

AMITY REGIONAL SCHOOL DISTRICT NO. 5

Bethany Orange Woodbridge
25 Newton Road, Woodbridge, Connecticut 06525
(203) 397-4811

Dr. Jennifer P. Byars
Superintendent of Schools

AMITY REGIONAL BOARD OF EDUCATION
MIDDLE SCHOOL BUILDING COMMITTEE MEETING AGENDA
June 1, 2026 at 6:00 p.m.
ARHS -Presentation Room

1. Call to Order
2. Discussion and Possible Action on Minutes
 - a. Middle School Building Committee Meeting – December 2, 2025 [page 2](#)
3. Public Comment
4. Presentation, Discussion and Possible Action on Middle School Projects: [page 5](#)
 - a. HVAC – Mr. Martoni
 - b. Roofs – Mr. Martoni
5. Presentation, Discussion and Possible Action on Middle School Athletic Field Projects [page 12](#)
 - a. Fields – Mr. Christopher Hulk, Field Turf
6. Adjourn



Jennifer P. Byars
Superintendent of Schools

JPB/tml

pc: Town Clerks: Bethany, Orange, Woodbridge

Working to "enable every Amity student to become a lifelong learner and a literate, caring, creative and effective world citizen." *District Mission Statement*

If you require accommodations to participate because of a disability, please contact the office of the Superintendent of Schools in advance at 203-397-4811.

**AMITY REGIONAL SCHOOL DISTRICT MIDDLE SCHOOL
BUILDING COMMITTEE MEETING AGENDA**

*December 2, 2025 at 5:30 p.m.
25 Newton Road, Woodbridge, CT
PRESENTATION ROOM*

BOARD MEMBERS PRESENT

Chairperson Patrick Reed, Michael McDonough

BOARD MEMBERS ABSENT

Dr. Jennifer Byars

STAFF MEMBERS PRESENT

Theresa Lumas, Stephen Martoni, Shaun DeRosa, Dr. Tracy, Kathy Burke

1. Call to Order

Chairperson Patrick Reed called the meeting to order at 5:32 p.m.

2. Introduction of Committee

Presented by Amity Region 5 Director of Finance Theresa Lumas

3. Reading of Charge to Committee

4. Architect Presentations and Question and Answer Period:

- a. Antinozzi Associates
- b. JCJ Architecture
- c. Silver Petrucelli and Associates

5. Anticipated Executive Session: Review and Discussion of RFQ Responses for AMSB and AMSO Library Medica Center Projects

MOTION by Michael McDonough SECOND by Steve Martoni to enter executive session and invite full committee to join.

The Board enters Executive Session at 7:14 p.m.

The Board exits Executive Session at 7:47 p.m.

6. Possible Action on Recommendation of an Architect Firm to the Amity Board of Education

MOTION by Steve Martoni, SECOND by Shaun DeRosa to recommend Silver Petrucelli and Associates to the Amity Board of Education for Amity Middle School Bethany.

MOTION by Michael McDonough SECOND by Jason Tracy to recommend Silver Petrucelli and Associates to the Amity Board of Education for Amity Middle School Orange.

7. Adjourn

Chairperson Reed adjourned the meeting, without objection, at 7:51 p.m.

Respectfully submitted,

Lisa Zaleski

Lisa Zaleski

AMITY REGIONAL SCHOOL DISTRICT NO. 5

Theresa Lumas
Director of Finance and Administration
terry.lumas@amityregion5.org

Phone (203) 397-4813
Fax (203) 397-4864

To: Dr. Jennifer Byars, Superintendent of Schools
From: Theresa Lumas, Director of Finance and Administration
Re: Projects for Possible Bond Issuance
Date: May 18, 2026

The Administration over the last few months has presented a list of capital projects for the Facilities Committee to review and make recommendations to the Amity Board of Education. To move the projects forward to Amity Board of Education, the Building Committee must also take action on the items listed below.

The Administration and the Facilities Committee reviewed the list of potential capital projects. The Administration has developed a plan for funding and outlined a general timeline. Several projects require funding through a bond issuance. The Administration will try to align the referendum vote with the November election in order to save the towns the cost of a second referendum and potentially have a higher voter turnout. In order to meet that timeline, the planning for the referendum needs to commence along with more targeted communication regarding a pending referendum. The Facilities Committee made recommendations to the Amity Board of Education regarding these capital projects. The projects approved are listed below.

