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Nicole Banks, Commissioner



January 13, 2023

Re: Memorandum on NSHS Synthetic Turf Field Replacement and Track Resurfacing

Dear City Councilors,

During our discussion of the NSHS turf fields replacement funding request, PRC staff and our consultants requested time to respond to some of the questions presented. I wanted to submit this information prior to your upcoming full Council meeting.

1. A question was asked to explain the rationale behind resurfacing of the running track at Winkler Stadium rather than a full replacement. We were able to review our notes for more specific information. In 2020 our Maintenance staff began inquiring with our turf/track contractor about replacement options as a few patches were needed due to deteriorating surface conditions. The contractor noted that we had installed the top-of-the-line system and that there were no signs of deterioration to the underlying asphalt base layer of the track. Problems with the asphalt layer would result in visible cracks and depressions on the track surface. When we began our replacement planning and engineering work in early 2021, our consultant (CDM Smith) and our maintenance contractor met onsite to evaluate existing conditions. All parties again confirmed that there were no signs of any underlying base layer failure which is not surprising given its 25-year life expectancy. They explained that the track was due for a resurfacing (the top layer) that will last another anticipated 10-12 years, meaning it will be due for full replacement the same time the replacement carpet will be due for the next renovation. The inspections continued to occur throughout the past year at site meetings at both NSHS and NNHS. I am happy to share in advance that the asphalt layer of the track at NNHS is in equally good condition! The resurfacing plan consists of respraying the top layer after the former layer is scraped off. The track will have the desired bounce and traction. We are fortunate to have this option to resurface as it will be approximately 1/2 the price of a full-depth track replacement. We anticipate needing a full track replacement when the new carpet needs to be replaced after approximately 12 years of additional use.
2. After a substantive discussion on PFAS, a councilor requested that our consultant provide links to information on this chemical class for further reading. The following links from government websites were provided:  
<https://www.atsdr.cdc.gov/pfas/health-effects/index.html>  
<https://www.epa.gov/pfas/our-current-understanding-human-health-and-environmental-risks-pfas>  
[Drinking Water Health Advisories for PFAS Fact Sheet for Communities - June 2022 \(epa.gov\)](#)  
<https://www.mass.gov/info-details/per-and-polyfluoroalkyl-substances-pfas>

On this subject, I would like to reiterate that we will be reviewing the product sample chemical analysis prior to procuring the carpet and infill materials.

3. Field use data: A question was also asked about whether the grass fields (including conversion of our 3 existing turf fields to grass) would be able to meet the needs of our school and youth sport groups. We first reviewed the past year's use of our 3 turf fields and found that Tier 4 groups (those comprising less than 65% residents) and Tier 5 groups (for-profit organizations serving residents and non-residents) used the turf fields in a very limited capacity, primarily on a weekend afternoon or during the summer. As explained during the discussion, Tiers 1, 2, and 3 groups have priority. Next, we looked at Tiers 4 and 5 use of grass fields, particularly during the Monday through Friday 4-9pm peak demand times. During this window of time our fields are in the highest demand. The rectangular fields were made available to these groups during this afternoon/evening timespan 133 hours, with approximately ½ going to a low-impact volleyball program, primarily at lower quality fields. We have significantly reduced the amount of time booked to Tier 4 and 5 group and only schedule them if 1. The space is available (no Tier 1, 2, 3 use), and 2. The field is deemed to be in sufficient condition to handle the booking without excess wear and tear.

Thanks,  
Luis Perez Demorizi, Director of Parks and Open Space  
Parks, Recreation & Culture Department