REGION 10
BOARD OF EDUCATION
SPECIAL MEETING

Listening Forum

January 28, 2026

John A. Deeb Auditorium



SLRCONSULTING.COM

Region 10 B.O.E.

Community Listening Forum

Lewis S. Mills High School

- Potential Field Replacement Project
- Track Replacement Project
- Potential Bleachers & Lighting

January 28, 2026

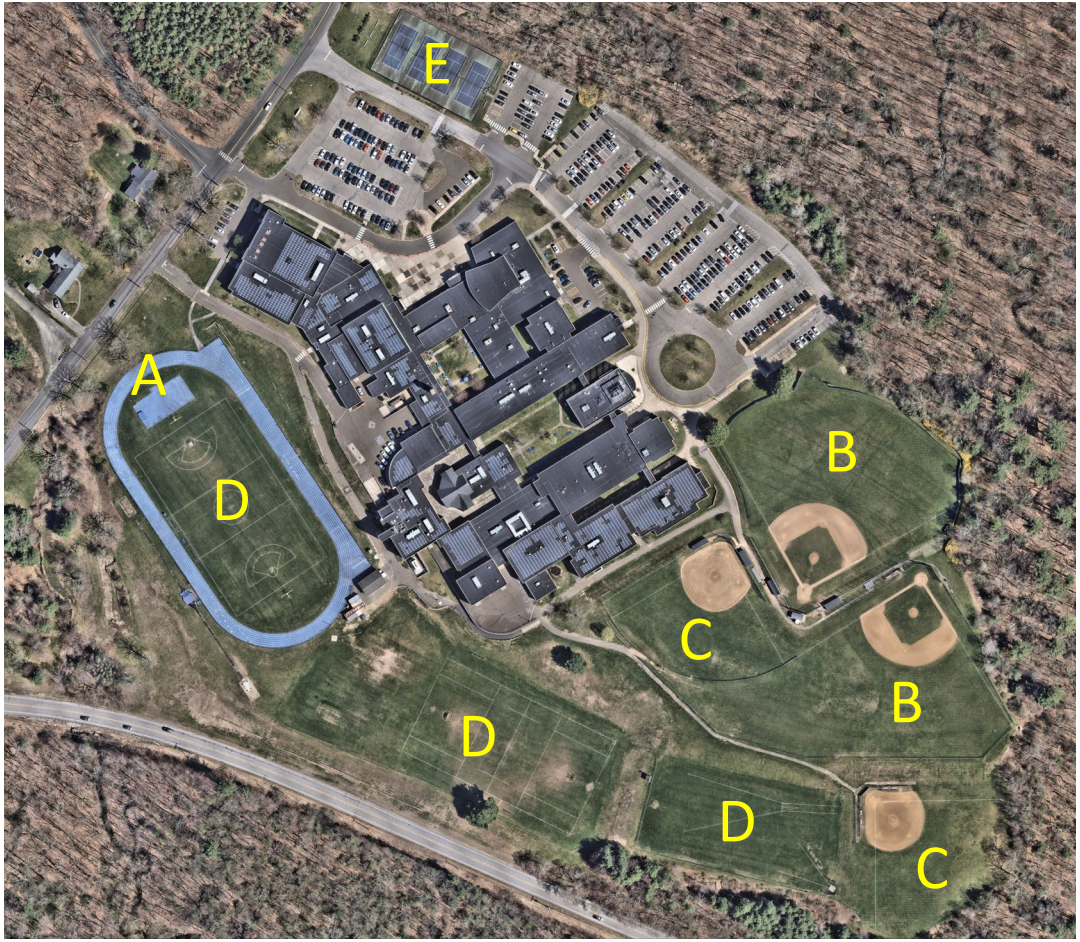
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PRESENTATION AGENDA

- Existing Conditions Overview
- SLR Alternatives Study
  - Field Replacement
  - Track Replacement
  - Bleachers
  - Field Lighting
- Field Replacement Options
  - Grass Field - Scope & Costs
  - Synthetic Turf Field - Scope & Costs
- Total Project Costs Comparison

REGION 10 – LEWIS S. MILLS HIGH SCHOOL & HAR-BUR MIDDLE SCHOOL



Existing Outdoor Athletic Facilities:

- (A) Running Track & Event Areas
- (B) Baseball Fields
- (C) Softball Fields
- (D) Multi-Purpose Fields*
- (E) Tennis Courts

*Premier Multi-Purpose Field is located within the Existing Running Track Oval.

