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Meeting ID: 872 8302 5080

Passcode: 666822

**CAPITAL PROGRAM PRIORITY ADVISORY COMMITTEE
REGULAR MEETING
MONDAY, OCTOBER 6, 2025 – 5 p.m.
TOWN HALL MEETING ROOM
5:00 P.M.**

AGENDA

1. Pledge Of Allegiance
2. Minutes
 - 2.I. Approval Of CPPAC Regular Meeting Minutes - December 2, 2024

Documents:

[CPPAC MINUTES 12022024.PDF](#)
3. Public Comment
4. Appointments
 - 4.I. None
5. Communications
 - 5.I. Town Manager's 10-Year Capital Plan Report Compilation Background
 - 5.II. Town Bonding Process Overview - Capital Thresholds And Bonding Timeframes

Documents:

[10 YEAR CAPITAL PLAN DOCS FOR CPPAC COMP.PDF](#)
6. New Business
7. Adjournment

**TOWN OF GRANBY
CAPITAL PROGRAM PRIORITY ADVISORY COMMITTEE
SPECIAL MEETING MINUTES
DECEMBER 2, 2024**

PRESENT: Margaret Chapple, Board of Selectmen; Kevin Hobson, Board of Finance; William Kennedy, Board of Finance; Heather Lombardo, Board of Education; Mark Neumann, Board of Selectmen and David Peling, Board of Education

EX OFFICIO MEMBERS PRESENT: John Adams, Treasurer; Cheri Burke, Superintendent of Schools; Mark Fiorentino, First Selectman; Michael Guarco, Chairman, Board of Finance; Monica Logan, Chairman, Board of Education and Mike Walsh, Town Manager

I. CALL TO ORDER

The meeting was called to order by temporary chairman Mark Fiorentino at 5:00 p.m.

II. APPROVAL OF MEETING MINUTES FROM FEBRUARY 27, 2019, MEETING

ON A MOTION by M. Neumann, seconded by M. Chapple, the committee voted (6-0-0) to approve the meeting minutes of February 27, 2019.

ON A MOTION by M. Neumann, seconded by D. Peling, the committee voted (6-0-0) to reorder the agenda to move Business item #8 to after Business item #4.

III. BUSINESS

a. Swear in Committee Members

The Capital Program Priority Advisory Committee members were sworn in by Town Clerk Scott Nolan.

b. Elect A Chair, Vice-Chair and Secretary

ON A MOTION by M. Neumann, seconded by D. Peling, the committee voted (6-0-0) to nominate Kevin Hobson as the Chairman of the Capital Program Priority Advisory Committee.

ON A MOTION by M. Neumann, seconded by M. Chapple, the committee voted (6-0-0) to nominate William Kennedy as the Vice-Chairman of the Capital Program Priority Advisory Committee.

ON A MOTION by K. Hobson, seconded by M. Chapple, the committee voted (6-0-0) to nominate Mark Neumann as the Secretary of the Capital Program Priority Advisory Committee.

c. Adopt Roberts Rules of Order

ON A MOTION by K. Hobson, seconded by M. Neumann, the committee voted (6-0-0) to adopt Robert's Rules of Order for meetings of the Capital Program Priorities Advisory Committee.

d. Set/Adopt Meeting Dates and Times

The committee agreed to meet regularly on the first and fourth Mondays of each month from 5:0 p.m. to 7:00 p.m.

e. Solar Placement on Town Buildings/Property – Identification/Selection Approval

A presentation on the potential use of solar power in Granby was presented to the committee to determine if the committee supported exploring the project further through the Connecticut Green Bank to reduce energy costs through renewable energy. After discussion, the committee agreed the project should move forward to the next phase with a limited scope on the type and location of panels.

f. Develop Definition of a Capital Improvement

ON A MOTION by M. Neumann, seconded by W. Kennedy, the committee voted (6-0-0) to adopt the following criteria for items to be eligible for inclusion in the capital improvement program:

1. Capital improvement items are included if the improvement cost is greater than \$10,000 and the life of the improvement is more than five (5) years.
2. Capital equipment items are included if the equipment cost includes items costing more than \$5,000 in 2025. All such items are required to be inventoried and depreciated.

The remainder of the agenda items under Business were deferred to the next meeting in the interest of time.

IV. PUBLIC SESSION

None

V. SCHEDULE NEXT MEETING

The next meeting of the Capital Program Priority Advisory Committee has not been scheduled.

VI. ADJOURNMENT

ON A MOTION by M. Neumann, seconded by W. Kennedy, the committee voted (6-0-0) to adjourn the meeting at 6:42 p.m.

Respectfully submitted,



Betsy Mazzotta
Recording Secretary



TOWN OF GRANBY

MEMORANDUM

DATE: September 30, 2025

TO: The Capital Program Priority Advisory Committee Members (CPPAC)

FROM: Mike Walsh, Town Manager 

REGARDING: Transmittal of the 10-Year Town and BOE Capital Plan to CPPAC

As you may recall, since mid-2024, the Town and Board of Education have been working to compile one capital plan list. More recently, a draft 10-Year Town and Board Capital Plan with a transmittal memo dated May 13, 2025 (see attached) identifying Town and Board Capital priorities was provided to the Board of Selectmen (BOS) for their review.

After their initial review of the draft plan, the BOS requested a number of edits to the plan which were completed over the summer.

At the recent September Board of Education (BOE) meeting, the BOE section of the capital plan was approved. Additionally, at the most recent Board of Selectmen Meeting, the entire plan was approved and referred to CPPAC.

Accordingly, based on the action taken by the Board of Selectmen, attached please find the updated 10-Year Capital Plan for the Town of Granby, including the BOE's capital needs. I have also attached a "shortened" list of capital items over \$250,000.

This \$250,000 threshold separates small capital items that are traditionally handled as part of the annual General Fund budget appropriation from large capital items that are periodically considered for bonding.

This shortened list will allow CPPAC to focus their efforts on the priority items over \$250,000 as the next bond initiative to present to voters for approval is sized and timed.

Several other reference documents that may be helpful as these documents are reviewed are included as follows:

1. A summary of the renovation items identified by the Cossitt Building Needs Report
2. An August 14th memo from Parks and Recreation Board Chair Anthony McGovern identifying their capital priorities for investment in the parks
3. A July 16th transmittal of the Master Park Study, including all identified capital items

I will be on hand to answer any questions you may have on these materials. Thank you.



TOWN OF GRANBY

MEMORANDUM

DATE: May 13, 2025

TO: The Granby Board of Selectmen

FROM: Mike Walsh, Town Manager

REGARDING: Town of Granby Town and BOE 10-Year Capital Plan Approval

Please accept the Town of Granby's 10-Year Capital Plan for the Town and Board of Education. The Town Capital Plan totals \$36,279,000 while the Board of Education Capital Plan totals \$33,518,325, for a grand total of \$69,797,325.

These documents are being provided to you for the purpose of communicating the plan and related priorities so that the Board of Selectmen can approve the list consistent with Town of Granby Charter, Chapter 10-2, Section (d).

The capital priorities of each organization are detailed below:

The Town of Granby Capital Priorities:

- | | |
|--|---------------|
| 1. Sewer Pump/Infrastructure Replacement | \$250,000 |
| 2. Bridge Replacement/Inspection Program
(Exclusive of State Reimbursement) | \$2.6 million |
| 3. Rolling Stock (PD and PW continued regular replacement) | \$650,000 |
| 4. GAA 2 nd Ambulance Replacement | \$122,500 |
| 5. RIP – Annual Road Improvement Program | \$1.1 million |
| 6. Public Library Expansion Discussion | \$4.0 million |

The Town of Granby Board of Education Capital Priorities:

- | | |
|---|----------------|
| 1. District Safety and Security Program | \$ 1.2 million |
| 2. GMHS Turf Track and Field replacement | \$ 4.0 million |
| 3. GMMS Renovate to New | \$ TBD |
| 4. Board of Education Building Roof Replacement | \$100,000 |
| 5. District Facility Storage | \$200,000 |

Based on the process the Town has traditionally followed, once the Board of Selectmen approve of the attached list, they will be forwarded to the CPPAC for further review and discussion.

I will be on hand at your meeting to answer any questions you may have on the documents or the process. Thank you.



TOWN OF GRANBY CAPITAL IMPROVEMENT PLAN POLICY DISCUSSION

Forward

The Town of Granby Charter, Section 10-2 - Finance and Taxation, outlines the duties of the Town Manager on the Budget, and in particular on the Town's capital improvement projects as follows:

“d. As a part of the annual budget or as a separate report attached thereto, the Town Manager shall present a program concerning proposed Town Capital improvement projects (municipal and school) for the ensuing fiscal year and for the four fiscal years thereafter. The Town Manager shall recommend to the Board of Selectmen those projects to be undertaken during the ensuing fiscal years and method of financing the same. The proposed municipal and school capital projects shall be analyzed jointly by the Board of Selectmen, Board of Finance, Board of Education or representatives thereof and other appropriate officials to evaluate for timing and budget impact of the proposed projects.”

Ten-Year Capital Improvement Plan (CIP)

Consistent with the Granby Town Charter Section 10-2 (d) above, the Town Manager, after consultation with the Superintendent of Schools, and as part of the annual budget process, compile a Ten-Year Capital Improvement Plan (CIP).

The CIP list shall be separated between Town and Board of Education items. All listed items will be prioritized with the highest priority items being placed in year one, and lower priority items placed in succeeding years.

Additionally, each individual list shall be further separated between Large Capital Improvement items and Small Capital Improvement items. Those items with a cost of \$250,000 and above shall be classified as Large Capital Improvement items and those items with a cost below \$250,000 shall be classified as Small Capital Improvement items.

Capital Program Priority Advisory Committee (CPPAC) – Membership

On April 14, 1984, the Board of Selectmen of the Town of Granby created the Capital Program Priority Advisory Committee (CPPAC) for the purpose of:

1. Developing a definition of a Capital Improvement
2. Developing criteria for prioritizing Capital Improvement Projects
3. Recommending a Capital Improvement Program schedule to the Board of Selectmen.

The CPPAC committee structure includes two members from the Board of Selectmen, Board of Finance, and Board of Education, with one member from each political party, plus the Town Treasurer. These seven members of CPPAC are voting members

Additionally, Ex-Officio members include the chairs of each of those committees, the Town Manager, and the School Superintendent. Ex-Officio members are non-voting members of CPPAC.

Moving forward on an annual basis, the continued work of CPPAC will serve the Town in an advisory role during the budget process.

Funding Capital Improvement Items – Which Financial Vehicle is Used?

Bonding (used to address “Large Capital Improvement items”)

Granby bonds for large capital items approximately once every seven years to maintain financial flexibility and stability.

The Town of Granby comparatively has low bonded indebtedness with about \$13 million of outstanding debt as of June 30, 2024. The debt is layered from three bond issues with each having annual debt service of about \$600 thousand per year, or \$1.8 million in total. The Town of Granby usually issues debt over a 20-year life.

The Town desires to keep debt service stable at around \$1.8 million annually. One of the bond issues is fully paid after FY26 allowing \$600 thousand of debt service be programmed to fund debt service for new capital priorities.

2026 will be the “7th year” and a bonding opportunity will present itself to the Town and BOE. A bond of some amount will likely be considered, subject to voter approval.

CPPAC will work to identify capital priorities with some variation of priorities being the High School running track (\$4 million) the Middle School code renovation (\$5 million) and the Library expansion (\$4 million).

The Town will also consider sewer pump replacements and a pickleball facility at Salmon Brook Park outside of the above bond as the cost of those items will be paid from the Sewer and Parks and Recreation Funds, respectively.

CPPAC and/or the community could change these priorities and amounts as the process unfolds.

Generally speaking, the Town of Granby issues bonds to address “Large Capital Improvement items” that can’t be easily or efficiently addressed with other financing means. Using the threshold provided above, moving forward, Large Capital Improvement items will be those with a cost at or above \$250,000.

General Fund Appropriation (used to address “Small Capital Improvement items”)

The Town of Granby historically has embedded cash into each annual budget to provide a source of funds to allow for the funding of necessary capital improvement items that have historically been called “a Small Cap item”.

In FY25, the Town and Board of Education (BOE) have “cash” in the amount of \$377,000 and \$625,000, respectively available to use on “Small Capital Improvement items”. Using the threshold provided above, moving forward, Small Capital Improvement items will be those with a cost below \$250,000.

Beginning in FY26, the Town and BOE will work to begin the process of identifying Small Capital Improvement items that more appropriately belong in the operating budget. The process to budget them in the appropriate department by transferring them out of the Small Capital Improvement funding line will more accurately present the annual operating budget.

Beginning in FY26, capital improvement items where cash is to be considered a funding source include the following types of items:

1. Road resurfacing including, but not limited to, road milling and overlays
2. Building improvements or equipment where the value is less than \$250,000

Leasing

The Town of Granby historically has used tax exempt capital leasing as a method to fund certain capital improvement items. These items have also historically been called “a Small Cap item” with the leases being placed generally having a 4-year repayment schedule for capital items like public works trucks, various equipment, police vehicles, school computers, school buses, and a variety of other capital items.

Beginning in FY26, leases issued by the Town will be limited to vehicles and equipment using in the operation of the Town.

Also beginning in FY26, a 10-year Capital Improvement plan will be approved by the Board of Selectmen along with a tax-exempt lease resolution to allow for a capital equipment lease to be placed with a lease company or bank.

Further, the Town budget book will detail a schedule of leases issued by year with the accompanying payment schedule detailing the annual town obligation to each bank/lease company.

Capital Fund

The Town of Granby provides for the use of a Capital Fund. Unlike the General Fund which begins on July 1 and ends on June 30 (a fiscal year/12-month period), the Capital Fund is project based and begins when a project is funded and ends when a project is completed.

Capital Lease payments on prior capital purchases should be budgeted and paid from the annual operating General Fund budget and not passed through the Capital Fund.

The Capital Fund has no end date for budgetary purposes allowing funds to be contributed from different fiscal years and different funding sources in order to be accurately accounted for until the project is completed.

Using a Capital Fund is an important budgetary and management tool to maintain control over a complex capital project that may span several years, administrations, and employees.

Periodic reporting, like quarterly, should be made the Board of Selectmen and Board of Finance for transparency purposes.

The Accompanying 10-Year Capital Plan Worksheet

The attached Town of Granby Capital Improvement Plan for the Fiscal Years 2027 through 2036 is a working document and will regularly change to represent the ongoing assessment of both the condition of all capital items as well as the changing replacement priority based on need and the Town's ability to judiciously fund the plan.

Summary of Proposed Library Expansion Project

October 6, 2025

Situation on the Ground

The Granby Public Library does not have enough space to adequately provide library services to the community. Both the Director of Library Services (Library Director) and the Granby Library Board (Library Board) agree that the space situation at the library needs to be addressed with an expansion.

Background Work

The Library Director and the Library Board have worked cooperatively compiling expansion plans, using ARPA funding to pay for an architect to explore various sized expansion options and preliminary cost estimates.

Those options can be quantified as follows:

1. \$7 million - marked improvement, but short of State recommended standards.
2. \$10 million - even greater improvement, and meets State recommended standards.

The Town's Financial Situation

Granby is a very small town with above average taxes that historically has made good financial decisions to place us on a solid financial footing. However, Granby bonds for large capital items approximately once every seven years to maintain financial flexibility and stability.

2026 will be the "7th year" and a bonding opportunity will present itself to the Town and BOE. A bond of a maximum of \$13 million will likely be considered, subject to voter approval. CPPAC will work to identify capital priorities with some variation of priorities being the High School running track (\$4 million) the Middle School code renovation (\$5 million) and the Library expansion (\$4 million).

The Town will also consider sewer pump replacements and a pickleball facility at Salmon Brook Park outside of the above bond as the cost of those items will be paid from the Sewer and Parks and Recreation Funds, respectively.

CPPAC and/or the community could change these priorities and amounts as the process unfolds.

The Current Library Expansion Recommendation

After much work, thought, discussion, and consideration, the Board of Selectmen (BOS), the Library Director, and the Library Board recommend a \$7 million total library expansion for the voters to consider.

Because the Library expansion renovation is budgeted at \$7 million with \$4 million likely coming from Town bonding, a \$3 million funding gap exists.

Summary of Proposed Library Expansion Project

October 6, 2025

Enter the Capital Campaign and the search for “innovative” grants. Futuristically, the expectation is the Granby Library Association will raise at least \$2 million by launching the Library Expansion Capital Campaign in the month of November, 2025.

Additionally, the Library Director will begin the search for “innovative” grants of at least \$1 million so the library expansion project can commence. Normal BOS approval prior to applying for grants is necessary.

If Fundraising and Grant Searches are More Successful

Should the capital campaign and/or the grant searches prove more successful than planned, the scope and associated cost of the library expansion may increase.

If there are Project Cost Overruns

Capital Funds must be dedicated to any cost overruns as taxpayer contribution to this project will be fixed.

