

Committee Meeting Agenda/Minutes

Committee: BOE Building & School Facilities Committee			
Location: Chase Building Superintendent's Conference Room Room 158	Date of Meeting: Monday August 24, 2026	Start Time: 5:00 p.m.	Finish Time: 6:05 p.m.

Team Norms:
1. All meetings will start on time 2. All team members will agree to stay on specific agenda topics 3. A specific agenda will be set for all meeting

Commissioners Present:	Staff Present:
<i>M. Heyward Bowen, A. Ireland, R. Orso</i>	<i>J. Begnal, R. Gonzalez, J. Mendoza, and D. Schwartz.</i>

AGENDA			MINUTES
	Agenda Item	Time Allotted	• Motion • Motion by/seconded by • Vote tally
1.	Wilby High School Football Field Renovation Project (CT DEEP Project #DEPA00030202712) – R. Gonzalez		<i>Mansi Doshi/WDC, Robert Dowd/WDC, Jesse Harris/BSC Group, and Rachel Salch/BSC Group provided a presentation to the Committee, with discussion.</i> <i>No votes – discussion only.</i>
2.	Adjournment		<i>Orso/M. Heyward Bowen</i>

Additional notes/minutes:

Minutes prepared by: *Commissioner Orso*

**Waterbury Board of Education
Building & School Facilities Committee
SIGN-IN SHEET
August 24, 2026**

PRINT NAME	TITLE
Rocco Orso	BOE ✓
Rebecca Gonzalez	BOE COO ✓
Rachel Salda	BSC Group. LA.
JESSE HARRIS	BSC GROUP.
Mansi Doshi	WDC. ✓
Joe Begnal	Wilby Administration ✓
Marguerite H. Boxwell	BOE ✓
Robert Dowd	WDC ✓
Anthony Inland	Boe ✓
Darren Schwartz	Superintendent ✓
Juan Mendez	Deputy Superintendent ✓

PLEASE RETURN TO CLERK AFTER MEETING



BSC GROUP 

Wilby High School Athletic Improvements

08/24/2026

Meeting Agenda



Agenda

Welcome and Introductions

Overview of Existing Conditions

Project Goals and Programming

Conceptual Options and Probable Costs

Building Design

Bleacher and Pressbox

Bid Documents to Contractor: October 26, 2026 | Bidding Period: 4 weeks (Oct 26–Nov 20, 2026)

[illegible]

Existing Conditions



Existing Conditions



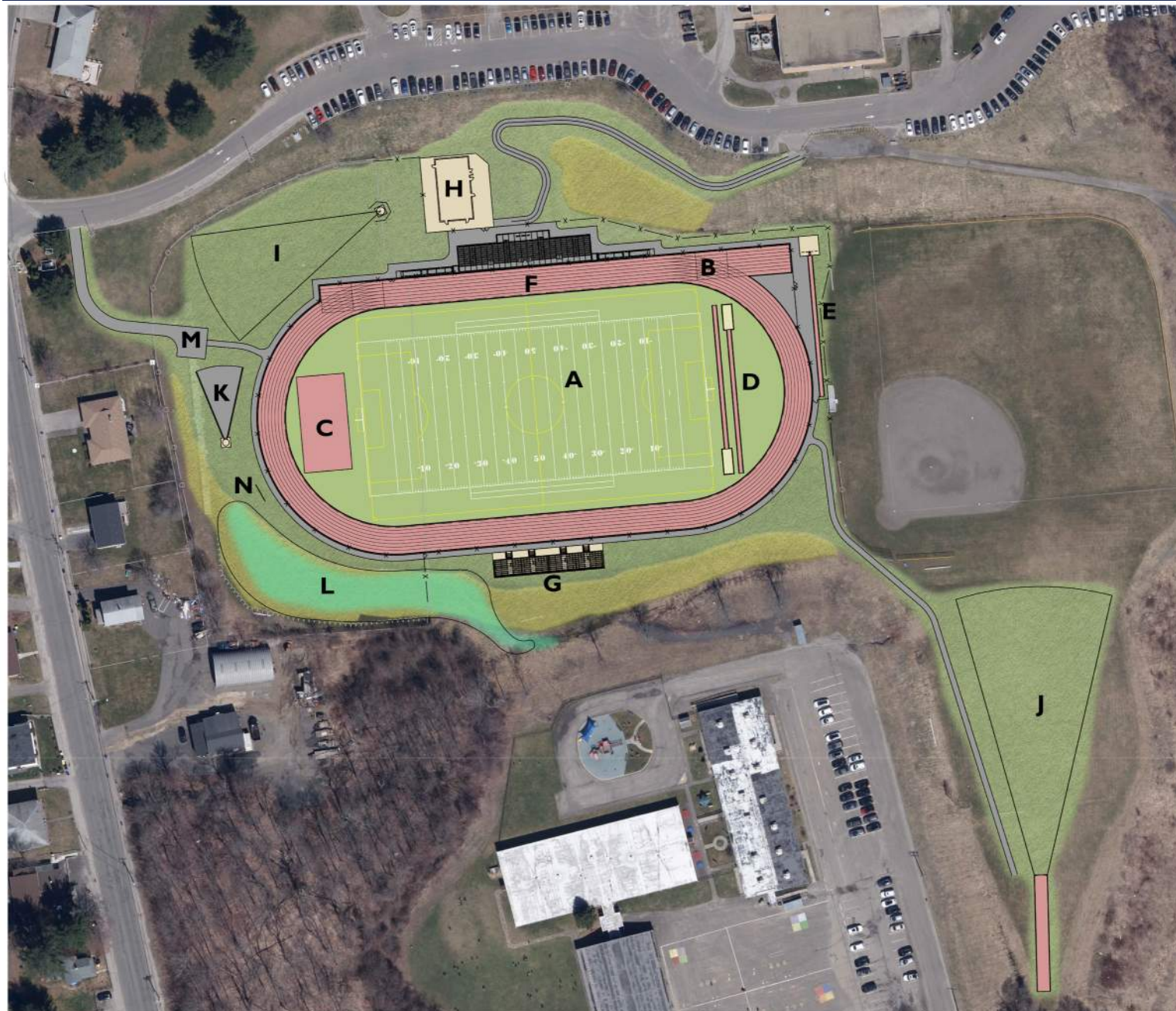
Existing Conditions



Project Goals and Programming

- Multi-sport field (Soccer, Football, etc.)
 - Natural Grass Option
 - Synthetic Turf Option
- 8-Lane Track
- Team Rooms and Restrooms
- Bleachers and Pressbox
- Scoreboard
- Future Planning