1. Motion to recommend the Amity Board of Education approve:

... to move forward with implementing the following capital projects and seek funding through a bond issuance:

- 1. HVAC Systems – both MS**
- 2. Roof Restorations – both MS**

2. Motion to recommend the Amity Board of Education approve:

... to move forward with improvements to the athletic fields at both middle schools and seek funding through a bond issuance:

- 1. Athletic Fields –MS**
 1. All-weather Athletic Fields

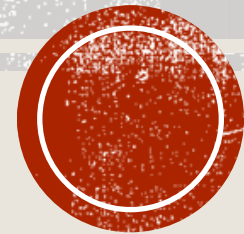
Middle School Bonding Projects

Recommendations to the Building Committee
from the Facilities Committee

June 1, 2026

HVAC UPGRADES

AMSB and AMSO



WHY HVAC REPLACEMENT IS NECESSARY NOW

- HVAC systems at both middle schools were installed in 2005 and are near the end of their useful service life.
- Existing 2-pipe systems can only provide heating or cooling — not both simultaneously.
- Seasonal temperature swings create classrooms that are often too hot or too cold.
- Systems cannot effectively control humidity in Connecticut's climate.
- Orange campus currently relies on 14+ portable dehumidifiers operating continuously.
- High humidity increases mildew risk, indoor air quality concerns, and discomfort



THE COST OF DELAYING REPLACEMENT

- Temporary fixes and repairs do not resolve the core design limitations.
- Aging chillers, boilers, pumps, and controls are nearing failure thresholds.
- Portable dehumidifiers increase energy consumption and maintenance costs.
- Humidity issues increase mold, IAQ, and liability risks.
- Emergency replacement after failure would be more disruptive and expensive.
- A modern replacement system would improve humidity control, efficiency, and reliability for 20–25 years.
- The District has contract with Energia to offset the costs of the total project by engaging in an energy performance contract with an energy service company.
 - Energy-efficient building upgrades are expected to offset cost of full HVAC system replacement.



BETHANY MIDDLE SCHOOL

190 Luke Hill Rd
Bethany, CT 06524

OPTION # 2 – DESIGN BUILD THROUGH OMNIA PUBLIC PARTNERS

30 YEAR NDL Warranty: System Retrofit/Go-Over (Minus Gym Section, Restored in June of 2023)

Cost Estimates:

Construction Cost:	86,200 sqft. x 38.00	= \$ 3,275,600
Architect/Engineering	(Est. 3-6% of Const. Cost)	= \$ 0 (Included)
OPM (Owners Rep)	(4% of Const. Cost)	= \$ 0 (Included)
Contingency	(5% of Const. Cost)	= \$ 163,780

Total Cost to SD: \$ 3,439,380

ORANGE MIDDLE SCHOOL

100 Ohman Avenue
Orange, CT 06477

OPTION # 2 – DESIGN BUILD THROUGH OMNIA PUBLIC PARTNERS

30 YEAR NDL Warranty: System Retrofit/Go-Over (Minus Gym Section, Restored in June of 2023)

Cost Estimates:

Construction Cost:	79,890 sqft. x 38.00	= \$ 3,035,820
Architect/Engineering	(Est. 3-6% of Const. Cost)	= \$ 0 (Included)
OPM (Owners Rep)	(4% of Const. Cost)	= \$ 0 (Included)
Contingency	(5% of Const. Cost)	= \$ 151,791

Total Cost to SD: \$ 3,187,611

AMSO Field – Current State



AMSB Field – Current State





AMITY REGIONAL SCHOOL DISTRICT NO. 5

ATHLETIC FIELD IMPROVEMENT PROJECTS – MIDDLE SCHOOLS





AMITY REGIONAL SCHOOL DISTRICT NO. 5

ATHLETIC FIELD IMPROVEMENT PROJECTS – MIDDLE SCHOOLS

OUTLINE:

1. FIELDTURF BACKGROUND

- WHO WE ARE + DESIGN/BUILD APPROACH
- SYNTHETIC TURF DATA
- LOCAL EXAMPLES

2. PROPOSED PROJECT DETAILS:

- AMITY MIDDLE SCHOOL – ORANGE
- AMITY MIDDLE SCHOOL – BETHANY

3. BUDGETS

- PRICE COMPARISON AND LONG-TERM PROJECTIONS

DESIGN TEAM

Christopher Hulk, PE

Director of Design and Construction

Andrew Dyjak

Regional Vice President

Brian Kaye, PLA

Director of Landscape Architecture and Planning

NATIONAL DESIGN AND CONSTRUCTION SUPPORT TEAM



MULTIPLE ASBA CERTIFIED FIELD BUILDERS
500+ COMBINED YEARS OF EXPERIENCE IN FIELD DESIGN
25,000+ FIELD COMPLETED



MULTIPLE ASBA CERTIFIED TRACK INSTALLERS
500+ COMBINED YEARS OF EXPERIENCE IN FIELD DESIGN
8,000+ TRACKS COMPLETED



ASBA CERTIFIED
200+ COMBINED YEARS OF EXPERIENCE IN COURT DESIGN AND IMPLEMENTATION
1,500+ COURTS COMPLETED



ASBA CERTIFIED
100+ COMBINED YEARS OF EXPERIENCE IN FIELD DESIGN
1,000+ PROJECTS DESIGNED



AMITY REGIONAL SCHOOL DISTRICT NO. 5
ATHLETIC FIELD IMPROVEMENT PROJECTS



SYNTHETIC TURF DATA

HOURS OF USE

Grass Fields

- 10-12 hours of use per week
- Higher Maintenance Costs
- Weekly, Seasonal and Yearly Upkeep
- No herbicides or pesticides at Middle Schools

