GRANBY BOE

Capital Program Priorities Advisory Committee

Granby Public Schools

Resourceful Learners • Effective Communicators • Positive Contributors

October 27, 2025

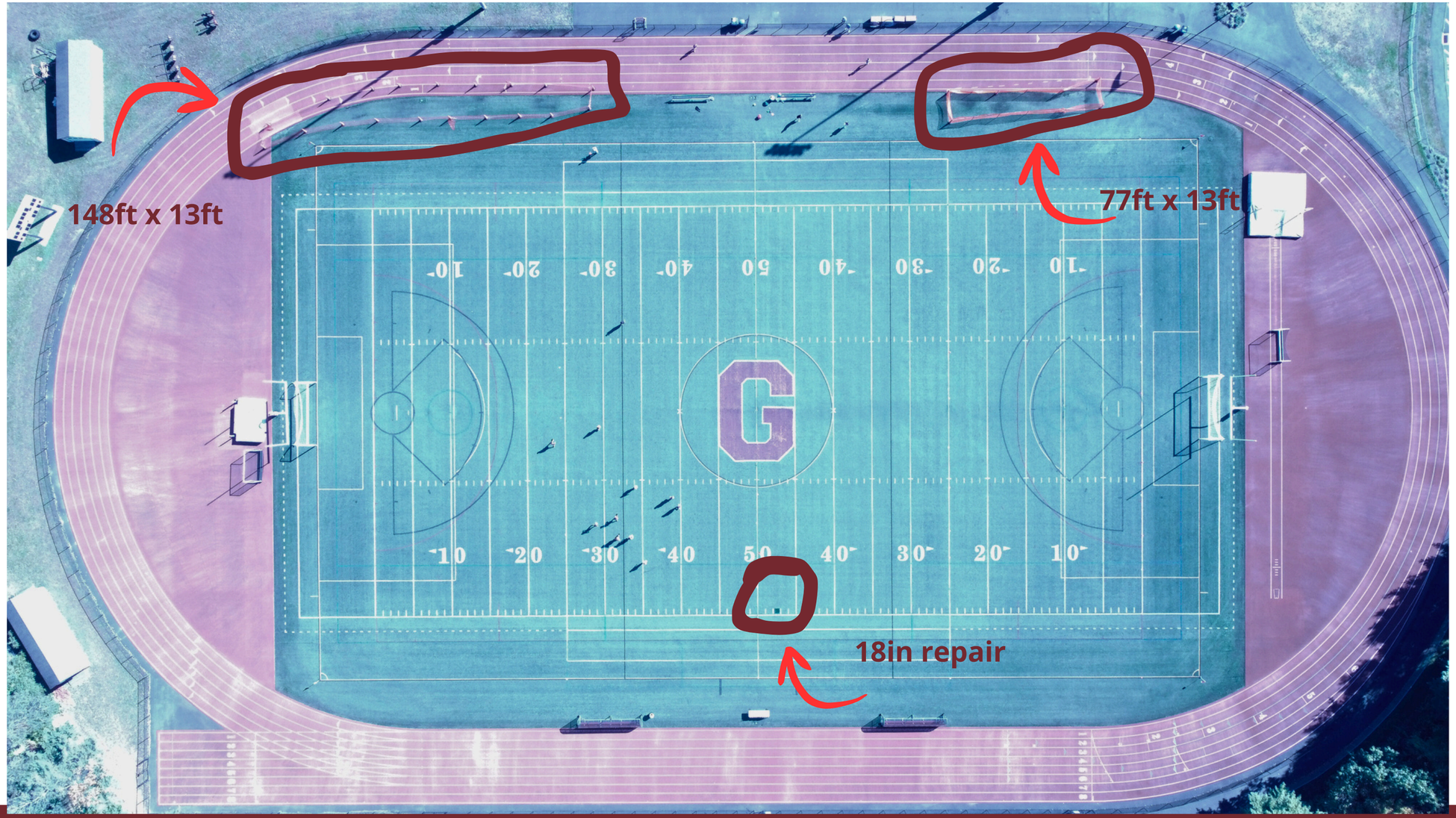
BOE CAPITAL PRIORITIES

- ✓ District Safety and Security Program $1.2 Million (reallocation to small cap 2025-2027)
- ✓ Central Office Roof Replacement ~~$100,000~~ $50,000 (small cap 2025)
- GMHS Turf Track and Field Replacement $ ~~4 Million~~ $5.5 Million
- GMMS Building Renovation $ TBD: Requires additional study
- Wells Road gymnasium floor replacement $150,000
- District Facility Storage $200,000