Track Amenities

- A Multi-sport Field
(70YD Soccer)
- B 8-Lane Track
- C (1) High Jump
- D (2) Long/Triple Jump
- E (1) Polevault
- F Home Bleachers and Pressbox
(500+/- Seat)
- G Visitor Bleachers
(250+/- Seat)
- H Restroom/Team Room Building
- I (1) Discus
- J (1) Javelin
- K (1) Shotput
- L Stormwater Detention Area
- M Vehicle Access
- N Scoreboard

Wilby High School Athletic Improvements - Concept A

Waterbury, CT

date 8/21/26
scale 1"=50'
0' 25' 50' 100'

BSC GROUP
BUILD | SUPPORT | CONNECT

180 Glastonbury Boulevard
Glastonbury, Connecticut 06033

Cost Estimates – Concept A

OPINION OF PROBABLE CONSTRUCTION COSTS - Concept A Base Bid

Project Name: Wilby High School Football Field Improvements
 Client: City of Waterbury
 Project No.: 10275.00
 Location: Waterbury, CT

Estimate Date: 8/24/2026
 Estimate Phase: Concept
 Prepared By: JH/SNK
 Base Year: 2026

Cost Category	Current Estimate	Notes	% of Construction
Site Preparation / Demolition	\$215,319		12.3%
Earthwork / Grading	\$179,772		10.3%
Utilities / Drainage	\$247,120		14.1%
Paving / Hardscape	\$249,181		14.2%
Natural Grass Athletic Field	\$487,392		27.8%
Landscape / Plantings	\$28,000		1.6%
Athletic Equipment	\$62,300		3.6%
Fencing and Gates	\$284,560		16.2%
CONSTRUCTION SUBTOTAL	\$1,753,644		

