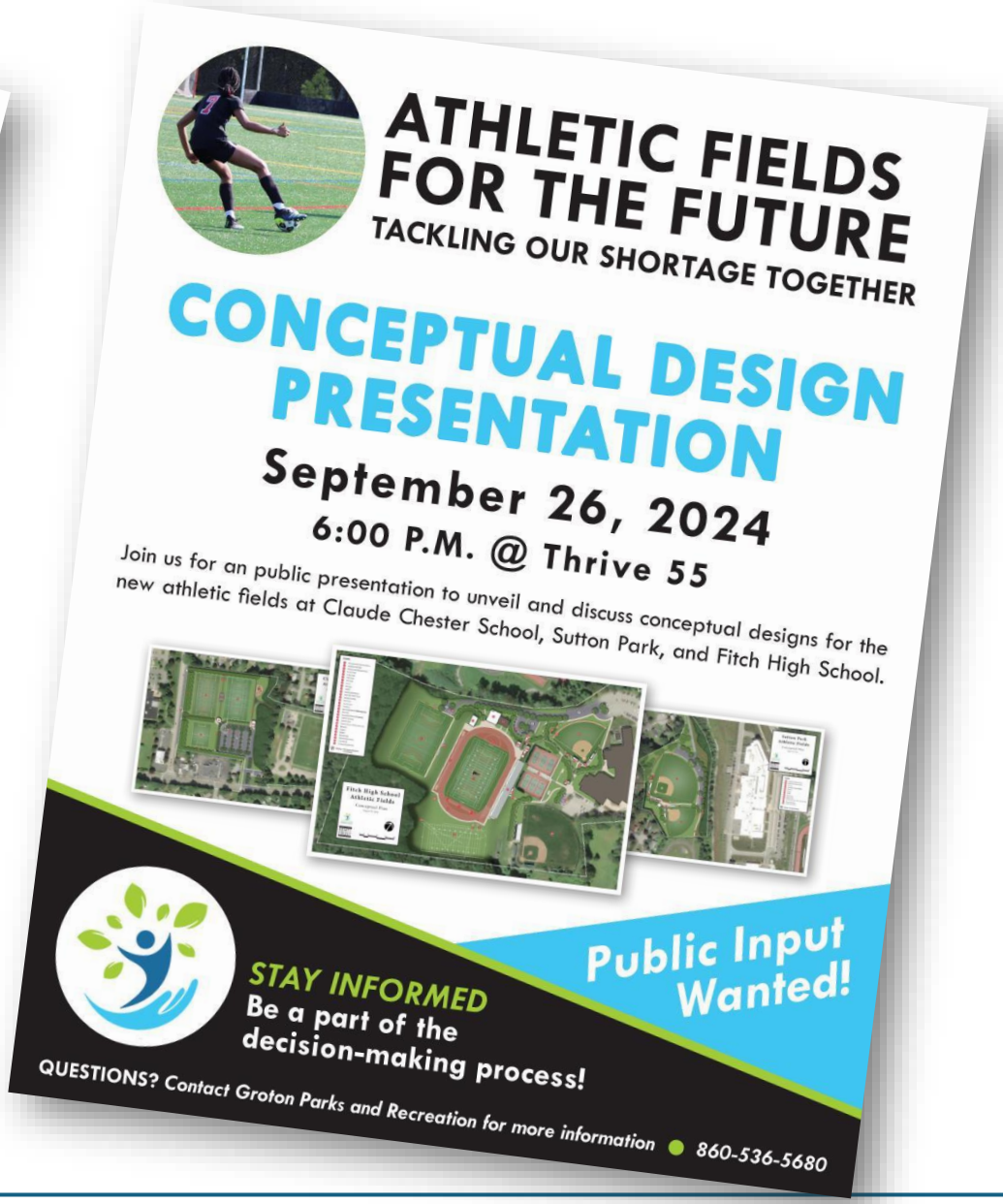
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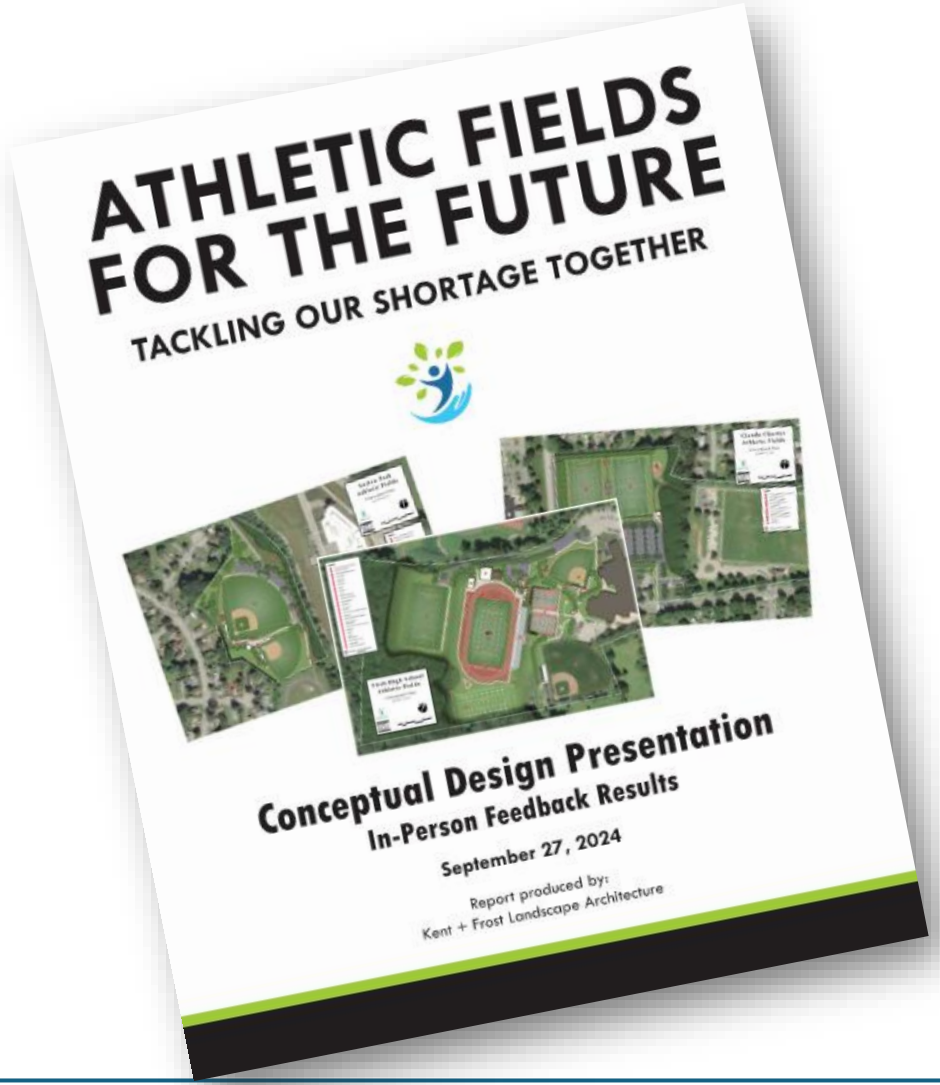
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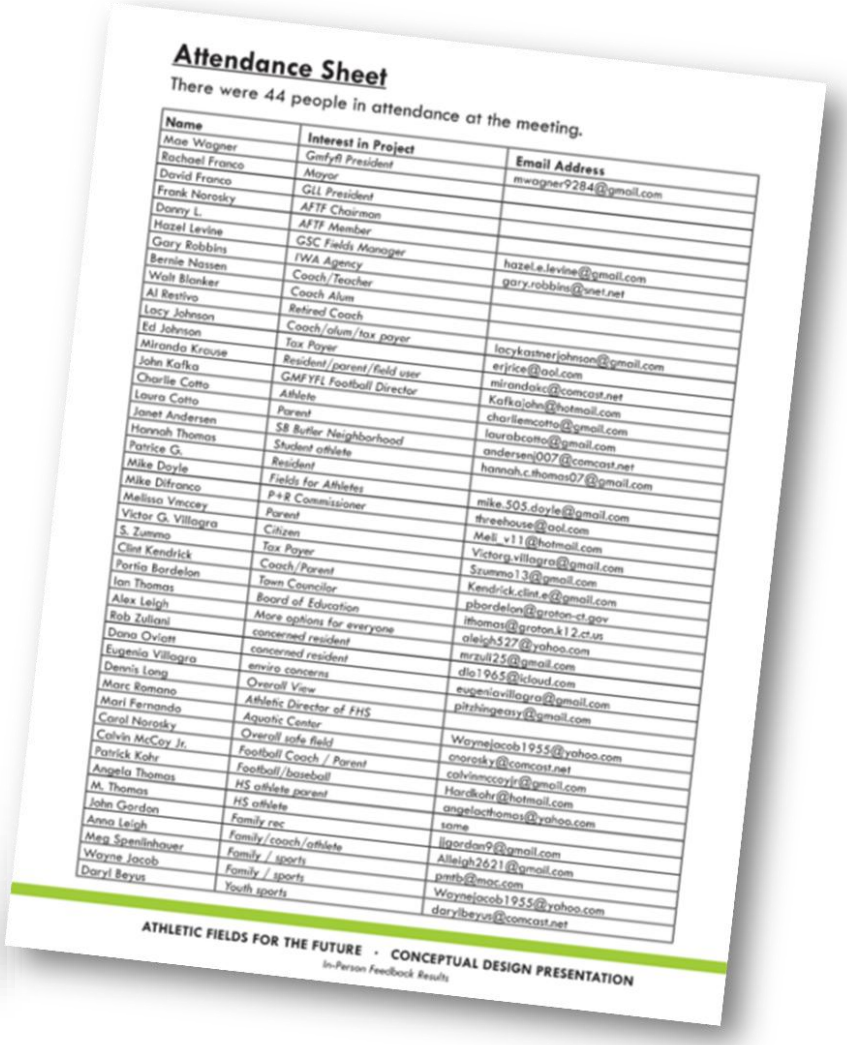
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Public Feedback Summary 9.26.24





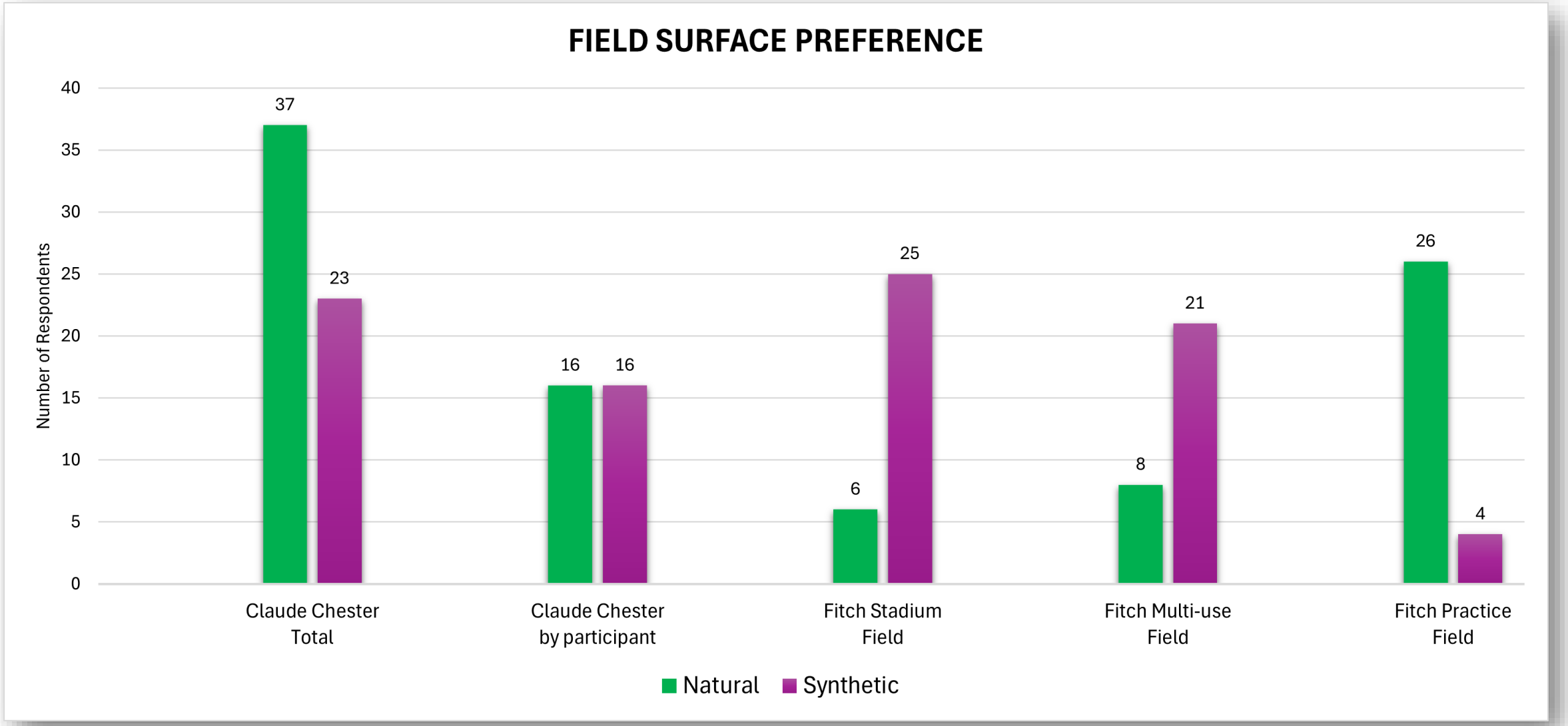
Attendance Sheet

There were 44 people in attendance at the meeting.

