

# PROJECT BUDGET



## GRANBY MEMORIAL HIGH SCHOOL TRACK & FIELD IMPROVEMENTS



Existing Conditions Aerial



Conceptual Layout

**Date:** October 2, 2025

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**Address:** Granby Memorial High School | 54 N Granby Rd, Granby, CT 06035

This budget proposal encompasses all facets of the project, with FieldTurf offering a comprehensive, turnkey solution that includes design, project oversight, and construction. The budget is based on current site conditions, review meeting with the school, and the planned construction period in spring/summer 2026.

*FieldTurf USA, Inc. is pleased to present the following proposal. FieldTurf pricing is based on the Capital Region Education Council (CREC) program. CREC is a member of The Association of Educational Purchasing Agencies (AEPA) program. The AEPA is a purchasing co-op that provides member schools with pre-determined preferential pricing by approved vendors. Since the product has already been bid at the national level, individual schools do not have to duplicate the formal bid process. AEPA IFB #024-A.*



Click on the following AEPA hyperlink for more information: [AEPA IFB #24-A](#).

Below is a detailed cost breakdown for site construction, turf installation and overall implementation of the project.

## **Project Description:**

The existing track and field at Granby Memorial High School is in need of significant remediation efforts from sinks holes that have developed along the track / field. Based on the original geotechnical information provided by the Town, it appears that organic material has decayed below the eastern side of the track / field. The depths of this material are present up to 10' below existing grade. The Town then expanded the geotechnical investigation, to which the report indicated the entirety of the track and field area should be fully removed down to a depth of 5' and the compacted back in lifts. With this understanding, FieldTurf has developed two options for reconstruction.

### **Option 1:**

The first option would be to complete the work as outlined in the geotechnical report. This would include removal of all track surfacing, removal of all synthetic turf, removal of all curbing, removal of all utilities, removal of all foundations, removal of all fencing and all existing subbase materials down to a depth of 5'. It is assumed that a large portion of this material will need to be removed from the site and supplemented with clean fill or gravel. Once the site has been excavated to a depth of 5' and in some indicated areas down to 10', the reconstruction would start to occur. Materials would be installed in lifts and a third party geotechnical engineer would be hired by the Town to oversee and test the work. The existing electrical, audio, storm and any other utilities would be replaced. The concrete turf anchor curb and football goal posts would be reinstalled. All new fencing and paved access paths around the site would be reconstructed. Finally, a new synthetic track and field would be installed on the newly reconstructed site. Several unknowns remain, such as if shoring is required around the existing bleachers, buildings, scoreboard and light poles given the depths of excavation. It is also unclear to what extent the 10' depth of excavation will be required. Field conditions may render the needed area to expand. Lastly, it is unknown if rock and ledge removal will be encountered to the depths that are shown. Rock removal and ledge removal is always an exclusion of any contract due to its unforeseen nature. The warranty for construction on this option would be a 1 year workmanship warranty, 8 year warranty on synthetic turf and 5 year warranty on track materials. With all of these considerations in mind, FieldTurf felt it was in the best interest of the Town to review a second option based on its ability to self-perform post-tension concrete tracks, fields, and courts.

### **Option 2:**

This preferred option of FieldTurf would reconstruct the existing track and field area with post tension concrete. FieldTurf has completed both post tension tracks and post tension fields throughout the New England region and throughout the country. This technology allows the majority of materials to stay in place and be spanned by the nature of how post tension concrete operates. Slabs of post tension concrete are designed to span areas of unsuitable soils, provide high strength and long lasting base for whatever the application may be. Many other types of construction use this technique for bridges, parking garage slabs, balconies, overhangs and other types of applications. The last major benefit is that FieldTurf, as part of Tarkett Sports, is able to provide a 25+ year warranty on the structural components of the installation. This means that the Town would be ensured to not be left in this type of situation again. The reconstruction efforts of this type of system would remove the track and field areas. Remove the top 4"-5" of materials, compact the existing subgrade, perform 20 augured holes in areas of known settlement, install flowable fill in those areas and then construct a new post tension concrete track and field. Improved drainage, ball netting and football goal posts would be installed. Fencing would be replaced and walkway areas around the track would be renovated to meet new grades. All surrounding site features including lights, bleachers, buildings, scoreboards can all remain in place without the need for additional shoring or replacement.

Lastly, alternates have been included for site improvements such as LED lighting, press box, ball netting, etc...

Depending on final Option and scope selected, the project is anticipated to be constructed in a ±4-12 month timeframe. It is also anticipated that access and staging areas will be available nearby. This budget is intended to assist the school in preparing for this project. Additional discussions, review and programming will be required to refine the scope and budget prior to construction.