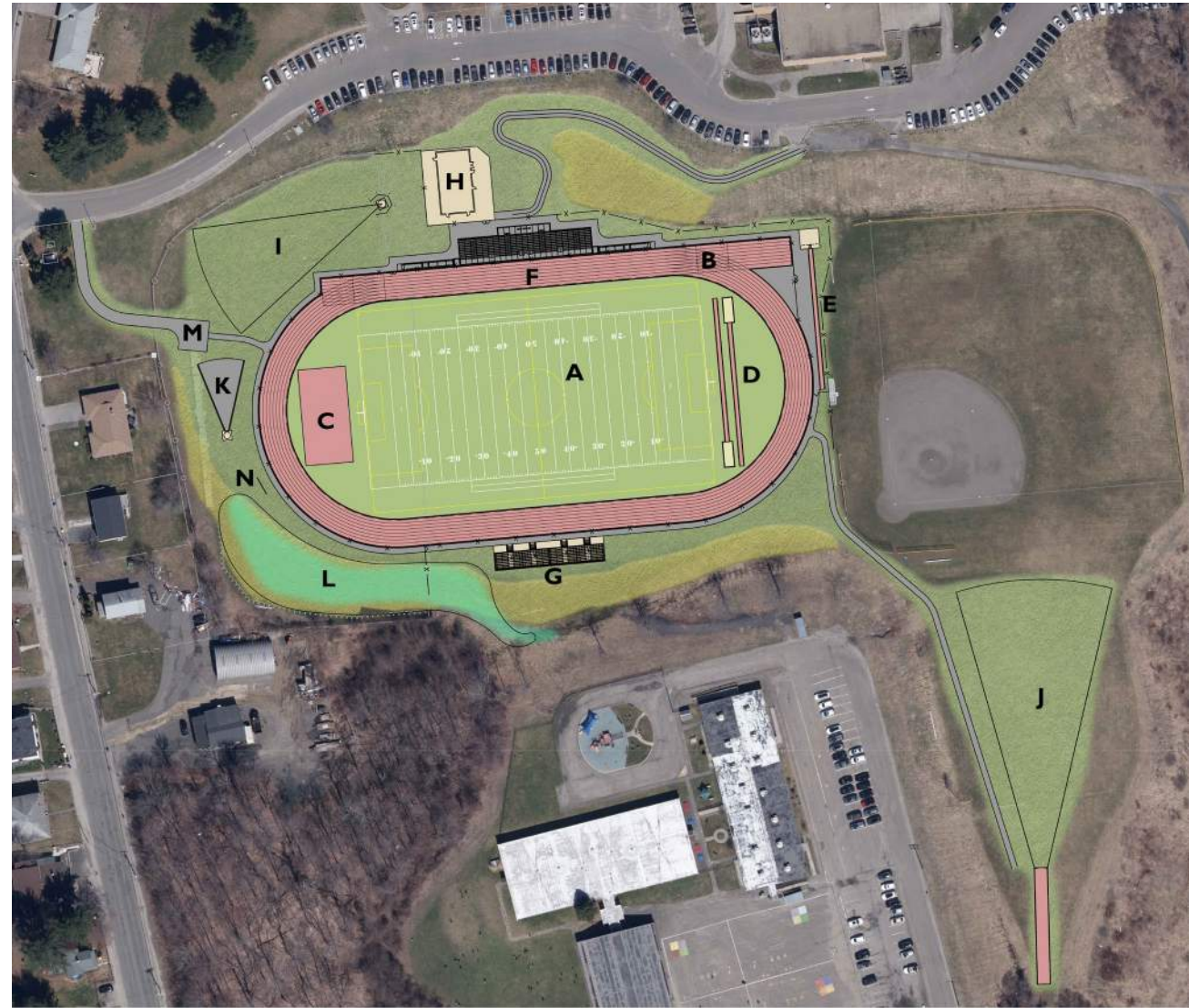
MARKUPS, ALLOWANCES & PROJECT COSTS

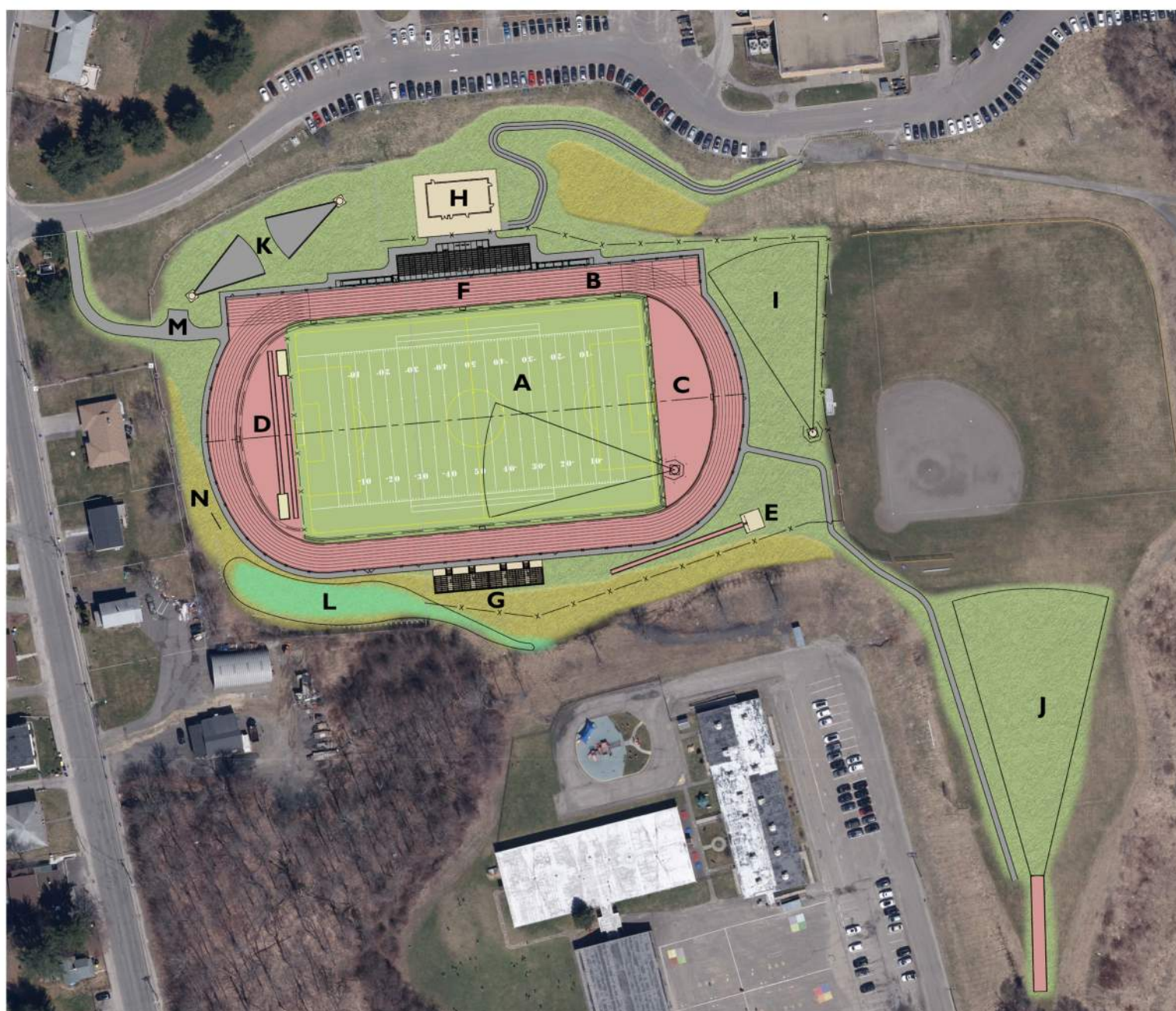
Design / Estimating		
Contingency	10.0%	\$175,364
Construction Contingency	20.0%	\$385,802
Escalation to Midpoint of Construction	5.0%	\$115,741
General Conditions / Mobilization	8.0%	\$140,292
Bonds / Insurance	2.0%	\$35,073
Owner Controlled Contingency (OCCA)	10.0%	\$175,364

TOTAL PROJECT BUDGET **\$2,781,279**

ALTERNATES / OPTIONS SUMMARY

Alt.	Description	Add / (Deduct)	Notes
ALT - 1	Synthetic Turf Field	\$1,487,348	2" 59oz with pad and alt. infill
ALT - 2	Press Box	\$175,000	8' x 30'
ALT - 3	Scoreboard	\$75,000	
ALT - 4	ADA Bleachers, 100 Seats	\$60,000	
ALT - 5	Restroom / Team Room Bldg	\$1,214,785	
ALT - 6	8 Lane Running	\$751,826	





Track Amenities

- A Multi-sport Field
(70YD Soccer)
- B 8-Lane Track
- C (1) High Jump
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(500+/- Seat)
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(250+/- Seat)
- H Restroom/Team Room Building
- I (1) Discus
- J (1) Javelin
- K (1) Shotput
- L Stormwater Detention Area
- M Vehicle Access
- N Scoreboard

Wilby High School Athletic Improvements - Concept B

Waterbury, CT

date 8/21/26
scale 1"=50'
0' 25' 50' 100'

BSC GROUP
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180 Glastonbury Boulevard
Glastonbury, Connecticut 06033

Cost Estimates – Concept B

OPINION OF PROBABLE CONSTRUCTION COSTS - Concept B Base Bid

Project Name: Wilby High School Football Field Improvements
 Client: City of Waterbury
 Project No.: 10275.00
 Location: Waterbury, CT

Estimate Date: 8/24/2026
 Estimate Phase: Concept
 Prepared By: JH/SNK
 Base Year: 2026