Granby Public Schools
Resourceful Learners • Effective Communicators • Positive Contributors

✓ Projects funded in other areas

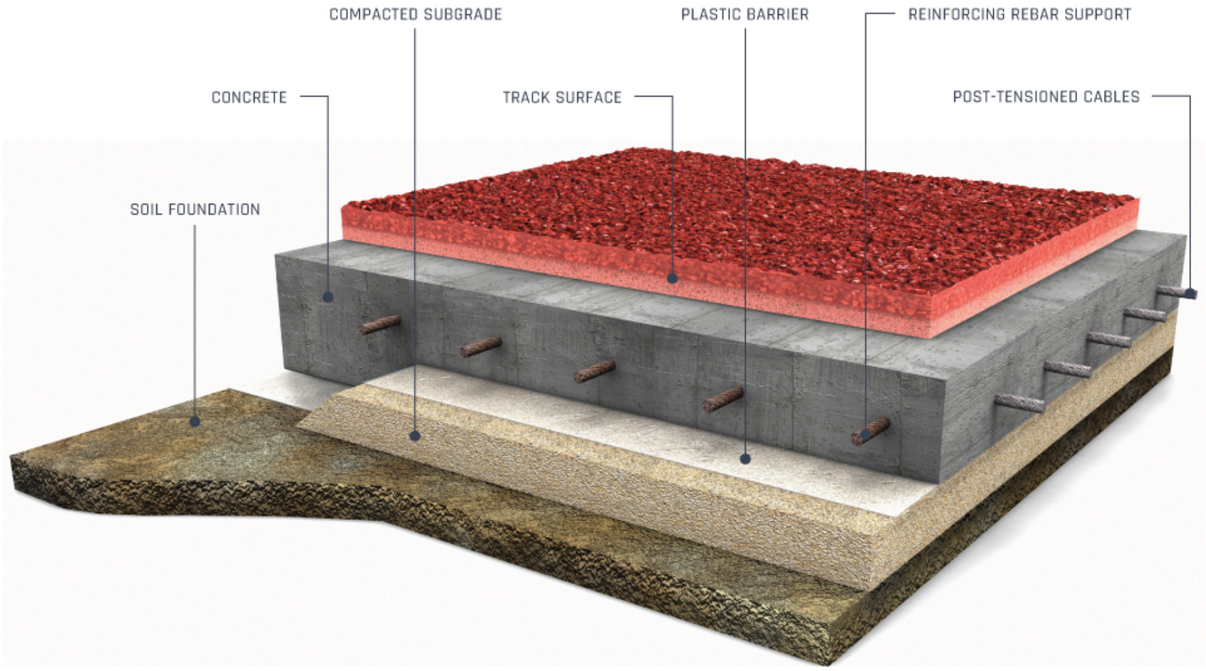
OCT 6TH MEETING: TURF TRACK & FIELD NEEDS



TURF TRACK & FIELD PROPOSED SOLUTION

A second option was presented as a “Post Tension” project. This would involve rebuilding the base by pouring concrete to level the field and reinforce the sinking areas. This option reduces the cost to approximately $5.5 million. While still higher than the original $4 million estimate, this option appears to be the most viable and would include a 25+ year warranty.





Granby Public Schools

Resourceful Learners • Effective Communicators • Positive Contributors

Summary of COSTS

Stadium Field & Track -

$5,150,000-$5,500,000

<u>Additional Improvements</u>:

Ball Safety Net $55,000-$95,000

ADA Lift $95,000 - $125,000

LED Lights $200,000- $250,000

New Bleachers w/ Press Box-

$650,000-$750,000

Only Press Box $175,000-$225,000

Field Two Turf Replacement -

$650,000-$700,000

<u>Additional Improvements:</u>

Ball Netting: $45,000- $85,000

New Scoreboard $65,000- $95,000

MASTER PLAN INCLUSIONS

Baseball and Softball Fields-

$2,850,000 - $3,450,000

Additional Improvements:

New Scoreboard $90,000-$125,000

Field Lighting $675,000- $750,000

Tennis Courts - 15 years old

$1,200,000- $1,300,000

Additional Improvements :

Walkways & plants $115,000-$150,000

<u>Bathrooms and Water Access:</u>
Last quote 2018 ($500,000)
Likely more than double that amount now. No formal quote obtained to date.

