

# Hanlon Turf & Track Replacement Project



# Project Working Group Participants

- **Debi Rossi, Chair, Parks Commission**
- **Julie Harrington, Director of Parks & Recreation**
- **Jeff Parcels, Medway H.S. Athletic Director**
- **Peter Pelletier, DPW Director**
- **Nolan Lynch, DPW Deputy Director**
- **Michael Grennon, M.P.S. Facilities Director**
- **Dr. Armand Pires, Superintendent of Schools**
- **Michael Boynton, Town Manager**

***Assisted By Gale Associates {Engineers} Throughout the Process***

# Sample Activity Since May '24

- Review of Comments & ATM 2024 Results
- Reengaged with Gale to Review Design & Materials Options
- September 2024 – Meeting w/ Turf Opponents – “Ambushed”
- Engaged Other Stakeholders On Usage Needs & Demands
- Consulted With Outside Sources On Their Experiences  
(*i.e.: Burrillville, RI, Chemists, etc.*)
- Bid Project With Multiple Options
- Evaluated Results & Determined Recommended Path



# THEN & NOW – HANLON'S TURF FIELD





# Project Details – New Synthetic Field & Track

- Replacing Field Playing Surface (Currently “Crumb Rubber” Since 2004)
- Installing Safety “Shock Pad” Under Playing Surface
- Replacing Entire Track w/ Regulation & Competition Surface
- Replacing Original 2004 Inner Fencing
- Replacing Lighting Fixtures w/ Modern & Efficient Technology
- Installing Conduit For Future Scoreboard Enhancements

**PROJECT SUPPORTED BY MEDWAY PUBLIC SCHOOLS & TOWN LEADERSHIP**

# Project Budget

▶ Base Bid (Includes Turf, Track, Fencing & Conduit)	\$2,029,500
▶ Projected Lighting System Upgrades	\$ 361,000
▶ Project Contingency (10% of Total)	\$ 239,050
▶ TOTAL PROJECTED COST (3/31/25)	\$2,629,550
▶ FUNDING:	
▶ Borrowing (General Fund)	\$1,687,000
▶ Field Stabilization Fund	\$ 300,000
▶ CPA Funding	\$ 642,550

*Estimated Project Is \$142,550 Higher Than Last Spring*

# Replacement With Synthetic Turf - Benefits

- Hanlon Field Use Would Remain The Same FOR ALL SPORTS
- No Loss Of Playing Time For H.S. Or Youth Sports Groups
- Renting Of The High School Complex Would Continue  
Allowing For Added Revenue For All Fields Maintenance
- The Ability To Add A “Shock Pad” For Additional Player Safety
- Field Would Be Ready For Immediate Use Upon Completion
- **THE PRODUCT IS SAFE!** Leading Turf Manufacturers Do Not Add PFAS Materials To Their Turf Products

# Annual Costs Associated With Medway's 3 Synthetic Turf Fields

- **Grooming, GMax Testing** **\$ 8,000.00**
- **Occasional ("As Needed") Maintenance** **\$ 7,000.00**  
***(Carpet Repairs, Added Infill, Etc.)***
- **TOTAL ANNUAL COSTS {All Three Turf Fields}** **\$15,000.00**  
***(Estimated & Conservative – Parks RF Budget)***



# Synthetic Turf With “BrockFILL” Option

- **Wood Particle Infill Material Alternative**
- **Can Be Cooler (Temp) Than Crumb Rubber**
- **Minimum Added Cost Of \$22,000 – Other Bids As High As \$155K**
- **Product Is NOT Recommended Or Supported By M.H.S:**
  - **Surface Can Cause Increased Abrasions While Sliding**
  - **Surface Becomes Very Hard In Colder Temps – Injury Risk**
  - **More Material Movement During Heavy Rain = Unsafe Areas and Greater Grooming/Maintenance**
  - **Decreased Traction Leads To Greater Risk Of Injury When Cutting or Changing Direction**

# Grass Field Option Considerations

- Wide & Wild Bid Ranges Raising Concerns
- Minimum Added Construction Cost Between \$68K and \$1.3 Million PLUS \$100K In Irrigation Work
- Likely Increased Change Order Requests Due To Site Conditions
- Limited Use Of Grass Fields (Growing, Grooming, Weather, Etc.) – Estimated 60% Reduction In Use
- Reduction in Rental Revenue = Higher Taxpayer Costs For Field Maintenance
- Increase in Staffing Needs to Maintain Grass Fields
- Increase in Water Demand for Irrigation
- Field Would Not be Usable for Two Seasons