Cost Category	Current Estimate	Notes	% of Construction
Site Preparation / Demolition	\$215,319		13.1%
Earthwork / Grading	\$143,292		8.7%
Utilities / Drainage	\$255,260		15.5%
Paving / Hardscape	\$309,931		18.8%
Natural Grass Athletic Field	\$424,137		25.7%
Landscape / Plantings	\$28,000		1.7%
Athletic Equipment	\$62,300		3.8%
Fencing and Gates	\$209,100		12.7%
CONSTRUCTION SUBTOTAL	\$1,647,339		

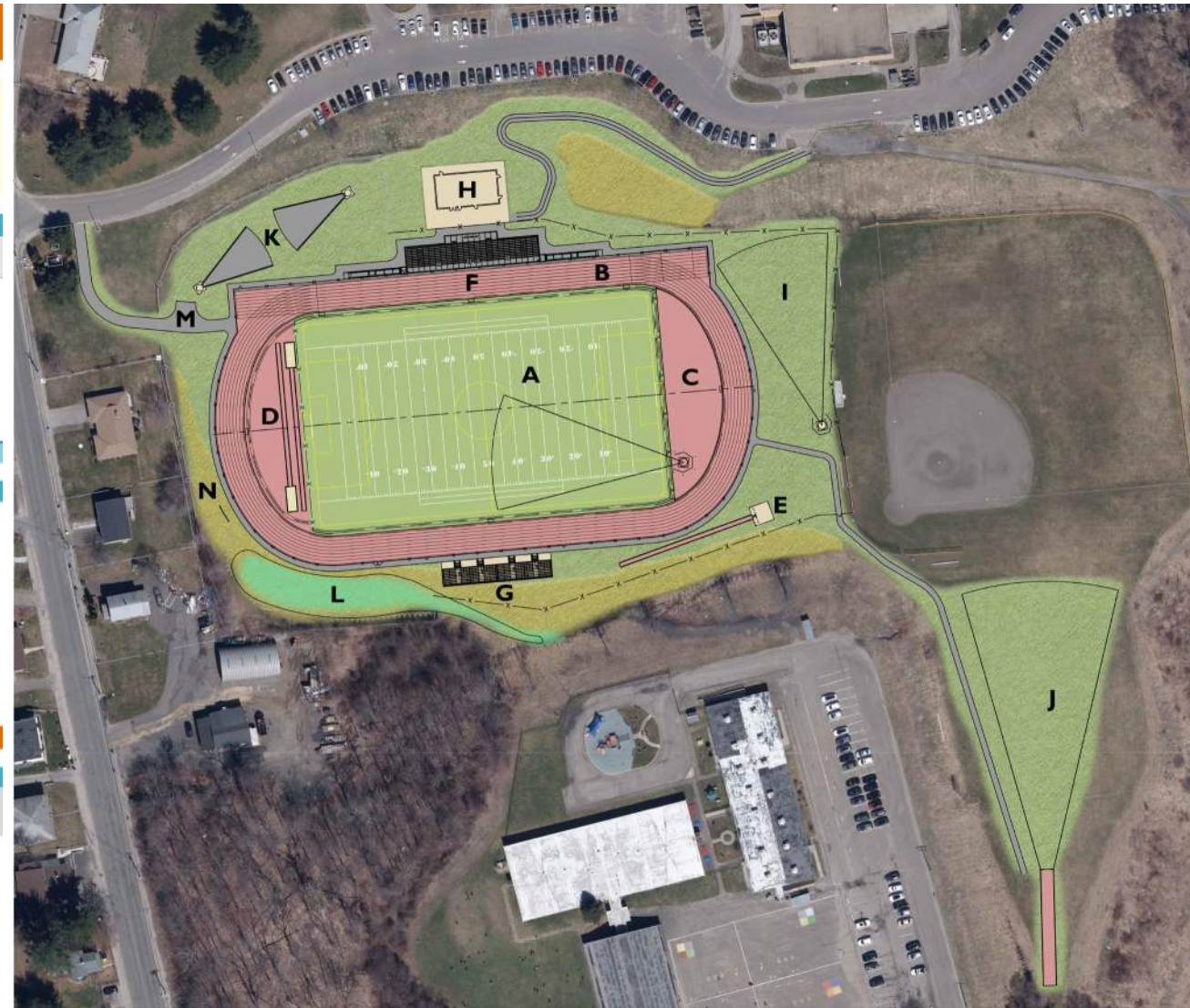
MARKUPS, ALLOWANCES & PROJECT COSTS

Design / Estimating		
Contingency	10.0%	\$164,734
Construction Contingency	20.0%	\$362,415
Escalation to Midpoint of Construction	5.0%	\$108,724
General Conditions / Mobilization	8.0%	\$131,787
Bonds / Insurance	2.0%	\$32,947
Owner Controlled Contingency (OCCA)	10.0%	\$164,734

TOTAL PROJECT BUDGET \$2,612,680

ALTERNATES / OPTIONS SUMMARY

Alt.	Description	Add / (Deduct)	Notes
ALT - 1	Synthetic Turf Field	\$1,386,537	2" 59oz with pad and alt. infill
ALT - 2	Press Box	\$175,000	8' x 30'
ALT - 3	Scoreboard	\$75,000	
ALT - 4	ADA Bleachers, 100 Seats	\$60,000	
ALT - 5	Restroom / Team Room Bldg	\$1,214,785	
ALT - 6	8 Lane Running	\$870,895	



Cost Estimate Comparison

OPINON OF PROBABLE CONSTRUCTION COSTS - Concept A Base Bid

Project Name: Wilby High School Football Field Improvements Estimate Date: 8/24/2026
Client: City of Waterbury Estimate Phase: Concept
Project No.: 10275.00 Prepared By: JH/SNK
Location: Waterbury, CT Base Year: 2026

Cost Category	Current Estimate	Notes	% of Construction
Site Preparation / Demolition	\$215,319		12.3%
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ALT - 5	Restroom / Team Room Bldg	\$1,214,785	
ALT - 6	8 Lane Running	\$751,826	