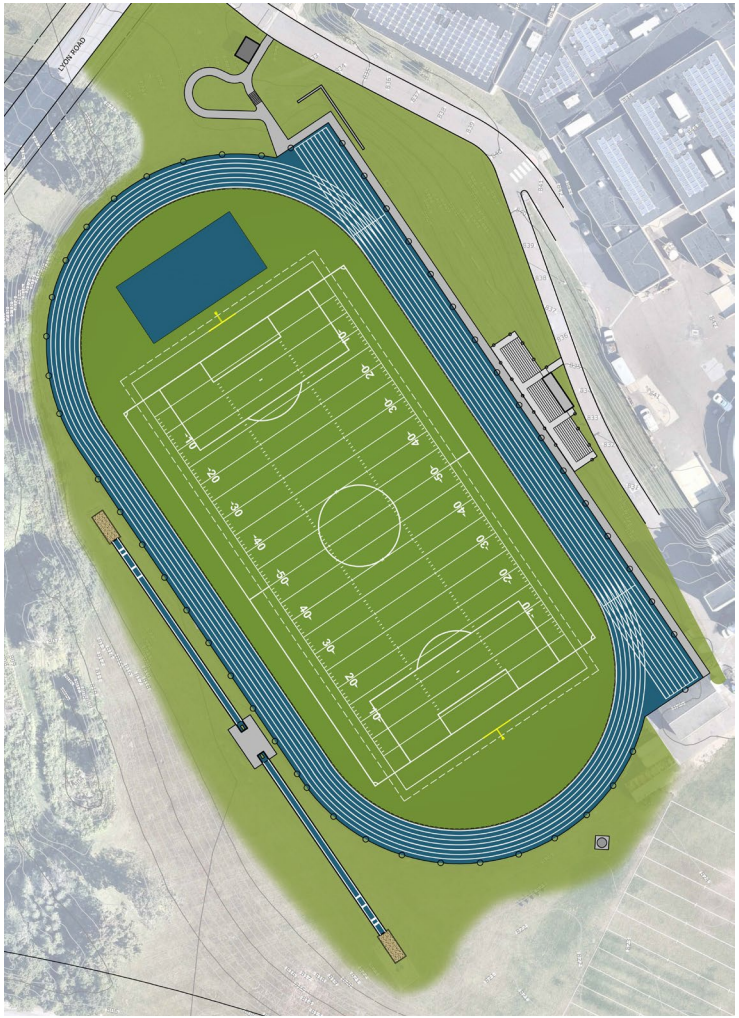
PROJECT IMPROVEMENT AREA



N

Proposed Facilities to Upgrade:

- Upgrades for Running Track & Track Event Areas
- New Premier Multi-Purpose Field within the Running Track Oval
- New Formalized Spectator Seating
- New Athletic Field Lighting



TRACK IMPROVEMENT PROJECT

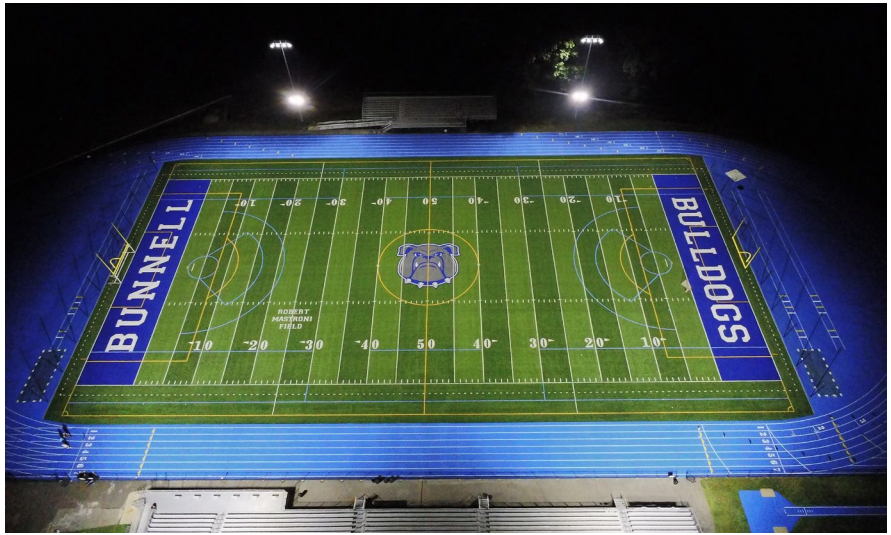
What's included:

- **New structural spray coat*** (top coating) on track oval and high jump event area, including re-painting lane lines and event markings.

- Add Alternate/Optional #1:
  Reconstructed Long Jump/Triple Jump and Pole Vault runways and landing areas

- Add Alternate/Optional #2:
  New Chain Link Fence and Ball Safety Netting





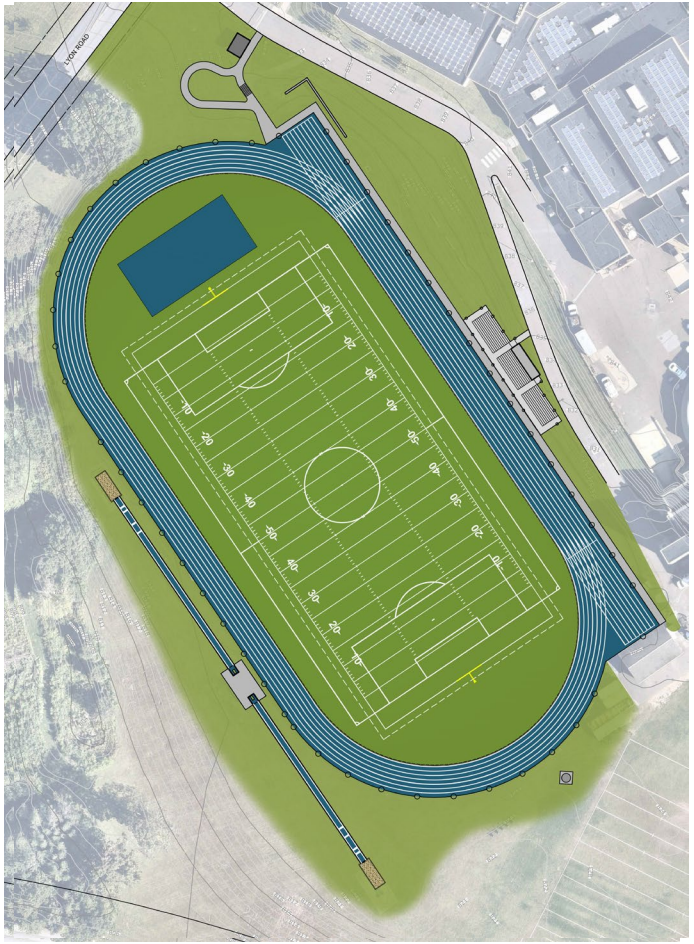
NEW BLEACHERS & FIELD LIGHTING

What's included:

- **New Formal Steel and Aluminum Bleacher/Grandstand System Constructed into the Hillside.**
  - ✓ +/- 350 Seat Capacity
  - ✓ ADA Accessible at Top and Bottom
  - ✓ Coach's Platform at Top

- **4-Pole High-Mast LED Lighting System**
  - ✓ 50 Footcandle for Competition
  - ✓ Dimmable for Practice
  - ✓ Instant On/Off Remote Control
  - ✓ Minimal Light Trespass and Glare

POTENTIAL FIELD REPLACEMENT PROJECT – NATURAL GRASS FIELD



What's included:

- Remove and Replace Existing Grass Field with New Engineered Grass Field
- Install Edge Drain Around Inside Perimeter of Running Track
- Install New Irrigation System
- Install New Football Goal Posts
- Install New ADA Compliant Walkways to Access Track & Field Facility

Possible Bid Alternates:

✓ New Perimeter Chain Link Fencing & Gates

✓ Ball Safety Netting Behind Goal Lines



1. ADA ACCESSIBLE WALK TO TRACK
2. EXISTING TICKET BOOTH LOCATION
3. 4-POLE LED ATHLETIC FIELD LIGHTING.
4. ELEVATED ADA ACCESSIBLE GRANDSTAND
5. COACHES PLATFORM
6. NEW TRACK STRUCTURAL SPRAY COAT
7. NEW ENGINEERED NATURAL GRASS FIELD
8. RENOVATED POLE VAULT
9. RENOVATED LONG JUMP / TRIPLE JUMP
10. NEW 4' HT. CHAIN LINK FENCE

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LEWIS MILLS HIGH SCHOOL - GRASS FIELD - BURLINGTON, CT

0' 25' 50'
1" 2"

WHAT IS AN “ENGINEERED” GRASS FIELD?

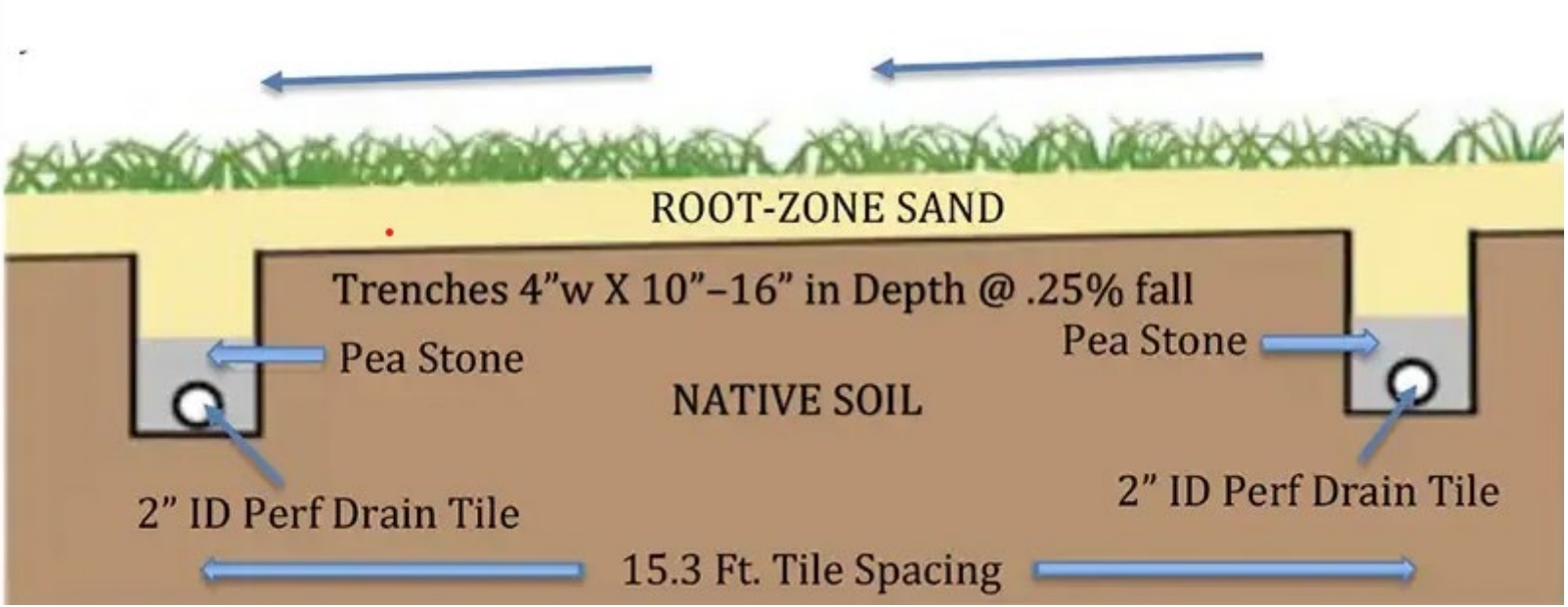
An Engineered Field Means:

- An enhanced topsoil composition and profile (incorporated sand, organic materials, etc.)
- Incorporates underdrainage system(s) including stormwater piping & gravel blanket
- Enhanced vertical water permeability
- Sodded for quicker turf establishment

Additional Facts:

- An Engineered Field is natural grass and is living organism, is susceptible to over-use and damage when over programmed. This field will require programming to allow for rest and recovery periods.
- Highly permeable engineered grass field may require additional maintenance such as an increased frequency of irrigation, and additional fertilization vs. a traditional recreation grass field.