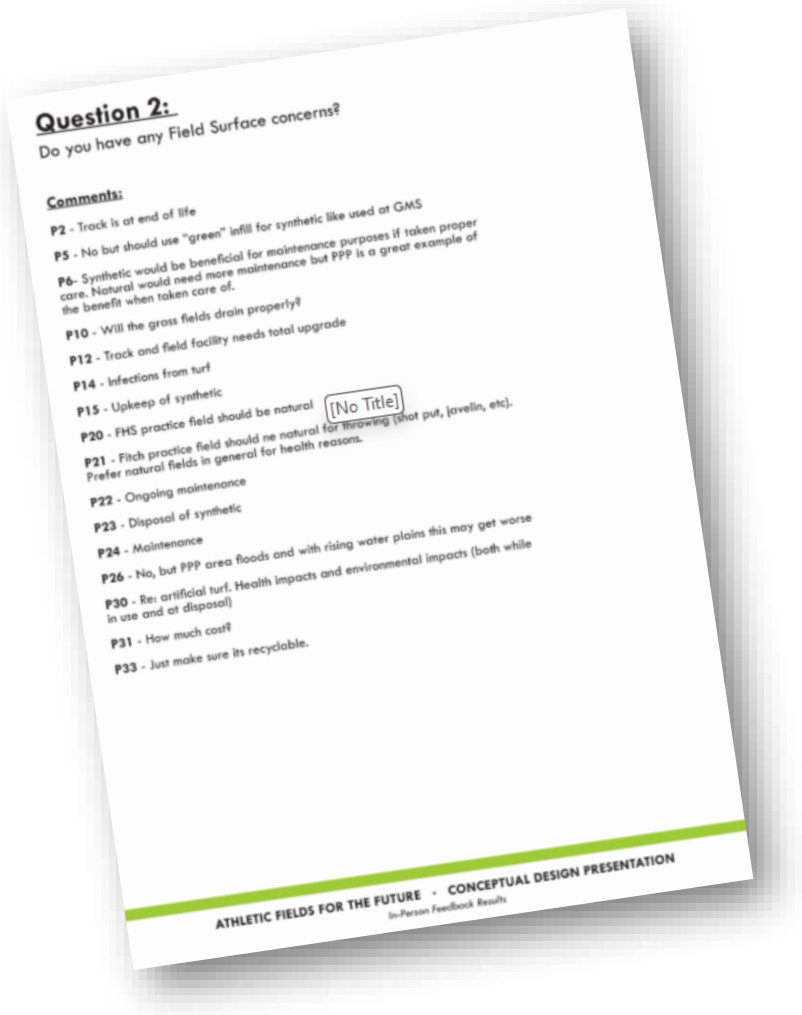
Name	Interest in Project	Email Address
Mae Wagner	GmfyfI President	mwagner9284@gmail.com
Rachael Franco	Mayor	
David Franco	GLL President	
Frank Norosky	AFTF Chairman	
Danny L.	AFTF Member	
Hazel Levine	GSC Fields Manager	hazel.e.levine@gmail.com
Gary Robbins	IWA Agency	gary.robbins@snet.net
Bernie Nassen	Coach/Teacher	
Walt Blanker	Coach Alum	
Al Restivo	Retired Coach	
Lacy Johnson	Coach/alum/tax payor	lacykastnerjohnson@gmail.com
Ed Johnson	Tax Payer	erjrice@aol.com
Miranda Krouse	Resident/parent/field user	mirandakc@comcast.net
John Kafka	GMFYFL Football Director	Kafkajohn@hotmail.com
Charlie Cotto	Athlete	charliemcotto@gmail.com
Laura Cotto	Parent	laurabcotto@gmail.com
Janet Andersen	SB Butler Neighborhood	andersenj007@comcast.net
Hannah Thomas	Student athlete	hannah.c.thomas07@gmail.com
Patrice G.	Resident	
Mike Doyle	Fields for Athletes	mike.505.doyle@gmail.com
Mike Difranco	P+R Commissioner	threehouse@aol.com
Melissa Vinccey	Parent	Meli_v11@hotmail.com
Victor G. Villagra	Citizen	Victorg.villagra@gmail.com
S. Zummo	Tax Payer	Szummo13@gmail.com
Clint Kendrick	Coach/Parent	Kendrick.clint.e@gmail.com
Portia Bordelon	Town Councilor	pbordelon@groton-ct.gov
Ian Thomas	Board of Education	ithomas@groton.k12.ct.us
Alex Leigh	More options for everyone	aleigh527@yahoo.com
Rob Zuliani	concerned resident	mrzuli25@gmail.com
Dana Oviatt	concerned resident	dlo1965@icloud.com
Eugenia Villagra	enviro concerns	eugeniavillagra@gmail.com
Dennis Long	Overall View	pitchingeasy@gmail.com
Marc Romano	Athletic Director of FHS	
Mari Fernando	Aquatic Center	Waynejacob1955@yahoo.com
Carol Norosky	Overall safe field	cnorosky@comcast.net
Calvin McCoy Jr.	Football Coach / Parent	calvinmccoyjr@gmail.com
Patrick Kohr	Football/baseball	Hardkohr@hotmail.com
Angela Thomas	HS athlete parent	angelacthomas@yahoo.com
M. Thomas	HS athlete	same
John Gordon	Family rec	jjgordon9@gmail.com
Anna Leigh	Family/coach/athlete	Aleigh2621@gmail.com
Meg Spenlinhauer	Family / sports	pmtb@mac.com
Wayne Jacob	Family / sports	Waynejacob1955@yahoo.com
Daryl Beyus	Youth sports	darylbeyus@comcast.net

ATHLETIC FIELDS FOR THE FUTURE · CONCEPTUAL DESIGN PRESENTATION
In-Person Feedback Results

Preferred Field Surface?



Field Surface Concerns?



Question 2:
Do you have any Field Surface concerns?

Comments:

P2 - Track is at end of life
P5 - No but should use "green" infill for synthetic like used at GMS
P6- Synthetic would be beneficial for maintenance purposes if taken proper care. Natural would need more maintenance but PPP is a great example of the benefit when taken care of.
P10 - Will the grass fields drain properly?
P12 - Track and field facility needs total upgrade
P14 - Infections from turf
P15 - Upkeep of synthetic
P20 - FHS practice field should be natural [No Title]
P21 - Fitch practice field should ne natural for throwing (shot put, javelin, etc). Prefer natural fields in general for health reasons.
P22 - Ongoing maintenance
P23 - Disposal of synthetic
P24 - Maintenance
P26 - No, but PPP area floods and with rising water plains this may get worse
P30 - Re: artificial turf. Health impacts and environmental impacts (both while in use and at disposal)
P31 - How much cost?
P33 - Just make sure its recyclable.

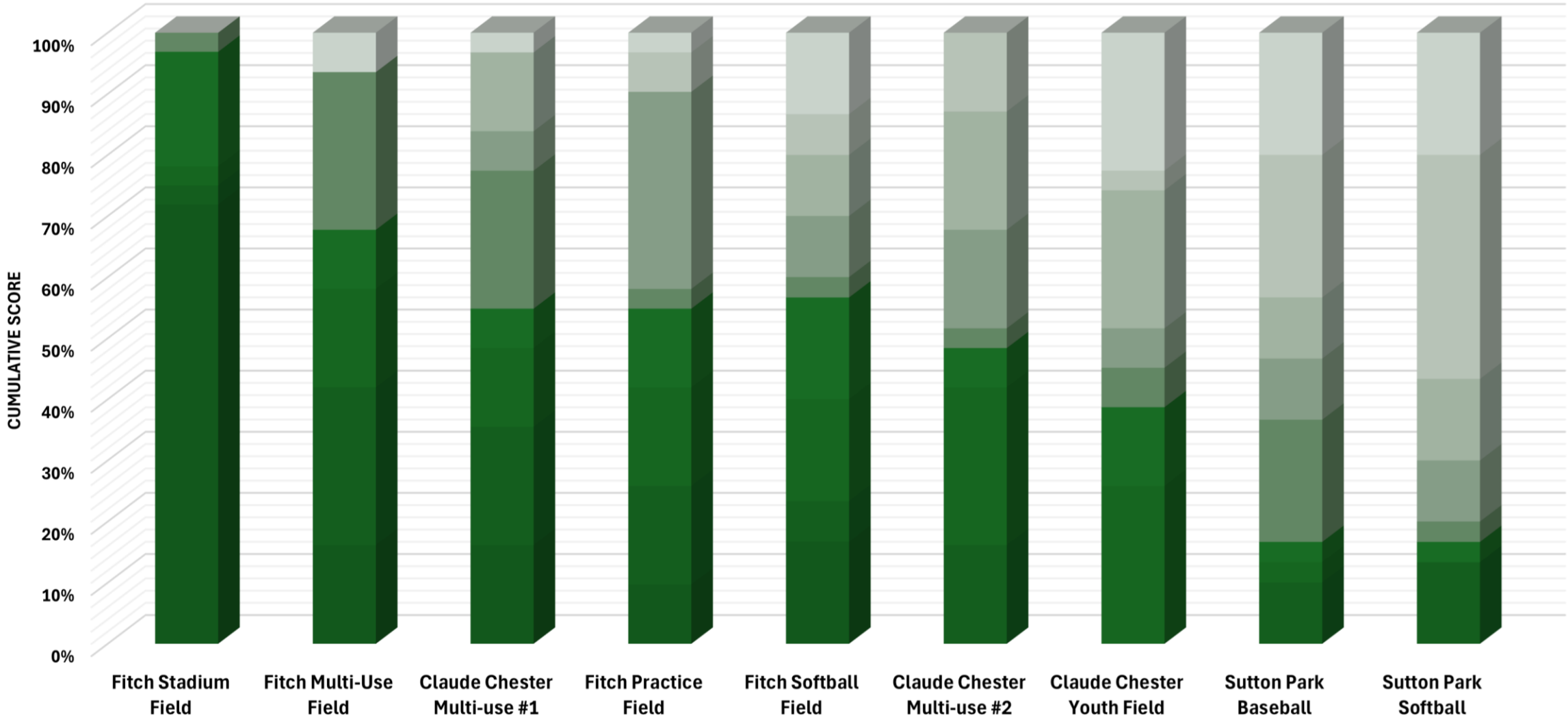
ATHLETIC FIELDS FOR THE FUTURE · CONCEPTUAL DESIGN PRESENTATION
In-Person Feedback Results

- No, but "Green" Infill
- Ensure proper drainage
- Proper Maintenance
- Infections from turf
- Disposal
- Health & Environmental impacts?
- Cost