FieldTurf Fields

- 40+ hours per week
- 10 Year Warranty with 12-16 Year replacement period
- Significantly less maintenance

NATIONAL FOOTBALL LEAGUE	NATIONAL FOOTBALL LEAGUE
FIELDTURF VS NATURAL GRASS & COMPETING SYSTEMS	FIELDTURF VS NATURAL GRASS
4-year study	7-year study
ACL Injury Rate per Team Games Played:	Achilles Tendon Injuries:
<ul style="list-style-type: none"> • .048 FieldTurf • .050 Natural Grass • .053 Competing Turf Systems 	When analyzing the rates of achilles tendon tear while comparing ground surfaces (grass and artificial turf), we revealed no significant difference in tear rates.
See the full study	See the full study

PLAYER SAFETY

- Very similar injury rates between NFL grass fields and FieldTurf fields
- Significantly reduced injury rates from high school level grass fields to FieldTurf fields
- Can maintain a high-level synthetic turf field with current staff but is unlikely with a grass field

HIGH SCHOOL FOOTBALL

FIELDTURF VS NATURAL GRASS

5-year study

FieldTurf systems led to:

- 44% Fewer Concussion Injuries Combined
- 43 % Fewer ACL Injuries Combined
- 25% Less Time Lost to Long-Term Injuries (22+ Days)
- 16% Less Time Lost to Short-Term Injuries (1-2 Days)

[See the full study](#)

CHEMICAL TESTING

HEALTH

- EPA states does not show an elevated health risk from playing on artificial turf fields or tire crumbs

PFAS

- No intentionally added PFAS during manufacturing process for proposed synthetic turf system
- Below all State thresholds

WATER QUALITY

- Water filtered through stone base
 - Quinnipiac Study



PARTNERSHIP WITH REGIONAL SCHOOL DISTRICT NO.5

DESIGNER + BUILDER

FIELDTURF

- Company Profile
- CEH Engineering
 - Turf Systems
 - Safety
 - Performance
- Vertical Integration
- Local Presence

FUNDING

CREC CO-OP

- Process
- Similar Projects
- Peace of Mind
- Sustainability
- Cost Savings
 - Timeline
- Collaboration

OWNER

REGIONAL SCHOOL DISTRICT NO.5

- Review of Materials
 - Existing Site
- Potential Concepts
 - Review
 - Next Steps



RECENTLY COMPLETED CO-OP PROJECTS



Cooperative Purchasing Project List:
Connecticut



Cooperative Purchasing Project List:
Connecticut



PROJECT NAME	YEAR	OWNER	CITY	PRODUCT	CO-OP
ECSU Baseball	2026	Eastern Connecticut State Univ.	Mansfield Center	Double Play Natural w/markings, logos + civil site work	Sourcewell
ECSU Softball	2026	Eastern Connecticut State Univ.	Mansfield Center	Double Play Natural w/markings, logos + civil site work	Sourcewell
Southington HS Grass Field w/ ADA Path	2026	Southington Public Schools	Southington	Upper Grass Field Restoration & ADA path	CREC
East Lyme HS Stadium	2026	Town of East Lyme	East Lyme	Vertex Prestige, BSS-100 + site work	CREC
Cromwell HS Track	2026	Town of Cromwell	Cromwell	BSS-100 w/stripping	CREC
Plainville HS Court Repairs	2026	Town of Plainville	Plainville	(5) Tennis court repairs	Sourcewell
Valley Regional HS Lighting	2025	Regional School District No. 4 BOE	Deep River	Furnish/install lighting system	CREC
Eisenhower Park BB Court	2025	Town of West Hartford	West Hartford	Basketball court reconstruction	CREC
West Hartford Sterling and Norfeldt Dugouts	2025	Town of West Hartford	West Hartford	BB Field renovation (grade field/install irrigation/sod)	CREC
West Hartford Beachland Park Soccer Sitework	2025	Town of West Hartford	West Hartford	Soccer Field renovation (grade field/install irrigation/sod)	CREC
West Hartford Sedgwick MS Baseball Sitework	2025	Town of West Hartford	West Hartford	BB Field renovation (grade field/install irrigation/sod)	CREC
Valley Regional HS Phase II	2025	Regional School District No. 4 BOE	Deep River	Tennis Courts, field reno, stadium seating + site work	CREC
Farm Hill School Gym Floor	2025	Middleton BOE	Middleton	Remove & replace, Omnisports - Multi-Use with Tarkolay	Sourcewell
West Hartford Hall JV Baseball Sitework	2025	Town of West Hartford	West Hartford	Baseball field site work	CREC
Montville HS Stadium	2025	Montville Public Schools	Oakdale	FT Vertex Prime 2.5", BSS 300 + site work	CREC
Old Saybrook HS Track	2025	Old Saybrook BOE	Old Saybrook	BSS 300 Track Conversion	CREC
Waterford Regional SD Tennis Courts	2025	Town of Waterford	Waterford	(2) Tennis, (6) Pickleball, (2) basketball,	CREC
Naugatuck High School Field	2025	Naugatuck BOE	Naugatuck	Vertex Prime 2.5" w/logo & markings, remove/install BSS-100	CREC
West Hartford Hall HS Irrigation System	2025	Town of West Hartford	West Hartford	Site work only: Irrigation system	CREC
Glastonbury High School Design	2025	Glastonbury Public Schools	Glastonbury	Design services for athletic fields	CREC
Trumbull HS Stadium Throwing Events Phase II	2025	Town of Trumbull	Trumbull	Easy turf, Design/Site work	CREC
Waterford Regional HS Stadium	2025	Town of Waterford	Waterford	Vertex Prime w/markings & logo + site work	CREC
Coginchaug Regional HS Track	2025	Regional School District 13 BOE	Durham	Clean/Repair/Restripe track w/BSS 100 Blue	CREC
Southington High School Design	2025	Southington Public Schools	Southington	Athletic Fields Design & Permit Assistance	CREC
Rham HS Track	2025	Regional School District 8	Hebron	Demo/Civil site work, BSS-200	CREC
Naugatuck High School Field	2025	Naugatuck BOE	Naugatuck	Install 2 new sand catchers in lieu of concrete edge	CREC
Town of Woodbury Hollow Park Design	2025	Town of Woodbury	Woodbury	Basketball Court & Design Services	CREC