WHAT IS AN “ENGINEERED” GRASS FIELD?



POTENTIAL FIELD REPLACEMENT PROJECT – GRASS FIELD COSTS (O.P.C.C.) SUMMARY

O.P.C.C. = Opinion of Probable Construction Costs (a.k.a. Cost Estimate)

- Site Prep: $60,000
- Earthwork & Drainage: $437,000
- **Engineered Grass Field: $339,000**
- Track Resurfacing: $240,000
- Site Improvements: $62,200
- Grandstand (w/ Coaches Platform, PA): $320,000
- 4-Pole Athletic Field Lights (w/Electrical Infrastructure): $525,000
- Reconstructed Runway Event Areas: $113,500
- New Chain Link Fencing and Ball Safety Netting: $186,300
- Contingency (20%): $456,600

Subtotal: $2,739,600

- Site Investigations & Design Services (10% of Subtotal): $274,000
- Geotechnical Investigations for Lights and Grandstand: $17,500
- Construction-Phase Services: $25,000

Total O.P.C.C.: $3,100,000 (Rounded to Nearest $100,000)

POTENTIAL FIELD REPLACEMENT PROJECT – GRASS O.P.C.C. DETAILED

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COSTS - ENGINEERED GRASS FIELD

	ITEM	UNIT	QTY	UNIT PRICE	COST
SITE PREPARATION, E&S CONTROLS					
1	Bond	LS	1	$ 15,000	$ 15,000
2	Mobilization	LS	1	$ 30,000	$ 30,000
3	Construction Stakeout	LS	1	$ 5,000	$ 5,000
4	Anti-Tracking Pad	LS	1	$ 2,000	$ 2,000
5	S&E Controls	LS	1	$ 5,000	$ 5,000
6	R&D Football Goals	LS	1	$ 3,000	$ 3,000
SITE WORK - EARTHWORK & DRAINAGE					
7	Strip Topsoil & Stockpile Onsite (Assume 8" Clean)	CY	2550	$ 20	$ 51,000
8	Laser Grade Subgrade/Compact	SY	11450	$ 3	$ 34,400
9	Track Edge Drain	LF	1280	$ 75	$ 96,000
10	12" Collector Pipe System	LF	1280	$ 60	$ 76,800
11	Free-Draining Layer	CY	650	$ 30	$ 19,500
12	Root-Zone Layer	CY	1915	$ 60	$ 114,900
13	Laser Grade Field	SY	11450	$ 3	$ 34,400
14	Miscellaneous Drainage (Allowance)	LS	1	$ 10,000	$ 10,000
MULTIPURPOSE NATURAL GRASS FIELD (103,000 SF)					
15	Sod	SF	103000	$ 2	$ 206,000
16	Irrigation System	SF	103000	$ 1	$ 103,000
17	F&I Football Goals and Foundations	LS	1	$ 30,000	$ 30,000
TRACK & FIELD					
18	Urethane Structural Spray Coat	SY	6000	$ 40	$ 240,000
SITE IMPROVEMENTS					
19	Concrete Walkway	SY	490	$ 120	$ 58,800
20	Grandstand (350-Seat)	LS	1	$ 265,000	$ 265,000
21	Athletic Field Lighting - 4 Pole System	LS	1	$ 450,000	$ 450,000
22	Electrical	LS	1	$ 75,000	$ 75,000
23	Seed to Lawn	SF	1700	$2	$ 3,400

ST	Sub-Total				$ 1,928,200
CONT	Contingency on Subtotal at 20%				$ 386,000
GE	Geotechnical Investigation (Lights, Bleacher)				$ 17,500
DS	Design & Survey Services at 10%				$ 232,000
CA	Construction Administration				$ 25,000
T	**Total** *(To the nearest 100,000)*				**$ 2,600,000**