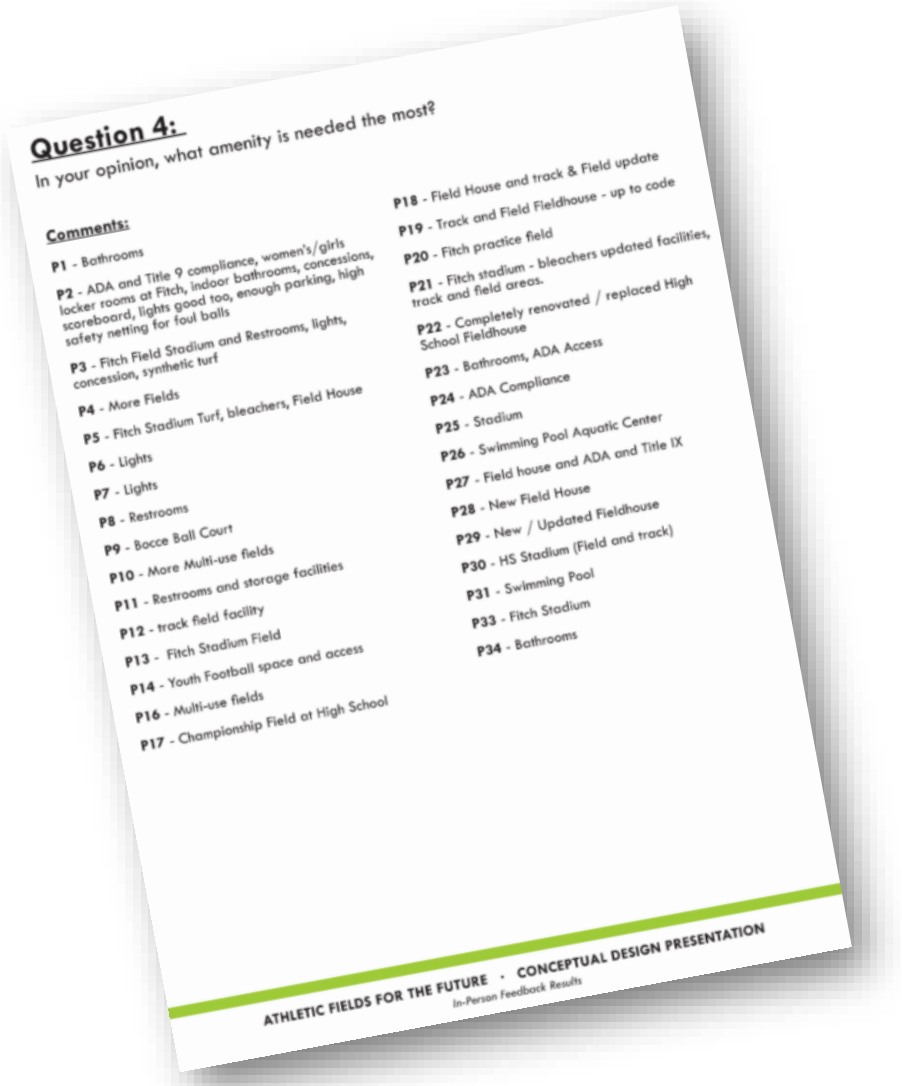
Ranked order of Importance

Field Name	1	2	3	4	5	6	7	8	9
Claude Chester Multi-Use Field #1	5	6	4	2	7	2	4	0	1
Claude Chester Multi-Use Field #2	0	5	8	2	1	5	6	4	0
Claude Chester Youth Field	0	0	8	4	2	2	7	1	7
Sutton Park Baseball Field	0	3	1	1	6	3	3	7	6
Sutton Park Softball Field	0	4	0	1	1	3	4	11	6
Fitch Stadium Field	23	1	1	6	1	0	0	0	0
Fitch Multi-Use Field	5	8	5	3	8	0	0	0	2
Fitch Practice Field	3	5	5	4	1	10	0	2	1
Fitch Softball Field	5	2	5	5	1	3	3	2	4

Ranked order of Importance



Most needed Amenity?



Question 4:

In your opinion, what amenity is needed the most?

Comments:

P1 - Bathrooms

P2 - ADA and Title 9 compliance, women's/girls locker rooms at Fitch, indoor bathrooms, concessions, scoreboard, lights good too, enough parking, high safety netting for foul balls

P3 - Fitch Field Stadium and Restrooms, lights, concession, synthetic turf

P4 - More Fields

P5 - Fitch Stadium Turf, bleachers, Field House

P6 - Lights

P7 - Lights

P8 - Restrooms

P9 - Bocce Ball Court

P10 - More Multi-use fields

P11 - Restrooms and storage facilities

P12 - track field facility

P13 - Fitch Stadium Field

P14 - Youth Football space and access

P16 - Multi-use fields

P17 - Championship Field at High School

P18 - Field House and track & Field update

P19 - Track and Field Fieldhouse - up to code

P20 - Fitch practice field

P21 - Fitch stadium - bleachers updated facilities, track and field areas.

P22 - Completely renovated / replaced High School Fieldhouse

P23 - Bathrooms, ADA Access

P24 - ADA Compliance

P25 - Stadium

P26 - Swimming Pool Aquatic Center

P27 - Field house and ADA and Title IX

P28 - New Field House

P29 - New / Updated Fieldhouse

P30 - HS Stadium (Field and track)

P31 - Swimming Pool

P33 - Fitch Stadium

P34 - Bathrooms

ATHLETIC FIELDS FOR THE FUTURE · CONCEPTUAL DESIGN PRESENTATION

In-Person Feedback Results

- **Lights**
- **Field House**
- **Fitch Stadium**
- **ADA & Title IX**
- **Bathrooms**

Least needed Amenity?



Question 5:
In your opinion, what amenity is needed the least?

Comments:

P4 - Need to understand cost replacement of field lesser vs new ones to increase 1st
P6 - What style surface - importance is fields
P10 - All needed
P11 - Splash Pad
P12 - There is none, they all need to be done
P14 - More Soccer
P16 - Softball Field
P17 - Pool
P18 - Claude Chester Multi-use field # 2
P19 - Claude Chester Multi-use field # 2
P20 - Sutton Park Fields
P22 - All needed
P26 - Hard to say… too much focus on youth
P27 - Box Office, as tickets become all mobile it is less necessary
P30 - Baseball fields
P31 - Practice Field

ATHLETIC FIELDS FOR THE FUTURE · CONCEPTUAL DESIGN PRESENTATION
In-Person Feedback Results

16 responses with No Consensus!

Do you Understand the need for new facilities?

Yes	No
32	0

Do you support funding new field facilities?

Yes	No	Partial
29	0	5



Natural Grass & Synthetic Turf

Durability, Usability, & Performance

Health & Safety Concerns

Maintenance, Daily Operations, & Replacement

Renovations & Replacement

Cost Comparison

RESOURCES

New England Sports Facility Managers Association
www.nestma.org

American Sports Builders Association
www.sportsbuilders.org

Synthetic Turf Council
www.syntheticturfcouncil.org
www.estc.info

University Turf Management Research and Publications
www.psla.uconn.edu/research/
www.plantsciences.tennessee.edu/turfgrass/
www.plantscience.psu.edu/research/centers/turf

RESOURCES





This international standard was developed in accordance with internationally recognized principles on standardization established in the Decision on Principles for the Development of International Standards, Guides and Recommendations issued by the World Trade Organization Technical Barriers to Trade (TBT) Committee.

Designation: F1551 – 09

An American National Standard

Standard Test Methods for Comprehensive Characterization of Synthetic Turf Playing Surfaces and Materials[1]

This standard is issued under the fixed designation F1551; the number immediately following the designation indicates the year of original adoption or, in the case of revision, the year of last revision. A number in parentheses indicates the year of last reapproval. A superscript epsilon (ε) indicates an editorial change since the last revision or reapproval.

1. Scope

1.1 These test methods establish a recommended list from which suitable test methods shall be selected for the identification of physical property characteristics and comparison of the performance properties of synthetic turf systems or components for athletic and recreational uses, or both.

1.2 Some of the test procedures are suitable only for the laboratory characterization of either components or the complete system; others are suitable for tests on installed sports fields; and some tests may be applied in both the laboratory and the field.

1.3 The test procedures included in these test methods apply as a group to the description of synthetic turf playing surfaces.

1.4 Some of the test procedures are specific for components of the synthetic turf system, and others apply to the complete synthetic turf playing surface.

1.5 Reference to the methods for testing the synthetic turf playing surface and its components contained herein should state specifically the particular test or tests desired and not necessarily refer to these test methods as a whole.

1.6 This is a physical property characterization standard, and it shall not be construed as a safety standard.

1.7 The values stated in SI units are to be regarded as the standard. The values given in parentheses are for information only.

1.8 *This standard does not purport to address all of the safety concerns, if any, associated with its use. It is the responsibility of the user of this standard to establish appropriate safety and health practices and determine the applicability of regulatory limitations prior to use.*

2. Referenced Documents

2.1 *ASTM Standards:*[2]

2.1.1 *Pile Fiber:*

D792 Test Methods for Density and Specific Gravity (Relative Density) of Plastics by Displacement

D1577 Test Methods for Linear Density of Textile Fibers

D1907 Test Method for Linear Density of Yarn (Yarn Number) by the Skein Method

D2256 Test Method for Tensile Properties of Yarns by the Single-Strand Method

D3218 Specification for Polyolefin Monofilaments

D7138 Test Method to Determine Melting Temperature of Synthetic Fibers

2.1.2 *Fabric:*

D1335 Test Method for Tuft Bind of Pile Yarn Floor Coverings

D1776 Practice for Conditioning and Testing Textiles

D2859 Test Method for Ignition Characteristics of Finished Textile Floor Covering Materials

D4158 Guide for Abrasion Resistance of Textile Fabrics (Uniform Abrasion)

D5034 Test Method for Breaking Strength and Elongation of Textile Fabrics (Grab Test)

D5251 (Withdrawn 2014)[3]

D5793 Test Method for Binding Sites per Unit Length or Width of Pile Yarn Floor Coverings

D5823 Test Method for Tuft Height of Pile Floor Coverings

D5848 Test Method for Mass Per Unit Area of Pile Yarn Floor Coverings

E648 Test Method for Critical Radiant Flux of Floor-Covering Systems Using a Radiant Heat Energy Source

F1015 Test Method for Relative Abrasiveness of Synthetic Turf Playing Surfaces

[1] These test methods are under the jurisdiction of ASTM Committee F08 on Sports Equipment, Playing Surfaces, and Facilities and are the direct responsibility of Subcommittee F08.65 on Artificial Turf Surfaces and Systems.

Current edition approved July 1, 2009. Published August 2009. Originally approved in 1994. Last previous edition approved in 2003 as F1551 – 03. DOI: 10.1520/F1551-09.

[2] For referenced ASTM standards, visit the ASTM website, www.astm.org, or contact ASTM Customer Service at service@astm.org. For *Annual Book of ASTM Standards* volume information, refer to the standard's Document Summary page on the ASTM website.

[3] The last approved version of this historical standard is referenced on www.astm.org.

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ATHLETIC FIELDS FOR THE FUTURE

TACKLING OUR SHORTAGE TOGETHER 9.26.2024

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Durability, Usability, & Performance



Field Performance

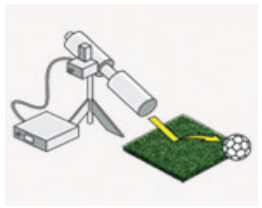
Ball / Surface interactions



Vertical Ball Rebound



Ball Roll



Ball Behavior

The goal is to ensure that player gets consistent ball behaviors over the surface.



Natural Grass



PROS

- Natural/ Organic
- Ability to Regenerate
- Minimal Heat Affect
- Ability to be High Performing

CONS

- Performance and Usability Affected by Weather
- Requires Downtime to Regenerate
- Durability Correlates to Usage

Synthetic Turf



PROS

- Performance and Usability Unaffected by Weather
- Durability Related to UV Deterioration, Not Usage *(if properly maintained)*
- High Performing

CONS

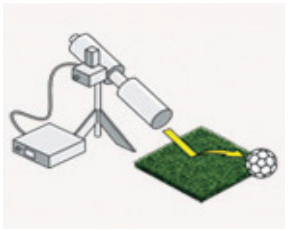
- Heat Affect *(depending on system utilized, organic infills reduce heat affect)*

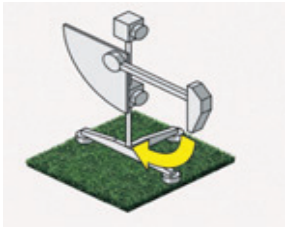
Health & Safety Concerns



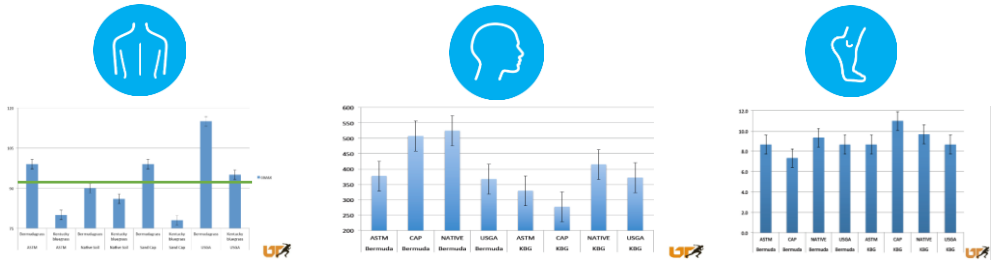




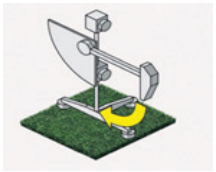




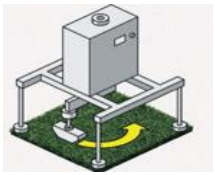
Field Safety



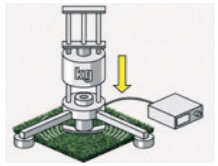
Player/ Surface interactions



Slide Resistance



Skin Friction / Abrasion



AAA - Shock Absorption, Deformation, Energy Restitution



Rotational Resistance

The goal is to ensure that player gets consistent footing all over the surface.