PROJECT NAME	YEAR	OWNER	CITY	PRODUCT	CO-OP
Baldwin MS Gym - Indoor	2025	Town of Guilford	Guilford	ClutchCourt LP Panel VERT System, adjust hoops, trough, vapor barrier	OMNIA
Ridgefield HS Tennis Courts	2025	Ridgefield Parks & Rec	Ridgefield	Post Tension tennis courts	CREC
Fernridge Park Tennis Reconstruction	2025	Town of West Hartford	West Hartford	Tennis Court Reconstruction	CREC
Enfield Town Annex Tennis Courts	2025	Town of Enfield	Enfield	(8) Pickleball Courts	CREC
Torrington HS Baseball Field	2025	CJ Fucci c/o City of Torrington-BOE	Torrington	DoublePlay Natural w/bb markings	CREC
Torrington HS Multi	2025	CJ Fucci c/o City of Torrington-BOE	Torrington	DoublePlay Natural w/soccer markings + site work	CREC
Torrington HS Softball Field	2025	CJ Fucci c/o City of Torrington-BOE	Torrington	DoublePlay Natural w/sb markings	CREC
Newington High School Track	2024	Newington Public Schools	Newington	BSS 100 + site work	CREC
West Haven HS Stadium	2024	West Haven Public Schools	West Haven	FTVTP2 w/ BSS 100 + site work	CREC
EO Smith High School	2024	Regional School District 19	Storrs	FTVT57 w/ EPDM + site work	CREC
USCGA Soccer Replacement	2024	United States Coast Guard	New London	Core57 w/ BSS 2000 + site work	GSA
Coginchaug High School LABOR	2024	Regional School District 13 BOE	Durham	FieldTurf Classic HD 2.5" Labor Only	CREC
New London HS Practice	2024	City of New London	New London	FTVTP + site work	CREC
New London HS Stadium	2024	City of New London	New London	FTVTP + site work	CREC
West Haven HS Softball	2024	West Haven HS Softball	West Haven	FTHD + site work	CREC
Melissa Jones Elementary School Gym Floor	2024	Guilford Public Schools	Guilford	Omnisports Active Plus, Laticrete, Remove existing	OMNIA
Trumbull HS Stadium	2024	Town of Trumbull	Trumbull	FTVTP Core, BSS 100 + site work	CREC
Trumbull Indian Ledge Park BBSB	2024	Town of Trumbull	Trumbull	FTVTP + site work	CREC
Town of Stratford Morgan Francis Design	2024	Town of Stratford	Stratford	Design	Sourcewell
Valley Regional HS Design	2024	Regional School District No. 4 BOE	Deep River	Design Services	CREC
UConn Soccer Logo	2024	University of Connecticut	Storrs	Logos	E&I
Connecticut College Silfen Stadium	2024	Connecticut College	New London	FT Vertex Prime 2.50" + site work	E&I
Connecticut College Silfen Stadium Track	2024	Connecticut College	New London	BSS 1000 replacement + site work	E&I
Valley Regional HS Stadium	2024	Regional School District No. 4 BOE	Deep River	FT Vertex 2.5" & 2.25" Prime, Prestige 2.25" + BSS 100 + site work	CREC
Valley Regional HS Baseball	2024	Regional School District No. 4 BOE	Deep River	FT Vertex Prime 2.25" and Prestige 2.25" + site work	CREC
Bacon Academy Design	2024	Town of Colchester, BOE	Colchester	Athletic fields design services (4 fields)	CREC
Enfield High School	2023	Town of Enfield	Enfield	FTVTP1, BSS 100, (6) post tension tennis courts + site work	CREC