Other Considerations and Cautions

1. The Granby Library Association will be the repository of Capital Campaign contributions.
2. The Town and town staff can only use Town budget funds to provide neutral project information. The Town cannot promote the library expansion with town funds.
3. The Friends of the Granby Public Libraries and the Granby Library Association can promote the Library expansion, but must use their own funds to do that.
4. The Friends of the Granby Public Libraries and the Granby Library Association must remain at arm's length from all Town of Granby Library staff on the expansion project

**TOWN OF GRANBY
CAPITAL IMPROVEMENT PLAN
FY27 - FY36**

Ref #	Project Description	Funding Source	Estimate Confidence	Other Funding	CPPAC Recomm.	FY27
	Public Works Capital Items					
	<u>Roads, Curbing, Sidewalks, Bridges, and Other Infrastructure</u>					
2026-001	Bridge 18 - Doherty Road - Salmon Brook - 1956	Prior Bond Initiative coupled with 50% State Grant	Good	Yes		2,300,000
2026-002	Annual Road Improvement Program - subject to updated road ratings	Embedded in the Annual General Fund Appropriation	Good	No		1,100,000
2026-003	Bridge 04517 - Silver Street - E. Salmon Brook - 1969	Reviewing the work with consultants, may go lower	Good	Yes		300,000
	Sub Total					3,700,000
	Public Works Capital Items					
	<u>Rolling Stock</u>					
2026-100	Dump Truck with Plow and Sander - 6 Wheeler - Truck 4	Tax Exempt Capital Lease - Part of Annual Budget Process	Good	No		335,000
2026-101	Dump Truck with Plow and Sander - 6 Wheeler - Truck 6 - FWD	Tax Exempt Capital Lease - Part of Annual Budget Process	Good	No		345,000
	Sub Total					680,000
	Public Works Buildings and Infrastructure					
	<u>Public Works</u>					
2026-300	Pumping Station - 166 Salmon Brook Street	Funding (Direct or Debt Service) will come from the Sewer Fund	Good	No		108,000
2026-301	Pumping Station - Route 189	Funding (Direct or Debt Service) will come from the Sewer Fund	Good	No		87,000
2026-302	Pumping Station Generator - 166 Salmon Brook Street	Funding (Direct or Debt Service) will come from the Sewer Fund	Good	No		54,000
	Sub Total	CPPAC to make an amount and timeline recommendation			>>>>>>>	249,000
	Public Works Buildings and Infrastructure					
	<u>Library Department</u>					
2026-400	Main Library Expansion	CPPAC to make an amount and timeline recommendation	Good	Yes	>>>>>>>	7,000,000
	Sub Total					7,000,000
	Public Works Buildings and Infrastructure					
	<u>Community Services (Senior, Youth, Parks and Recreation)</u>					
2026-500	Parks Master Plan - SBP - Route 20 Path to Soccer Fields	State STEAP Grant Award with Town Match	Good	Yes		700,000
2026-501	Parks Master Plan - SBP - Pickleball Courts and relocation of Lacrosse Fields	Funding (Direct or Debt Service) will come from the P and R Fund	Good	Yes	>>>>>>>	500,000
	Sub Total	CPPAC to make an amount and timeline recommendation				1,200,000
	Total Town					12,829,000
	Board of Education					
	<u>Granby Memorial High School</u>					
2026-650	Turf/Track Field - includes excavation and recompaction	CPPAC to make an amount and timeline recommendation	Good	Yes	>>>>>>>	4,000,000
	Sub Total					4,000,000
	Board of Education					
	<u>Granby Memorial Middle School</u>					
2026-700	Renovate to new	CPPAC to make an amount and timeline recommendation	Good	Yes	>>>>>>>	20,000,000
2026-701	Renovate "in kind" (supports status quo) - no sprinklers	CPPAC to make an amount and timeline recommendation	Good	Yes		3,100,000
	Sub Total					23,100,000
	Board of Education					
	<u>Central Services Building</u>					
2026-850	Security Initiative - Whole District (\$850k in place via Small Cap)	\$850,000 already in place via Town's Capital Fund	Good	No		1,200,000
	Sub Total					1,200,000
	Total Board of Education					28,300,000
	Total Town and Board of Education					41,129,000

**TOWN OF GRANBY
CAPITAL IMPROVEMENT PLAN
FY27 - FY36**

Ref #	Project Description	Funding Source	Estimate Confidence	Other Funding	Recom.	FY27	FY28	FY29	FY30 & FY31	FY32 & FY33	FY34 - FY36	TOTAL
	Public Works Capital Items											
	<u>Roads, Curbing, Sidewalks, Bridges, and Other Infrastructure</u>											
2026-001	Bridge 18 - Doherty Road - Salmon Brook - 1956		Good	Yes	-	2,300,000	-	-	-	-	-	2,300,000
2026-002	Annual Road Improvement Program - subject to updated road ratings		Good	No	-	1,100,000	1,100,000	1,200,000	2,500,000	2,700,000	4,200,000	12,800,000
2026-003	Bridge 04517 - Silver Street - E. Salmon Brook - 1969		Good	Yes	-	300,000	-	-	-	-	-	300,000
2026-004	Unidentified Culverts/Drainage		Good	No	-	50,000	50,000	50,000	100,000	100,000	150,000	500,000
2026-005	Curbing, Sidewalks, Other Road Related Infrastructure		Good	No	-	25,000	25,000	25,000	50,000	50,000	75,000	250,000
2026-006	Bridge Inspections		Good	Yes	-	15,000	15,000	15,000	30,000	30,000	45,000	150,000
2026-007	Bridge 06196 - Thornebrook Dr. - Higley Brook - 1990		Good	Yes	-	-	20,000	80,000	-	-	-	100,000
2026-008	Bridge 04518 - East Street - E. Salmon Brook - 1937		Good	Yes	-	-	20,000	80,000	-	-	-	100,000
2026-009	Town Center Study - sidewalks north side of East Granby Road		Good	Yes	-	-	-	120,000	-	-	-	120,000
2026-010	Bridge 04519 - Wells Road - E. Salmon Brook - 1956		Good	Yes	-	-	-	-	4,000,000	-	-	4,000,000
2026-011	Bridge 04523 - Simsbury Road - Bissell Brook - 1956		Good	Yes	-	-	-	-	4,000,000	-	-	4,000,000
2026-012	Bridge 04526 - Board Hill Road - W. Salmon Brook - 1956		Good	Yes	-	-	-	-	4,000,000	-	-	4,000,000
2026-013	POCD - sidewalks to connect from Route 20 Parking Lot to Town Hall		Good	Yes	-	-	-	-	-	-	250,000	250,000
2026-014	Bridge 04525 - Simsbury Road - W. Salmon Brook - 1956		Good	Yes	-	-	-	-	-	-	-	-
2026-015	Bridge CDOT SPN 55-144 Moosehorn 2019		Good	Yes	-	-	-	-	-	-	-	-
2026-016	Bridge CDOT 055002 Griffin Road 2019		Good	Yes	-	-	-	-	-	-	-	-
2026-017	Bridge CDOT 05010 Hungary Road 2019		Good	Yes	-	-	-	-	-	-	-	-
2026-018	Bridge CDOT SPN 55-146 Donahue 2019		Good	Yes	-	-	-	-	-	-	-	-
2026-019	Bridge 04520 - East Street - Bradley Brook - 1937		Good	Yes	-	-	-	-	-	-	-	-
2026-020	Bridge 04521 - Mechanicsville - E. Salmon Brook - 1969		Good	Yes	-	-	-	-	-	-	-	-
2026-021	Bridge 04524 - Barn Door Hills - W. Salmon Brook - 1956		Good	Yes	-	-	-	-	-	-	-	-
2026-022	Bridge 04530 - Doherty Road - Carson Pond Brook - 1956		Good	Yes	-	-	-	-	-	-	-	-
2026-023	Bridge 04531 - Meadowbrook - Bradley Brook - 1956		Good	Yes	-	-	-	-	-	-	-	-
2026-024	Bridge 06197 - Northwoods Road - E. Salmon Brook - 1982		Good	Yes	-	-	-	-	-	-	-	-
	Sub Total					3,790,000	1,230,000	1,570,000	14,680,000	2,880,000	4,720,000	28,870,000

**TOWN OF GRANBY
CAPITAL IMPROVEMENT PLAN
FY27 - FY36**

Ref #	Project Description	Funding Source	Estimate Confidence	Other Funding	Recom.	FY27	FY28	FY29	FY30 & FY31	FY32 & FY33	FY34 - FY36	TOTAL
	Public Works Capital Items											
	Rolling Stock											
2026-100	Dump Truck with Plow and Sander - 6 Wheeler - Truck 4		Good	No	-	335,000	-	-	-	-	-	335,000
2026-101	Dump Truck with Plow and Sander - 6 Wheeler - Truck 6 - FWD		Good	No	-	345,000	-	-	-	-	-	345,000
2026-102	Pickup Truck - Mid-size - Truck 19		Good	No	-	160,000	-	-	-	-	-	160,000
2026-103	Van - Senior Transport		Good	Yes	-	100,000	-	-	100,000	-	-	200,000
2026-104	Dump Truck with Plow and Sander - 6 Wheeler - Truck 1		Good	No	-	-	335,000	-	-	-	-	335,000
2026-105	Loader - #23		Good	No	-	-	95,000	-	-	-	-	95,000
2026-106	Pickup Truck - Mid-size - Truck 12		Good	No	-	-	90,000	-	-	-	-	90,000
2026-107	Dump Truck with Plow and Sander - 6 Wheeler - Truck 5		Good	No	-	-	-	305,000	-	-	-	305,000
2026-108	Loader - #20		Good	No	-	-	-	-	750,000	-	-	750,000
2026-109	Backhoe - #22		Good	No	-	-	-	-	190,000	-	-	190,000
2026-110	Pickup Truck - Mid-size - Truck 14		Good	No	-	-	-	-	90,000	-	-	90,000
2026-111	Roller - 1 Ton - #64		Good	No	-	-	-	-	20,000	-	-	20,000
2026-112	Dump Truck with Plow and Sander - 6 Wheeler - Truck 17		Good	No	-	-	-	-	-	400,000	-	400,000
2026-113	Dump Truck with Plow and Sander - 6 Wheeler - Truck 18		Good	No	-	-	-	-	-	400,000	-	400,000
2026-114	Pickup Truck - Mid-size - Truck 11		Good	No	-	-	-	-	-	90,000	-	90,000
2026-115	Pickup Truck - Mid-size - Truck 130		Good	No	-	-	-	-	-	85,000	-	85,000
2026-116	Pickup Truck - Mid-size - Truck 13		Good	No	-	-	-	-	-	65,000	-	65,000
2026-117	Pickup Truck - Mid-size - Truck 15		Good	No	-	-	-	-	-	65,000	-	65,000
2026-118	Trailer - #38		Good	No	-	-	-	-	-	10,000	-	10,000
2026-119	Trailer - #34		Good	No	-	-	-	-	-	8,000	-	8,000
2026-120	Trailer - #37		Good	No	-	-	-	-	-	8,000	-	8,000
2026-121	Dump Truck with Plow and Sander - 6 Wheeler - Truck 2		Good	No	-	-	-	-	-	-	400,000	400,000
2026-122	Dump Truck with Plow and Sander - 6 Wheeler - Truck 3		Good	No	-	-	-	-	-	-	400,000	400,000
2026-123	Sweeper - #62		Good	No	-	-	-	-	-	-	400,000	400,000
2026-124	Dump Truck with Plow and Sander - 10 Wheeler - Truck 7		Good	No	-	-	-	-	-	-	335,000	335,000
2026-125	Backhoe - #23		Good	No	-	-	-	-	-	-	195,000	195,000
2026-126	Excavator - #25		Good	No	-	-	-	-	-	-	145,000	145,000
2026-127	Skid steer - #8		Good	No	-	-	-	-	-	-	100,000	100,000
2026-128	Pickup Truck - Mid-size - Truck 16		Good	No	-	-	-	-	-	-	90,000	90,000
2026-129	Pickup Truck - Mid-size - Truck 10		Good	No	-	-	-	-	-	-	90,000	90,000
2026-130	Director vehicle		Good	No	-	-	-	-	-	-	65,000	65,000
2026-131	Trailer - #35		Good	No	-	-	-	-	-	-	65,000	65,000
2026-132	Roller - 3 Ton - #60		Good	No	-	-	-	-	-	-	30,000	30,000
2026-133	Trailer - #31		Good	No	-	-	-	-	-	-	20,000	20,000
2026-134	Trailer - #32		Good	No	-	-	-	-	-	-	15,000	15,000
2026-135	Trailer - #33		Good	No	-	-	-	-	-	-	8,000	8,000
	Sub Total					940,000	520,000	305,000	1,150,000	1,131,000	2,358,000	6,404,000

**TOWN OF GRANBY
CAPITAL IMPROVEMENT PLAN
FY27 - FY36**

Ref #	Project Description	Funding Source	Estimate Confidence	Other Funding	Recom.	FY27	FY28	FY29	FY30 & FY31	FY32 & FY33	FY34 - FY36	TOTAL
	Public Works Capital Items											
	<u>Operating Equipment</u>											
2026-200	Portable Pipe Cleaner		Good	No	-	20,000	-	-	-	-	-	20,000
2026-201	Traffic Counter		Good	No	-	8,000	-	-	-	-	-	8,000
2026-202	Paving Box - #39		Good	No	-	-	300,000	-	-	-	-	300,000
2026-203	Roadside Mower - #24		Good	No	-	-	125,000	-	-	-	-	125,000
2026-204	Mower - #50		Good	No	-	-	80,000	-	-	-	-	80,000
2026-205	Roadside Mower Head		Good	No	-	-	-	60,000	-	-	-	60,000
2026-206	Mower - #51		Good	No	-	-	-	25,000	-	-	-	25,000
2026-207	Tractor - #21		Good	No	-	-	-	-	65,000	-	-	65,000
2026-208	Portable welder/generator - #48		Good	No	-	-	-	-	5,000	-	-	5,000
2026-209	Screening Plant - #28		Good	No	-	-	-	-	-	40,000	-	40,000
2026-210	Mower - #52		Good	No	-	-	-	-	-	30,000	-	30,000
2026-211	Curbing Machine - #69		Good	No	-	-	-	-	-	8,000	-	8,000
2026-212	Roadside Mower Head		Good	No	-	-	-	-	-	-	195,000	195,000
2026-213	Lift - #68		Good	No	-	-	-	-	-	-	125,000	125,000
2026-214	Wood Chipper - #27		Good	No	-	-	-	-	-	-	60,000	60,000
2026-215	Tractor - #55		Good	No	-	-	-	-	-	-	30,000	30,000
2026-216	Mower - #53		Good	No	-	-	-	-	-	-	30,000	30,000
2026-217	Mower - #54		Good	No	-	-	-	-	-	-	30,000	30,000
2026-218	RTV - #57		Good	No	-	-	-	-	-	-	30,000	30,000
2026-219	Road Saw - #81		Good	No	-	-	-	-	-	-	15,000	15,000
	Sub Total					28,000	505,000	85,000	70,000	78,000	515,000	1,281,000
												-

**TOWN OF GRANBY
CAPITAL IMPROVEMENT PLAN
FY27 - FY36**

Ref #	Project Description	Funding Source	Estimate Confidence	Other Funding	Recom.	FY27	FY28	FY29	FY30 & FY31	FY32 & FY33	FY34 - FY36	TOTAL
	Town Hall Capital Items											
	Miscellaneous Furniture, Fixtures, and Equipment											
2026-250	Capital Contribution to GAA (1/3 of two new ambulances)		Good	No	-	122,500	-	-	-	-	-	122,500
2026-251	Servers		Good	No	-	30,000	30,000	-	-	60,000	60,000	180,000
2026-252	Furn., Fixtures, & Equipment		Good	No	-	10,000	10,000	10,000	25,000	25,000	25,000	105,000
2026-253	Oil Boilers and Tanks Equipment Removal		Good	No	-	-	150,000	-	-	-	-	150,000
2026-254	Wifi Access Points		Good	No	-	-	-	49,500	-	-	49,500	99,000
2026-255	Security Camera Equipment and Storage		Good	No	-	-	-	10,000	-	10,000	10,000	30,000
2026-256	Townwide PCs and Monitors		Good	No	-	-	-	-	127,500	-	127,500	255,000
2026-257	Townwide Laptops		Good	No	-	-	-	-	100,000	-	100,000	200,000
2026-258	Network Switches		Good	No	-	-	-	-	75,000	75,000	150,000	300,000
2026-259	Redundant Firewalls		Good	No	-	-	-	-	40,000	-	40,000	80,000
2026-260	Avaya Phone System J179 2023		Good	No	-	-	-	-	-	-	50,000	50,000
	Sub Total					162,500	190,000	69,500	367,500	170,000	612,000	1,571,500