Field Safety

- Playing Surface Heat/Temperature
- Heavy Metals
- Perfluoroalkyl and Polyfluoroalkyl Substances (PFAS)
- No Synthetic Restrictions – Significant Natural Grass Treatment Restrictions
- Microplastics – study ongoing

PHOENIX

Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823

Analysis Report
March 07, 2024

FOR: Attn: Mr. Luke McCoy
KBA, Inc
416 Slater Road
New Britain, CT 06053

Sample Information		Custody Information		Date	Time
Matrix:	WATER	Collected by:		02/29/24	
Location Code:	KBAINC	Received by:	SR1	02/29/24	12:00
Rush Request:	Standard	Analyzed by:	see "By" below		
P.O.#:					

Laboratory Data

SDG ID: GCQ17623
Phoenix ID: CQ17623

Project ID: NORTHWEST CATHOLIC
Client ID: POST 1

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
Copper	< 0.005	0.005	mg/L	1	03/05/24	MGH	E200.7
Lead	< 0.001	0.001	mg/L	1	03/05/24	MGH	SW6010D
Zinc	0.014	0.004	mg/L	1	03/05/24	MGH	E200.7
Total Metals Digestion	Completed				03/04/24	AG	SW3010A

RL/PQL=Reporting/Practical Quantitation Level ND=Not Detected BRL=Below Reporting Level

Comments:

If you are the client above and have any questions concerning this testing, please do not hesitate to contact Phoenix Client Services at ext.200.
The contents of this report cannot be discussed with anyone other than the client listed above without their written consent.

Phyllis Shiller

Phyllis Shiller, Laboratory Director
March 07, 2024
Reviewed and Released by: Sarah Bell, Project Manager

Maintenance & Daily Operations



Natural Grass



WEEKLY

- Mowing
- Watering *(depending on rainfall)*
- Field Lining & Markings

SEASONALLY

- Seeding
- Repair/ Sod Patching

ANNUALLY

- Aeration
- Detaching

4-5 Years

- Decompaction
- Topdressing
- Reseeding

Synthetic Turf



WEEKLY

- Distribute Infill in High Use Areas

SEASONALLY

- Sweeping
- Grooming

ANNUALLY

- Repairs *(if necessary, covered under warranty)*

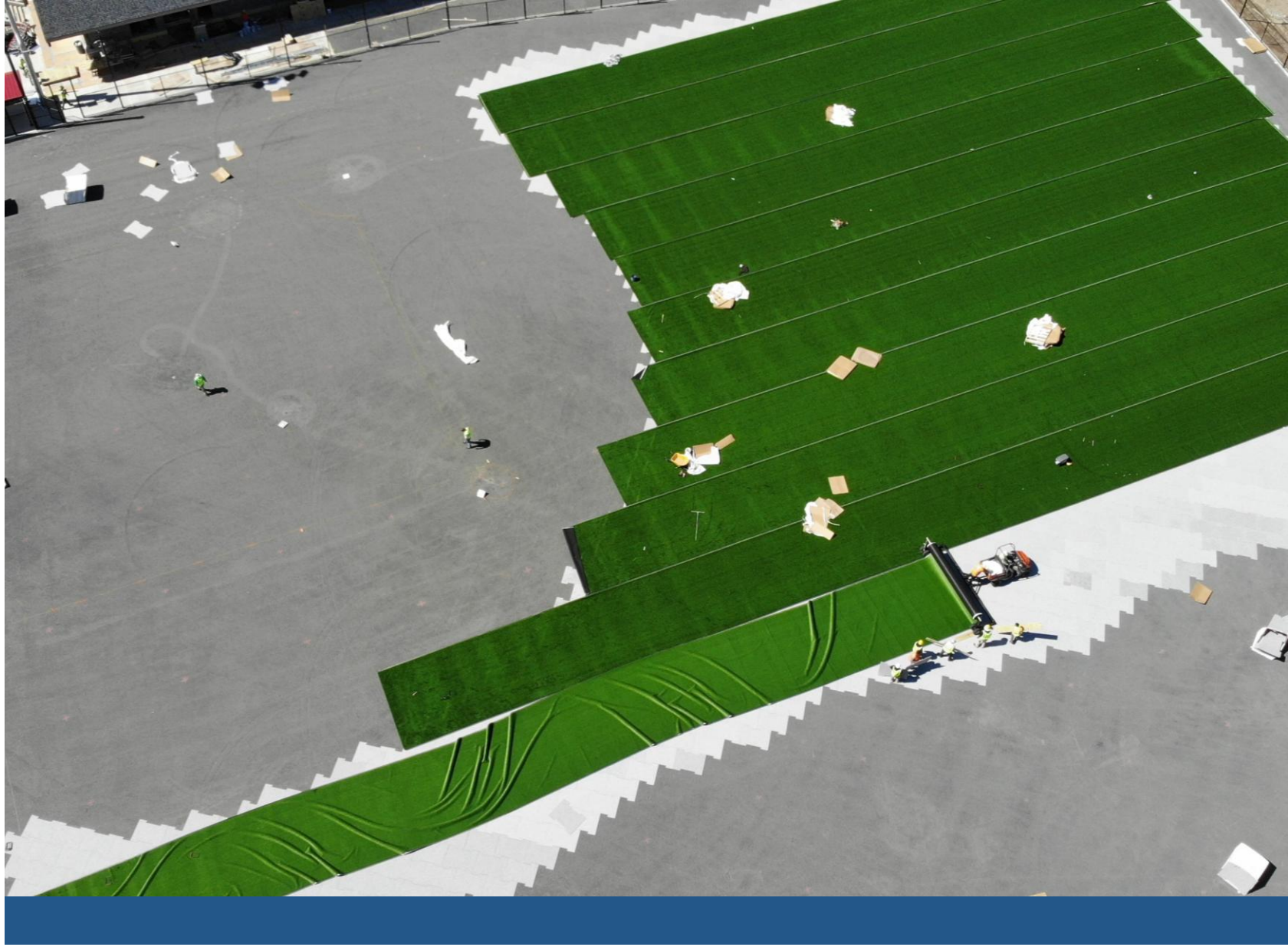
5-6 Years

Infill Replenishment *(depending on infill type)*

10-15 Years

- Replacement

Renovations & Replacement



Life Cycle Cost Comparison

LIFE CYCLE COST ANALYSIS

(based on a typical 87,750 square foot multi-sport field for comparison purposes)

Expense	Natural Grass Field	Natural Grass Field (Organic)	Synthetic Turf Field (SBR Infill with resilient pad)	Synthetic Turf Field (BrockFill Infill with resilient pad)	Synthetic Turf Field (Organic Infill with resilient pad)
INITIAL COSTS					
Field Base and Drainage Construction Costs	$504,560	$504,560	$526,500	$526,500	$556,500
Surfacing System Construction Costs *(i.e. natural grass sod or synthetic turf)*	$175,500	$[illegible]	$[illegible]	$779,750	$921,375
Maintenance Equipment Cost *(maintained by Town forces & assumes Town owns appropriate mowers)*	$10,000	$10,000	$25,000	$25,000	$25,000
Total Initial Cost	**$690,060**	**$712,060**	**$1,301,250**	**$1,331,250**	**$1,502,875**
ANNUAL COSTS					
Maintenance Cost *(not covered under warranty)* *(i.e. fertilizer, herbicide, aeration, overseeding, and repairs to high traffic areas)*	$24,500	$35,000	$0	$0	$0
Irrigation *(i.e. water, repairs, winterization)*	$6,500	$6,500	$0	$0	$2,500
Athletic Field Painting	$12,500	$12,500	$0	$0	$0
Total Annual Cost	**$43,500**	**$54,000**	**$0**	**$0**	**$2,500**
Total Cost Over 15 Years Lifespan	**$652,500**	**$810,000**	**$0**	**$0**	**$37,500**
SURFACING REPAIRS AND REPLACEMENT *(over 15 years)*					
Decompact, Topdress, Re-seed, & Re-Sod Areas *(4 times)*	$175,500	$210,600	$0	$0	$0
Topdress Inf[illegible]	$0	$0	$330,000	$37,500	$60,000
New Synthetic [illegible] Surfac[illegible]	$0	$0	$[illegible]	$[illegible]	$614,250
Total Replacement Costs	**$175,500**	**$210,600**	**$330,000**	**$394,000**	**$674,250**
TOTAL LIFECYCLE COST *(over 15 years)*					
Total	**$1,518,060**	**$1,732,660**	**$1,837,750**	**$1,925,250**	**$2,214,625**
Cost Per Year	**$101,204.00**	**$115,510.67**	**$122,516.67**	**$128,350.00**	**$147,641.67**
FIELD UTILIZATION AND COST PER EVENT USE					
Number of Available Field Hours Per Year *(with lights)*	600	600	1,500	1,500	1,500
Number of Events/Practices Available Per Year *(assumed 3 hour per event)*	200	200	500	500	500
Average Cost Per Event	**$506.02**	**$577.55**	**$245.03**	**$256.70**	**$295.28**

Initial Costs

Annual Costs

Surface Repair & Replacement

Lifecycle & Cost/Use

Cost Comparison – Initial Costs

LIFE CYCLE COST ANALYSIS *(based on a typical 87,750 square foot multi-sport field for comparison purposes)*					
Expense	**Natural Grass Field**	**Natural Grass Field (Organic)**	**Synthetic Turf Field (SBR Infill with resilient pad)**	**Synthetic Turf Field (BrockFill Infill with resilient pad)**	**Synthetic Turf Field (Organic Infill with resilient pad)**
INITIAL COSTS					
Field Base and Drainage Construction Costs	$504,560	$504,560	$526,500	$526,500	$556,500
Surfacing System Construction Costs *(i.e. natural grass sod or synthetic turf)*	$175,500	$197,500	$749,750	$779,750	$921,375
Maintenance Equipment Cost *(maintained by Town forces & assumes Town owns appropriate mowers)*	$10,000	$10,000	$25,000	$25,000	$25,000
Total Initial Cost	**$690,060**	**$712,060**	**$1,301,250**	**$1,331,250**	**$1,502,875**