OPINON OF PROBABLE CONSTRUCTION COSTS - Concept B Base Bid

Project Name: Wilby High School Football Field Improvements Estimate Date: 8/24/2026
Client: City of Waterbury Estimate Phase: Concept
Project No.: 10275.00 Prepared By: JH/SNK
Location: Waterbury, CT Base Year: 2026

Cost Category	Current Estimate	Notes	% of Construction
Site Preparation / Demolition	\$215,319		13.1%
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CONSTRUCTION SUBTOTAL	\$1,647,339		

MARKUPS, ALLOWANCES & PROJECT COSTS

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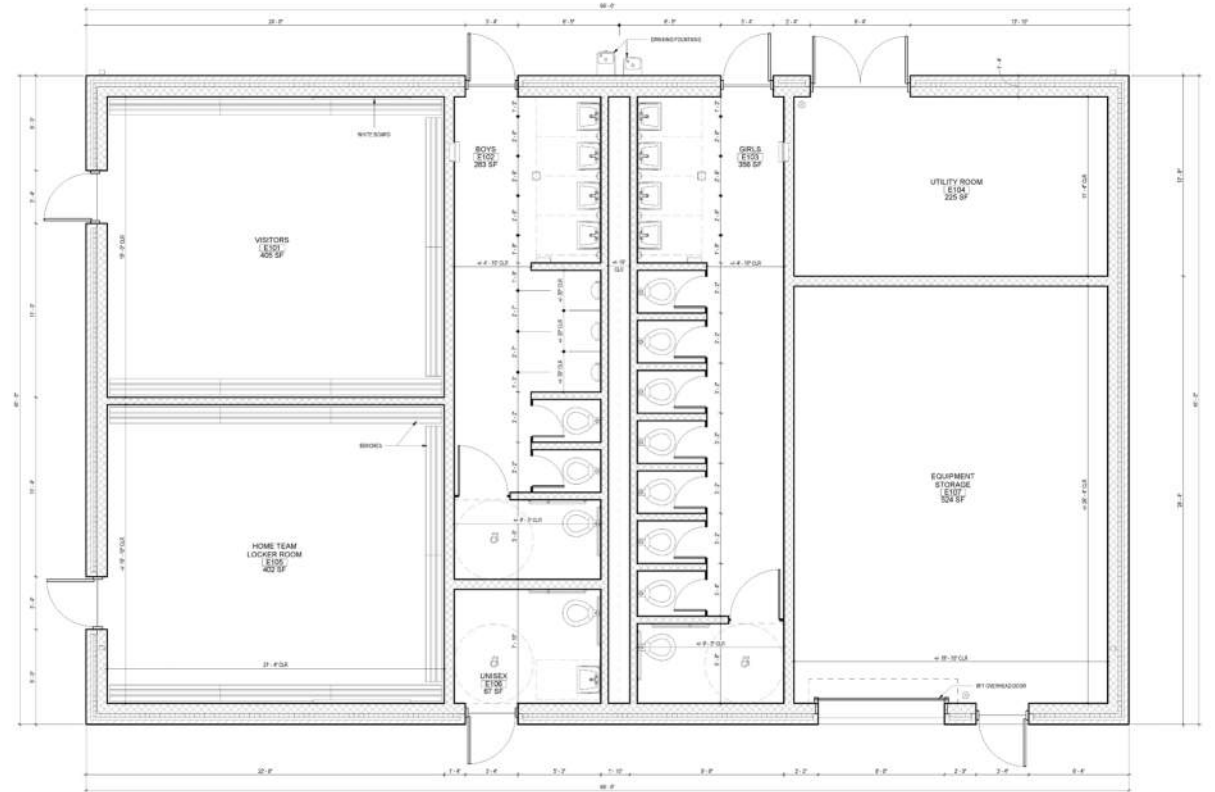
TOTAL PROJECT BUDGET \$2,612,680

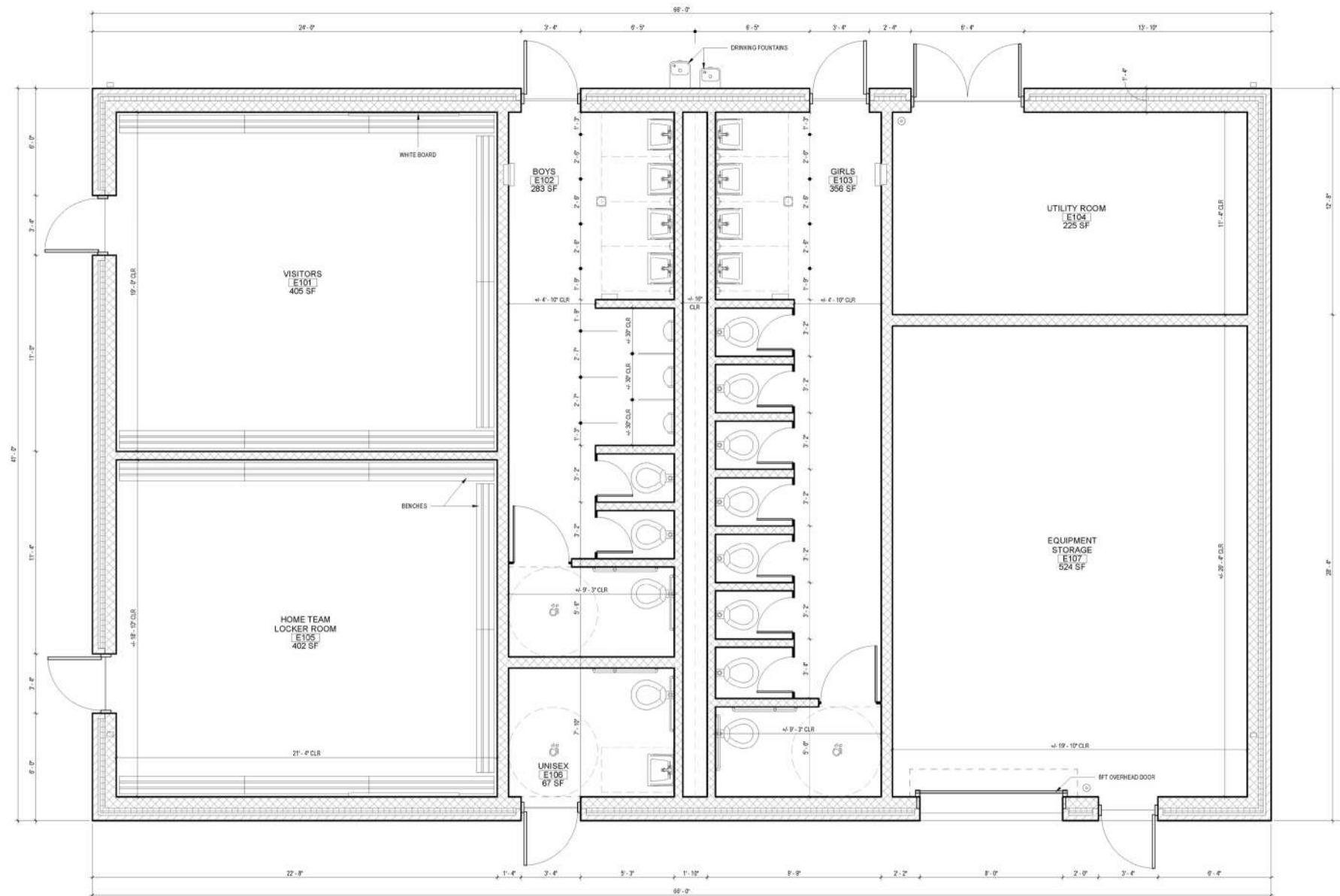
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Team Rooms and Restrooms Building Design