AMITY REGIONAL SCHOOL DISTRICT NO. 5
ATHLETIC FIELD IMPROVEMENT PROJECTS



RECENT DESIGN BUILD PROJECTS



AMITY REGIONAL SCHOOL DISTRICT NO. 5
ATHLETIC FIELD IMPROVEMENT PROJECTS



WORK AT AMITY HIGH SCHOOL



TRACK AND FIELD
CONSTRUCTION 2021



GRASS RENOVATIONS AT MIDDLE SCHOOLS

TIER #1

CULTURAL PRACTICES + STABILIZATION

Lowest Cost, Least Invasive Option

INCLUDES items like:

- Soil testing and amendment recommendations
- Deep-tine and/or core aeration
- Overseeding / slice seeding
- Sand topdressing
- Fertility and turf establishment program
- Localized spot repair at worn goal mouths or sidelines
- Clay infill and leveling of bird baths
- Minor regrading only where feasible without major disturbance

BUDGET :

\$300,000 – \$600,000 per School

ANNUAL MAINTENANCE COST:

+/- \$50,000

RESULTS:

Highly dependent on weather, rest periods, and continued maintenance and monitoring. All organic materials require sun and water for appropriate growth, and without an irrigation system turf establishment is not guaranteed.

TIER #2

TARGETED RENO + PARTIAL RECONSTRUCTION

“Some” major upgrades, but budget friendly

INCLUDES items like:

- Full infield renovations
- New infield drainage systems
- Stripping and re-establishing the turf surface in key areas, such as lips of infield
- More substantial grading corrections
- Drain inlets/outfalls and selective underdrain or interceptor drainage improvements
- Rebuilding high-wear zones
- New Irrigation system
- Imported rootzone/topsoil amendments
- Sod in priority areas
- New backstops and sideline fencing

BUDGET :

\$650,000 – \$1,500,000 per School

ANNUAL MAINTENANCE COST:

+/- \$60,000

RESULTS:

This tier is intended to address the most problematic physical deficiencies in the existing field while retaining portions of the current field infrastructure where feasible. It offers a better chance of meaningful performance improvement than cultural practices alone, but it still works within the constraints of the existing field profile and may not fully resolve systemic drainage or soil limitations

TIER #3

FULL RECONSTRUCTION

For fields with persistent wetness and playability issues.

INCLUDES items like:

- Full stripping/removal of topsoil.
- Comprehensive regrading
- New drainage system for entire field
- Reconstructed rootzone/profile with sand.
- New Irrigation system
- Final surface establishment by seed or sod
- Optional sand-cap or engineered natural grass system
- Associated improvements such as edges, safety netting, access, fencing, or restoration
- Additional circulation improvements, with dugouts.

BUDGET :

\$1,500,000 – \$2,500,000 per School

ANNUAL MAINTENANCE COST:

+/- \$70,000

RESULTS:

This tier is a true reconstruction approach intended to correct the underlying causes of poor field performance rather than treat the symptoms. It offers the highest probability of long-term improvement, but it also requires the largest capital investment and longest field downtime



PROPOSED PROJECTS

- AMITY MIDDLE SCHOOL – ORANGE
- AMITY MIDDLE SCHOOL – BETHANY



REVIEWING YOUR FACILITIES - ORANGE

EXISTING SITE



1991



2010



RENOVATIONS AT ORANGE



OBSERVED CONCERNS AND HISTORY

- Significant standing water and wet areas
- Various high and low areas with inconsistent grades
- Limited and out dated backstops, dugouts and fencing
- Field sits at a low point for the surrounding drainage area
- Wetland soils to the north
- Minimal site access with no ADA accessible route

March 2020



March 2021



March 2024





MULTI-USE FIELD EXAMPLE



BASEBALL + MULTI-USE FIELD



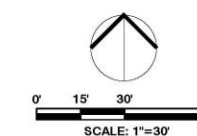
MULTI-USE FIELD EXAMPLE

AMITY MIDDLE SCHOOL - ORANGE MULTI-USE FIELD IMPROVEMENTS

100 OHMAN AVENUE
ORANGE, CT



NOTE:
1) ALL DESIGN AND EXISTING CONDITIONS MAPPING BASED ON AVAILABLE MAPPING AND SHOULD BE CONSIDERED APPROXIMATE.
2) FINAL DESIGN REQUIRED FOR ALL STORMWATER COMPONENTS AND NECESSARY UTILITIES.