# Projected Annual Costs Of A Grass Field

- **DPW Maintenance Expenses** **\$ 20,000.00 est.**
  - *Fertilizer, Irrigation, Mowing, etc.*
- **Additional DPW Staff Requirements (FY'26 Budget)** **\$ 58,794.00**
  - 2 Parks Equipment Operators (\$63,968 x 2 Salary)
  - Health Insurance & Benefits (\$25,387x2)
  - *Full Price For Three Fields \$178,710 – 33% Here For Hanlon*
- **Medway Public Schools Field Lining Expenses** **\$ 40,415.00**
  - *Costs of Lining For Each Sport & Each GAME*
  - *Additional Lining Of North Field For HS Practices*
- **Added Medway Public Schools Interior Cleaning** **\$ 12,700.00 est.**
- **MINIMUM TOTAL COST INCREASES** **\$132,089.00 est.**

# Projected Revenue Loss With Grass Fields

- Projected 60% Reduction In Use and Revenue Potential Per Field
- Hanlon Would Become A “Game Field” Only
  - No Rental Income Generated
  - Practices Moved To North & Lamson Fields Reducing Youth Sports Time
  - Outside Groups Not Looking For Tournament Use On Grass
  - Further Scheduling Limitations When Hanlon Is “Resting” Due To Wear & Tear
- Loss of Tournament Revenue (All 3 Fields): \$112,318 (2024)
- Loss of Non-Town Rental Use (All 3) (not including Scorpions): \$181,465 (2024)
- Loss of Long-Term Rentals:
  - Largest non-Medway rental group: Scorpions \$110,838 (2024)
- Total Outside Revenue At Risk (All 3 Fields): **\$404,621**
- Potential Loss Of Revenue From Reduced Youth Sports Fees \$??????



# Projected New Costs & Revenue Loss Converting To Grass



• New Costs	\$ 132,089
• Lost Outside Revenue	\$ 404,621
• TOTAL IMPACT*	\$ 536,710

*Does Not Include Potential Water/Irrigation Impacts*

Major Unknown = Up To SIX New Fields – Where???

- **Feasibility Study** \$ 500,000
- **Field Construction (Up To 6)** \$10,500,000 est.
- **Land Acquisition Costs** \$ 4,500,000 est.
- **TOTAL (Possible) IMPACT** \$15,500,000

*NOTE: Does Not Include Expected Costs Of Lights Needed At Idylbrook, Oakland & Middle School Fields*

# So, Who Uses The Fields?? Weekdays Snapshot

## Field Rental breakdown:

2024 Weekday Field Breakdown

Times: 3:00–10:00 PM, Monday–Friday

Spring (March – June) and Fall (August–November) Seasons

## Priority Order:

Medway High School Athletics

Medway Youth Groups

Out-of-Town Groups

**Total:** 2940 Hours

**Medway High School Athletics:** 1400 Hours – 47.6 %

**Medway Youth Groups:** 840 Hours - 28.6 %

**Out-of-town groups:** 500 Hours – 17 %

**Unused hours:** 200 – 6.8%

# So, Who Uses The Fields?? The List Is Long!!

## Medway High School Teams

Football (Varsity, JV, Freshmen)

Field Hockey (Varsity & JV)

B/G Soccer (Varsity & JV Each)

Cross Country

B/G Lacrosse (Varsity & JV Each)

Softball

Baseball (Inclement Weather Practices)

Ultimate Frisbee

B/G Track and Field

## Medway Youth Groups

Medway Youth Soccer

Medway Youth Football and Cheer

Medway Youth Baseball

Medway Youth Softball

Medway Youth Lacrosse

Medway Youth Flag Football

## Other Annual Outstanding Events

Blackstone Millville Marching Band Competition

US Women's Lacrosse National Team Tryouts

## Medway Parks & Recreation Teams & Events

Travel Field Hockey

Summer Camps

Commonwealth League End-Of-Season Jamboree



# Are Synthetic Crumb Rubber Fields Safe? EPA's Position Suggests **"YES"**

- **PFAS Mitigation:** Leading manufacturers do not use materials with intentionally added PFAS. Certification can be provided. Offering a safer alternative for players and the environment.
- **Recycling Solutions:** Used turf carpets can be recycled into other products like shock pads or plastic lumber, reducing waste and environmental impact.
- **EPA Research Findings:** Studies by the EPA show that while chemicals are present in crumb rubber, exposure levels are minimal.  
(Source URL: [EPA Research on Recycled Tire Crumb](#))