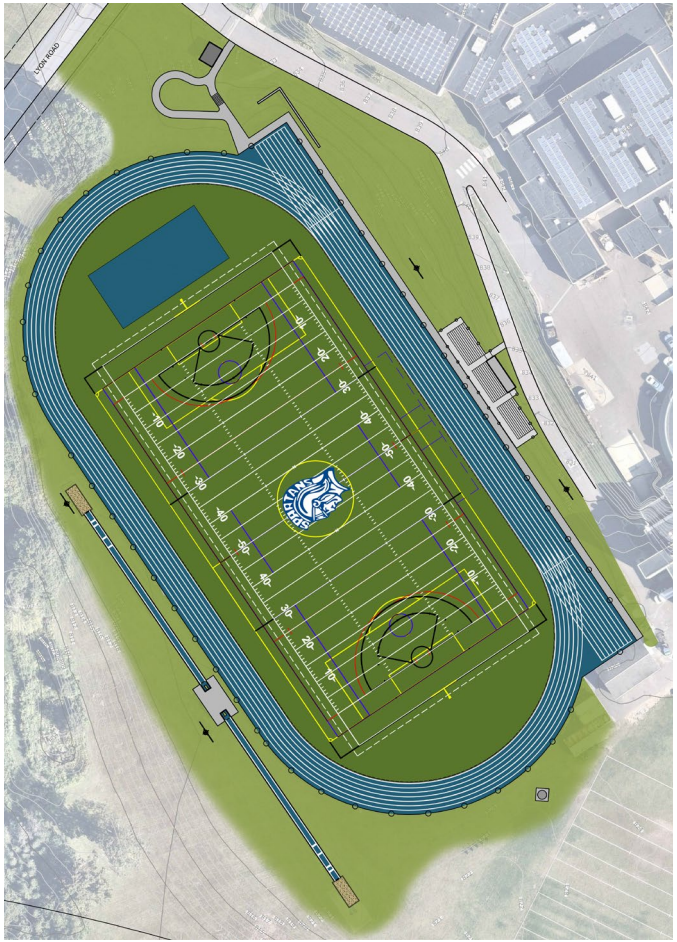
ADD ALTERNATE 1					
24	Coaches Platform	LS	1	$ 30,000	$ 30,000
25	PA System	LS	1	$ 25,000	$ 25,000
ST	Sub-Total				$ 55,000
CONT	Contingency on Subtotal at 20%				$ 11,000
DS	Design & Survey Services at 10%				$ 7,000
T	**Total** *(To the nearest 10,000)*				**$ 80,000**

ADD ALTERNATE 2					
26	R&D Pole Vault/Long Jump Event Areas	LS	1	$ 10,000	$ 10,000
27	13 mm Urethane Track Surfacing (Runway Jumping Events)	SY	200	$ 90	$ 18,000
28	Concrete Runways and Pole Vault Landing Area	SY	225	$ 120	$ 27,000
29	Pole Vault Vault Box	EA	2	$ 1,000	$ 2,000
30	Long / Triple Jump Sand Pit	EA	2	$ 26,000	$ 52,000
31	6" Perforated Underdrain	LF	100	$ 40	$ 4,000
32	Sand Pit Sand	CY	16	$ 30	$ 500
ST	Sub-Total				$ 113,500
CONT	Contingency on Subtotal at 20%				$ 23,000
DS	Design & Survey Services at 10%				$ 14,000
T	**Total** *(To the nearest 10,000)*				**$ 160,000**

ADD ALTERNATE 3					
33	R&D Chain Link Fence	LF	1540	$ 3	$ 4,600
34	4' HT. Chain Link Fence	LF	1512	$ 60	$ 90,700
35	4' HT. Single Swing Gate	EA	4	$ 1,500	$ 6,000
36	4' HT. Double Swing Gate - 12' wide	EA	1	$ 5,000	$ 5,000
37	20' HT. Ball Safety Netting	LF	400	$ 200	$ 80,000
ST	Sub-Total				$ 186,300
CONT	Contingency on Subtotal at 20%				$ 38,000
DS	Design & Survey Services at 10%				$ 23,000
T	**Total** *(To the nearest 10,000)*				**$ 250,000**