Cost Comparison – Annual & Repair/Replacement

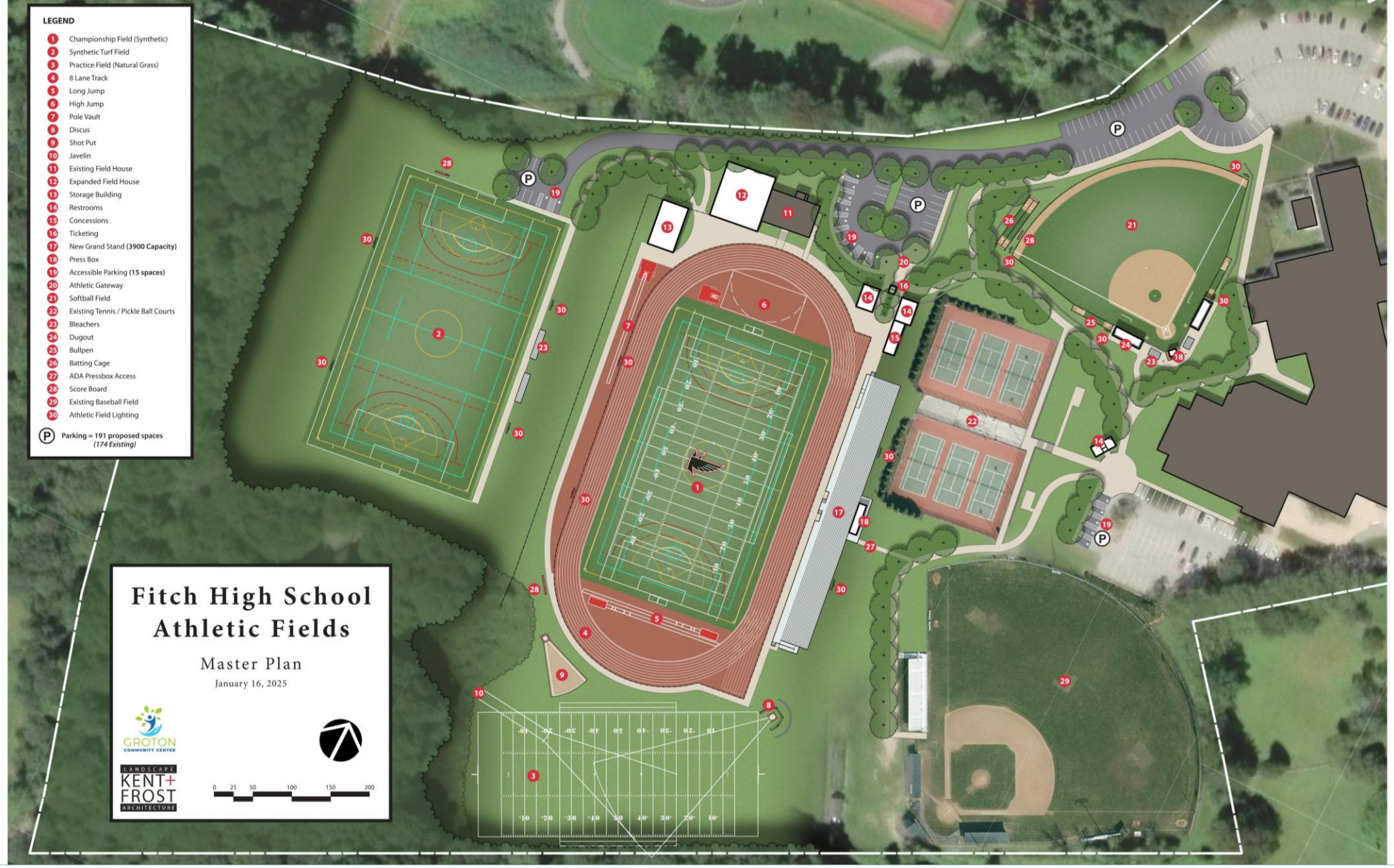
ANNUAL COSTS					
Maintenance Cost *(not covered under warranty)* *(i.e. fertilizer, herbicide, aeration, overseeding, and repairs to high traffic areas)*	$24,500	$35,000	$0	$0	$0
Irrigation *(i.e. water, repairs, winterization)*	$6,500	$6,500	$0	$0	$2,500
Athletic Field Painting	$12,500	$12,500	$0	$0	$0
Total Annual Cost	**$43,500**	**$54,000**	**$0**	**$0**	**$2,500**
Total Cost Over 15 Years Lifespan	**$652,500**	**$810,000**	**$0**	**$0**	**$37,500**
SURFACING REPAIRS AND REPLACEMENT *(over 15 years)*					
Decompact, Topdress, Re-seed, & Re-Sod Areas *(4 times)*	$175,500	$210,600	$0	$0	$0
Topdress Infill	$0	$0	$10,000	$37,500	$60,000
New Synthetic Turf Surface	$0	$0	$526,500	$556,500	$614,250
Total Replacement Costs	**$175,500**	**$210,600**	**$536,500**	**$594,000**	**$674,250**

Cost Comparison

LIFE CYCLE COST ANALYSIS *(based on a typical 87,750 square foot multi-sport field for comparison purposes)*					
Expense	**Natural Grass Field**	**Natural Grass Field (Organic)**	**Synthetic Turf Field (SBR Infill with resilient pad)**	**Synthetic Turf Field (BrockFill Infill with resilient pad)**	**Synthetic Turf Field (Organic Infill with resilient pad)**
TOTAL LIFECYCLE COST *(over 15 years)*					
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Average Cost Per Event	**$506.02**	**$577.55**	**$245.03**	**$256.70**	**$295.28**







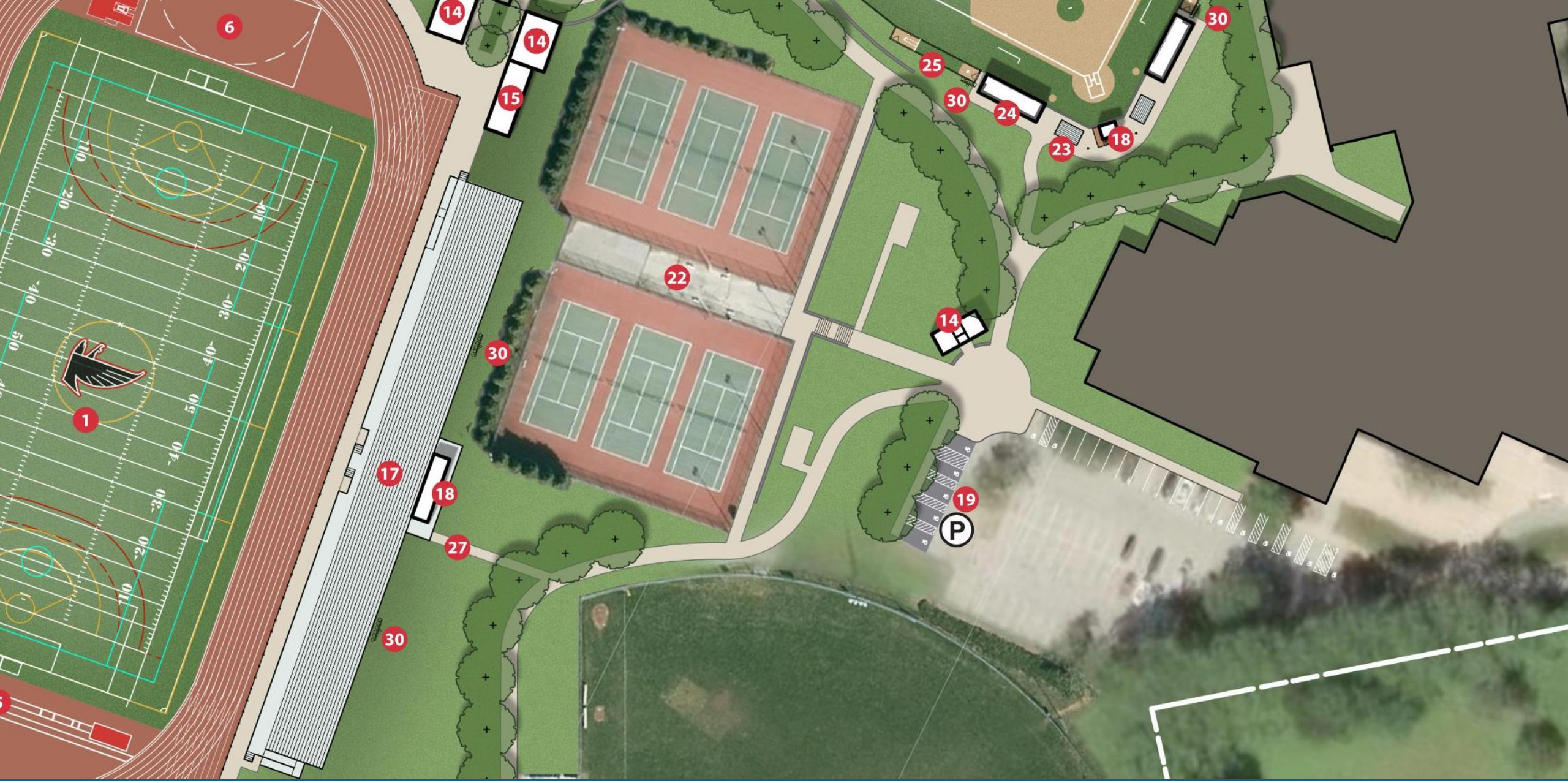
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PARKS & RECREATION