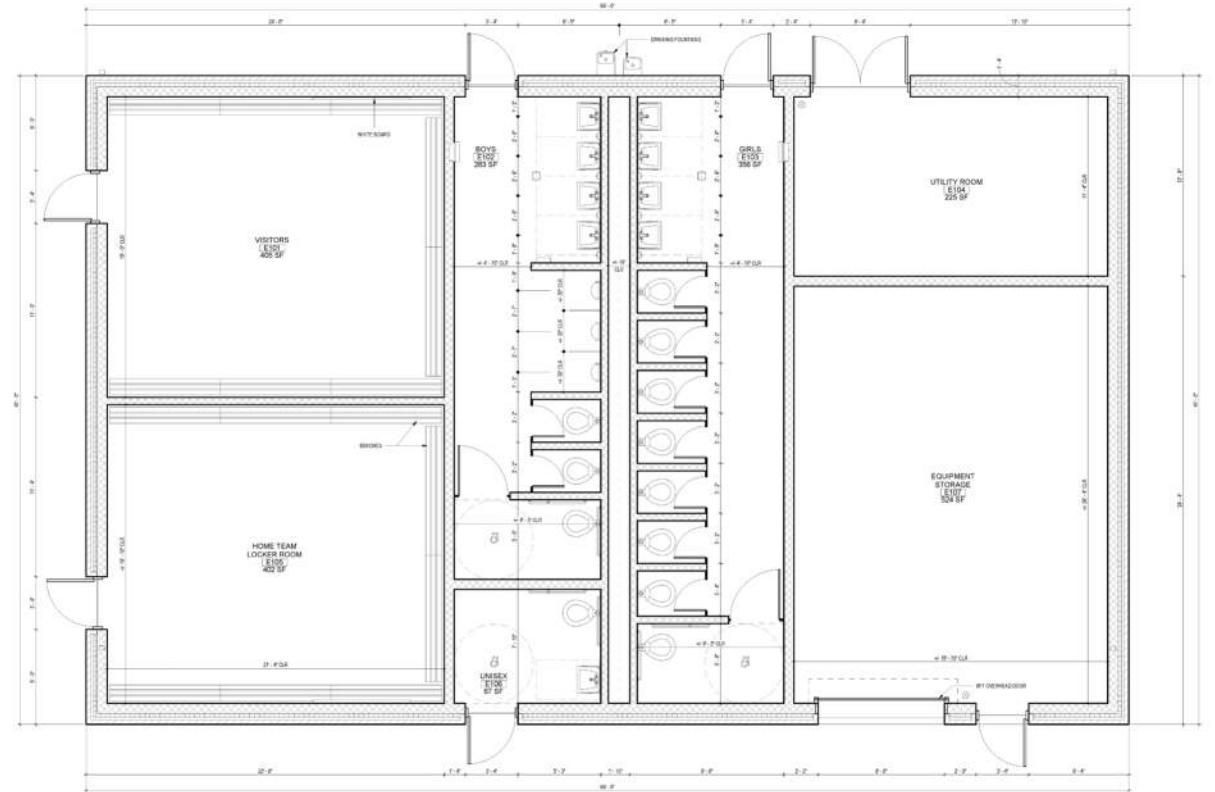
- Drinking fountains
- Team Rooms
 - 405 SF each Visitor and Home
 - White Board and Benches
- Restrooms
 - Men's (3 Stalls/3 Urinals)
 - Women's (8 Stalls)
 - Unisex (Single)
- Utility and Storage
 - 225 SF Utility Room
 - 524 SF Storage with 8' W garage