**TOWN OF GRANBY
CAPITAL IMPROVEMENT PLAN
FY27 - FY36**

Ref #	Project Description	Funding Source	Estimate Confidence	Other Funding	Recom.	FY27	FY28	FY29	FY30 & FY31	FY32 & FY33	FY34 - FY36	TOTAL
	Public Works Buildings and Infrastructure											
	Public Works											
2026-300	Pumping Station - 166 Salmon Brook Street		Good	No	-	108,000	-	-	-	-	-	108,000
2026-301	Pumping Station - Route 189		Good	No	-	87,000	-	-	-	-	-	87,000
2026-302	Pumping Station Generator - 166 Salmon Brook Street		Good	No	-	54,000	-	-	-	-	-	54,000
2026-303	DPW Interior Drainage Repairs		Good	No	-	16,000	-	-	-	-	-	16,000
2026-304	DPW Install Stairway from Mezzanine to Ground		Good	No	-	15,000	-	-	-	-	-	15,000
2026-305	DPW Garage Roof Replacement		Good	No	-	11,000	100,000	-	-	-	-	111,000
2026-306	DPW Overhead/Passage Doors/Doors		Good	No	-	8,000	8,000	8,000	14,000	12,000	68,000	118,000
2026-307	DPW Fuel Pump Station Concrete Repairs		Good	No	-	-	10,000	-	-	-	-	10,000
2026-308	DPW Salt Storage Repairs		Good	No	-	-	-	18,000	-	-	-	18,000
2026-309	DPW Furnace/AC Replcmt.		Good	No	-	-	-	15,000	-	15,000	-	30,000
2026-310	DPW Furniture/Fixtures/Apparatus		Good	No	-	-	-	5,000	5,000	-	-	10,000
2026-311	DPW Cold Storage Renovation/Build		Good	No	-	-	-	-	50,000	-	-	50,000
2026-312	DPW Window Replacement		Good	No	-	-	-	-	18,000	-	-	18,000
2026-313	DPW Ceiling Tiles/Duct Cleaning/Painting		Good	No	-	-	-	-	8,000	-	-	8,000
2026-314	DPW Salt Shed		Good	No	-	-	-	-	-	-	315,000	315,000
2026-315	Transfer Station - 7 Sheds		Good	No	-	-	-	-	-	-	108,000	108,000
2026-316	Transfer Station Building Replacement		Good	No	-	-	-	-	-	-	100,000	100,000
2026-317	DPW Generator		Good	No	-	-	-	-	-	-	54,000	54,000
2026-318	DPW Exterior Building Repairs & Roof		Good	No	-	-	-	-	-	-	50,000	50,000
2026-319	DPW Garage Repointing and Masonry Repairs		Good	No	-	-	-	-	-	-	50,000	50,000
2026-320	DPW Garage HVAC Replacement		Good	No	-	-	-	-	-	-	25,000	25,000
2026-321	DPW Garage Window/Door Replacement		Good	No	-	-	-	-	-	-	25,000	25,000
2026-322	DPW Garage Plumbing Repairs		Good	No	-	-	-	-	-	-	5,000	5,000
	Sub Total					299,000	118,000	46,000	95,000	27,000	800,000	1,385,000

**TOWN OF GRANBY
CAPITAL IMPROVEMENT PLAN
FY27 - FY36**

Ref #	Project Description	Funding Source	Estimate Confidence	Other Funding	Recom.	FY27	FY28	FY29	FY30 & FY31	FY32 & FY33	FY34 - FY36	TOTAL
	Public Works Buildings and Infrastructure											
	Police Department											
2026-350	Police Station HVAC Replacement		Good	No	-	10,000	10,000	10,000	-	-	2,700,000	2,730,000
2026-351	Police Station Repointing and Masonry Repairs		Good	No	-	5,000	-	-	-	-	250,000	255,000
2026-352	Police Station Roof Replacement		Good	No	-	-	-	-	-	-	250,000	250,000
2026-353	Police Station Window/Doors Replacement		Good	No	-	-	-	-	-	-	150,000	150,000
2026-354	Police Station Plumbing Repairs		Good	No	-	-	-	-	-	-	50,000	50,000
2026-355	Animal Shelter HVAC Replacement		Good	No	-	-	-	-	-	-	15,000	15,000
2026-356	Animal Shelter Repointing and Masonry Repairs		Good	No	-	-	-	-	-	-	15,000	15,000
2026-357	Animal Shelter Roof Replacement		Good	No	-	-	-	-	-	-	15,000	15,000
2026-358	Animal Shelter Window/Door Replacement		Good	No	-	-	-	-	-	-	10,000	10,000
2026-359	Animal Shelter Plumbing Repairs		Good	No	-	-	-	-	-	-	5,000	5,000
	Sub Total					15,000	10,000	10,000	-	-	3,460,000	3,495,000

**TOWN OF GRANBY
CAPITAL IMPROVEMENT PLAN
FY27 - FY36**

Ref #	Project Description	Funding Source	Estimate Confidence	Other Funding	Recom.	FY27	FY28	FY29	FY30 & FY31	FY32 & FY33	FY34 - FY36	TOTAL
	Public Works Buildings and Infrastructure											
	Library Department											
2026-400	Main Library Expansion		Good	Yes		7,000,000	-	-	-	-	-	7,000,000
2026-401	GPL Generator		Good	No	-	65,000	-	-	-	-	-	65,000
2026-402	GPL Hang French Door to Reading Rm		Good	No	-	20,000	-	-	-	-	-	20,000
2026-403	GPL Automatic Entry Doors Replacement		Good	No	-	15,000	-	-	-	-	-	15,000
2026-404	GPL Book Drops Replacement		Good	No	-	12,000	-	-	-	-	-	12,000
2026-405	GPL New Library Signage		Good	No	-	-	10,000	-	-	-	-	10,000
2026-406	GPL Rear Staff Entrance & Parking: ADA Compliance		Good	No	-	-	-	25,000	-	-	-	25,000
2026-407	GPL EV Charging Stations		Good	Yes	-	-	-	-	37,000	-	-	37,000
2026-408	Cossitt Library Downstairs Entrance		Good	No	-	-	-	-	20,000	-	-	20,000
2026-409	Cossitt Library Septic System		Good	No	-	-	-	-	10,000	-	-	10,000
2026-410	Main Library HVAC Replacement		Good	No	-	-	-	-	-	-	4,100,000	4,100,000
2026-411	Cossitt Historically Based Capital Replacement Items (please see the detailed list)		Good	Yes	-	-	-	-	-	-	493,500	493,500
2026-412	Main Library Roof Replacement		Good	No	-	-	-	-	-	-	250,000	250,000
2026-413	Main Library Repointing and Masonry Repairs		Good	No	-	-	-	-	-	-	125,000	125,000
2026-414	Main Library Window/Door Replacement		Good	No	-	-	-	-	-	-	75,000	75,000
2026-415	Cossitt Library Window/Door Replacement		Good	No	-	-	-	-	-	-	45,000	45,000
2026-416	Cossitt Library HVAC Replacement		Good	No	-	-	-	-	-	-	25,000	25,000
2026-417	Cossitt Library Repointing and Masonry Repairs		Good	No	-	-	-	-	-	-	25,000	25,000
2026-418	Cossitt Library Roof Replacement		Good	No	-	-	-	-	-	-	25,000	25,000
2026-419	Main Library Plumbing Repairs		Good	No	-	-	-	-	-	-	20,000	20,000
2026-420	Cossitt Library Plumbing Repairs		Good	No	-	-	-	-	-	-	20,000	20,000
	Sub Total					7,112,000	10,000	25,000	67,000	-	5,203,500	12,417,500

**TOWN OF GRANBY
CAPITAL IMPROVEMENT PLAN
FY27 - FY36**

Ref #	Project Description	Funding Source	Estimate Confidence	Other Funding	Recom.	FY27	FY28	FY29	FY30 & FY31	FY32 & FY33	FY34 - FY36	TOTAL
	Public Works Buildings and Infrastructure											
	<u>Town Hall</u>											
2026-450	TH Town Clerk Land Record Book Shelving		Good	No	-	30,000	-	-	-	-	-	30,000
2026-451	TH Town Clerk Vault Door Replacement		Good	No	-	20,000	-	-	-	-	-	20,000
2026-452	Town Hall Window/Door Replacement		Good	No	-	15,000	15,000	15,000	15,000	-	250,000	310,000
2026-453	TH Town Clerk Central Filing System		Good	No	-	-	50,000	-	-	-	-	50,000
2026-454	TH Town Clerk Non-combustible Flooring		Good	No	-	-	25,000	-	-	-	-	25,000
2026-455	Town Hall HVAC Replacement/Town Clerk Vault HVAC		Good	No	-	-	15,000	30,000	-	-	4,100,000	4,145,000
2026-456	Town Hall Roof Replacement		Good	No	-	-	-	-	-	-	250,000	250,000
2026-457	83 Salmon Brook Street Building (Freshies)		Good	No	-	-	-	-	-	-	75,000	75,000
2026-458	Town Hall Generator		Good	No	-	-	-	-	-	-	54,000	54,000
2026-459	Town Hall Plumbing Repairs		Good	No	-	-	-	-	-	-	50,000	50,000
2026-460	Town Hall Repointing and Masonry Repairs		Good	No	-	-	-	-	-	-	50,000	50,000
2026-461	Gazebo - Town Center		Good	No	-	-	-	-	-	-	25,000	25,000
2026-462	Drummer Building - 11 North Granby Road		Good	No	-	-	-	-	-	-	10,000	10,000
	Sub Total					65,000	105,000	45,000	15,000	-	4,864,000	5,094,000

**TOWN OF GRANBY
CAPITAL IMPROVEMENT PLAN
FY27 - FY36**

Ref #	Project Description	Funding Source	Estimate Confidence	Other Funding	Recom.	FY27	FY28	FY29	FY30 & FY31	FY32 & FY33	FY34 - FY36	TOTAL
	Public Works Buildings and Infrastructure											
	Community Services (Senior, Youth, Parks and Recreation)											
2026-500	Parks Master Plan - SBP - Route 20 Path to Soccer Fields		Good	Yes	-	700,000	-	-	-	-	-	700,000
2026-501	Parks Master Plan - SBP - Pickleball Courts and relocation of Lacrosse Fields		Good	Yes	-	500,000	-	-	-	-	-	500,000
2026-502	SBP - STEAP Grant Match		Good	No	-	150,000	-	-	-	-	-	150,000
2026-503	SBP Bathroom (Renovation or additional)		Good	No	-	100,000	-	-	-	-	-	100,000
2026-504	SBP Storage Garage		Good	No	-	50,000	-	-	-	-	-	50,000
2026-505	HF - Siding		Good	Yes	-	50,000	-	-	-	-	-	50,000
2026-506	SC Furniture		Good	No	-	40,000	-	-	-	-	40,000	80,000
2026-507	SBP Stairlift for Storage		Good	No	-	10,000	-	-	-	-	-	10,000
2026-508	SBP Ductless Air Splits		Good	No	-	10,000	-	-	-	-	-	10,000
2026-509	SBP Lifeguard Chair replacement		Good	No	-	8,500	-	-	-	-	-	8,500
2026-510	HF - Stone Dust Path		Good	No	-	5,000	-	-	-	-	-	5,000
2026-511	SBP Swim Building Rebuild		Good	No	-	-	-	100,000	-	-	-	100,000
2026-512	SC Carpet Replacement		Good	No	-	-	25,000	-	-	-	-	25,000
2026-513	Senior/Youth Center HVAC Replacement		Good	No	-	-	-	-	-	-	2,300,000	2,300,000
2026-514	Parks Master Plan - SBP - Restroom		Good	Yes	-	-	-	-	-	-	1,000,000	1,000,000
2026-515	Parks Master Plan - SBP - Skatepark		Good	Yes	-	-	-	-	-	-	1,000,000	1,000,000
2026-516	Parks Master Plan - Ahrens - Pump Track		Good	Yes	-	-	-	-	-	-	1,000,000	1,000,000
2026-517	Parks Master Plan - SBP - Relocation of Ballfields 3 and 5		Good	Yes	-	-	-	-	-	-	600,000	600,000
2026-518	Parks Master Plan - SBP - Playground ages 5-12		Good	Yes	-	-	-	-	-	-	600,000	600,000
2026-519	Parks Master Plan - SBP - Upgraded Ballfields		Good	Yes	-	-	-	-	-	-	600,000	600,000
2026-520	Parks Master Plan - Ahrens - Playground		Good	Yes	-	-	-	-	-	-	600,000	600,000
2026-521	Parks Master Plan - SBP - Natureplay Playscape		Good	Yes	-	-	-	-	-	-	500,000	500,000
2026-522	Parks Master Plan - Ahrens - Pickleball Courts		Good	Yes	-	-	-	-	-	-	500,000	500,000
2026-523	Parks Master Plan - SBP - Exercise Stations		Good	Yes	-	-	-	-	-	-	400,000	400,000
2026-524	Parks Master Plan - Ahrens - Football Field Lighting		Good	Yes	-	-	-	-	-	-	400,000	400,000
2026-525	Parks Master Plan - SBP - Splashpad		Good	Yes	-	-	-	-	-	-	350,000	350,000
2026-526	Parks Master Plan - SBP - New Parking Lot		Good	Yes	-	-	-	-	-	-	350,000	350,000
2026-527	Parks Master Plan - SBP - Route 20 Parking Lot Renovations		Good	Yes	-	-	-	-	-	-	350,000	350,000
2026-528	Parks Master Plan - Ahrens - Expanded Parking		Good	Yes	-	-	-	-	-	-	350,000	350,000
2026-529	Parks Master Plan - SBP - Electrical, Water, Sanitary Expansion		Good	Yes	-	-	-	-	-	-	300,000	300,000
2026-530	Parks Master Plan - Ahrens - Paved Walking Path		Good	Yes	-	-	-	-	-	-	300,000	300,000
2026-531	Holcomb Farm Roof Replacement		Good	No	-	-	-	-	-	-	250,000	250,000
2026-532	Holcomb Farm Window/Door Replacement		Good	No	-	-	-	-	-	-	250,000	250,000
2026-533	Parks Master Plan - Reconfigure Public Works Parking for Greater Utilization		Good	Yes	-	-	-	-	-	-	250,000	250,000
2026-534	Parks Master Plan - SBP - 3 Way Stop Intersection		Good	Yes	-	-	-	-	-	-	200,000	200,000
2026-535	Parks Master Plan - SBP - Accessible Walkways, including Band Shell		Good	Yes	-	-	-	-	-	-	200,000	200,000
2026-536	Senior/Youth Center Roof Replacement		Good	No	-	-	-	-	-	-	175,000	175,000
2026-537	SBP Main Office Building Repointing and Masonry Repairs		Good	No	-	-	-	-	-	-	150,000	150,000
2026-538	SBP Main Office Building Roof Replacement		Good	No	-	-	-	-	-	-	150,000	150,000
2026-539	SBP Small Playground Replacement		Good	No	-	-	-	-	-	-	150,000	150,000
2026-540	Parks Master Plan - Ahrens - Hiking Trails		Good	Yes	-	-	-	-	-	-	100,000	100,000
2026-541	Senior/Youth Center Repointing and Masonry Repairs		Good	No	-	-	-	-	-	-	100,000	100,000
2026-542	SBP Band Shell Roof Replacement		Good	No	-	-	-	-	-	-	75,000	75,000
2026-543	Senior/Youth Center Window/Door Replacement		Good	No	-	-	-	-	-	-	75,000	75,000
2026-544	Senior/Youth Center - Generator		Good	No	-	-	-	-	-	-	54,000	54,000
2026-545	Parks Master Plan - SBP - Seating along Walking Path		Good	Yes	-	-	-	-	-	-	50,000	50,000
2026-546	Parks Master Plan - SBP - Landscaped Entrances, Memorials		Good	Yes	-	-	-	-	-	-	50,000	50,000
2026-547	Pond Dredging		Good	No	-	-	-	-	-	-	50,000	50,000
2026-548	Holcomb Farm Dwelling HVAC Replacement		Good	No	-	-	-	-	-	-	50,000	50,000
2026-549	Holcomb Farm Dwelling Window/Door Replacement		Good	No	-	-	-	-	-	-	50,000	50,000
2026-550	Holcomb Farm HVAC Replacement		Good	No	-	-	-	-	-	-	50,000	50,000
2026-551	Holcomb Farm Plumbing Repairs		Good	No	-	-	-	-	-	-	50,000	50,000
2026-552	Holcomb Farm Repointing and Masonry Repairs		Good	No	-	-	-	-	-	-	50,000	50,000
2026-553	SBP Main Office Building HVAC Replacement		Good	No	-	-	-	-	-	-	50,000	50,000

**TOWN OF GRANBY
CAPITAL IMPROVEMENT PLAN
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Ref #	Project Description	Funding Source	Estimate Confidence	Other Funding	Recom.	FY27	FY28	FY29	FY30 & FY31	FY32 & FY33	FY34 - FY36	TOTAL
2026-554	SBP Main Office Building Window/Door Replacement		Good	No	-	-	-	-	-	-	30,000	30,000
2026-555	SBP Rec Building Roof Repair		Good	No	-	-	-	-	-	-	25,000	25,000
2026-556	Generator for SBP Parkhouse		Good	No	-	-	-	-	-	-	25,000	25,000
2026-557	Generator for NB Pavilion		Good	No	-	-	-	-	-	-	25,000	25,000
2026-558	Bathhouse Repointing and Masonry Repairs		Good	No	-	-	-	-	-	-	25,000	25,000
2026-559	Bathhouse Roof Replacement		Good	No	-	-	-	-	-	-	25,000	25,000
2026-560	Holcomb Farm Dwelling Plumbing Repairs		Good	No	-	-	-	-	-	-	25,000	25,000
2026-561	Holcomb Farm Dwelling Repointing and Masonry Repairs		Good	No	-	-	-	-	-	-	25,000	25,000
2026-562	Holcomb Farm Dwelling Roof Replacement		Good	No	-	-	-	-	-	-	25,000	25,000
2026-563	SBP Main Office Building Plumbing Repairs		Good	No	-	-	-	-	-	-	25,000	25,000
2026-564	SBP Pond Dock Replacement		Good	No	-	-	-	-	-	-	25,000	25,000
2026-565	Senior/Youth Center Plumbing Repairs		Good	No	-	-	-	-	-	-	25,000	25,000
2026-566	Digital Sign SBP Entrance		Good	No	-	-	-	-	-	-	15,000	15,000
2026-567	Bathhouse Window/Door Replacement		Good	No	-	-	-	-	-	-	15,000	15,000
2026-568	Parks Master Plan - Ahrens - Lacrosse Fields Addition		Good	Yes	-	-	-	-	-	-	10,000	10,000
2026-569	Bathhouse Plumbing Repairs		Good	No	-	-	-	-	-	-	5,000	5,000
2026-570	SBP Band Shell Plumbing Repairs		Good	No	-	-	-	-	-	-	5,000	5,000
2026-571	SBP Band Shell Window/Door Replacement		Good	No	-	-	-	-	-	-	5,000	5,000
2026-572	SBP Band Shell Repointing and Masonry Repairs		Good	No	-	-	-	-	-	-	5,000	5,000
2026-573	Bathhouse HVAC Replacement		Good	No	-	-	-	-	-	-	-	-
2026-574	SBP Band Shell HVAC Replacement		Good	No	-	-	-	-	-	-	-	-
	Sub Total					1,623,500	-	125,000	-	-	14,534,000	16,282,500