ATHLETIC FIELDS FOR THE FUTURE

TACKLING OUR SHORTAGE TOGETHER – BOARD OF ED REVIEW 3.10.2025

LANDSCAPE ARCHITECTURE
KENT+FROST KBA
1 HIGH STREET MYSTIC, CT 06355



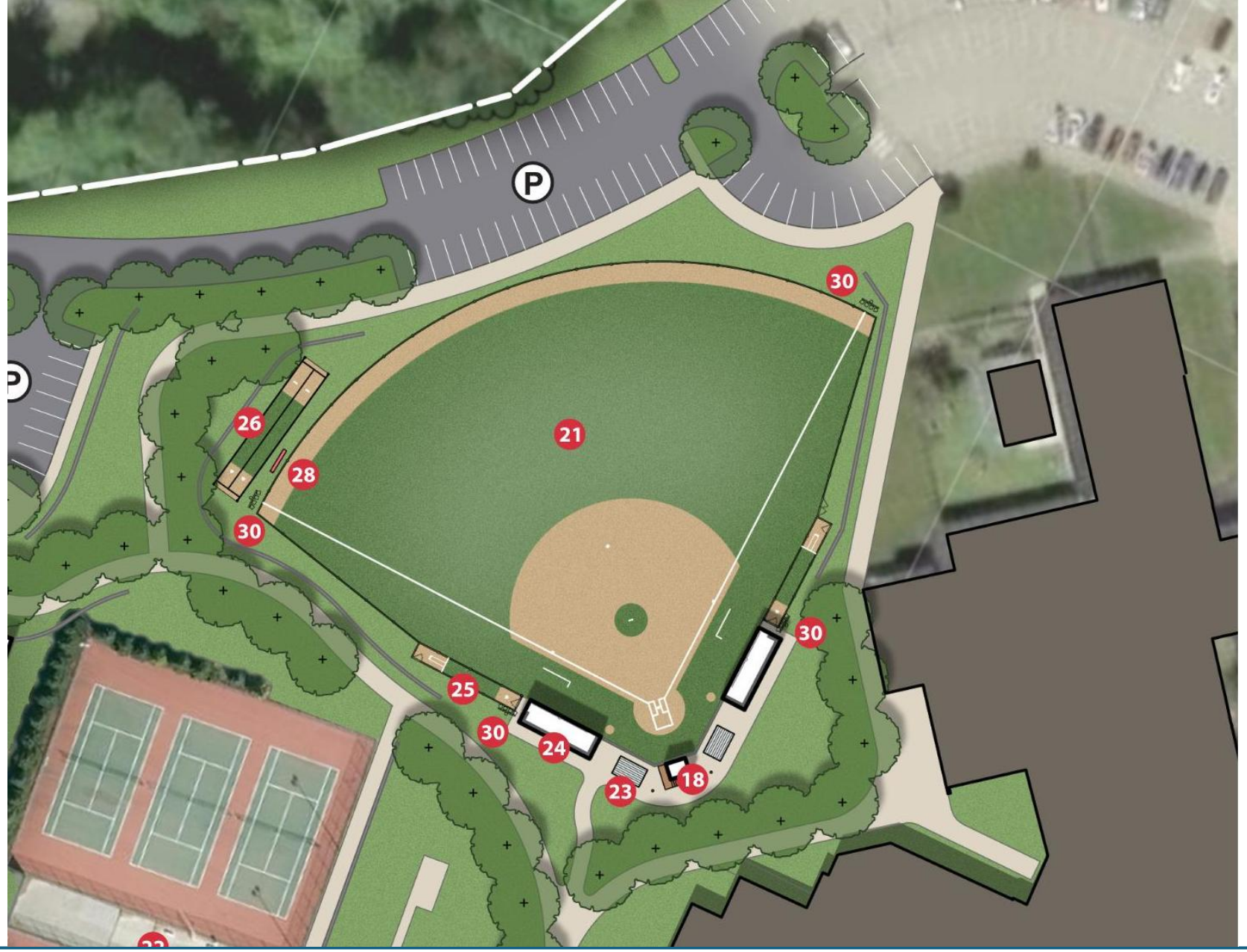
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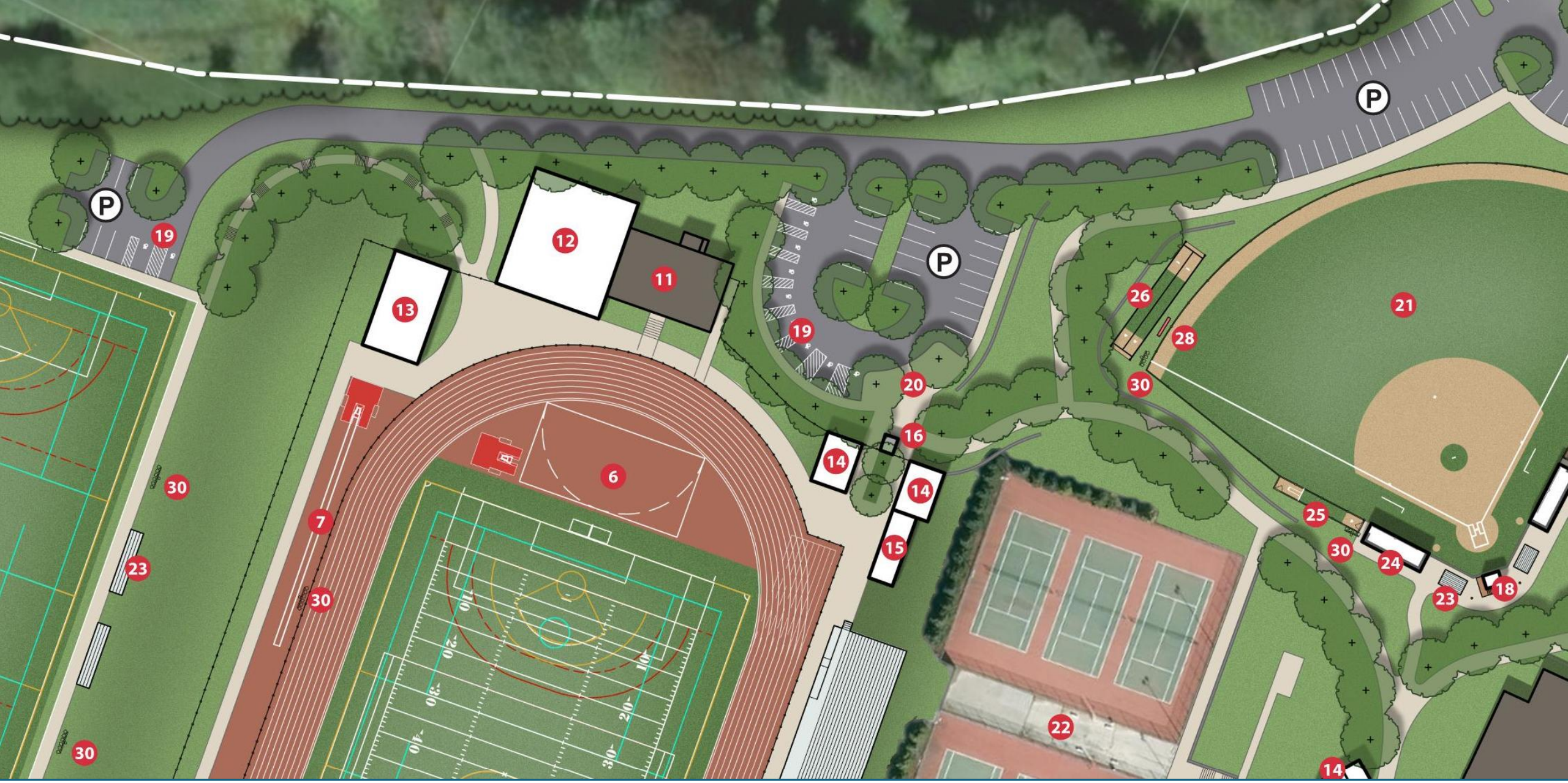
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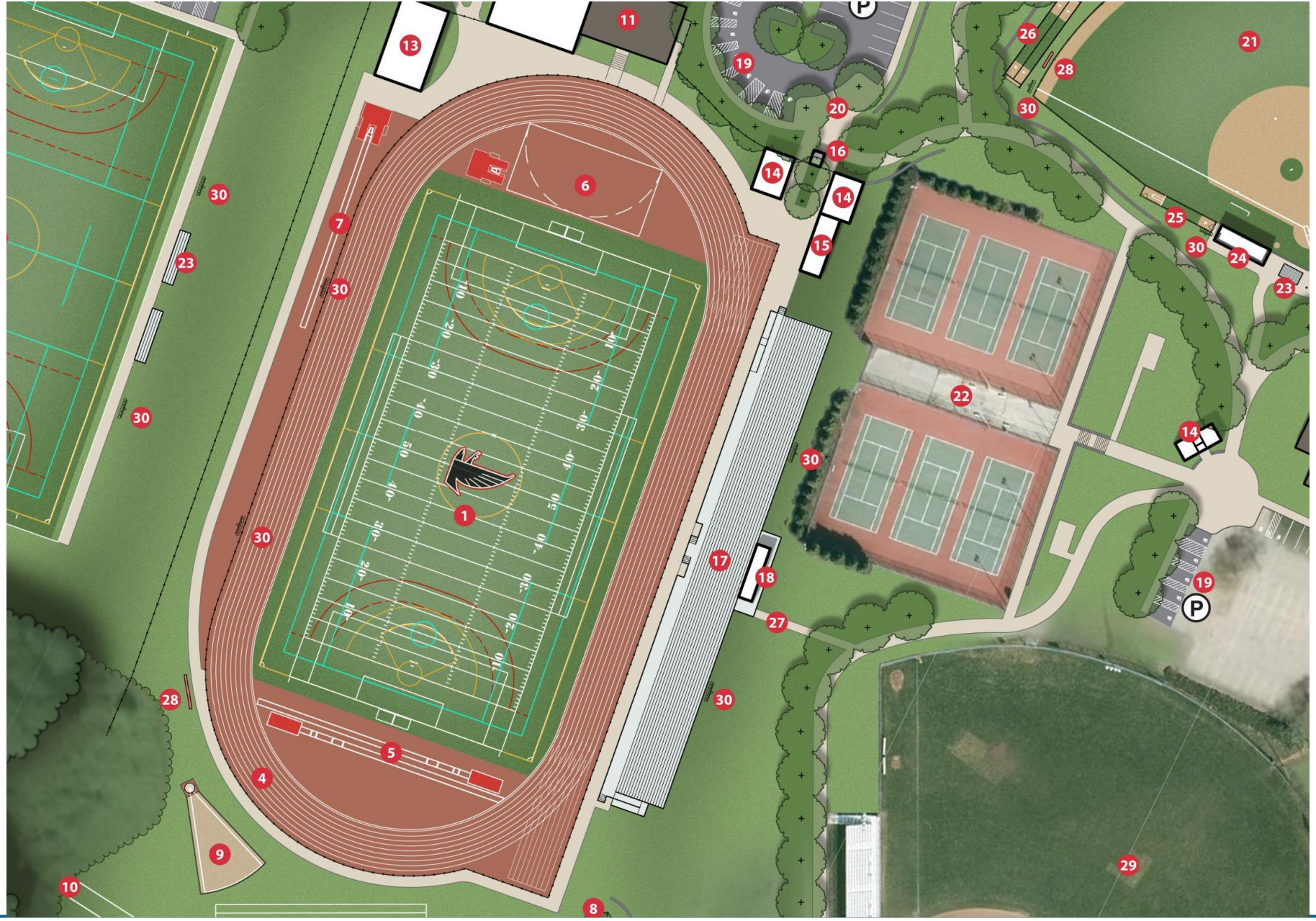
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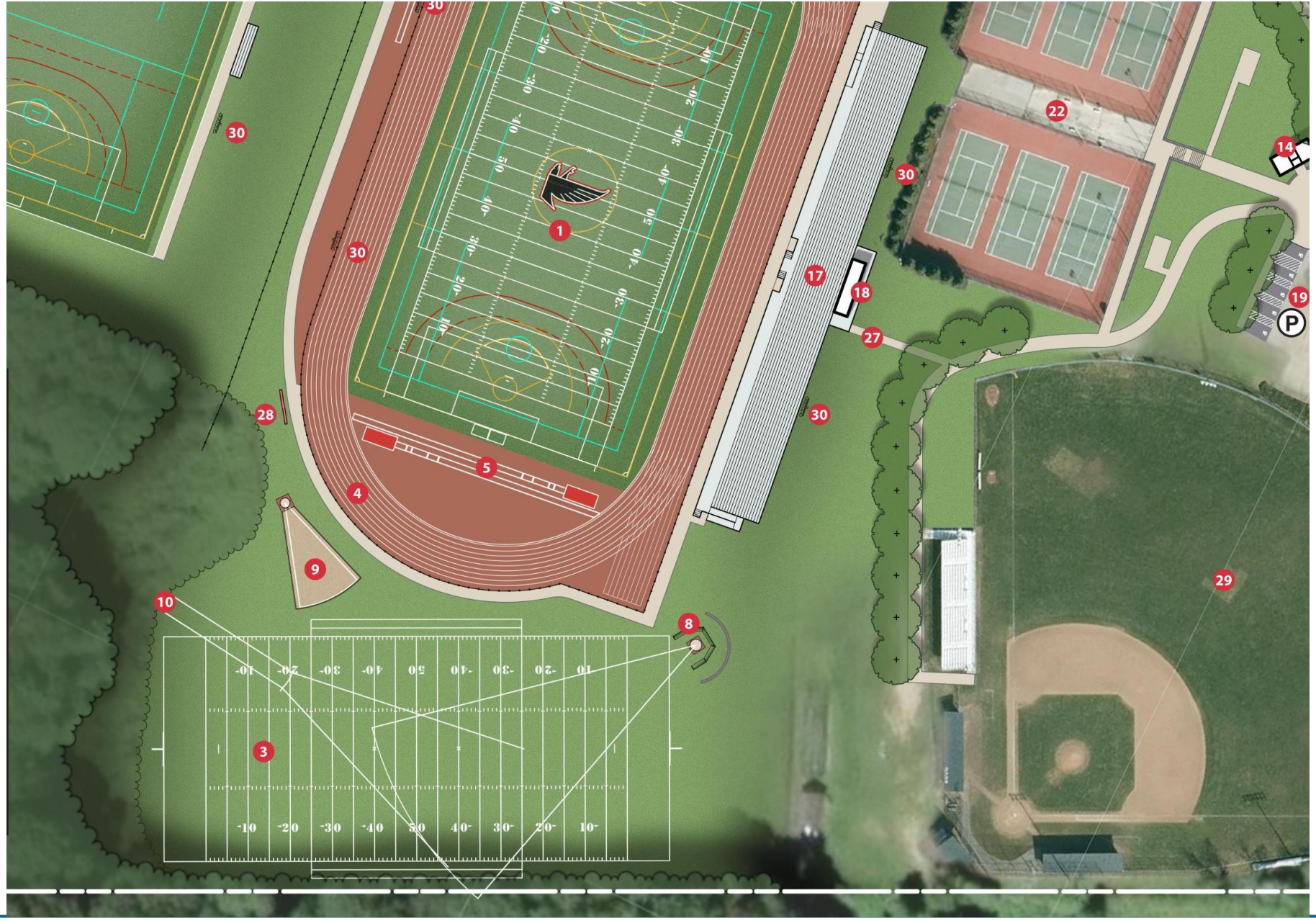
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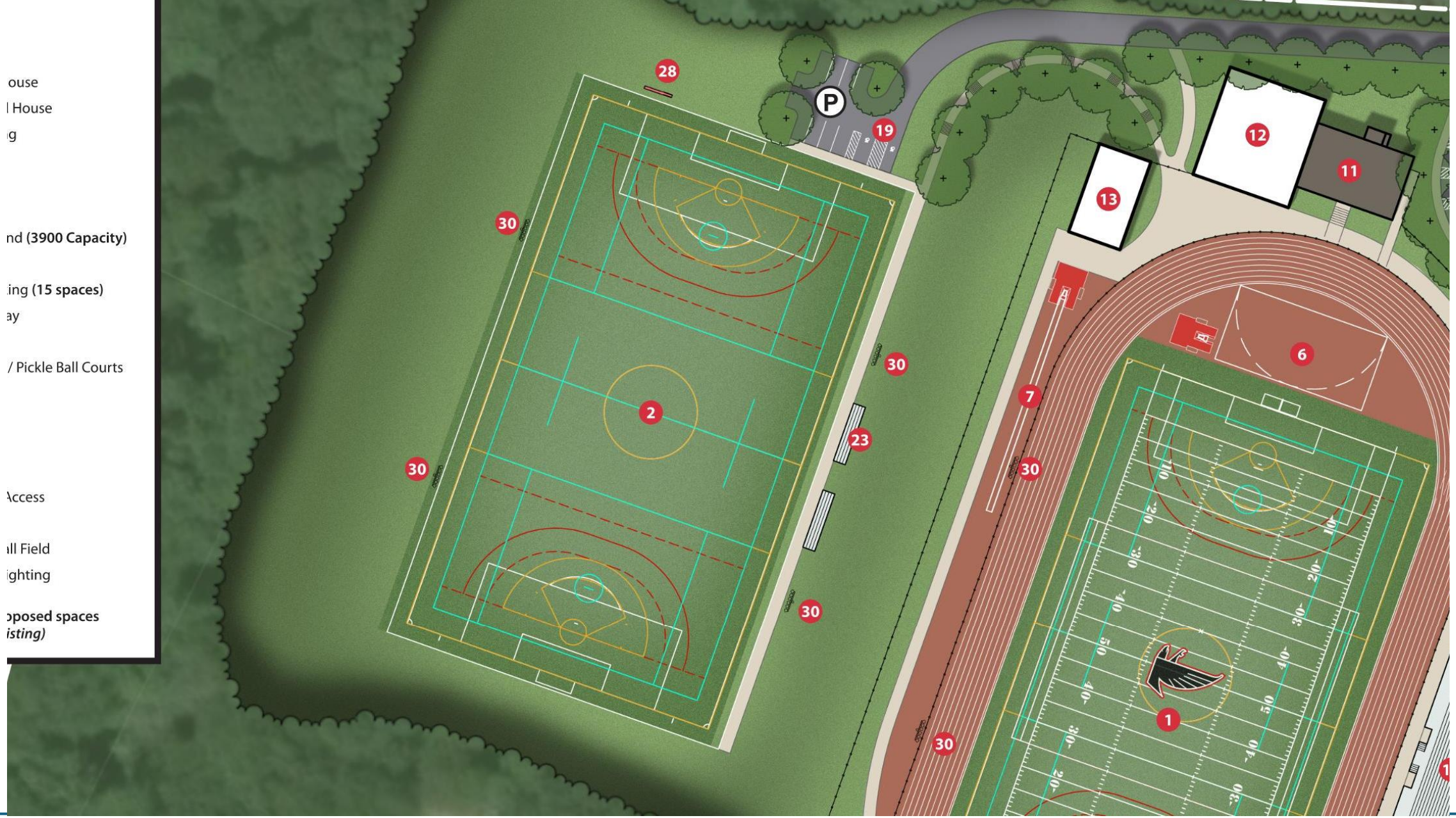
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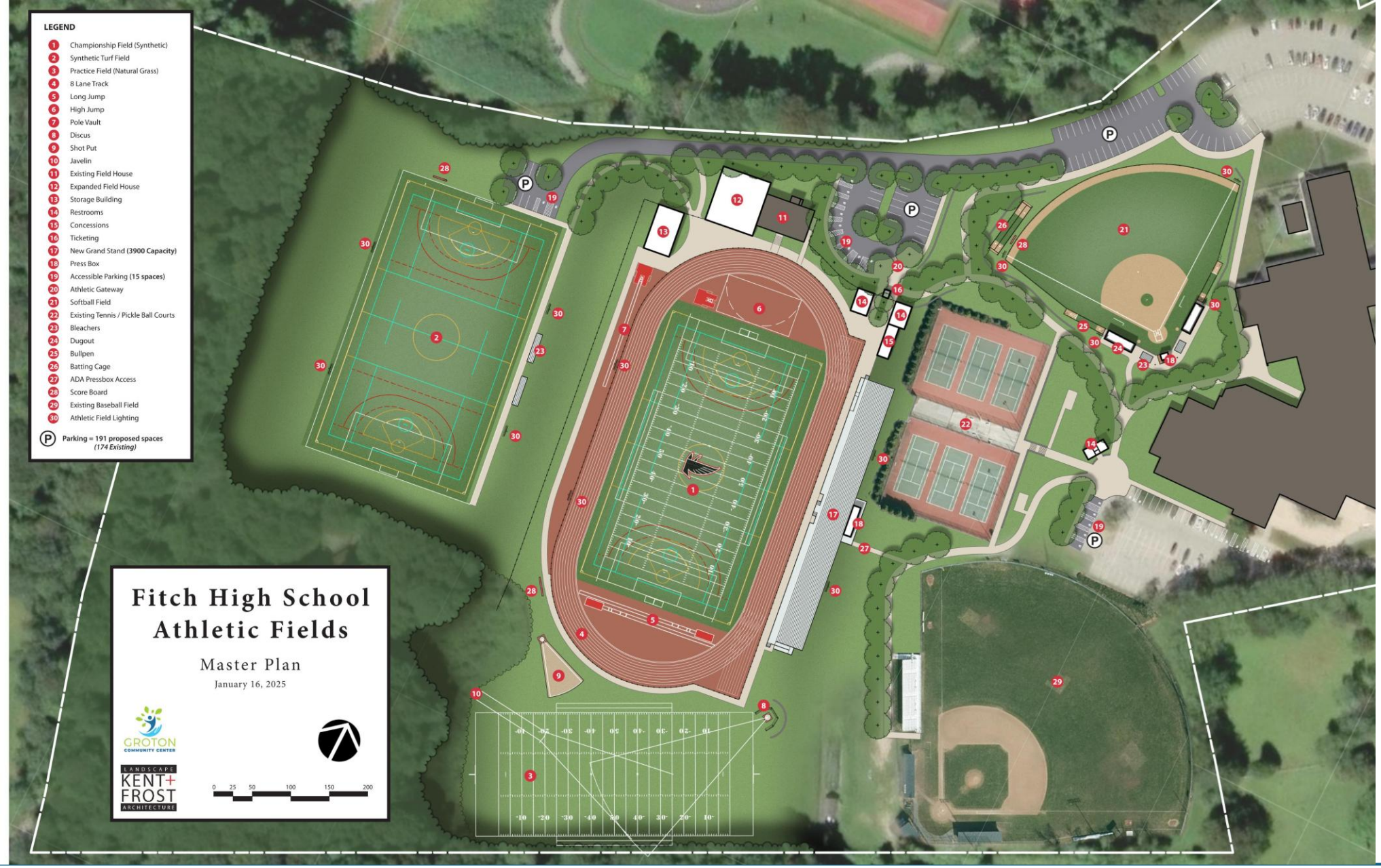
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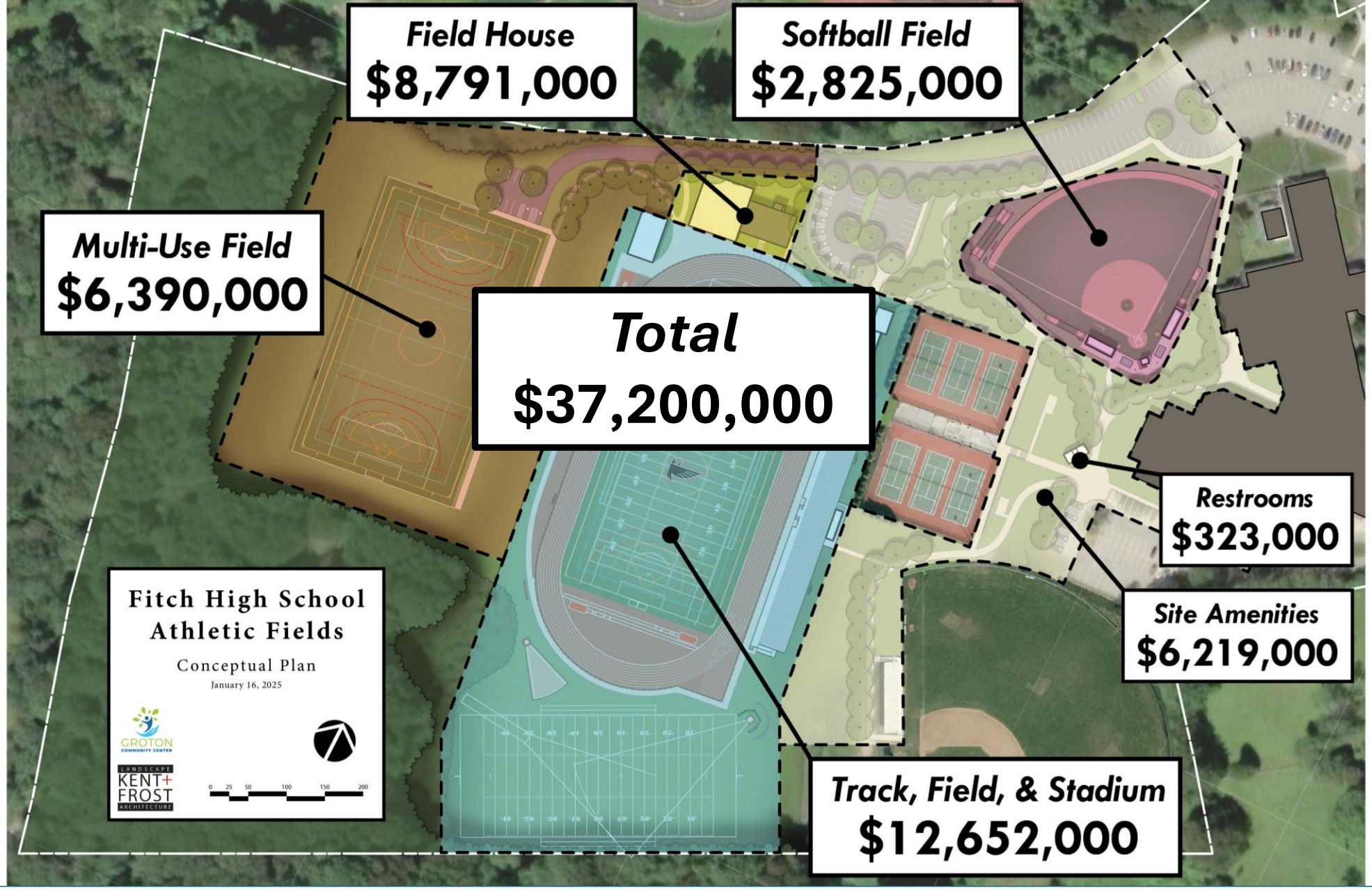
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Field House
$8,791,000
Softball Field
$2,825,000
Multi-Use Field
$6,390,000
Total
$37,200,000
Restrooms
$323,000
Site Amenities
$6,219,000
Track, Field, & Stadium
$12,652,000
Fitch High School
Athletic Fields
Conceptual Plan
January 16, 2025
GROTON
COMMUNITY CENTER
LANDSCAPE
KENT+
FROST
ARCHITECTURE
0 25 50 100 150 200