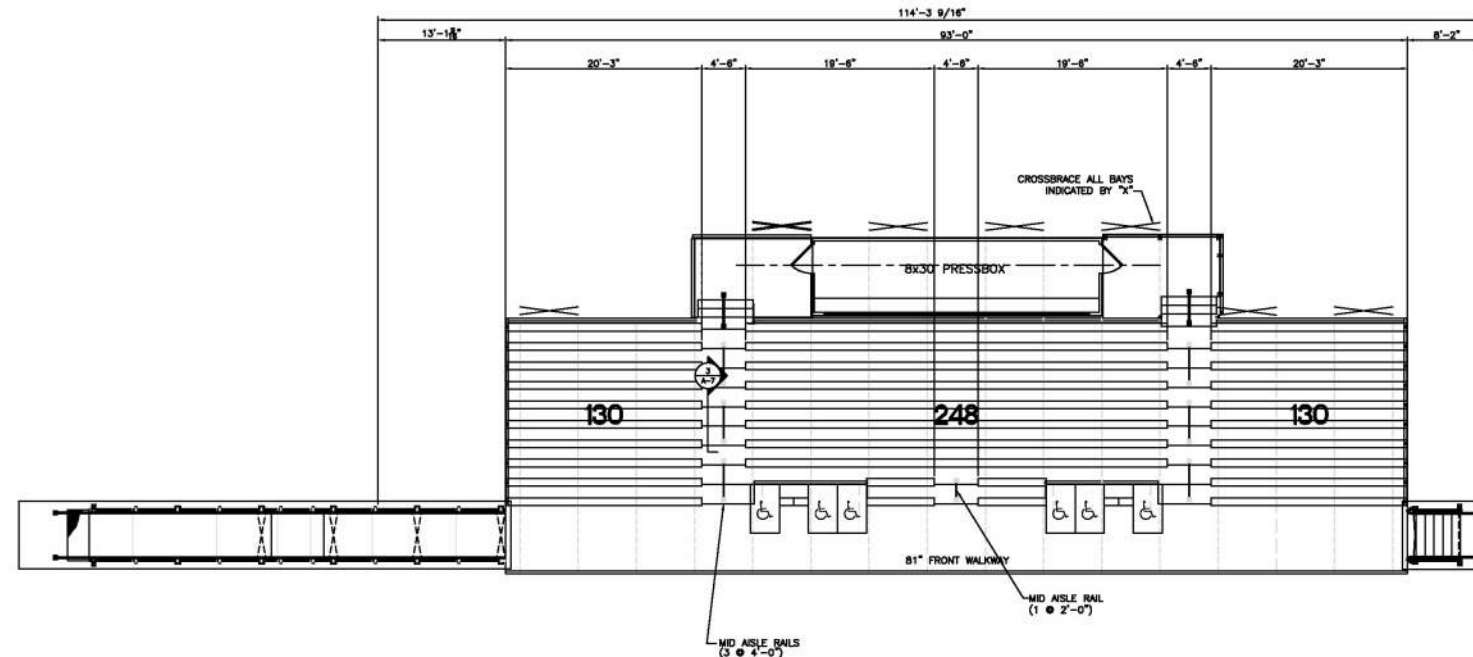
Team Rooms and Restrooms Building Design

- Comforts
 - Heating and Cooling?
 - Amenities
 - Drinking Fountains
- Team Rooms
 - What is desired?
 - Size
- Restrooms
 - Other options?
 - Partition material
- Utility and Storage
 - Is other storage desired?

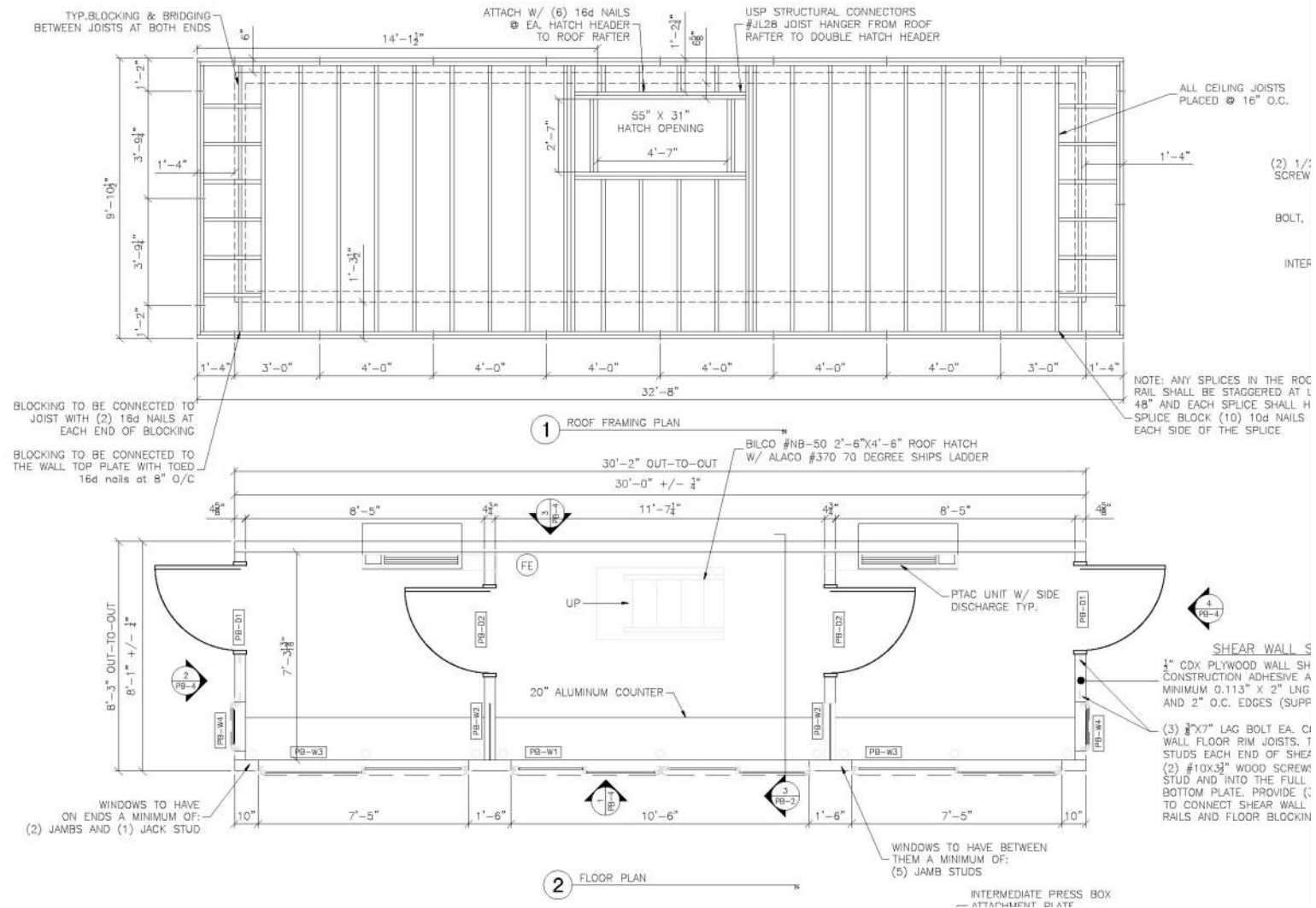


Bleacher and Pressbox (24 week lead time)

- Proposed Home Bleachers (500 Seats)
 - New bleachers on concrete pad
- Visitor Bleachers (250 Seats) Reuse existing
 - City to move/repair
 - Contractor to pour concrete pad
- Pressbox
 - Enclosed space for announcer
 - Access to deck for press
 - Options: branding, colors, semi-enclosed decking, etc.