**TOWN OF GRANBY
CAPITAL IMPROVEMENT PLAN
FY27 - FY36**

Ref #	Project Description	Funding Source	Estimate Confidence	Other Funding	Recom.	FY27	FY28	FY29	FY30 & FY31	FY32 & FY33	FY34 - FY36	TOTAL
	Police Department Capital Items											
	<u>Rolling Stock and Equipment</u>											
2026-575	Police Cruiser VID #20		Good	No	-	70,000	-	-	-	-	-	70,000
2026-576	Police Cruiser VID #10		Good	No	-	65,000	-	-	-	-	-	65,000
2026-577	PD Fire Alarm Panel Replacement		Good	No	-	11,000	-	-	-	-	-	11,000
2026-578	PD Window Security Protection		Good	No	-	7,000	-	-	-	-	-	7,000
2026-579	Police Mobile Data Terminal (MDT) x6		Good	No	-	5,000	5,000	5,000	5,000	5,000	5,000	30,000
2026-580	PD Stainway Replacement		Good	No	-	-	90,000	-	-	-	-	90,000
2026-581	Police Cruiser VID #40		Good	No	-	-	70,000	-	-	-	-	70,000
2026-582	Police Cruiser VID #30		Good	No	-	-	65,000	-	-	-	-	65,000
2026-583	PD Impound Lot Upgrades		Good	No	-	-	20,000	-	-	-	-	20,000
2026-584	PD AEDs for Cruisers		Good	No	-	-	5,000	5,000	5,000	5,000	15,000	35,000
2026-585	Police/TH Video Security System		Good	No	-	-	5,000	-	5,000	-	5,000	15,000
2026-586	PD Electric Bicycles		Good	No	-	-	3,000	-	-	3,000	-	6,000
2026-587	Police Cruiser VID #60		Good	No	-	-	-	70,000	-	-	-	70,000
2026-588	Police Cruiser VID #50		Good	No	-	-	-	65,000	-	-	-	65,000
2026-589	PD Office Furniture/Storage		Good	No	-	-	-	20,000	-	-	-	20,000
2026-590	PD Storage Shed		Good	No	-	-	-	15,000	-	-	-	15,000
2026-591	PD Speed Trailers		Good	No	-	-	-	10,000	-	10,000	10,000	30,000
2026-592	M4 Rifle Suppressors		Good	No	-	-	-	10,000	-	-	-	10,000
2026-593	Police Cruiser VID #90		Good	No	-	-	-	-	70,000	-	-	70,000
2026-594	Police Cruiser VID #96		Good	No	-	-	-	-	70,000	-	-	70,000
2026-595	Police Cruiser VID #70		Good	No	-	-	-	-	65,000	-	-	65,000
2026-596	Police Cruiser VID #95		Good	No	-	-	-	-	65,000	-	-	65,000
2026-597	PD Variable Message Board		Good	No	-	-	-	-	15,000	-	-	15,000
2026-598	Police Cruiser VID #100		Good	No	-	-	-	-	-	70,000	-	70,000
2026-599	Police Cruiser VID #97		Good	No	-	-	-	-	-	65,000	-	65,000
2026-600	Police Cruiser VID #110		Good	No	-	-	-	-	-	65,000	-	65,000
2026-601	Police Station Generator		Good	No	-	-	-	-	-	-	50,000	50,000
2026-602	PD Carpet Replacement		Good	No	-	-	-	-	-	-	27,000	27,000
	Sub Total					158,000	263,000	200,000	300,000	223,000	112,000	1,256,000
	Total Town					14,193,000	2,951,000	2,480,500	16,744,500	4,509,000	37,178,500	78,056,500

**TOWN OF GRANBY
CAPITAL IMPROVEMENT PLAN
FY27 - FY36**

Ref #	Project Description	Funding Source	Estimate Confidence	Other Funding	Recom.	FY27	FY28	FY29	FY30 & FY31	FY32 & FY33	FY34 - FY36	TOTAL
	Board of Education											
	<u>Non-Building, Rolling Stock and Equipment</u>											
2026-625	Ford F-350 4x4 Styleside - 26GR		Good	No	-	-	-	-	75,000	-	-	75,000
2026-626	Ford E-150 Cargo Van - 51GR		Good	No	-	-	-	-	-	50,000	-	50,000
2026-627	Ford Full Size Van - 44GR		Good	No	-	-	-	-	-	20,000	-	20,000
2026-628	Robotics Trailer - 49GR		Good	No	-	-	-	-	-	12,000	-	12,000
2026-629	Ford F-350 4x4 - 60GR		Good	No	-	-	-	-	-	-	75,000	75,000
2026-630	Ford F-450 4x4 - 57GR		Good	No	-	-	-	-	-	-	75,000	75,000
2026-631	Ford E-150 Cargo Van - 58GR		Good	No	-	-	-	-	-	-	50,000	50,000
2026-632	Maintenance Trailer - 55GR		Good	No	-	-	-	-	-	-	45,000	45,000
2026-633	Trailer 6x12 - 15GR		Good	No	-	-	-	-	-	-	45,000	45,000
2026-634	Ford Full Size Van - 53GR		Good	No	-	-	-	-	-	-	20,000	20,000
	Sub Total					-	-	-	75,000	82,000	310,000	467,000

**TOWN OF GRANBY
CAPITAL IMPROVEMENT PLAN
FY27 - FY36**

Ref #	Project Description	Funding Source	Estimate Confidence	Other Funding	Recom.	FY27	FY28	FY29	FY30 & FY31	FY32 & FY33	FY34 - FY36	TOTAL
	Board of Education											
	<u>Granby Memorial High School</u>											
2026-650	Turf/Track Field - includes excavation and recompaction		Good	Yes	-	4,000,000	-	-	-	-	-	4,000,000
2026-651	Repainting Masonry		Fair	No	-	200,000	-	-	-	-	-	200,000
2026-652	Interior Fire Door Replacement (realign, repair gaps also)		Good	No	-	150,000	-	-	-	-	-	150,000
2026-653	Storage space - auditorium & drama		Good	No	-	15,000	-	-	-	-	-	15,000
2026-654	Corridor Tile Replacement (all 5 buildings, total)		Fair	No	-	-	500,000	-	-	-	-	500,000
2026-655	Community Gym bleachers		Good	No	-	-	-	-	140,000	-	-	140,000
2026-656	Upgraded dugouts, pressbox, multipurpose fields upgrade, lighting, tennis		Good	Yes	-	-	-	-	-	3,000,000	3,000,000	6,000,000
2026-657	HS & MS Parking lot resurfacing		Good	No	-	-	-	-	-	1,700,000	-	1,700,000
2026-658	Water heaters		Good	No	-	-	-	-	-	40,000	-	40,000
2026-659	Elevator		Fair	No	-	-	-	-	-	-	225,000	225,000
2026-660	HVAC Replacement RTU 10 (auditorium)		Good	No	-	-	-	-	-	-	100,000	100,000
2026-661	HVAC Replacement RTU 1		Good	No	-	-	-	-	-	-	75,000	75,000
2026-662	HVAC Replacement RTU 2		Good	No	-	-	-	-	-	-	75,000	75,000
2026-663	HVAC Replacement RTU 3		Good	No	-	-	-	-	-	-	75,000	75,000
2026-664	HVAC Replacement RTU 4		Good	No	-	-	-	-	-	-	75,000	75,000
2026-665	HVAC Replacement RTU 5		Good	No	-	-	-	-	-	-	75,000	75,000
2026-666	HVAC Replacement RTU 6		Good	No	-	-	-	-	-	-	75,000	75,000
2026-667	HVAC Replacement RTU 7		Good	No	-	-	-	-	-	-	75,000	75,000
2026-668	HVAC Replacement RTU 8		Good	No	-	-	-	-	-	-	75,000	75,000
2026-669	HVAC Replacement RTU 9		Good	No	-	-	-	-	-	-	75,000	75,000
2026-670	HVAC Replacement RTU 11		Good	No	-	-	-	-	-	-	75,000	75,000
2026-671	HVAC Replacement RTU 12		Good	No	-	-	-	-	-	-	75,000	75,000
2026-672	HVAC Replacement RTU 13		Good	No	-	-	-	-	-	-	75,000	75,000
2026-673	HVAC Replacement RTU 14		Good	No	-	-	-	-	-	-	75,000	75,000
2026-678	HVAC Replacement RTU 15		Good	No	-	-	-	-	-	-	75,000	75,000
2026-679	Pavilion 20'x40' (cement slab & piers)		Fair	No	-	-	-	-	-	-	75,000	75,000
2026-680	Irrigation system		Good	No	-	-	-	-	-	-	75,000	75,000
	Sub Total				-	4,365,000	500,000	-	140,000	4,740,000	4,525,000	14,270,000

**TOWN OF GRANBY
CAPITAL IMPROVEMENT PLAN
FY27 - FY36**

Ref #	Project Description	Funding Source	Estimate Confidence	Other Funding	Recom.	FY27	FY28	FY29	FY30 & FY31	FY32 & FY33	FY34 - FY36	TOTAL
	Board of Education											
	Granby Memorial Middle School											
2026-700	Renovate to new		Good	Yes	-	20,000,000	-	-	-	-	-	20,000,000
2026-701	Renovate "in kind" (supports status quo) - no sprinklers		Good	Yes	-	3,100,000	-	-	-	-	-	3,100,000
2026-702	Window replacement		Good	No	-	400,000	-	-	-	-	-	400,000
2026-703	General renovation of interior finishes in common areas, offices, classrooms, and cafeteria		Good	No	-	390,000	-	-	-	-	-	390,000
2026-704	MS bleachers		Good	No	-	150,000	-	-	-	-	-	150,000
2026-705	Refurbish portions of the interior and exterior AHUs		Good	No	-	140,000	-	-	-	-	-	140,000
2026-706	Ceiling Tiles (building wide)		Good	No	-	110,000	-	-	-	-	-	110,000
2026-707	Fire alarm control panel upgrade		Good	No	-	75,000	-	-	-	-	-	75,000
2026-708	Ecology Center maintenance and upgrades		Good	No	-	50,000	-	-	-	-	-	50,000
2026-709	Repair/replacement of brick pavers		Good	No	-	30,000	-	-	-	-	-	30,000
2026-710	Phased renovation of locker rooms and restroom interior finishes and fixtures		Good	No	-	-	280,000	280,000	280,000	-	-	840,000
2026-711	Refurbish HVAC VAV units, HHW coils, baseboard radiators, unit heaters, DOAS, HHW piping		Good	No	-	-	145,000	-	-	-	-	145,000
2026-712	Repair, repoint exterior masonry and seal		Good	No	-	-	140,000	-	-	-	-	140,000
2026-713	Elevator (in ground cylinder replacement) & modernization of can and controls		Good	No	-	-	120,000	-	-	-	-	120,000
2026-714	Replace all bathroom fixtures (cost per bathroom)		Good	No	-	-	90,000	-	-	-	-	90,000
2026-715	HVAC Replacement RTU 1		Good	No	-	-	75,000	-	-	-	-	75,000
2026-716	HVAC Replacement RTU 2		Good	No	-	-	75,000	-	-	-	-	75,000
2026-717	HVAC Replacement RTU 3		Good	No	-	-	75,000	-	-	-	-	75,000
2026-718	HVAC Replacement RTU 4		Good	No	-	-	75,000	-	-	-	-	75,000
2026-719	HVAC Replacement RTU 5		Good	No	-	-	75,000	-	-	-	-	75,000
2026-720	HVAC Replacement RTU 6		Good	No	-	-	75,000	-	-	-	-	75,000
2026-721	HVAC Replacement RTU 7		Good	No	-	-	75,000	-	-	-	-	75,000
2026-722	Concrete paving replacement		Good	No	-	-	59,000	-	-	-	-	59,000
2026-723	HVAC controls upgrade		Good	No	-	-	-	100,000	-	-	-	100,000
2026-724	Refinish gym floor		Good	No	-	-	-	24,000	-	-	-	24,000
2026-725	Replace loading dock manual steel overhead doors		Good	No	-	-	-	5,700	-	-	-	5,700
2026-726	Kitchen Equipment upgrades		Good	No	-	-	-	-	400,000	-	-	400,000
2026-727	Replace single ply TPO roof membrane assembly		Good	No	-	-	-	-	210,000	-	-	210,000
2026-728	Upgrade fire rated doors (50 @ \$1,000 each)		Good	No	-	-	-	-	50,000	-	-	50,000
2026-729	Water heaters		Good	No	-	-	-	-	45,000	-	-	45,000
2026-730	Kitchen fridge and freezer upgrade		Good	No	-	-	-	-	30,000	-	-	30,000
2026-731	Kitchen lighting upgrades		Good	No	-	-	-	-	15,000	-	-	15,000
2026-732	Kitchen dishwasher upgrade		Good	No	-	-	-	-	5,000	-	-	5,000
2026-733	Kitchen hood relocation		Good	No	-	-	-	-	3,000	-	-	3,000
2026-734	Kitchen paint upgrades		Good	No	-	-	-	-	1,500	-	-	1,500
2026-735	Roll-off Trailer storage containers w/AC		Good	No	-	-	-	-	-	-	350,000	350,000
2026-736	Pavilion 20'x40' (cement slab & piers)		Fair	No	-	-	-	-	-	-	75,000	75,000
2026-737	Sprinkler system update - full building study needed		Good	No	-	-	-	-	-	-	-	-
	Sub Total					24,445,000	1,359,000	409,700	1,039,500	-	425,000	27,678,200

**TOWN OF GRANBY
CAPITAL IMPROVEMENT PLAN
FY27 - FY36**

Ref #	Project Description	Funding Source	Estimate Confidence	Other Funding	Recom.	FY27	FY28	FY29	FY30 & FY31	FY32 & FY33	FY34 - FY36	TOTAL
	Board of Education											
	Kelly Lane Primary School											
2026-750	Roofing Replacement - Gross of grant reimbursement		Good	Yes	-	100,000	2,800,000	-	-	-	-	2,900,000
2026-751	Window/Door Replacement (Fire code)		Good	No	-	-	50,000	-	-	-	-	50,000
2026-752	Boiler and pump replacement (after converting to propane in FY26)		Good	No	-	-	-	-	500,000	-	-	500,000
2026-753	Parking lot resurfacing / expansion		Good	No	-	-	-	-	380,000	-	-	380,000
2026-754	HVAC Replacement - RTU 1		Fair	No	-	-	-	-	75,000	-	-	75,000
2026-755	HVAC Replacement - RTU 2		Fair	No	-	-	-	-	75,000	-	-	75,000
2026-756	HVAC Replacement - RTU 3		Fair	No	-	-	-	-	75,000	-	-	75,000
2026-757	HVAC Replacement - RTU 4		Fair	No	-	-	-	-	75,000	-	-	75,000
2026-758	HVAC mini-splits (cost per unit, need 3), classrooms		Good	No	-	-	-	-	30,000	-	-	30,000
2026-759	HVAC mini-splits (cost per unit, need 2), server rooms		Good	No	-	-	-	-	20,000	-	-	20,000
2026-760	Kitchen Updates (flooring, equipment, walk-ins)		Good	No	-	-	-	-	-	600,000	-	600,000
2026-761	Gym floor (rubber)		Good	No	-	-	-	-	-	150,000	-	150,000
2026-762	Pavilion 20'x40' (cement slab & piers)		Fair	No	-	-	-	-	-	75,000	-	75,000
2026-763	Playground updates (design equipment/ composite flooring / mulch)		Good	No	-	-	-	-	-	-	250,000	250,000
2026-764	Courtyard redesign / outdoor learning space / compost		Fair	No	-	-	-	-	-	-	100,000	100,000
2026-765	Catch basin replacement (6)		Good	No	-	-	-	-	-	-	75,000	75,000
2026-766	Bathroom renovations (per bathroom)		Good	No	-	-	-	-	-	-	40,000	40,000
2026-767	Fencing		Good	No	-	-	-	-	-	-	40,000	40,000
2026-768	Shed		Fair	No	-	-	-	-	-	-	-	-
2026-769	HVAC Replacement - RTU 4		Good	No	-	-	-	-	-	-	-	-
	Sub Total					100,000	2,850,000	-	1,230,000	825,000	605,000	5,610,000