DECEMBER 10, 2025

CONCEPT A

AMITY MIDDLE SCHOOL - ORANGE BUDGET

Turnkey Design Build - Grass to Turf Conversion (±158,000 S.F.) \$3,150,000 - \$3,450,000

- Site Civil Construction**

- Strip, load, and dispose of topsoil
- Earthmoving activities (cuts/fills) to achieve proposed subgrade
- Compact subgrade
- Install 12" HDPE perimeter perforated collector pipe
- Install (2) electrical conduits 2" and communications boxes in the field
- Install perimeter concrete curb for turf attachment
- Furnish and install geotextile fabric on subgrade
- Import, spread, grade, roll, and laser grade dynamic base stone
- Import, spread, grade, roll, and laser grade dynamic topping stone
- Furnish and install new dugouts, backstops and batting cage
- Furnish and install minor site lighting for field access and egress

- Synthetic Turf**

- Furnish and install CoolPlay or EPDM synthetic turf for field
- Furnish and install FieldTurf Easy Change home plates and mounds
- Synthetic turf with SBR rubber and sand infill
- Colors, field markings, and logos as shown on concept
- Post installation GMAX field testing



Note: Included in budget pricing

- Included Adjustable Items**

- Dugouts:
 - Concrete Base with Shade Structures
 - Alt: No Shade Structures (-\$65,000)
- Backstops:
 - 30' Ht. Tension Netting System with Fence Below
 - Alt: 18' Ht. Black Vinyl Chain Link Fence (- \$40,000)
- Batting Cage:
 - (1) 55' Long Mega-Tunnel Batting Cage - Stone Dust
 - Alt: Remove Fully (- \$45,000)

ALTERNATES:

Additional Site Circulation Upgrades

- Provide new walkways to the field with necessary ADA upgrades.
- Provide new pad to support small movable bleacher
- New storage shed for equipment (15'x30')

\$150,000 - \$200,000

Ball Safety Netting (180' on east side)

\$40,000 - \$50,000

PROJECT TOTAL (Including all alternates)

\$3,340,000 - 3,700,000



PROPOSED PROJECTS

- AMITY MIDDLE SCHOOL – ORANGE
- AMITY MIDDLE SCHOOL – BETHANY



REVIEWING YOUR FACILITIES - BETHANY

EXISTING SITE



1991



Amity Regional Middle School - Bethany Campus

2008



Amity Regional Middle School - Bethany Campus



RENOVATIONS AT BETHANY



March 2020



March 2022



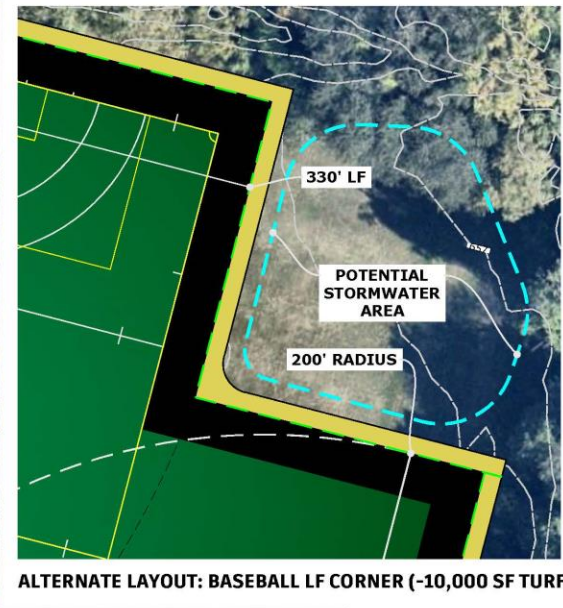
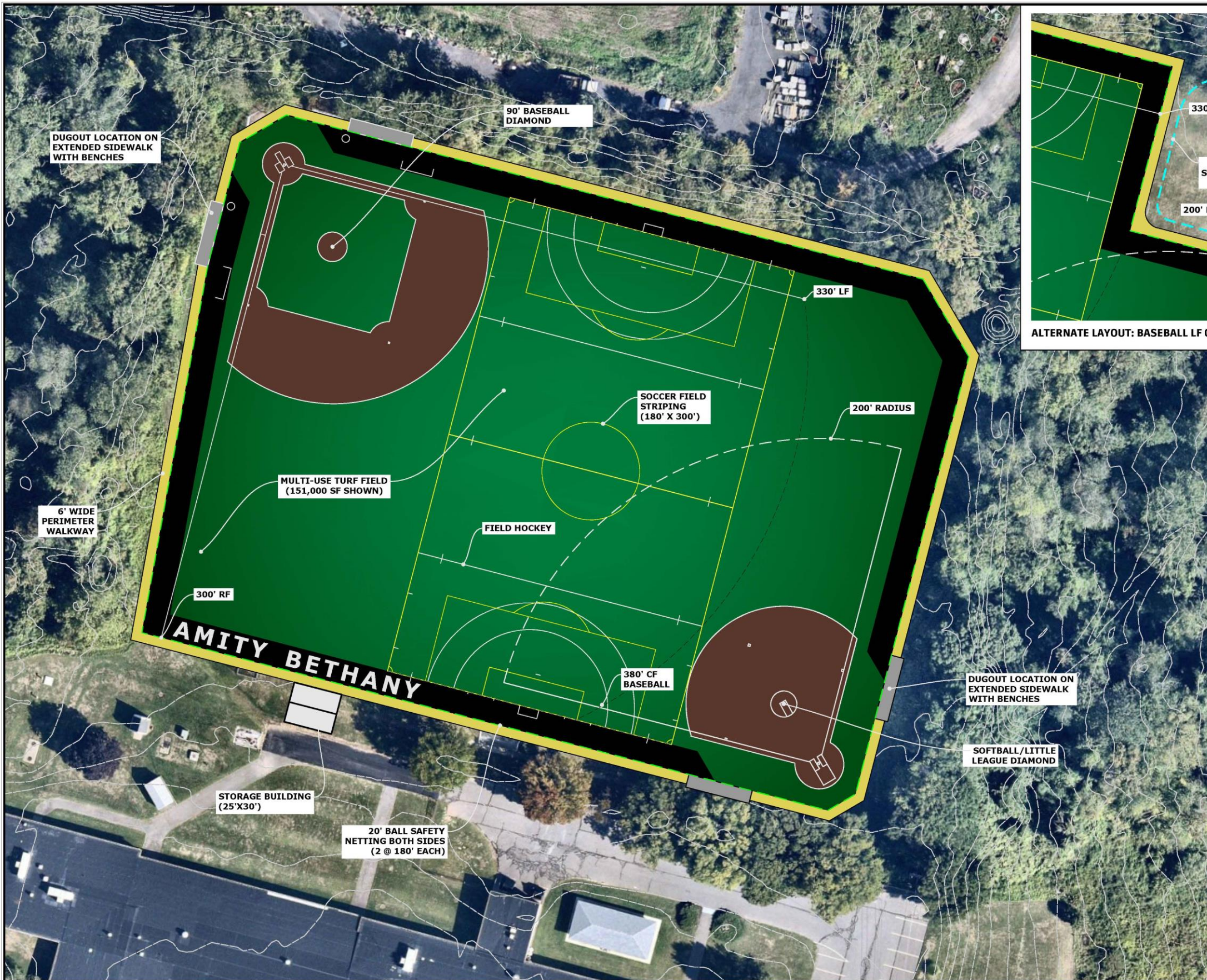
April 2026