TIMELINE FOR STADIUM FIELD

Remove and dispose of track and synthetic turf, goal posts, electrical, fencing... Mill, excavate and remove debris.

Furnish and Install Geogrid support, new subgrade materials, and drainage.

Furnish and install new track and synthetic turf field.

Furnish and install new fencing, access path, surfacing and drainage.

Nine (9) months to complete from the time of funding
Dependent on weather and snow conditions
Goal is to have the least amount of disruption to our student athletes and community use

Granby Public Schools
Resourceful Learners • Effective Communicators • Positive Contributors

QUESTIONS



Q: Is geotechnical testing recommended for field two? If so what is the estimated cost and timeline?
A: The Vendor is preparing a quote, due to the time of the year,and schedule March/April would be the earliest. 27 holes were bore for track and field this summer at a cost of $31,000 therefore we estimate the 12 holes being recommended for field two will be approximately 50% of that cost.

Q: Where is the town water and sewage access?
A: Granby DPW provided building files on the property and we were able to identify water and sewage is accessible from both Salmon Brook and Route 187. Further planning is needed in collaboration with the town DPW and water department to determine scope of this project.

Q: Where would bathrooms be located?
A: The preferred location is near the current snack shack closer to field two.

Q: What is the estimated costs of adding water and bathrooms to stadium field? What is the estimated cost of running water to the current Baseball field?
A: We defer to Granby DPW for additional information on this project. We suggest a presentation at a future CPPAC meeting.

Q: Can you provide a cost savings analysis going to LED lights for stadium field?
A: 70 to 80% less energy is needed and there are reduced costs for bulb replacement and repairs. We expect to recover the cost of project in two to three years

Q: What are the other options to upgrade the baseball and softball fields?
A: In both the 2008 and 2025 athletic field reports, professionally regrade, test soil, replace irrigation system, water access, and significant limitations to use.

Q: Is the field replacement a reimbursable project from the state of CT?

A: MAYBE, a turf field *can be* reimbursed *as part of a larger school construction project* in Connecticut, but its reimbursement rate is reduced by 50% compared to other facilities. The project must be added to the state's Priority List and approved by the legislature before funding can be considered.

The reimbursement rate for outdoor athletic facilities, like a turf field, is 50% of the project's regular state reimbursement rate. (23.21%)

DAS School Building Project Reimbursement Rates — August 2025

District Code	District Name	2020 General Construction	2020 New	2021 General Construction	2021 New	2022 General Construction	2022 New	2023 General Construction	2023 New	2024 General Construction	2024 New	2025 General Construction	2025 New	2026 General Construction	2026 New
55	GOSHEN	29.29%	19.29%	31.07%	21.07%	31.43%	21.43%	31.43%	21.43%	30.72%	20.72%	29.64%	19.64%	28.57%	20.00%
56	GRANBY	37.86%	27.86%	37.86%	27.86%	39.64%	29.64%	43.93%	33.93%	45.72%	35.72%	45.72%	35.72%	46.43%	40.83%
57	GREENWICH	20.00%	10.00%	20.00%	10.00%	20.00%	10.00%	20.00%	10.00%	20.00%	10.00%	20.00%	10.00%	20.00%	10.00%
58	GRISWOLD	72.86%	62.86%	73.21%	63.21%	73.21%	63.21%	73.57%	63.57%	73.21%	63.21%	73.21%	63.21%	73.21%	72.08%

16. Ineligible costs: The Regulations of Connecticut State Agencies Section 10-287c-15(d) Ineligible Costs serve as the basis of FORM SCG-4000, the Ineligible and Limited Eligible Costs Worksheet. These costs include, but are not limited to: a. feasibility studies; b. textbooks and supplies; c. computer software, except computer operating systems; d. lease of facilities; e. service, equipment or maintenance contracts; f. salaries of "in-house" administration or educational staff employed by the local board of education or municipality; g. site regrading, ordinary resurfacing or reseeding; h. relocation of facilities within site; i. repair of site improvements; j. athletic facility lighting, athletic facility parking, artificial turf; k. off-site town improvements and utility extensions; l. moving of existing facilities on-site or to another site (except where necessary for a new school plant or extension); m. ordinary building and built-in equipment maintenance, repair, repainting, redecoration; repair to movable equipment and furniture; ...(10-287c-15(d) Ineligible Costs

Please see the DAS policy and changes to the public school building projects grants program for additional details. (6-27-25)



The property consists of one, 2-story building containing approximately 75,000 square-feet of building area. The building was constructed in 1992 on a 27.95-acre parcel of land.