**TOWN OF GRANBY
CAPITAL IMPROVEMENT PLAN
FY27 - FY36**

Ref #	Project Description	Funding Source	Estimate Confidence	Other Funding	Recom.	FY27	FY28	FY29	FY30 & FY31	FY32 & FY33	FY34 - FY36	TOTAL
	Board of Education											
	Wells Road Intermediate School											
2026-800	Gym floor (rubber)		Good	No	-	150,000	-	-	-	-	-	150,000
2026-801	Roofing Replacement - Gross of grant reimbursement		Good	Yes	-	100,000	2,800,000	-	-	-	-	2,900,000
2026-802	Water System Upgrade (similar to Kelly Lane)		Good	No	-	-	400,000	-	-	-	-	400,000
2026-803	Parking lot resurfacing / expansion		Good	No	-	-	350,000	-	-	-	-	350,000
2026-804	Window/Door Replacement (Fire code)		Good	No	-	-	50,000	-	-	-	-	50,000
2026-805	Cafeteria and Stage Renovation		Fair	No	-	-	-	-	600,000	-	-	600,000
2026-806	Boiler and pump replacement (after converting to propane in FY26)		Good	No	-	-	-	-	500,000	-	-	500,000
2026-807	Parking lot resurfacing / expansion		Good	No	-	-	-	-	380,000	-	-	380,000
2026-808	HVAC Replacement - RTU 1		Fair	No	-	-	-	-	75,000	-	-	75,000
2026-809	HVAC Replacement - RTU 2		Fair	No	-	-	-	-	75,000	-	-	75,000
2026-810	HVAC Replacement - RTU 3		Fair	No	-	-	-	-	75,000	-	-	75,000
2026-811	HVAC Replacement - RTU 4		Fair	No	-	-	-	-	75,000	-	-	75,000
2026-812	Water Heaters		Good	No	-	-	-	-	30,000	-	-	30,000
2026-813	HVAC mini-split, need 1, server room		Good	No	-	-	-	-	20,000	-	-	20,000
2026-814	Kitchen Updates (flooring, equipment, walk-ins)		Good	No	-	-	-	-	-	600,000	-	600,000
2026-815	Window Replacement (just affected areas)		Good	No	-	-	-	-	-	-	150,000	150,000
2026-816	Catch basin replacement (6)		Good	No	-	-	-	-	-	-	100,000	100,000
2026-817	Bathroom renovations (per bathroom)		Good	No	-	-	-	-	-	-	75,000	75,000
2026-818	HVAC ERU's, need 3 (cost per unit)		Good	No	-	-	-	-	-	-	-	-
2026-819	Repainting and Masonry Repairs		Good	No	-	-	-	-	-	-	-	-
	Sub Total					250,000	3,600,000	-	1,830,000	600,000	325,000	5,605,000

**TOWN OF GRANBY
CAPITAL IMPROVEMENT PLAN
FY27 - FY36**

Ref #	Project Description	Funding Source	Estimate Confidence	Other Funding	Recom.	FY27	FY28	FY29	FY30 & FY31	FY32 & FY33	FY34 - FY36	TOTAL
	Board of Education											
	Central Services Building											
2026-850	Security Initiative - Whole District (\$850k in place via Small Cap)		Good	No	-	1,200,000	-	-	-	-	-	1,200,000
2026-851	Storage - Butler Building (multiple bays with plumbing and electrical)		Good	No	-	-	-	250,000	-	-	-	250,000
2026-852	Office Reconfiguration		Good	No	-	-	-	-	-	-	40,000	40,000
	Sub Total					1,200,000	-	250,000	-	-	40,000	1,490,000
	Total Board of Education					30,360,000	8,309,000	659,700	4,314,500	6,247,000	6,230,000	56,120,200
	Total Town and Board of Education					44,553,000	11,260,000	3,140,200	21,059,000	10,756,000	43,408,500	134,176,700

Priority level Level 1 = within 1 yr; Level 2 = 2-5 yrs; Level 3 = 5-10 yrs	Category	Project	Initial Estimate	Notes	2025- 40% increase in cost	
Level 1	Exterior Facades & Roofing	Replace new metal door @ vestibule entrance to lower level with appropriate wood door with glass lights	\$ 2,000.00		\$ 2,800.00	
Level 1	Exterior Facades & Roofing	Inspect all gutters & leaders on a routine basis at least twice yearly & after extreme climate events. Secure all leaders to their bases to storm drain boot and secure all drainage system connections. Repair and adjust any observed deficiencies.	\$ 2,000.00		\$	
Level 1	Exterior Facades & Roofing	Install gutter on north portion of East Elevation of East Addition	\$ 3,000.00	Complete	\$	
Level 1	Exterior Facades & Roofing	Increase overhang on North Elevation of the East Addition	\$ 6,000.00		\$ 8,400.00	
Level 1	Exterior Facades & Roofing	Provide slope away from building on brick-clad buttresses metal covers. Install base flashing extending under wood trim at juncture of metal covers to the wood install sealant at all junctures of flashing with wood trim or other building elements.	\$ 8,000.00		\$ 11,200.00	
Level 2	Exterior Facades & Roofing	Carefully remove all masonry coatings and efflorescence from brick walls, brick chimney and concrete foundation walls.	\$ 20,000.00		\$ 28,000.00	
Level 2	Exterior Facades & Roofing	Repair or replace all displaced, damaged, or missing bricks, specifically at base of wall.	\$ 5,000.00		\$ 7,000.00	
Level 2	Exterior Facades & Roofing	Repoint all missing or damaged mortar joints to match example of original pointing visible in Storage Area under West Entrance Vestibule.	\$ 4,000.00		\$ 5,600.00	
Level 2	Exterior Facades & Roofing	Install liner in brick chimney. Repair metal chimney cap as necessary.	\$ 5,000.00		\$ 7,000.00	
Level 2	Exterior Facades & Roofing	Carefully remove all loose and flaking paint and all sealant from wood siding (clapboard and shingles) and trim so as not to damage historic material.	\$ 10,000.00	Completed Clerestory, Lower Level Remaining	\$ 7,000.00	Estimate + 40% increase/ half
Level 2	Exterior Facades & Roofing	Replace all damaged, deteriorated and missing wood elements with wood to match original in appearance and with same species of wood, if possible.	\$ 20,000.00	Completed Clerestory, Lower Level Remaining	\$ 14,000.00	Estimate + 40% increase/ half
Level 2	Exterior Facades & Roofing	Prepare wood to receive appropriate primer, prime and apply two coats of appropriate paint in color determined by finish analysis. Paint any unpainted elements of the Lower Level Entrance enclosure to match selected paint on wood on original portions of building.	\$ 25,000.00	Completed Clerestory, Lower Level Remaining	\$ 17,500.00	Estimate + 40% increase/ half
Level 2	Exterior Facades & Roofing	Install sealant at all joints and gaps whether wood to wood, wood to metal, wood to masonry, or wood to windows.	\$ 10,000.00	Completed Clerestory, Lower Level Remaining	\$ 7,000.00	Estimate + 40% increase/ half
Level 2	Exterior Facades & Roofing	Repair or replace to match original and properly secure all damaged decorative cast iron grills on the vent openings at the base of the brick wall.	\$ 2,000.00		\$ 2,800.00	
Level 2	Exterior Facades & Roofing	Repair any damaged elements, scrape, prime and paint. metal railing at steps to parking area.	\$ 1,000.00		\$ 1,400.00	
Level 3	Exterior Facades & Roofing	Replace screen doors at entrance to upper level with new storm/screen doors to match the screen doors visible in historic photographs including visually appropriate hardware	\$ 3,000.00		\$ 4,200.00	
Level 3	Exterior Facades & Roofing	On the two pair of wood doors at the West, Upper Level Entrance, replace the existing brass replacement doorknobs with replica knobs to match the original.	\$ 1,000.00		\$ 1,400.00	
Level 3	Exterior Facades & Roofing	Fabricate and install replacement transom window above Lower Level Entrance door to match original, including the word, "HALL", but sized to fit the altered opening size. New window shall be double-glazed for thermal efficiency	\$ 2,000.00		\$ 2,800.00	
Level 3	Exterior Facades & Roofing	Replace white metal lower vent on East Elevation of East Addition with more appropriate, yet functional element.	\$ 2,000.00		\$ 2,800.00	
Level 1	Interior	Fill gap between concrete floor slab & building wall in Lower Level Entrance Vestibule, repairing any damaged masonry as necessary.	\$ 1,000.00		\$ 1,400.00	
Level 1	Interior	Treat building to eliminate all insects & nests.	\$ 1,000.00	Regular DPW Maintenance		
Level 1	Interior	Install screens over light fixtures to prevent accumulation of insects & debris. Periodically inspect & clean fixtures.	\$ 1,000.00		\$ 1,400.00	
Level 2	Interior	Repair damaged gypsum board at Lower Level ceiling beams and any other locations of damage to match adjacent finishes.	\$ 2,000.00		\$ 2,800.00	
Level 3	Interior	Conduct historic finish analysis of exterior and interior surface materials.	\$ 5,000.00		\$ 7,000.00	
Level 3	Interior	Carefully remove all damaged plaster to facilitate repairs. Install new plaster to match original, adjacent plaster surfaces in composition, color, and finish.	\$ 5,000.00		\$ 7,000.00	
Level 3	Interior	Paint plaster on walls and ceilings based upon finishes analysis.	\$ 5,000.00		\$ 7,000.00	
Level 3	Interior	Paint all damaged, flaking and unfinished wood and masonry elements inside the Lower Level Entrance Vestibule in same manner as directed above.	\$ 2,000.00		\$ 2,800.00	
Level 3	Interior	Carefully clean all interior woodwork and cabinetry in the Upper Level, original library space of any scuffs or other surface stains and refinish as necessary based on finish analysis.	\$ 5,000.00		\$ 7,000.00	
Level 3	Interior	Strip and re-stain risers on interior stairs to match existing.	\$ 3,000.00		\$ 4,200.00	
Level 3	Interior	Remove existing vinyl tile flooring in the boiler room, clean and repair floor as necessary and install new vinyl flooring	\$ 2,000.00		\$ 2,800.00	
Level 2	Interior	Restore all damaged clerestory window woodwork based upon historic finishes analysis	\$ 10,000.00		\$ 14,000.00	
Level 1	Life Safety	Install new addressable smoke and heat detectors and emergency interior and exterior lighting with self-contained battery back-up.	\$ 5,000.00		\$ 7,000.00	
Level 2	Life Safety	Install new state-of-the-art building-wide NPPA 13-approved fire-suppression sprinkler system.	\$ 50,000.00		\$ 70,000.00	

Level 2-3	Mechanical/Electrical/Plumbing	Upgrade the electrical service to a 3-phase, 4-wire service with increased amperage. (2-3)	\$ 10,000.00		\$ 14,000.00	
Level 2	Mechanical/Electrical/Plumbing	Install new distribution, panel boards, switches and receptacles throughout the building	\$ 25,000.00		\$ 35,000.00	
Level 2	Mechanical/Electrical/Plumbing	Replace/upgrade existing restroom plumbing fixtures to meet all current ADA requirements	\$ 5,000.00		\$ 7,000.00	
Level 2-3	Mechanical/Electrical/Plumbing	Installing new modern central multi-zone air-conditioning/heating system with the capability to bring in and condition outside air and exhaust spent air at rates prescribed by code. (2-3)	\$ 75,000.00		\$ 105,000.00	
Level 3	Mechanical/Electrical/Plumbing	Install new septic system.	\$ 10,000.00		\$ 14,000.00	
Level 1	Site, Landscaping & Site-Related ADA-Access	Maintain slope away from building and maintain height of the mulch adjacent to building at least 8 inches below any building material.	\$ 3,000.00		\$ 4,200.00	
Level 1	Site, Landscaping & Site-Related ADA-Access	Patch all damaged locations in the concrete sidewalk and concrete parking lot steps to match the existing, surrounding material. Level any portions of sidewalk which could present a tripping hazard.	\$ 3,000.00	Completed with ARRA funds		
Level 1	Site, Landscaping & Site-Related ADA-Access	Redesign area between parking area and Lower Level entrance so that handicapped access is more direct and ADA-compliant, using historically compatible material.	\$ 10,000.00		\$ 14,000.00	
Level 1	Site, Landscaping & Site-Related ADA-Access	Install pedestrian crossing including appropriate signage on East Street between parking area across East Street and Library parking lot.	\$ 3,000.00		\$ 4,200.00	
Level 1	Site, Landscaping & Site-Related ADA-Access	Install additional exterior lighting at the Lower Level Vestibule Entrance door and as needed along sidewalks, pathways, and parking areas with lighting compatible with the historic environment.	\$ 5,000.00		\$ 7,000.00	
Level 1	Universal Access	Install automatic door openers at both the Lower Level entrance door and the door leading from the Lower Level Vestibule into the Children's Room	\$ 5,000.00		\$ 8,400.00	Historic Accuracy?
Level 1	Universal Access	Lower the height of the masonry threshold at the Lower Level Entrance for ADA compliance.	\$ 1,000.00		\$ 1,400.00	
Level 1	Universal Access	If increased or full ADA compliance is desired, engage services of a professional architect knowledgeable in historic preservation to develop a design to provide full ADA-compliance.	\$ 10,000.00		\$ 14,000.00	
Total Project					\$ 493,500.00	

Memorandum

To: Town of Granby Board of Selectmen
Mike Walsh, Town Manager – Town of Granby
Sandy Yost, Director of Community Services – Town of Granby

From: Anthony McGovern, Chairperson - Granby Parks and Recreation Board

Date: August 14, 2025

Subject: Endorsement of Parks Improvements – Input for Capital Planning Process

Purpose

The purpose of this memorandum is to highlight proposed improvements to Granby's Parks, as outlined in the recent Recreation Facilities Analysis ("Parks Master Plan") conducted by GZA GeoEnvironmental, Inc. (GZA). Please consider the proposed investments highlighted as the priorities recommended by the Parks and Recreation Board and to specifically inform the upcoming Capital Planning process acknowledging that time is of the essence for such input. Again, this submission reflects the items we've determined to be of most value to the Granby community at this point in time and we acknowledge that these improvement concepts will require much further refinement of requirements and expectations. This is not intended to bypass a more thorough review of the Parks Master Plan which reflects a wider array of potential investments. We look forward to that future conversation with you.

Summary of GZA's Approach

GZA's work was guided by a comprehensive and community-centered methodology, which included:

- Site Analysis: Detailed review of existing conditions at Salmon Brook Park and Ahrens Park through site visits, GIS mapping, and document analysis.
- Public Engagement: A robust outreach effort including stakeholder interviews, an online survey with 619 respondents, and two public meetings. This process identified key community priorities and concerns.
- Parks Master Plan Development: Creation of conceptual master plans for both parks, designed to address landscape constraints, usage conflicts, and program redundancies.

The plans offer advice for logical phases of implementation and include cost estimates (rough order of magnitude based on GZA's actual experience for similar projects) of each improvement, or project, for which we believe should aid in the Capital Planning considerations for the years ahead.

Key Improvements Endorsed

The Parks and Recreation Board recommends the priorities shown on Exhibit A (attached) as investments at Salmon Brook Park and Ahrens Park. Items shaded in grey reflect those investments that have interdependencies and sequencing in the Capital Plan should be given consideration. All other items are potential stand-alone projects.

These improvements reflect the community's vision and address both current needs and future growth.

We appreciate the BOS's attention to this matter and look forward to continued collaboration as the Parks Master Plan progresses.

Respectfully submitted on behalf of the Parks and Recreation Board,

Anthony McGovern, Chairperson

A handwritten signature in black ink, appearing to read 'A. McGovern', is positioned below the typed name.