OBSERVED CONCERNS AND HISTORY

- Significant standing water and wet areas
- Various high and low areas with inconsistent grades
- Limited and out dated backstops, dugouts and fencing
- Field has significant crown through center of field
- Limited gravel walkway around site (Cross Country Trail)
- Encroaching vegetation around site
- Minimal site access with no ADA accessible route





MULTI-USE BASEBALL + SOFTBALL EXAMPLE



MULTI-USE FIELD EXAMPLE



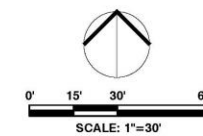
MULTI-USE FIELD EXAMPLE (UTILIZING TEMP FENCE)

AMITY MIDDLE SCHOOL - BETHANY MULTI-USE FIELD IMPROVEMENTS

190 LUKE HILL ROAD
BETHANY, CT



NOTE:
1) ALL DESIGN AND EXISTING CONDITIONS
MAPPING BASED ON AVAILABLE MAPPING AND
SHOULD BE CONSIDERED APPROXIMATE.
2) FINAL DESIGN REQUIRED FOR ALL STORMWATER
COMPONENTS AND NECESSARY UTILITIES.



DECEMBER 10, 2025

CONCEPT A

AMITY MIDDLE SCHOOL - BETHANY BUDGET

Turnkey Design Build - Grass to Turf Conversion (±158,000 S.F.) \$3,150,000 - \$3,450,000

- Site Civil Construction**

- Strip, load, and dispose of topsoil
- Earthmoving activities (cuts/fills) to achieve proposed subgrade
- Compact subgrade
- Install 12" HDPE perimeter perforated collector pipe
- Install (2) electrical conduits 2" and communications boxes in the field
- Install perimeter concrete curb for turf attachment
- Furnish and install geotextile fabric on subgrade
- Import, spread, grade, roll, and laser grade dynamic base stone
- Import, spread, grade, roll, and laser grade dynamic topping stone
- Furnish and install new dugouts, backstops and batting cage
- Furnish and install minor site lighting for field access and egress

- Synthetic Turf**

- Furnish and install CoolPlay or EPDM synthetic turf for field
- Furnish and install FieldTurf Easy Change home plates and mounds
- Synthetic turf with SBR rubber and sand infill
- Colors, field markings, and logos as shown on concept
- Post installation GMAX field testing



Note: Included in budget pricing

- Included Adjustable Items**

- Dugouts:
 - Concrete Base with Shade Structures
 - Alt: No Shade Structures (-\$65,000)
- Backstops:
 - 30' Ht. Tension Netting System with Fence Below
 - Alt: 18' Ht. Black Vinyl Chain Link Fence (- \$40,000)
- Batting Cage:
 - (1) 55' Long Mega-Tunnel Batting Cage - Stone Dust
 - Alt: Remove Fully (- \$45,000)
- Field Size:
 - Remove field corner and decrease field size
 - Alt: Remove Area (- \$135,000)

ALTERNATES:

Additional Site Circulation Upgrades \$225,000 - \$350,000

- Provide sidewalk (stone dust or concrete) along entire perimeter of field for walking loop.
- New storage shed for equipment (15'x30')

Ball Safety Netting (360' LF on north and south side) \$80,000 - \$100,000

PROJECT TOTAL (Including all alternates) \$3,455,000 - 3,900,000



PROJECT BUDGETS SUMMARY



AMITY MIDDLE – ORANGE GRASS

Grass Field Reconstruction (±150,000 S.F.)
BASE BID \$2,250,000 - \$2,450,000

ALTERNATES:

Additional Site Circulation Upgrades
 \$225,000 - \$350,000

Ball Safety Netting
 (360' LF on north and south side)
 \$80,000 – \$100,000

PROJECT TOTAL (Including all alternates)
\$2,555,000 – 2,900,000

Maintenance and Renovations:

***no herbicides or pesticides for Middle Schools**

Annual Maintenance: \$70,000
 3 Year Cultural Practices Cost: +/- \$65,000
 20 Year Irrigation Replacement Cost: \$135,000

15 Year Projection: +/- \$4,580,000
 30 Year Projection: +/- \$6,740,000



AMITY MIDDLE - ORANGE

Grass to Turf Conversion (±150,000 S.F.)
BASE BID \$3,150,000 - \$3,450,000

ALTERNATES:

Additional Site Circulation Upgrades
 \$150,000 - \$200,000

Ball Safety Netting
 (180' LF on east side only)
 \$40,000 – \$50,000

PROJECT TOTAL (Including all alternates)
\$3,340,000 – 3,700,000

Maintenance and Renovations:

Annual Maintenance: \$5,000
 15 Year Replacement Cost: +/- \$950,000
 30 Year Replacement Cost: +/- \$1,200,000

15 Year Projection: +/- \$4,500,000
 30 Year Projection: +/- \$5,755,000



AMITY MIDDLE – BETHANY GRASS

Grass Field Reconstruction (±158,000 S.F.)
BASE BID \$2,250,000 - \$2,450,000

ALTERNATES:

Additional Site Circulation Upgrades
 \$225,000 - \$350,000

Ball Safety Netting
 (360' LF on north and south side)
 \$80,000 – \$100,000

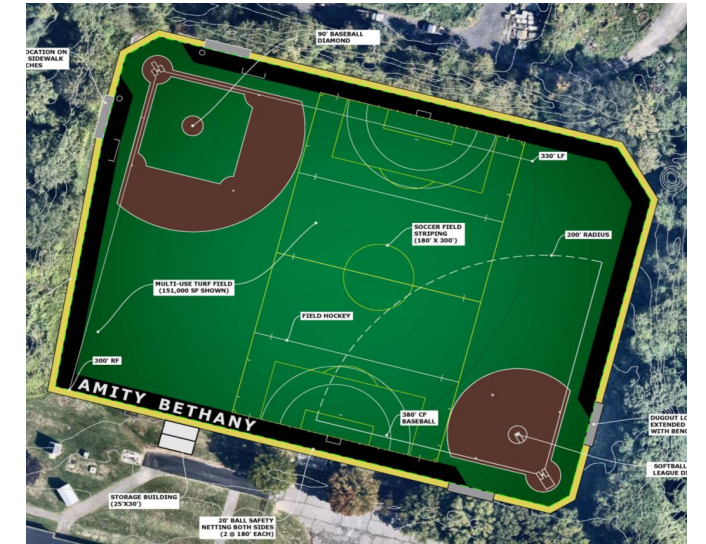
PROJECT TOTAL (Including all alternates)
\$2,555,000 – 2,900,000

Maintenance and Renovations:

***no herbicides or pesticides for Middle Schools**

Annual Maintenance: \$70,000
 3 Year Cultural Practices Cost: +/- \$65,000
 20 Year Irrigation Replacement Cost: \$135,000

15 Year Projection: +/- \$4,580,000
 30 Year Projection: +/- \$6,740,000



AMITY MIDDLE - BETHANY

Grass to Turf Conversion (±158,000 S.F.)
BASE BID \$3,150,000 - \$3,450,000

ALTERNATES:

Additional Site Circulation Upgrades
 \$225,000 - \$350,000

Ball Safety Netting
 (360' LF on north and south side)
 \$80,000 – \$100,000

PROJECT TOTAL (Including all alternates)
\$3,455,000 – 3,900,000

Maintenance and Renovations:

Annual Maintenance: \$5,000
 15 Year Replacement Cost: +/- \$950,000
 30 Year Replacement Cost: +/- \$1,200,000

15 Year Projection: +/- \$4,500,000
 30 Year Projection: +/- \$5,755,000

Note:

Various improvements are included in the initial grass field reconstruction that overlap with the improvements for synthetic turf such as; dugouts, backstops, batting cages, fencing and access





AMITY REGIONAL SCHOOL DISTRICT NO. 5

ATHLETIC FIELD IMPROVEMENT PROJECTS

QUESTIONS / COMMENTS