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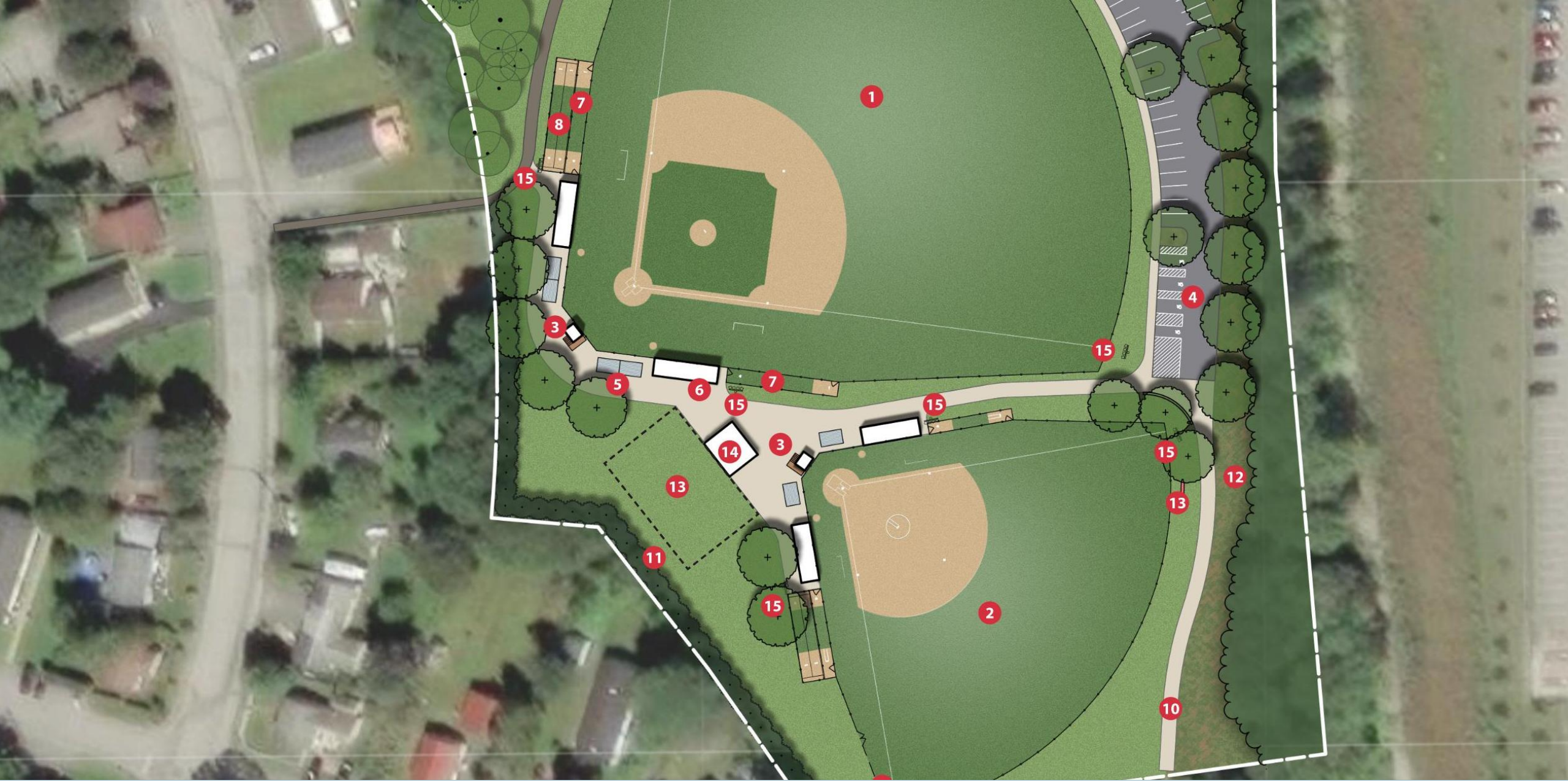
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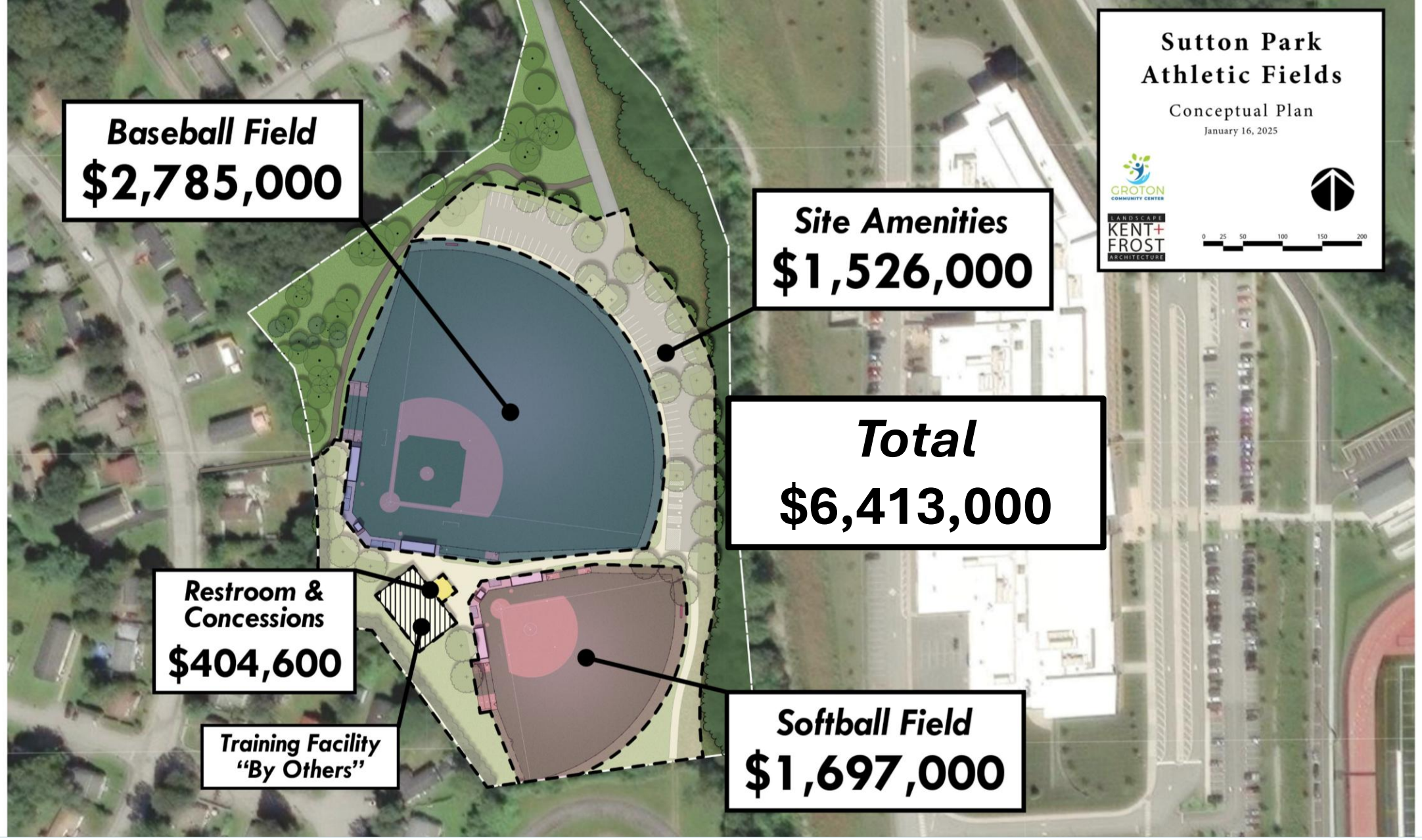
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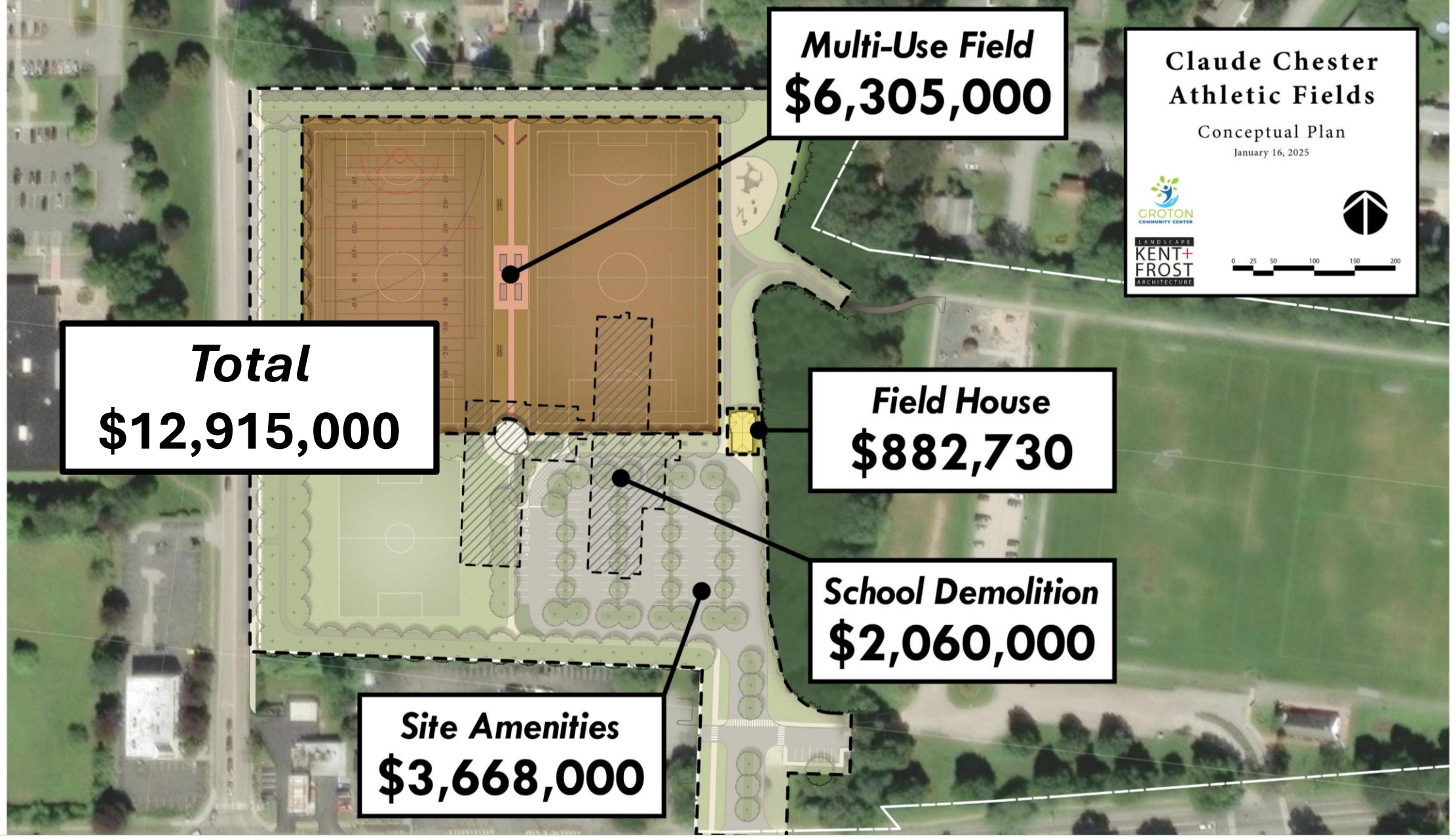
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KBA