Exhibit A

Recommendation	Description	Potential Cost Range
Salmon Brook Park		
Route 20 Path to Soccer Fields, Improvements for Pedestrian and Equestrian Use	Upgrade the existing path to the Route 20 parking lot. Develop an unpaved equestrian trail parallel to this. Expand ADA accessibility from the central parking lot to the soccer fields, connecting to the improved Route 20 path. This is listed as part of Phase 1 because the Town has already received a Small Town Economic Assistance Program (STEAP) grant from the State of Connecticut to implement this project.	\$600,000-\$700,000 (inclusive of STEAP funding)
Salmon Brook Park Pickleball Courts and Relocation of Lacrosse Fields	Relocate the two smaller lacrosse fields from Salmon Brook Park to Ahren's park (the two small lacrosse fields that are currently closest to the swimming pond and central parking lot). Build a new pickleball court in Salmon Brook Park off the southern end of the central parking lot (four dedicated pickleball courts, with fencing and lighting). Revert existing court to dedicated tennis.	\$400,000-\$500,000
Salmon Brook Park Ballfields 3 and 5	Relocate ballfield 3 and re-orient ballfield 5 into configuration shown on Master Plan. Add upgraded and accessible seating, lights, and scoreboards to redeveloped ballfields.	\$500,000-\$600,000
Playground (Ages 5-12)	Develop a new playground for ages 5-12 in a revised park location.	\$400,000-\$600,000
Utilities Expansion	Install utilities for the proposed restroom building and future use. This should include a study of available water supply which may result in the installation of an additional well to support the proposed and future use.	\$200,000-\$300,000
Restroom	Develop a new restroom building between Fields 3 and 5 and relocated pickleball court.	\$150,000-\$200,000
3-Way Stop Intersection	Reconfigure the Salmon Brook Park Road 3-way intersection to a 3-way stop intersection (4-way stop including DPW parking lot drive) and reconfigure the parking lot by the smaller playground for safety and improved usage of space.	\$150,000-\$200,000
Walking Path Improvements	Adult fitness stations, shade trees, seating, memorial benches, and ADA access where required.	\$20,000-\$400,000
Landscaped Entrance, Memorials	Install landscape improvements to Veterans Memorial Wall and Children's Garden, including accessible pathways carefully designed to compliment the spaces, topsoil and planting improvements to the gardens.	\$20,000-\$50,000
Expand Rt 20 Parking Lot	Expand the Route 20 parking lot to accommodate horse trailer parking and some additional car parking, and add a new second curb cut onto Route 20 for pull-through access.	\$250,000-\$350,000
DPW Parking Lot	Expand and reconfigure the parking lot by the DPW garage to better utilize the space while providing pedestrian access to Field 4 spectator areas	\$150,000-\$250,000
Ahrens Park		
Playground	Develop a playground (ages 2-5 and ages 5-12) adjacent to the existing pavilion/ restroom building	\$400,000-\$600,000



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July 16, 2025
File No. 15.0167378.00

Mike Walsh, Town Manager
Town of Granby
15 North Granby Road
Granby, CT 06035

Re: Granby Recreation Facilities Analysis
Summary Memorandum
Granby Parks and Recreation Department

Dear Mr. Walsh,

In accordance with GZA GeoEnvironmental, Inc. ("GZA")'s December 19, 2024 Proposal for Professional Services, we are pleased to provide the Town of Granby ("Town; Client") this summary memorandum describing GZA's efforts in producing the attached Master Plans for Salmon Brook Park and Ahrens Park, hereinafter referred to collectively as the Project. GZA's efforts included a site analysis of existing conditions at the two Town-owned parks, a public engagement process, and development of the two conceptual Master Plans.

This summary memorandum is subject to the limitations included in **Attachment A**. Copies of the Master Plans, public meeting presentations, and online survey results are included as attachments to this letter, respectively.

PROJECT BACKGROUND

The Town of Granby, Connecticut is fortunate to have two generously sized public parks located near the center of town: Salmon Brook Park and Ahrens Park. Salmon Brook Park is a well-used, 116-acre park which offers a wide range of recreational programming and facilities. Ahren's Park offers additional open space with less formal programming and is 45 acres in size.

Salmon Brook Park has served as a public open space since the early 20th century and became formalized as a public park in the early 21st century with many of its existing recreational facilities developed within the past two decades. Ahrens Park was owned by the Ahrens family until 2003 when the town acquired it as a protected open space.

Recreational facilities at Salmon Brook Park currently include softball and baseball fields, soccer and lacrosse fields, tennis and pickleball courts, playgrounds, a dog park, a horse ring, a swimming pond and bath house, a band shell, picnic pavilions, memorial gardens, the Park House building (with offices and public meeting room), a restroom building, walking paths, and access to hiking trails.



Ahren's Park is less programmed. Its formal recreational facilities are limited to a collection of multi-purpose sports fields, a restroom and pavilion building, a bocce court, and the Town's community gardens.

In 2022, to better understand the community's needs, the Town conducted a public survey to learn about park usage, asking what additional elements and programs town residents would like the two parks to have. Possible park improvements that ranked highly included: ice skating area, splash pad, walking paths, additional seating, skate park, and pickleball courts. Over the following two years, the Town began to implement some of these improvements, including new walking paths throughout Salmon Brook Park and the conversion of Salmon Brook Park's tennis court to multi-purpose tennis and pickleball courts.

As these new elements began to be added to the park, and due to fact that park features have varying lifespans requiring updates or replacement, the Town recognized the need for developing a master plan to guide future development and management of the two parks to ensure future improvements are well-coordinated, reflect the community's goals, and make effective use of available resources. To meet this need, the Town engaged GZA to perform the Recreation Facilities Analysis, or "Study", of the two parks. GZA's Study included an inventory of existing conditions, public engagement, and development of master plans for the two parks. The results of the Study are summarized in the following sections of this memorandum.

EXISTING CONDITIONS INVENTORY

REVIEW OF EXISTING CONDITIONS: SALMON BROOK PARK

GZA reviewed existing site conditions through site visits, GIS mapping, and review of available site plans and documents. GZA found that most of the Town-managed park facilities at Salmon Brook Park are well-maintained and in good condition. Site features that were in need of repair or showing their age included the large playground located at the southern end of the park. Additionally, the informal gravel path connecting the Route 20 parking lot to the soccer fields has experienced erosion likely due to its steepness and lack of proper drainage measures.

Based on conversations with Town staff, GZA learned that sanitary sewer, electrical, and water utilities serve the southern end of the park. Water in the park is sourced from a well located within the park. Irrigation extends throughout the whole developed portion of the park, as far north as the soccer fields.

As its name implies, Salmon Brook Park is located alongside Salmon Brook, and occupies the low-lying, flat topography typically associated with a riparian floodplain. The FEMA Flood Hazard survey for Salmon Brook does not extend into the Project site; however, from conversations with Granby Town staff and park stakeholders, GZA heard that Field 2 and the adjacent playground area flood during heavy rain events, into portions of Field 1. Based on review of publicly-available LIDAR contour data of the site's topography, GZA has estimated the extent of the flood-prone area that had been described, for master planning purposes. Town staff also described to GZA that the edge of Field 3 (third base to home plate) floods periodically, as does the adjacent dog park; though somewhat less frequently and extensively than the playground/ Field 2 area.



REVIEW OF EXISTING CONDITIONS: AHRENS PARK

Ahrens Park is located north of Granby Center on Hungary Road. The developed portion of the park is situated on a flat plateau, while the wooded portions of the site occupy lower-lying riparian areas adjacent to the east branch of Salmon Brook. The site contains football and lacrosse fields, as well as a baseball field in a neglected condition which is not routinely used by the Town's sports leagues. There is also a pavilion and restroom building on the site, a parking lot, and a bocce court. At the north end of the site is the Town's community gardens, which are separated from the rest of the site by a wooded area and have their own driveway entrance.

PUBLIC ENGAGEMENT

PUBLIC ENGAGEMENT: STAKEHOLDER INTERVIEWS

GZA conducted phone interviews with representatives from sports leagues and community organizations ("stakeholders") who regularly use the park and/or maintain their own dedicated facilities within the park. This list of suggested stakeholders was provided by the Town and included:

- Granby Youth Lacrosse: Clay Morad
- Granby/East Granby Little League: Greg Dion
- Granby Rovers Soccer: Austin Busbey
- Granby Youth Football: Dave Collins and Mike Gero
- Granby Horse Council: Joan Davis
- D.O.G.G.S. (Dog Park): Martha Delaney
- Granby Community Gardens: Deborah Roe
- Children's Memorial: Jane Johnson
- Veterans Memorial Wall: Betty Hart
- Live Nativity: Rev. Clark Pfaff
- Town of Granby Summer Camps: Daphne Shinder

Each interview consisted of a 15-30 minute conversation. GZA asked stakeholders about their use of the park and its facilities. Conversations touched upon how each group uses the park, which facilities they maintain, if there are any unmet needs or challenges they face, and if there is a need for coordination with other groups. The input from these conversations helped GZA to develop a holistic understanding of the two parks and how their various facilities and user groups interact, and was used in identifying areas for further public input in the online survey and public meetings (described in the following sections).

From the interviews, GZA learned that Ahrens Park's fields are almost never in use all at once, and therefore there is an opportunity to utilize some of this space for other uses (including potentially locating new facilities here or relocating features from Salmon Brook Park to Ahrens Park if additional space at Salmon Brook Park was needed). Overall, the stakeholder interviews revealed that there is generally good coordination among sports leagues and other uses of the park, resulting in a minimum of congestion and conflict during peak use times. Representatives



from Little League and Rovers Soccer indicated a desire to add lights to some or all of the sports fields, to extend the length of use during the season and usable hours for practices and games.

GZA also had discussions with Town of Granby staff about the parks. In discussions with Town staff, the Salmon Brook Park pickleball courts were identified as a key point of focus for the master plan. The existing tennis courts, which are adjacent to a residential complex, were recently updated to double as pickleball courts. These new pickleball courts have quickly become very popular and are highly used, and the resulting noise of pickleball games has resulted in frequent complaints to the Town from the adjacent residential neighbors. The Town identified a need to identify suitable locations for potentially relocating the pickleball courts.

PUBLIC ENGAGEMENT: ONLINE SURVEY

GZA developed an online public survey consisting of thirteen questions about people's use of the two parks and desires for future improvements. The survey was distributed and advertised by the Town, on the town of Granby website and Town Facebook page, as well as on the Facebook pages of individual Town departments. The survey had a total of 619 respondents. Full survey results are included in **Attachment G**. Results from the survey showed that:

- People tend not to visit Ahrens Park, mainly because of a lack of things to do there.
- Interest in potential new recreational features at Salmon Brook Park included, in order:
 - Water spray deck / splash pad
 - Ice skating area
 - Updated playground
 - Adult fitness equipment
 - Pump track (course for bikes)
 - Skate park
- Interest in potential new recreational features at Salmon Brook Park included, in order:
 - Walking paths
 - Pickleball court
 - Playground
 - Pump track (course for bikes)
 - Water spray deck / splash pad
- There was interest in relocating the pickleball courts from Salmon Brook Park to Ahrens Park.
- There was support for adding lights to sports fields at the parks.
- Park visitors want additional restroom access at Salmon Brook Park.



PUBLIC ENGAGEMENT: PUBLIC MEETINGS

The Town of Granby held the first of two public meetings for the Project on April 1, 2025. GZA presented a slideshow presentation on the project background and site analysis and facilitated a group discussion to gather public input on future improvements to the parks. Public input heard at the meeting included:

- Ahrens Park is underutilized and has great potential.
- With its horse ring and connection to extensive woodland trails, Salmon Brook Park is a unique and important destination for equestrians in the region. There is a need for a few horse trailer parking spaces somewhere in the park.
- Improvements to the Route 20 parking lot path at Salmon Brook Park should be compatible with equestrian use.
- The existing larger playground at Salmon Brook Park is located adjacent to the brook, which adds a valuable aspect of nature and water access to the play environment.
- Salmon Brook Park needs an additional public restroom.
- Dedicated pickleball courts would be preferable over existing shared tennis/pickleball.
- The three-way intersection at Salmon Brook Park Road can be dangerous and would benefit from stop signs.

At the public meeting, GZA provided a “dot sticker” board activity, where participants could vote for potential new recreational facilities at both parks by placing stickers on the elements they were most interested in. The results of this activity were generally consistent with the online survey. This board is shown in **Attachment E**.

A second in-person public meeting was held in the Park House at Salmon Brook Park during the Parks Commission meeting on June 3, 2025. At this meeting, GZA shared draft master plans for the parks (Master Plans are described in the following section). Public input on the draft plans was limited and included discussion on whether the park’s existing parking lots would be able to support additional visitorship resulting from the proposed new recreational facilities depicted in the plans. In response to the discussions at this meeting, GZA revised the plans to include an expanded parking area. The final Master Plans for proposed conditions at Salmon Brook Park and Ahrens Park are described in the next section.

SALMON BROOK PARK AND AHRENS PARK MASTER PLAN

DEVELOPMENT OF CONCEPTUAL MASTER PLANS

The proposed Conceptual Master Plans for both parks (**Attachments B and C**) depict a future condition in which the highest priority new program elements identified during this Study are arranged in response to the landscape constraints, usage conflicts, and program redundancies identified between both parks, resolving those elements in the process. Implementation of the proposed condition would occur in multiple phases over several years. The two sites’ plans are intrinsically tied to each other, because the added program



elements proposed at Salmon Brook Park are accommodated by relocating two of the smaller youth lacrosse fields to Ahrens Park, whose fields are not currently fully utilized.

In developing the master plans, GZA and the Town of Granby reviewed public meeting input and identified which elements made sense for inclusion in the recommendations for both parks, based on the effective use of Town resources, available space, and coordination with other recreational facilities in the region. Most of the elements that were repeatedly identified during the public engagement process are included in the master plan recommendations, with the notable exception of an ice skating area. Because there is an existing skating facility nearby in Simsbury (the International Ice Skating Center of Connecticut), the Town determined that developing one in Granby may not be worth the significant investment required.

The proposed design for Salmon Brook Park is built around the following major organizing schemes:

- **A corridor of new recreational facilities** is established between the Park House and the central parking lot, along the northeast edge of the swimming pond. This corridor is connected by new accessible paved pedestrian paths, and includes:
 - New **skatepark**
 - New **splash pad**
 - New **playground** (replaces existing playground currently in flood-prone southern area)
 - New dedicated **pickleball courts** adjacent to the central parking lot (these are relocated from the tennis courts, which revert to being dedicated tennis courts)

Space for this corridor is made available by relocating two smaller lacrosse fields to Ahrens Park, and relocating Field 3 (softball) to the north. The western edge of this corridor is converted to a vegetated floodplain shrub-meadow landscape, to help mitigate periodic flooding.

- **Reconfigured ballfields:** Ballfield 1 is rotated, and ballfields 3 and 5 are re-positioned and rotated, so that Fields 1 and 2 and Fields 3 and 5 have their backstops adjacent to one another for consolidated spectator and player access, and Fields 1 and 5 no longer are oriented with the batter facing south (batter facing south is less preferable because of the risk of being blinded by the sun). Ballfield lighting is added to these redeveloped fields, along with upgraded and accessible spectator seating. This reconfiguration of ballfields makes space for the recreation facilities corridor described above, while providing opportunity for improvements to the ballfields themselves as well as pedestrian circulation throughout the park.

Additional proposed improvements to Salmon Brook Park are described in the following section on project phasing.



PHASING AND IMPLEMENTATION

The sequence and phasing of the proposed work is based on both identified priority and spatial coordination. The proposed work should begin with the initial phases outlined below in Table 1. Phases may be combined based on availability of funding. Numbers in the “Plan Legend Number” column correspond to the numbered items on the Master Plan for each park, **Attachments B and C**.

Approximate ranges of costs are indicated for each proposed Park improvement, based on GZA’s experience with recent similar projects in the region. Please note that GZA’s assignment did not include any detailed design beyond the conceptual master planning level. As such, the ranges of potential costs should be considered “order of magnitude” and used for budgeting and comparison purposes only. Costs are assumed to be inclusive of “soft costs” such as survey, permitting, design/engineering, contingency, and publicly-bid construction. Costs are in 2025 dollars.

SALMON BROOK PARK: PROPOSED PARK IMPROVEMENTS, PHASES 1-5

TABLE 1: Salmon Brook Park, Proposed Park Improvements, Phases 1 - 5				
Phase	Recommendation	Description	Plan Legend Number	Potential Cost Range
1A	Route 20 Path to Soccer Fields, Improvements for Pedestrian and Equestrian Use	Upgrade the existing path to the Route 20 parking lot, by adding paved surfacing as well as stairs at the steepest sections. Develop an unpaved equestrian trail parallel to this. Expand ADA accessibility from the central parking lot to the soccer fields, connecting to the improved Route 20 path. This is listed as part of Phase 1 because the Town has already received a Small Town Economic Assistance Program (STEAP) grant from the State of Connecticut to implement this project.	19	\$600,000-\$700,000
1B	Salmon Brook Park Pickleball Courts and Relocation of Lacrosse Fields	Relocate the two smaller lacrosse fields from Salmon Brook Park to Ahren’s park (the two small lacrosse fields that are currently closest to the swimming pond and central parking lot). Build a new pickleball court in Salmon Brook Park off the southern end of the central parking lot (four dedicated pickleball courts, with fencing and lighting). Revert existing court to dedicated tennis.	2, 14	\$400,000-\$500,000



TABLE 1: Salmon Brook Park, Proposed Park Improvements, Phases 1 - 5				
Phase	Recommendation	Description	Plan Legend Number	Potential Cost Range
2	Salmon Brook Park Ballfields 3 and 5	Relocate ballfield 3 and re-orient ballfield 5 into configuration shown on Master Plan. Add upgraded and accessible seating, lights, and scoreboards to redeveloped ballfields.	16, 17	\$500,000-\$600,000
3	Playground (Ages 5-12)	Develop a new playground for ages 5-12 in the location shown on Master Plan.	13	\$400,000-\$600,000
4A	Utilities: Electrical, Water, and Sanitary Expansion	Install utilities for the proposed restroom building and splash pad. This should include a study of available water supply which may result in the installation of an additional well to support the proposed features, or alternatively, may result in design recommendations for restroom and spray features with lower water usage.	12, 15	\$200,000-\$300,000
4B	Restroom	Develop a new restroom building between Fields 3 and 5 and relocated pickleball court, by central parking lot. Assumes utilities are in place from Phase 4A.	15	\$500,000-\$1,000,000
4C	Splash Pad	Develop a new splash pad or misting area in the location shown on the Master Plan. Assumes utilities are in place from Phase 4A.	12	\$250,000-\$350,000



SALMON BROOK PARK: ADDITIONAL PROPOSED IMPROVEMENTS

The following improvements listed in Table 2 are less dependent on sequencing of other project phases and could be implemented as stand alone projects at the Town's discretion.