GT	**Grand Total** *(To the nearest 100,000)*				**$ 3,100,000**

POTENTIAL FIELD REPLACEMENT PROJECT – SYNTHETIC TURF FIELD



What's Included:

- Remove and Replace Existing Grass Field with New Synthetic Turf Field
- Install Edge Drain with a Turf Anchor Curb Around Inside Perimeter of Running Track
- Install New Football Goals

Possible Bid Alternates:

✓ New Perimeter Chain Link Fencing & Gates

✓ Ball Safety Netting Behind Goal Lines



1. ADA ACCESSIBLE WALK TO TRACK
2. EXISTING TICKET BOOTH LOCATION
3. 4-POLE LED ATHLETIC FIELD LIGHTING.
4. ELEVATED ADA ACCESSIBLE GRANDSTAND
5. COACHES PLATFORM
6. NEW TRACK STRUCTURAL SPRAY COAT
7. NEW SYNTHETIC TURF MULTI-PURPOSE FIELD
8. RENOVATED POLE VAULT
9. RENOVATED LONG JUMP / TRIPLE JUMP
10. NEW 4' HT. CHAIN LINK FENCE

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LEWIS MILLS HIGH SCHOOL - SYNTHETIC FIELD - BURLINGTON, CT

0' 25' 50'
1" 2"

POTENTIAL FIELD REPLACEMENT PROJECT – SYNTHETIC FIELD (O.P.C.C.) SUMMARY

O.P.C.C = Opinion of Probable Construction Costs (a.k.a. Cost Estimate)

- Site Prep: $60,000
- Earthwork & Drainage: $684,900
- **Synthetic Turf System: $673,300**
- Track Resurfacing: $240,000
- Site Improvements: $62,200
- Grandstand (w/ Coaches Platform, PA): $320,000
- 4-Pole Athletic Field Lights (w/Electrical Infrastructure): $525,000
- Reconstructed Runway Event Areas: $113,500
- New Chain Link Fencing and Ball Safety Netting: $186,300
- Contingency (20%): $573,040

  Subtotal: $3,438,240

- Site Investigations & Design Services (10%): $344,000
- Geotechnical Investigations for Lights and Grandstand: $17,500
- Construction-Phase Services: $25,000

Total O.P.C.C.: $3,900,000 (Rounded to Nearest $100,000)

POTENTIAL FIELD REPLACEMENT PROJECT – SYNTHETIC O.P.C.C. DETAILED

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COSTS - SYNTHETIC TURF

	ITEM	UNIT	QTY	UNIT PRICE	COST
SITE PREPARATION, E&S CONTROLS					
1	Bond	LS	1	$ 15,000	$ 15,000
2	Mobilization	LS	1	$ 30,000	$ 30,000
3	Construction Stakeout	LS	1	$ 5,000	$ 5,000
4	Anti-Tracking Pad	LS	1	$ 2,000	$ 2,000
5	S&E Controls	LS	1	$ 5,000	$ 5,000
6	R&D Football Goals	LS	1	$ 3,000	$ 3,000
SITE WORK - EARTHWORK & DRAINAGE					
7	Strip Topsoil & Stockpile Onsite (Assume 8" Clean)	CY	2550	$ 30	$ 76,500
8	Laser Grade Subgrade/Compact	SY	11450	$ 3	$ 34,400
9	Track Edge Drain	LF	1280	$ 75	$ 96,000
10	12" Collector Pipe System	LF	1280	$ 60	$ 76,800
11	Geotextile Fabric	SY	11450	$ 6	$ 68,700
12	Composite Flat Drains	LF	3200	$ 6	$ 19,200
13	Dynamic Top Stone (2")	CY	625	$ 75	$ 46,900
14	Dynamic Bottom Stone - No. 57/67 (6")	CY	1925	$ 40	$ 77,000
15	Laser Grade Field	SY	11450	$ 3	$ 34,400
16	Miscellaneous Drainage (Allowance)	LS	1	$ 155,000	$ 155,000
MULTIPURPOSE SYNTHETIC TURF FIELD (103,000 SF)					
21	Synthetic Turf - 2.25" Dual Fiber SBR Rubber & Sand	SF	103000	4.5	$ 463,500
21	Mid-Field Logo	LS	1	$ 25,000	$ 25,000
22	Shock Pad	SF	103000	$ 2	$ 154,500
17	F&I Football Goals and Foundations	LS	1	$ 30,000	$ 30,000
TRACK & FIELD					
18	Urethane Structural Spray Coat	SY	6000	$ 40	$ 240,000
SITE IMPROVEMENTS					
19	Concrete Walkway	SY	490	$ 120	$ 58,800
20	Grandstand (350-Seat)	LS	1	$ 265,000	$ 265,000
21	Athletic Field Lighting - 4 Pole System	LS	1	$ 450,000	$ 450,000
22	Electrical	LS	1	$ 75,000	$ 75,000
23	Seed to Lawn	SF	1700	$2	$ 3,400