Granby Public Schools

Resourceful Learners • Effective Communicators • Positive Contributors

GRANBY MEMORIAL MIDDLE SCHOOL
Highlights from the
FACILITIES CONDITIONS ASSESSMENT

- **Aging Infrastructure:** Core systems are original and far beyond life expectancy.
- **Code Compliance:** Renovations must meet today's safety and accessibility standards.
- **Obsolete Technology:** Facilities can't support modern instructional needs for instructional technology.
- **Inadequate Learning Spaces:** Classrooms limit flexibility and innovation and are not ADA compliant.
- **Outdated Common Areas:** Shared spaces no longer serve students or staff in a modern learning environemnt.

HVAC & Roof Top Units

Granby Public Schools

Resourceful Learners • Effective Communicators • Positive Contributors

Roof



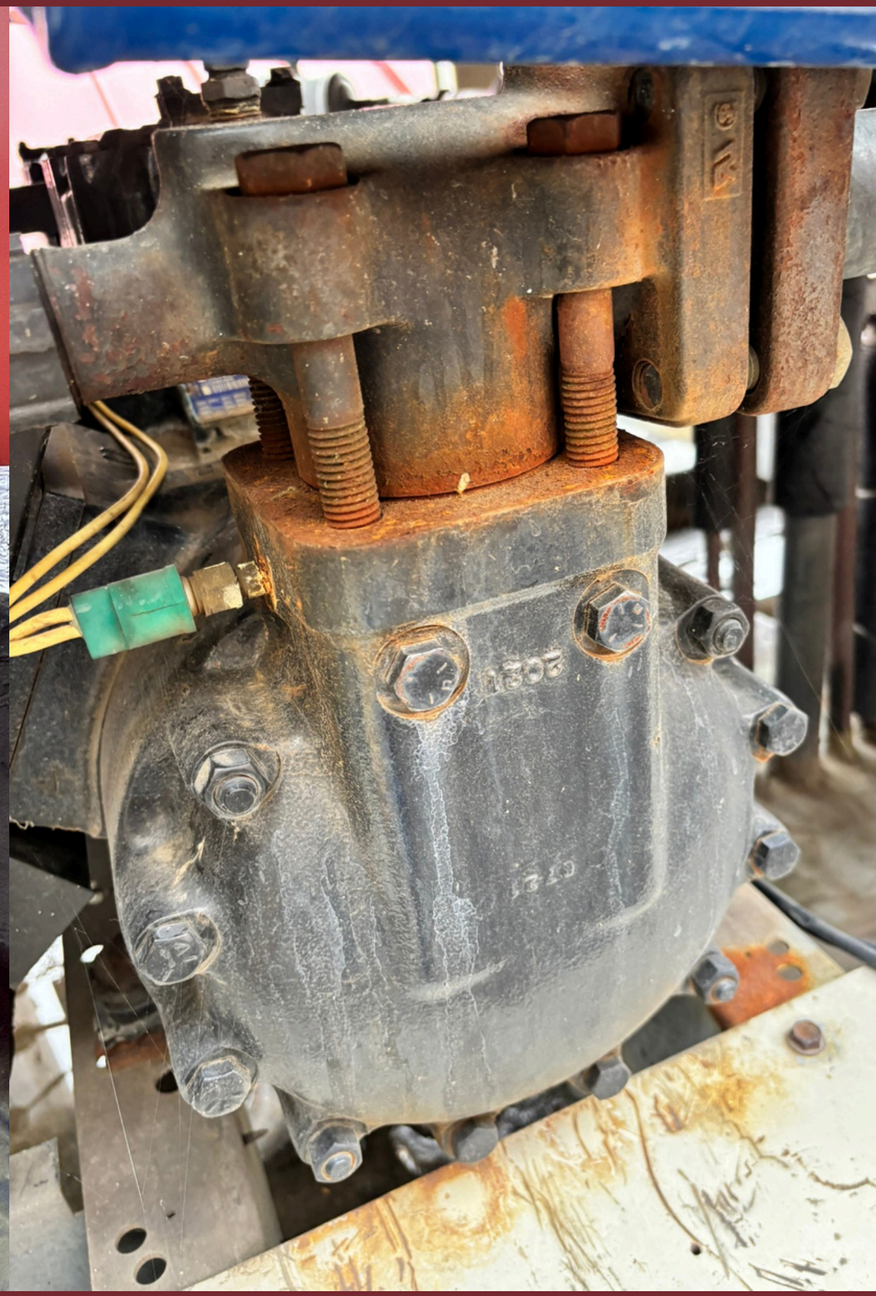




Roof









Roof



These images show rooftop and building mechanical systems—including RTUs, wiring, insulation, air handlers, VAV units, DOAS, exhaust fans, heaters,—that are original to the building and over 12 years