1. **Would you support funding the Complete Athletic Fields Master Plan?**
   + Sutton Park Athletic Fields
   + Claude Chester Athletic Fields
   + Fitch High School Athletic Fields

Total Cost = $56.4 Million Dollar Project
2% Annual increase over 20 years ~$186/year*

☐ *Yes*
☐ *No*

Total Project: $56.4M = 2% ~$186/yr

2. **If not, which projects would you support funding? Check all that apply**

☐ **Sutton Park Athletic Fields**
$6.4 Million Dollar Project
.23% Annual increase over 20 years

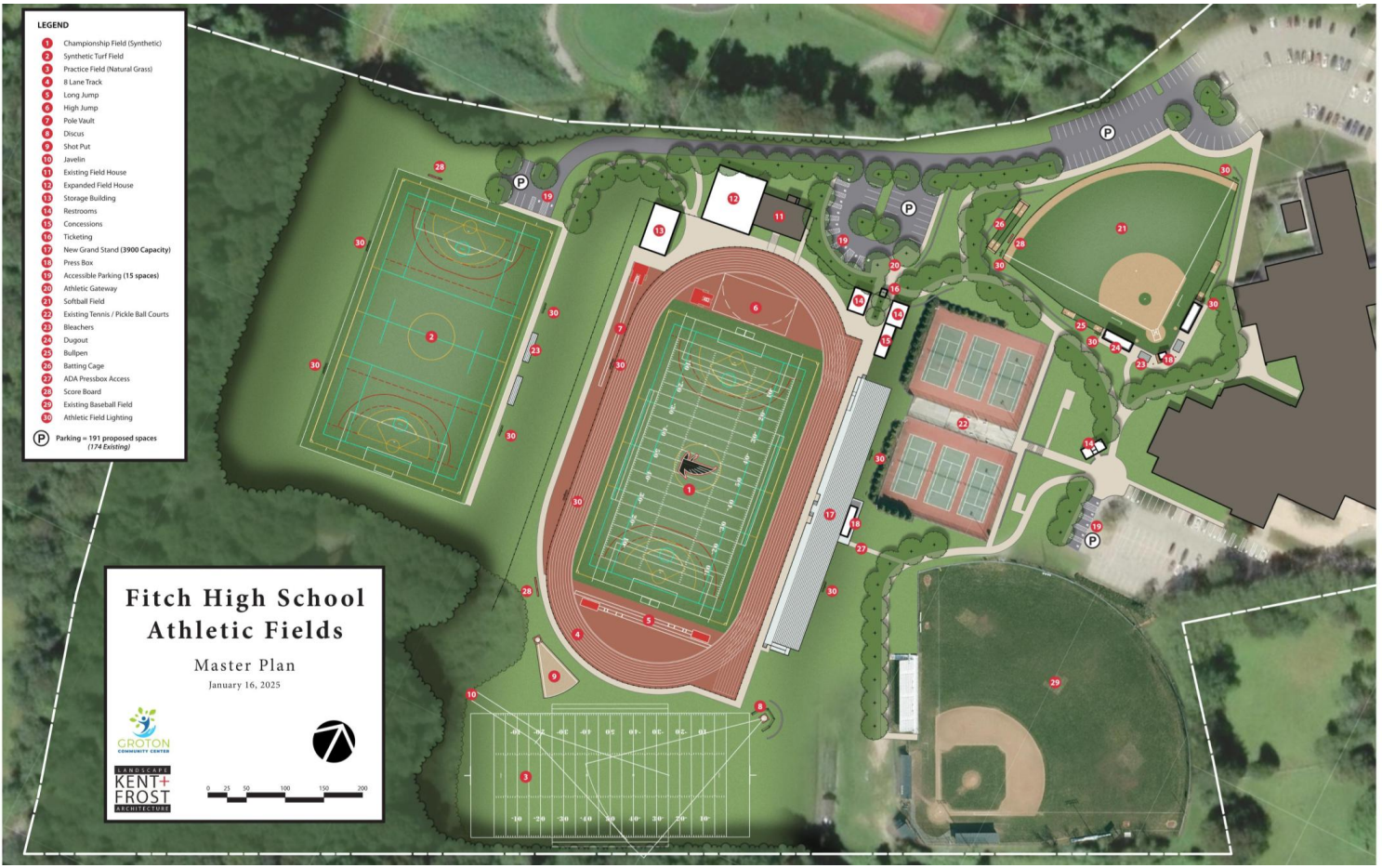
Sutton: $6.4M = .2% ~$21/yr

☐ **Claude Chester Athletic Fields**
$13 Million Dollar Project
.47% Annual increase over 20 years

Claude: $13M = .4% ~$43/yr

☐ **Fitch High School Athletic Fields**
$37 Million Dollar Project
1.3% Annual increase over 20 years

Fitch: $37M = 1.3% ~$122/yr







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