## FIELD REMEDIATION OPTIONS:

### ➤ **Option 1 – FULL RECONSTRUCTION TO A DEPTH OF 5' OR MORE** **\$9,370,000 - \$11,080,000**

- **General Scope: Reconstruction of entire track and field area up to limit of existing pavement beyond the existing fence line**
  - Remove and dispose of existing track surfacing
  - Remove and dispose of existing synthetic turf surfacing
  - Remove and dispose all existing utilities, including storm drainage, electrical, audio and any other encountered utilities
  - Mill and remove all existing pavement and base materials. Salvage processed aggregate base for reuse.
  - Excavate, remove and salvage existing field stone base
  - Remove and dispose of existing turf anchor curb and track drain within limits shown
  - Remove and salvage existing storm drainage piping and supplement as needed
  - Excavate and remove existing soils to a depth of approximately 5' along the entirety of the facility and up 10' in various areas to remove unsuitable soils
  - Provided shoring and safety measures around existing structures, such as light poles, bleachers, sheds, etc...
  - Town provided 3<sup>rd</sup> party field testing agency for full time inspection of installed materials
  - Furnish and install new subgrade materials, compact in lifts to geotechnical recommendations
  - Furnish and install geogrid support mesh in 2 layers
  - Install drainage piping
  - Furnish and install electrical conduits and electrical system
  - Furnish and install new ACO drain and concrete turf anchor curb
  - Reinstall construct track base with appropriate base materials
  - Pave new track system to a depth of 3.5" of pavement with virgin asphalt
  - Furnish and install new dynamic stone base for field system
  - Furnish and install new track surfacing and striping within limits shown
  - Furnish and install new synthetic turf within limits shown
  - Furnish and install new 4' ht. chain link fencing
  - Furnish and install new paved access around field
- **Synthetic Turf Installation**
  - Remove and recycle existing synthetic turf carpet and infill
  - Furnish and install post tension concrete field base
  - Furnish and install synthetic turf for field
  - Synthetic turf with SBR rubber and sand infill

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- Colored end zone
- Alternating turf panels
- Post installation GMAX field testing
- **End Zone Letters**
  - “GRANBY” end zone lettering
- **Midfield Logo**
  - Midfield Grizzly Style Logo
- **Track Base Reconstruction**
  - Remove and dispose of existing rubberized track surface
  - Furnish and install post tension concrete track base
    - Match grades to existing perimeter trench drain which is to remain
- **Track Surfacing BSS-300**
  - Supply and install Beynon BSS-300 polyurethane track surfacing
    - Base color: Beynon red
  - Perform track striping
- **Colored Exchange Zones**
  - (3) colored exchange zones

## ADDITIONAL SITE IMPROVEMENTS

- |  |                              |
|--|------------------------------|
| ➤ <b>20' Height Ball Safety Netting</b>  | <b>\$80,000 - \$95,000</b>   |
| <ul style="list-style-type: none"><li>• Supply and install 20-foot-high ball safety netting in D-Zones, including foundations, sleeves, poles, netting, and hardware along the field end lines</li></ul>                             |                              |
| ➤ <b>10' Height Ball Safety Netting</b>  | <b>\$55,000 - \$75,000</b>   |
| <ul style="list-style-type: none"><li>• Supply and install 10-foot-high ball safety netting in corners of field up to 20 yard line, including foundations, sleeves, poles, netting, and hardware along the field end lines</li></ul> |                              |
| ➤ <b>Press Box</b>   | <b>\$175,000 - \$225,000</b> |
| <ul style="list-style-type: none"><li>• Furnish and install new press box behind existing bleachers</li><li>• Includes new foundation and support structure</li><li>• ADA access lift listed as separate item if needed</li></ul>    |                              |
| ➤ <b>ADA Lift</b>  | <b>\$95,000 - \$125,000</b>  |
| <ul style="list-style-type: none"><li>• Furnish and install new ADA accessible lift to press box</li><li>• Includes foundation and installation</li></ul>  |                              |
| ➤ <b>Retrofit of Existing Athletic Lighting</b>  | <b>\$200,000 - \$250,000</b> |



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- Remove and dispose of existing light fixtures and replace with LED fixtures
- Poles to remain

➤ **New Bleachers with Press Box**

**\$650,000 - \$750,000**

- Furnish and install new double sided bleachers to service both fields (+/- 400 seats)
- Furnish and install press box between fields for use for both fields
- Furnish and install concrete slab for bleachers
- Provide power supply