# Medway H.S. Grass Field – April 3, 2024

**Ponding of Water After  
“Minor” Rain Event  
Overnight.....**

**NOT USABLE!**





# Another Grass Field In New England!



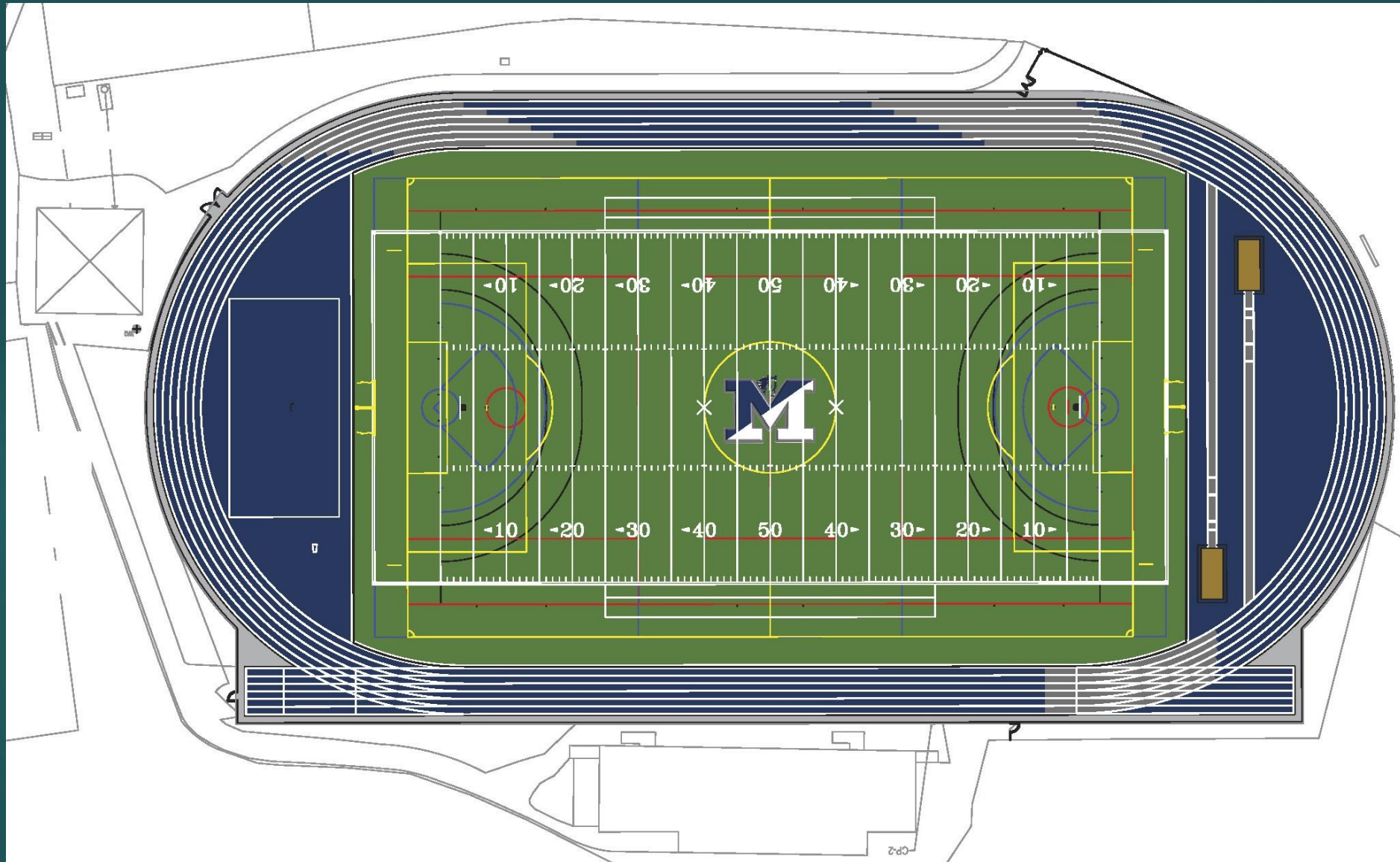
Millis High School Field  
Thanksgiving Day 2024

*Tim Rice Photos*





# YOUR NEW HANLON FIELD & TRACK





# YOUR VOTE MATTERS!



**WHEN: MONDAY MAY 12, 2025 – 7:30PM**

**WHERE: MEDWAY HIGH SCHOOL AUDITORIUM**

**ARTICLE #1 – MEDWAY ANNUAL TOWN  
MEETING WARRANT**