ST	Sub-Total				$ 2,510,100
CONT	Contingency on Subtotal at 20%				$ 503,000
GE	Geotechnical Investigation (Lights, Bleacher)				$ 17,500
DS	Design & Survey Services at 10%				$ 302,000
CA	Construction Administration				$ 25,000
T	**Total** *(To the nearest 100,000)*				**$ 3,400,000**

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GT	**Grand Total** *(To the nearest 100,000)*				**$ 3,900,000**

NATURAL GRASS FIELD VS. SYNTHETIC TURF FIELD – PROS & CONS

Natural Grass – Pros:

- Traditional stable playing surface
- Cooler temperature
- No synthetic materials
- Filters rainwater and traps pollutants
- The School is already successfully maintaining multiple grass fields

Natural Grass – Cons:

- Limited usable/playable hours
- Not tolerate to excessive use and needs to be rested to recover
- Should not be used when saturated. Causes soil to compact which inhibits water permeability and root growth
- Routine maintenance required: mowing, marking, irrigation, aerification, dethatching, fertilizing, topdressing, as well as weed, disease and pest control.

NATURAL GRASS FIELD VS. SYNTHETIC TURF FIELD – PROS & CONS

Synthetic Turf – Pros:

- Tolerate more frequent use (especially when there is field lighting)
- Consistent and uniform playing surface
- All-weather use
- Lower routine maintenance Field markings/logos are permanent (No watering, mowing or painting required)
- Most likely your competitors play on synthetic turf, which can play and feel differently than natural grass

Synthetic Turf – Cons:

- Typically, higher initial construction cost
- End-of-Life cost must be considered
- Can be hotter than natural grass
- Synthetic component potential concerns: Heavy metals, PFAS/PFOS compounds and microplastics

NATURAL GRASS FIELD VS. SYNTHETIC TURF FIELD – MAINTENANCE

Natural Grass:

- Regular Mowing – Stimulates Growth and Root Development
- Irrigation – Maintain Consistent Soil Moisture – Adjust Based on Weather and Usage
- Fertilization – Typically Spring & Fall to Strengthen Turf (Organic Program Performance Limitations)
- Over Seeding – Pre- and Post- Season to Maintain Density
- Aeration – To Relieve Compaction
- Pest & Disease Management – Regular Monitoring (Weeds, Insects, Fungus), Treat When Necessary

Synthetic Turf:

- Regular Cleaning – Remove Debris as Needed
- Grooming – Drag Brush to Keep Fibers Upright and Redistribute Infill
- Infill Maintenance – Check and Supplement as Needed to Maintain Proper Depth
- Sanitizing & Disinfection – Reduce Bacteria and Protect Player Health
- Surface Hardness Testing (G-max) – Test Yearly to Ensure Impact Safety
- Repairs – Fix Seams, Tears, or Worn Areas

SUMMARY

- The Proposed Facilities to Upgrade/Renovate are:
  - The Running Track and Track Event Areas
  - The Multi-Purpose Field is within the Running Track Oval

NATURAL GRASS FIELD O.P.C.C.: $3,100,000	OR	SYNTHETIC TURF FIELD O.P.C.C.: $3,900,000

  - New Formalized Spectator Seating
  - New Athletic Field Lighting