**POTENTIAL TOTAL OF OPTION 1 w/ ALL ALTERANTES**

**\$ 10,625,000 - \$ 12,600,000**

**EXCLUSIONS**

- *Any costs associated with necessary charges relating to the delineation of the field*
- *The supply of manholes or clean-outs or grates, or supply of the manhole covers*
- *Any alteration or deviation from specifications involving extra costs, which alteration or deviation will be provided only upon executed change orders, and will become an extra charge over and above the offered price*
- *Soil stabilization or remediation of any type beyond 5' depth*
- *Rock excavation and/or ledge removal*
- *Offsite disposal of generated spoils Excavation or disposal of unsuitable or contaminated soils*
- *Site security*
- *Once subgrade has been established, a proof roll will be performed to ensure structural stability of the soils; in the event that unsuitable soils are encountered, a price to remedy these areas can be negotiated based on recommended methods per project Engineer*
- *3<sup>rd</sup> party testing or Inspection Fees*
- *Site restoration, sodding, landscaping or grow-in beyond disturbed areas*
- *Repair or resurfacing existing asphalt parking lot if damaged by truck traffic*

➤ **Option 2 (FieldTurf Preferred Option)**

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

• **General Scope: Extensive Exploration and Solidify**

- GPS located major sink hole areas and record for future exploration use
- Remove and dispose of existing track surfacing
- Remove and dispose of existing synthetic turf surfacing
- Full depth mill of existing track pavement and remove
- Excavate, remove and salvage existing field stone base and processed aggregate track base as necessary
- Remove and dispose of existing turf anchor curb around track and field
- Remove and replace football goal posts
- Remove and replace damaged sections of drainage piping
- Remove and dispose of existing electrical conduit and wiring if encountered during exploration
- Replace and/or reset electrical boxes and drainage structures within field
- Conduct a series of 10' deep x 2' diameter augur holes along eastern side of track / field
- Remove and dispose of excavated material
- Install flowable fill in all excavated holes to a depth of approximately 1' below finished grade
- Furnish and install geogrid support mesh prior to backfill
- Furnish and install new subgrade materials to achieve new grades
- Reinstall drainage piping and electrical conduits as necessary
- Furnish and install new ACO drain and concrete turf anchor curb as required
- Furnish and install new post tension concrete track and field
- Furnish and install new 4' ht. chain link fencing and gates
- Furnish and install new access path around field
- Furnish and install new track surfacing and striping within limits shown
- Furnish and install new synthetic turf and shock/drainage pad within limits shown
- Provide 25+ year structural warranty on all post tension concrete

➤ **Synthetic Turf Installation**

- Remove and recycle existing synthetic turf carpet and infill
- Furnish and install post tension concrete field base
- Furnish and install shock / drainage pad
- Furnish and install synthetic turf for field
- Synthetic turf with SBR rubber and sand infill
- Colored end zone
- Alternating turf panels
- Post installation GMAX field testing
- Annual field maintenance. 1 visit per year for 8 years

➤ **End Zone Letters**

- "GRANBY" end zone lettering

➤ **Midfield Logo**

- Midfield Grizzly Style Logo

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**\$80,000 - \$95,000**

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## ➤ 10' Height Ball Safety Netting

**\$55,000 - \$75,000**

- Supply and install 10-foot-high ball safety netting in corners of field up to 20 yard line, including foundations, sleeves, poles, netting, and hardware along the field end lines

## ➤ Press Box

**\$175,000 - \$225,000**

- Furnish and install new press box behind existing bleachers
- Includes new foundation and support structure
- ADA access lift listed as separate item if needed

## ➤ ADA Lift

**\$95,000 - \$125,000**

- Furnish and install new ADA accessible lift to press box
- Includes foundation and installation

## ➤ Retrofit of Existing Athletic Lighting

**\$200,000 - \$250,000**

- Remove and dispose of existing light fixtures and replace with LED fixtures
- Poles to remain

## ➤ New Bleachers with Press Box

**\$650,000 - \$750,000**

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**POTENTIAL TOTAL OF OPTION 1 w/ ALL ALTERANTES**

**\$ 6,475,000 - \$ 7,100,000**

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- Any alteration or deviation from specifications involving extra costs, which alteration or deviation will be provided only upon executed change orders, and will become an extra charge over and above the offered price
- Soil stabilization or remediation of any type
- Mass Excavation as required to achieve subgrade
- Rock excavation
- Offsite disposal of generated spoils
- Excavation or disposal of unsuitable or contaminated soils
- Site security
- Once subgrade has been established, a proof roll will be performed to ensure structural stability of the soils; in the event that unsuitable soils are encountered, a price to remedy these areas can be negotiated based on recommended methods per project Engineer
- Testing or Inspection Fees
- Site restoration, sodding, landscaping or grow-in beyond disturbed areas
- Repair or resurfacing existing asphalt parking lot if damaged by truck traffic
- Bond fees and non-local permits

Please feel free to reach out to any member of our project team with questions about our offer:

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