TABLE 2: Salmon Brook Park, Additional Park Improvements			
Recommendation	Description	Plan Legend Number	Potential Cost Range
3-Way Stop Intersection	Reconfigure the Salmon Brook Park Road 3-way intersection to a 3-way stop intersection (4-way stop including DPW parking lot drive) and reconfigure the parking lot by the smaller playground for safety and improved usage of space.	4	\$150,000-\$200,000
Skate Park	Develop a 10,000 SF skate park in the location shown in the Master Plan.	11	\$800,000-\$1,000,000
Nature Play	Develop a nature-play area and gathering space in the flood-prone southern area (where larger playground is proposed to be relocated from), which can be utilized by summer camp programs as well as for general nature-play, including brook access.	9	\$300,000-\$500,000
New Accessible Parking Lot	Expand the central parking area into the space adjacent to the horse ring and soccer field, to create a new accessible parking lot (and associated stormwater management).	18	\$250,000-\$350,000
Multiple Exercise Stations Along Path	Develop 5 adult fitness equipment stations at intervals along the park walking path; each station includes safety surfacing and shade trees.	6	\$200,000-\$400,000
Seating Along Path	Install 5 additional seating areas along walking trails, including shade and memorial benches.	—	\$20,000-\$50,000
Accessible Walkways	Expand paved accessible walkways to more of the park features, including pavilions, and install ADA upgrades to the band shell.	8, 10	\$100,000-\$200,000



TABLE 2: Salmon Brook Park, Additional Park Improvements			
Recommendation	Description	Plan Legend Number	Potential Cost Range
Landscaped Entrance, Memorials	Install landscape improvements to Veterans Memorial Wall and Children's Garden, including accessible pathways carefully designed to compliment the spaces, topsoil and planting improvements to the gardens.	1	\$20,000-\$50,000
Upgraded Ballfields 1 and 2	Reconfigure and upgrade ballfields 1 and 2 (including lights) as shown on Master Plan	7	\$400,000-\$600,000
Expand Rt 20 Parking Lot	Expand the Route 20 parking lot to accommodate horse trailer parking and some additional car parking, and add a new second curb cut onto Route 20 for pull-through access.	20	\$250,000-\$350,000
DPW Parking Lot	Expand and reconfigure the parking lot by the DPW garage to better utilize the space while providing pedestrian access to Field 4 spectator areas.	3	\$150,000-\$250,000

AHRENS PARK: PROPOSED PARK IMPROVEMENTS

The proposed design for Ahrens Park includes the elements listed below, in Table 3. These improvements can be somewhat flexible in terms of their phasing and sequencing:

TABLE 3: Ahrens Park, Proposed Park Improvements			
Recommendation	Description	Plan Legend Number	Potential Cost Range
Paved Walking Paths	Install paved, accessible walking paths around the field perimeters, connected to the parking lot.	6	\$200,000-\$300,000
Playground	Develop a playground (ages 2-5 and ages 5-12) adjacent to the existing pavilion/ restroom building	2	\$400,000-\$600,000



TABLE 3: Ahrens Park, Proposed Park Improvements			
Recommendation	Description	Plan Legend Number	Potential Cost Range
Football Field Lighting	Upgrade football field and install field lighting	5	\$300,000-\$400,000
Lacrosse Fields	Adjust layout of lacrosse fields to accommodate two small lacrosse fields relocated from Salmon Brook Park	7, 8, 9	\$5,000-\$10,000
Pump Track	Remove neglected baseball field and develop a pump track for bicycles in its location	4	\$600,000-\$1,000,000
Expanded Parking Lot	Develop a new parking area (and associated stormwater management) parallel to Park driveway entrance, with pull-through vehicular circulation, to expand parking capacity by about 50%.	1	\$250,000-\$350,000
Hiking Trails	Develop hiking trails in the wooded portion of the site, using the existing abandoned road/path down the hillside	10	\$50,000-\$100,000
Additional Pickleball Courts	Potentially develop additional new pickleball courts in the location shown on Ahrens Park Master Plan. Pickleball courts at this location would be in addition to the relocated courts proposed for Salmon Brook Park, not in place of them, since removing pickleball from Salmon Brook Park may result in informal use of the tennis courts for pickleball.	3	\$400,000-\$500,000

SUMMARY OF ANTICIPATED PERMITS

Potential permits for the proposed park improvements may include, but are not necessarily limited to, the following:

For any of the proposed improvements that occur within a wetland/watercourse, or within 100 feet measured horizontally from the boundary of any wetland, or within 200 feet of any vernal pool or watercourse, a permit would be required from the Town of Granby Inland Wetlands & Watercourses Commission. Work directly in a wetland or watercourse would also require a permit from the U.S. Army Corps of Engineers.



A new curb cut and driveway at the Route 20 parking lot would require an Encroachment Permit from the Connecticut Department of Transportation, and a Town of Granby Driveway Permit.

Any proposed work impacting more than one acre of land will require a Construction General Permit (CGP) under the National Pollutant Discharge Elimination System (NPDES), which includes preparation of a Stormwater Pollution Prevention Plan (SWPPP).

Installation of a new well would require a permit from the Farmington Valley Health District.

A Building Permit from the Town of Granby would be required for the construction of new buildings, outbuildings, or any improvement that requires the installation or movement of mechanical, electrical, heating or plumbing equipment or components.

CLOSING

We appreciate the opportunity to assist the Town of Granby on this project and look forward to discussing this with you further. Please contact us at (413) 726-2100 if you have any questions concerning this summary memorandum.

Very truly yours,
GZA GEOENVIRONMENTAL, INC.


Daniel Shaw, PLA
Landscape Architect


Anja Duffy, PLA
Consultant / Reviewer


Stephen Lecco,
For Nathaniel L. Russell, P.E.
Principal-in-Charge

Attachments:

- Attachment A – Limitations
- Attachment B – Salmon Brook Park Master Plan
- Attachment C – Ahrens Park Master Plan
- Attachment D – Public Meeting Presentation #1
- Attachment E – Public Meeting Dot Sticker Voting Boards
- Attachment F – Public Meeting Presentation #2
- Attachment G – Online Survey Results

ATTACHMENT A:
LIMITATIONS



USE OF REPORT

1. GZA GeoEnvironmental, Inc. (GZA) prepared this report on behalf of, and for the exclusive use of our Client for the stated purpose(s) and location(s) identified in the Proposal for Services and/or Report. Use of this report, in whole or in part, at other locations, or for other purposes, may lead to inappropriate conclusions; and we do not accept any responsibility for the consequences of such use(s). Further, reliance by any party not expressly identified in the contract documents, for any use, without our prior written permission, shall be at that party's sole risk, and without any liability to GZA.

STANDARD OF CARE

2. GZA's findings and conclusions are based on the work conducted as part of the Scope of Services set forth in Proposal for Services and/or Report, and reflect our professional judgment. These findings and conclusions must be considered not as scientific or engineering certainties, but rather as our professional opinions concerning the limited data gathered during the course of our work. If conditions other than those described in this report are found at the subject location(s), or the design has been altered in any way, GZA shall be so notified and afforded the opportunity to revise the report, as appropriate, to reflect the unanticipated changed conditions .
3. GZA's services were performed using the degree of skill and care ordinarily exercised by qualified professionals performing the same type of services, at the same time, under similar conditions, at the same or a similar property. No warranty, expressed or implied, is made.
4. In conducting our work, GZA relied upon certain information made available by public agencies, Client and/or others. GZA did not attempt to independently verify the accuracy or completeness of that information. Inconsistencies in this information which we have noted, if any, are discussed in the Report.

SUBSURFACE CONDITIONS

5. In preparing this report, GZA relied on certain information provided by the Client, state and local officials, and other parties referenced therein which were made available to GZA at the time of our evaluation. GZA did not attempt to independently verify the accuracy or completeness of all information reviewed or received during the course of this evaluation. If variations or other latent conditions then become evident, it will be necessary to reevaluate the conclusions and recommendations of this report.
6. Site-specific evaluation of groundwater levels have not been made. Fluctuations in the level of the groundwater should be anticipated to occur due to temporal or spatial variations in areal recharge rates, soil heterogeneities, the presence of subsurface utilities, and/or natural or artificially induced perturbations. The water table encountered in the course of the work may differ from that indicated in the Report.
7. GZA's services did not include an assessment of the presence of oil or hazardous materials at the project location. Consequently, we did not consider the potential impacts (if any) that contaminants in soil or groundwater may have on construction activities, or the use of structures on the property.

COMPLIANCE WITH CODES AND REGULATIONS

8. We used reasonable care in identifying and interpreting applicable codes and regulations. These codes and regulations are subject to various, and possibly contradictory, interpretations. Compliance with codes and regulations by other parties is beyond our control.



COST ESTIMATES

9. Unless otherwise stated, our cost estimates are only for comparative and general planning purposes. These estimates may involve approximate quantity evaluations. Note that these quantity estimates are not intended to be sufficiently accurate to develop construction bids, or to predict the actual cost of work addressed in this Report. Further, since we have no control over either when the work will take place or the labor and material costs required to plan and execute the anticipated work, our cost estimates were made by relying on our experience, the experience of others, and other sources of readily available information. Actual costs may vary over time and could be significantly more, or less, than stated in the Report.
10. Cost opinions presented in the Report are based on a combination of sources and may include published RS Means Cost Data; past bid documents; cost data from federal, state or local transportation agency web sites; discussions with local experienced contractors; and GZA's experience with costs for similar projects at similar locations. GZA did not attempt to independently verify the accuracy or completeness of all information reviewed or received during the course of this evaluation. Actual costs will likely vary depending on the quality of materials and installation; manufacturer of the materials or equipment; field conditions; geographic location; access restrictions; phasing of the work; subcontractors mark-ups; quality of the contractor(s); project management exercised; and the availability of time to thoroughly solicit competitive pricing. In view of these limitations, the costs presented in the Report should be considered "order of magnitude" and used for budgeting and comparison purposes only. Detailed quantity and cost estimating should be performed by experienced professional cost estimators to evaluate actual costs. The opinions of cost in the Report should not be interpreted as a bid or offer to perform the work. Unless stated otherwise, all costs are based on present value.
11. The opinion of costs are based only on the quantity and/or cost items identified in the Report, and should not be assumed to include other costs such as legal, administrative, permitting or others. The estimate also does not include any costs with respect to third-party claims, fines, penalties, or other charges which may be assessed against any responsible party because of either the existence of present conditions or the future existence or discovery of any such conditions.

ADDITIONAL SERVICES

12. GZA recommends that we be retained to provide services during any future: site observations, design, implementation activities, construction and/or property development/redevelopment. This will allow us the opportunity to: i) observe conditions and compliance with our design concepts and opinions; ii) allow for changes in the event that conditions are other than anticipated; iii) provide modifications to our design; and iv) assess the consequences of changes in technologies and/or regulations.

ATTACHMENT B:
SALMON BROOK PARK MASTER PLAN

SALMON BROOK PARK - MASTER PLAN

TOWN OF GRANBY, CT

07/16/2025

Prepared by GZA GeoEnvironmental, Inc.
Project Number 15.0167318.00



SOURCES: UCDWN CLEAR, CT DEEP, CHES, NEARMAP

PROPOSED NEW PARK FEATURES AND RECREATIONAL OPPORTUNITIES:

- | | | | |
|---|--|---|--|
| ① LANDSCAPED ENTRANCE, VETERAN'S MEMORIAL WALL/GARDEN | ⑥ MULTIPLE FITCORE/ATHLETIC EXERCISE STATIONS ALONG PATH | ⑪ SKATEPARK | ⑬ REORIENTATION AND RELOCATION OF FIELD #3 |
| ② DEDICATED TENNIS COURTS | ⑦ REORIENTATION OF FIELD #1 | ⑫ WATER SPRAY DECK/SPLASHPAD | ⑭ REORIENTATION OF FIELD #5 |
| ③ PARKING LOT EXPANSION AND RECONFIGURATION | ⑧ WHEELCHAIR ACCESSIBLE PATHS TO PAVILIONS, BASKETBALL | ⑬ NEW PLAYGROUND (5-12 YEAR OLD) | ⑮ NEW ACCESSIBLE PARKING LOT |
| ④ 3-WAY STOP INTERSECTION | ⑨ NATURE PLAY AREA (ORIGINAL LARGE PLAYGROUND LOCATION) | ⑭ DEDICATED PICKLEBALL COURTS WITH LIGHTING | ⑯ NEW TRAIL ALIGNMENT FOR PEDESTRIAN, EQUESTRIAN USE |
| ⑤ NEW PARKING CONFIGURATION AT SMALL PLAYGROUND | ⑩ PATHWAY CONNECTION BETWEEN LACROSSE AND BALL FIELDS | ⑮ NEW PUBLIC RESTROOM BUILDING | ⑰ DEDICATED EQUESTRIAN PARKING AND EXIT TO ROUTE 20 |

ATTACHMENT C:
AHRENS PARK MASTER PLAN

AHRENS PARK - MASTER PLAN TOWN OF GRANBY, CT

07/16/2025

Prepared by GZA GeoEnvironmental, Inc.
Project Number 15.0147378.00



SOURCES: USGSN CLEAR, CT DEEP, CHES, NEARMAP

PROPOSED NEW PARK FEATURES AND RECREATIONAL OPPORTUNITIES:

- | | | | |
|---|---|--|---|
| ① INCREASED PARKING CAPACITY, PULL-THROUGH LOT | ④ ALL WHEELS PUMP TRACK | ⑦ RELOCATED LACROSSE FROM SALMON BROOK | ⑩ BACKCOUNTRY HIKING AND MOUNTAIN BIKE TRAILS WITH BROOK ACCESS |
| ② NEW PLAYGROUND FEATURES (2-5 AND 5-12 YEAR OLD) | ⑤ RESTORATION, LIGHTING FOR FOOTBALL/LACROSSE FIELD | ⑧ ADJUSTMENT TO LACROSSE FIELD | |
| ③ DEDICATED PICKLEBALL COURTS | ⑥ PERIMETER WALKING PATHS (APPROXIMATELY 3/4 MILE) | ⑨ ADJUSTMENT TO LACROSSE FIELD | |

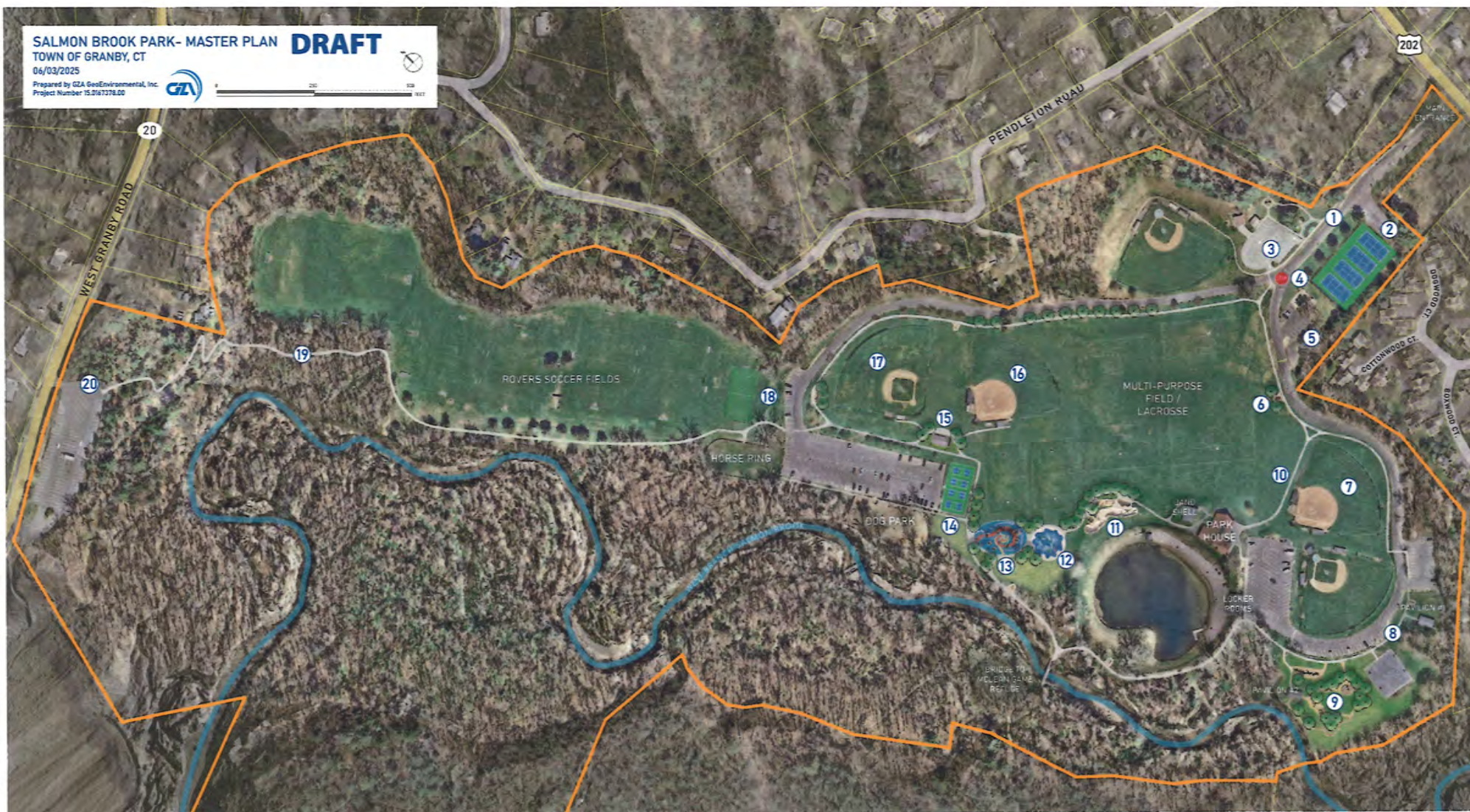
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SALMON BROOK PARK- MASTER PLAN **DRAFT**