ROWS 10	ELEVATION 40"
RISE 8	RUN 24
DECK SYSTEM - CLOSED	
DECK FINISH - SRD	
BENCH SEATING CAPACITY	512
CHAIR SEATING CAPACITY	0
WHEELCHAIR SEATING CAPACITY	6
COMPANION SEATING CAPACITY	4
TOTAL SEATING CAPACITY	522



Materials Recommendations – Multi-sport Field

- Natural Grass
 - Sand based soil
 - Requires drainage
 - Requires Irrigation
 - Requires mowing and repair
- Synthetic Turf
 - Stone base with pad
 - Requires drainage
 - Requires future replacement
 - Less maintenance and repair



Materials Recommendations – Track Surfacing

■ Structural Spray

- Polyurethane/Rubber spray
- Durable/Lower cost
- Most common option for school

■ Sandwich System

- Polyurethane and rubber granules over rubber base
- Longer life/More expensive

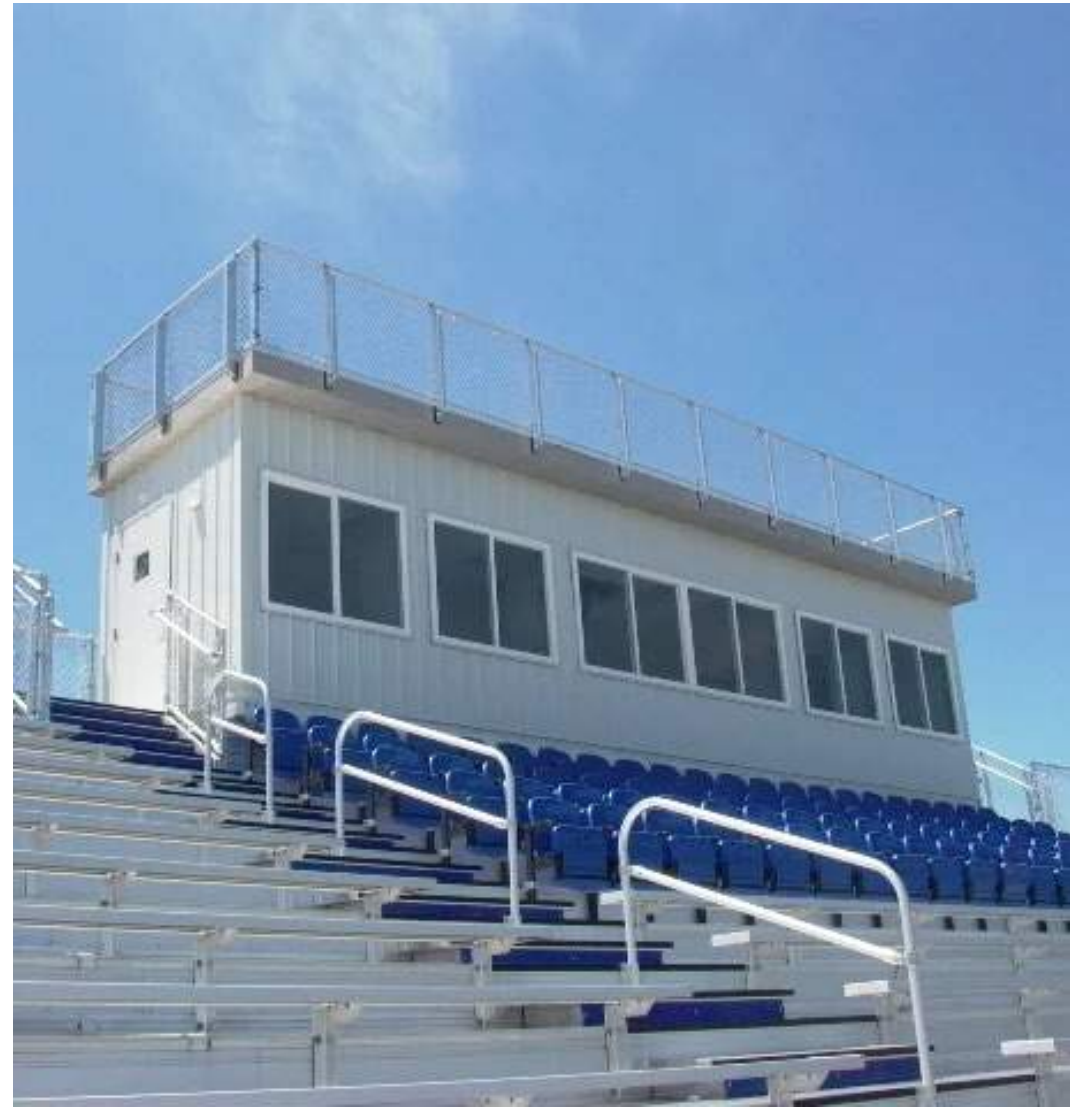
■ Full Pour System

- Polyurethane and rubber granules in a single pour
- Most durable/Most expensive



Materials Recommendations – Pressbox

- Prefabricated
 - Built into the bleachers
 - Lower structural/construction cost
 - Access from bleachers
- Site Built
 - Separate from bleachers
 - Separate structural/More expensive
 - Requires access



Q&A

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