TOWN OF GRANBY, CT

06/03/2025

Prepared by GEA GeoEnvironmental, Inc.
Project Number 15.0167378.00



SOURCES: UConn CLEAR, CT DEEP, CNES, NEARMAP

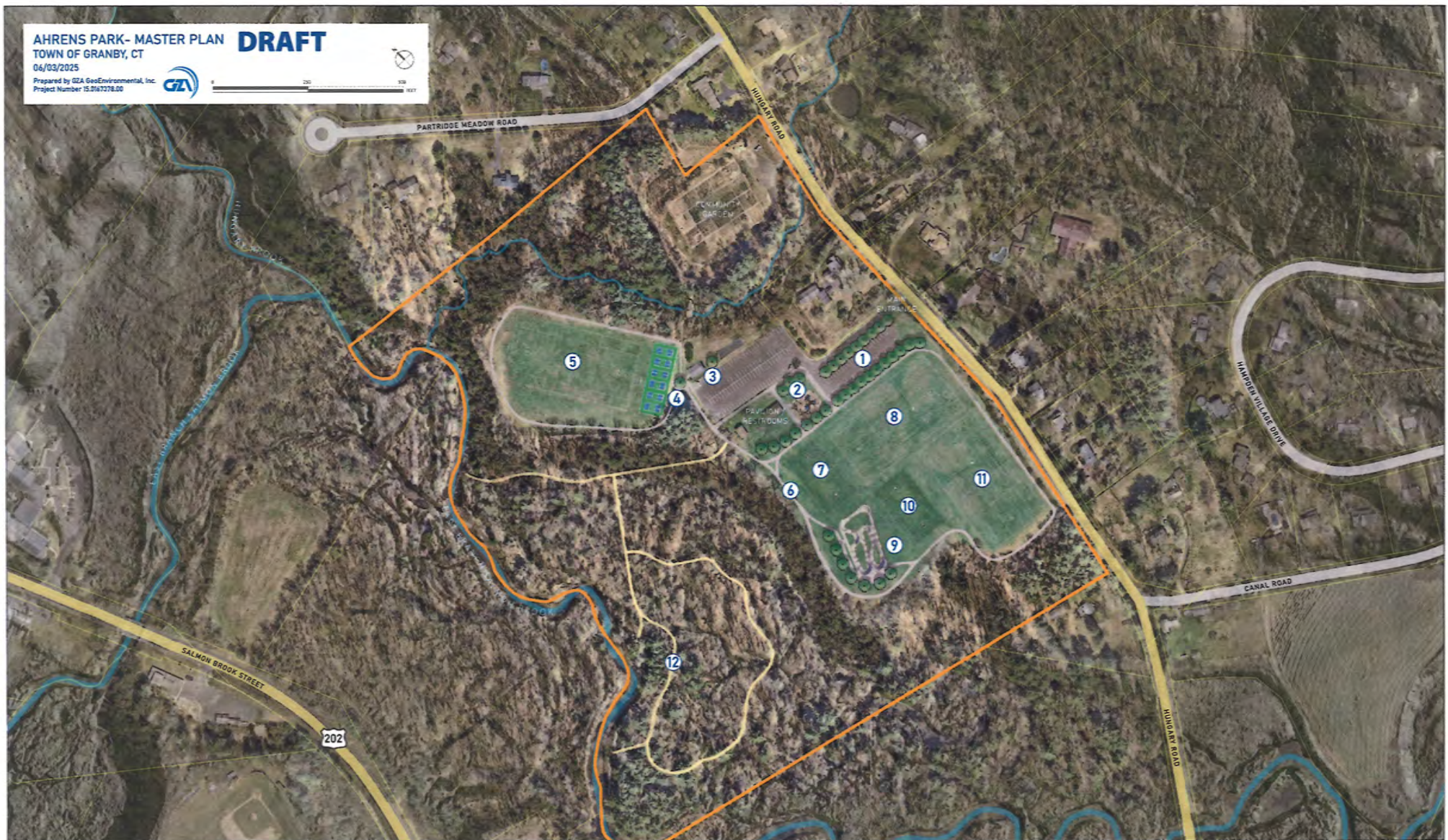
PROPOSED NEW PARK FEATURES AND RECREATIONAL OPPORTUNITIES:

- | | | | |
|---|--|--------------------------------------|--|
| ① LANDSCAPED ENTRANCE, VETERAN'S MEMORIAL WALL/GARDEN | ⑥ MULTIPLE FITCORE/ATHLETIC EXERCISE STATIONS ALONG PATH | ⑪ SKATEPARK FEATURE | ⑮ REORIENTATION AND RELOCATION OF FIELD #3 |
| ② DEDICATED TENNIS COURTS | ⑦ REORIENTATION OF FIELD #1 | ⑫ WATER SPRAY DECK/SPLASHPAD FEATURE | ⑯ REORIENTATION OF FIELD #5 |
| ③ PARKING LOT EXPANSION AND RECONFIGURATION | ⑧ WHEELCHAIR ACCESSIBLE PATHS TO PAVILIONS, BASKETBALL | ⑬ NEW PLAYGROUND (5-12 YEAR OLD) | ⑰ MINI-PITCH SOCCER FEATURE |
| ④ 3-WAY STOP INTERSECTION | ⑨ NATURE PLAY AREA (ORIGINAL LARGE PLAYGROUND LOCATION) | ⑭ DEDICATED PICKLEBALL COURTS | ⑱ NEW TRAIL ALIGNMENT FOR PEDESTRIAN, EQUESTRIAN USE |
| ⑤ NEW PARKING CONFIGURATION AT SMALL PLAYGROUND | ⑩ PATHWAY CONNECTION BETWEEN LACROSSE AND BALL FIELDS | ⑮ NEW PUBLIC RESTROOM BUILDING | ⑳ DEDICATED EQUESTRIAN PARKING AND EXIT TO ROUTE 20 |

AHRENS PARK- MASTER PLAN **DRAFT**

TOWN OF GRANBY, CT
04/03/2025

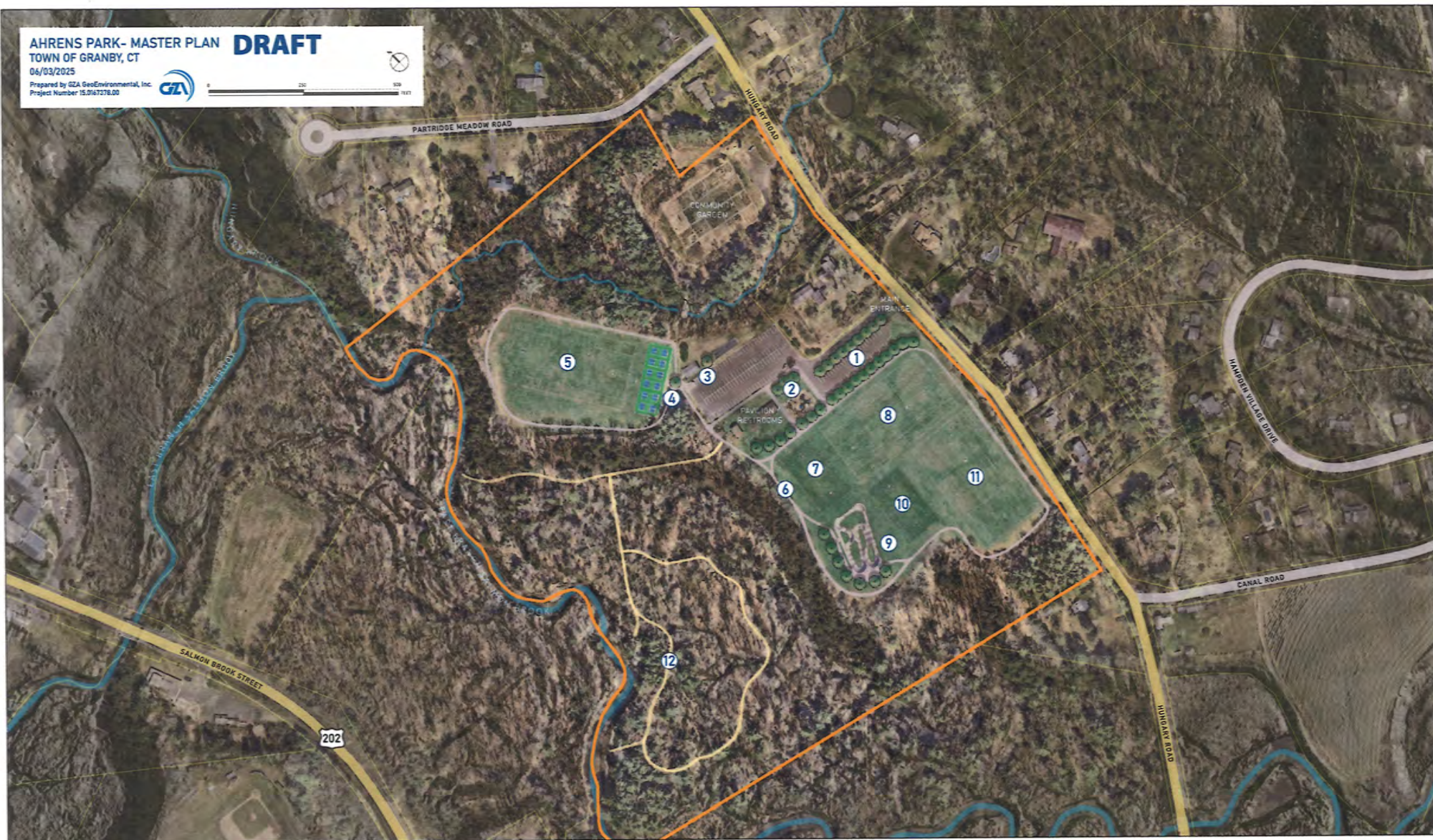
Prepared by GZA GeoEnvironmental, Inc.
Project Number 15.0167278.00



SOURCES: UCONN CLEAR, CT DEEP, CNES, NEARMAP

PROPOSED NEW PARK FEATURES AND RECREATIONAL OPPORTUNITIES:

- | | | | |
|---|--|--|---|
| ① INCREASED PARKING CAPACITY, PULL THROUGH LOT | ④ DEDICATED PICKLEBALL COURTS | ⑦ RELOCATED LACROSSE FROM SALMON BROOK | ⑩ RELOCATED LACROSSE FROM SALMON BROOK |
| ② NEW PLAYGROUND FEATURES (2-5 AND 5-12 YEAR OLD) | ⑤ LOCATION ADJUSTMENT TO FOOTBALL/LACROSSE FIELD | ⑧ ADJUSTMENT TO LACROSSE FIELD | ⑪ ADJUSTMENT TO LACROSSE FIELD |
| ③ SPORTS/ATHLETIC CLUB HOUSE | ⑥ PERIMETER WALKING PATHS (APPROXIMATELY 3/4 MILE) | ⑨ CYCLE/SCOOTER PUMP TRACK FEATURE | ⑫ BACKCOUNTRY HIKING/MOUNTAIN BIKE TRAILS FOR WATER, CREEK ACCESS |



SOURCES: UCONN CLEAR, CT DEEP, CNES, NEARMAP

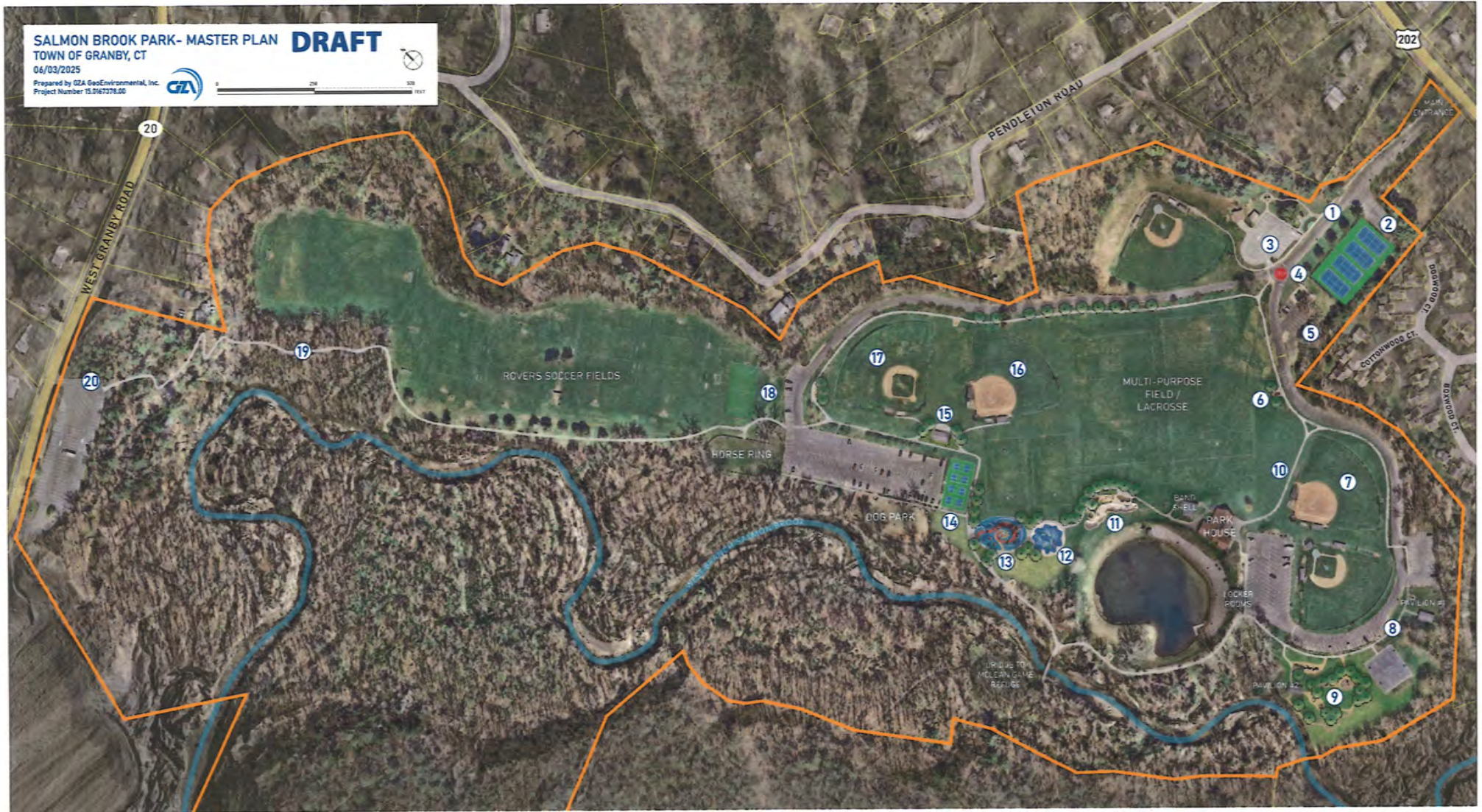
① INCREASED PARKING CAPACITY, PULL THROUGH LOT	④ DEDICATED PICKLEBALL COURTS	⑦ RELOCATED LACROSSE FROM SALMON BROOK	⑩ RELOCATED LACROSSE FROM SALMON BROOK
② NEW PLAYGROUND FEATURES (2-5 AND 5-12 YEAR OLD)	⑤ LOCATION ADJUSTMENT TO FOOTBALL/LACROSSE FIELD	⑧ ADJUSTMENT TO LACROSSE FIELD	⑪ ADJUSTMENT TO LACROSSE FIELD
③ SPORTS/ATHLETIC CLUB HOUSE	⑥ PERIMETER WALKING PATHS (APPROXIMATELY 3/4 MILE)	⑨ CYCLE/SCOOTER PUMP TRACK FEATURE	⑫ BACKCOUNTRY HIKING/MOUNTAIN BIKE TRAILS FOR WATER, CREEK ACCESS

SALMON BROOK PARK- MASTER PLAN **DRAFT**

TOWN OF GRANBY, CT

06/03/2025

Prepared by GZA GeoEnvironmental, Inc.
Project Number 15.0147278.00



SOURCES: UConn CLEAR, CT DEEP, CNES, NEARMAP

PROPOSED NEW PARK FEATURES AND RECREATIONAL OPPORTUNITIES:

- | | | | |
|---|--|--------------------------------------|--|
| ① LANDSCAPED ENTRANCE, VETERAN'S MEMORIAL WALL/GARDEN | ⑥ MULTIPLE FITCORE/ATHLETIC EXERCISE STATIONS ALONG PATH | ⑪ SKATEPARK FEATURE | ⑮ REORIENTATION AND RELOCATION OF FIELD #3 |
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| ⑤ NEW PARKING CONFIGURATION AT SMALL PLAYGROUND | ⑩ PATHWAY CONNECTION BETWEEN LACROSSE AND BALL FIELDS | ⑮ NEW PUBLIC RESTROOM BUILDING | ⑳ DEDICATED EQUESTRIAN PARKING AND EXIT TO ROUTE 20 |