past their useful life. Major HVAC repairs or replacements may trigger compliance with current indoor air quality standards and could require expanding air conditioning beyond the current 20-25% of the building.

Ceiling





Safety & Security

Granby Public Schools

Resourceful Learners • Effective Communicators • Positive Contributors



In addition to upgrades to the lockdown system and installation of additional lockdown pull stations, many doors require access or upgrade to the existing card system.







Expanding the system building-wide could take 5 to 7 months due to the complexity—drilling through concrete, trenching to the fire pump house, and navigating existing infrastructure. During this time, the sprinkler system would need to be disabled, and the building cannot be occupied. Additionally, a new exterior fire pump house would need to be built and operational for system testing and use.

Technology & Electrical

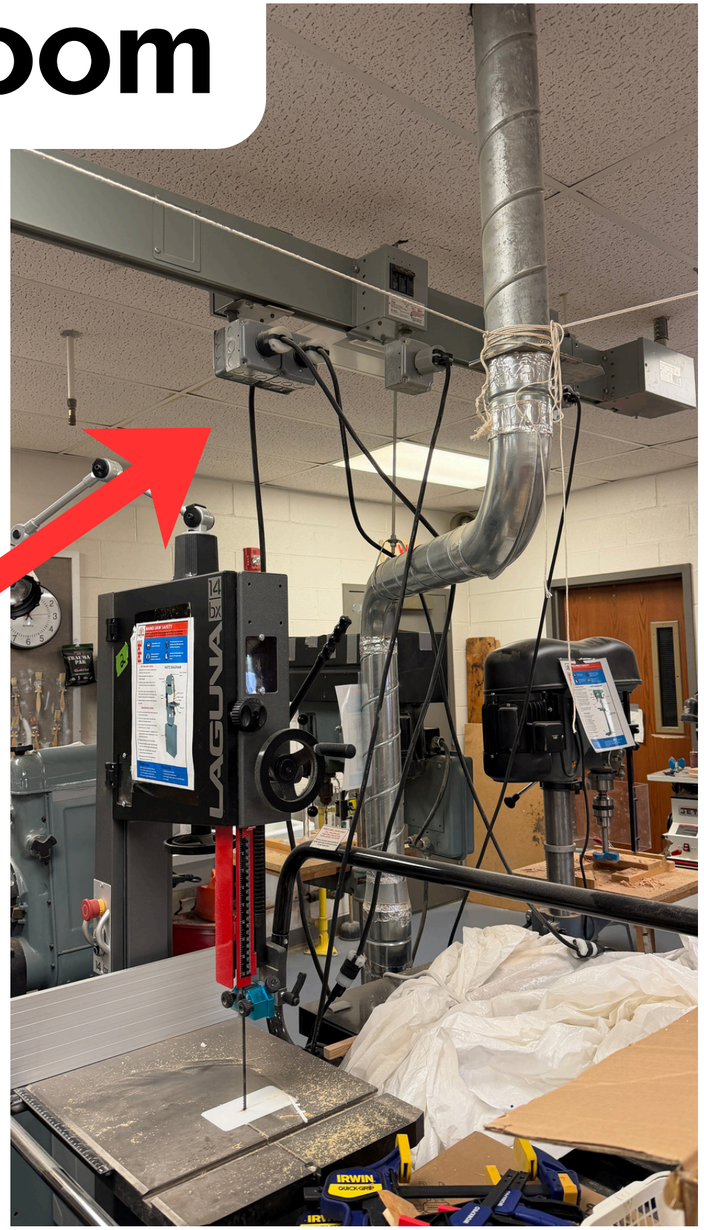
Granby Public Schools

Resourceful Learners • Effective Communicators • Positive Contributors

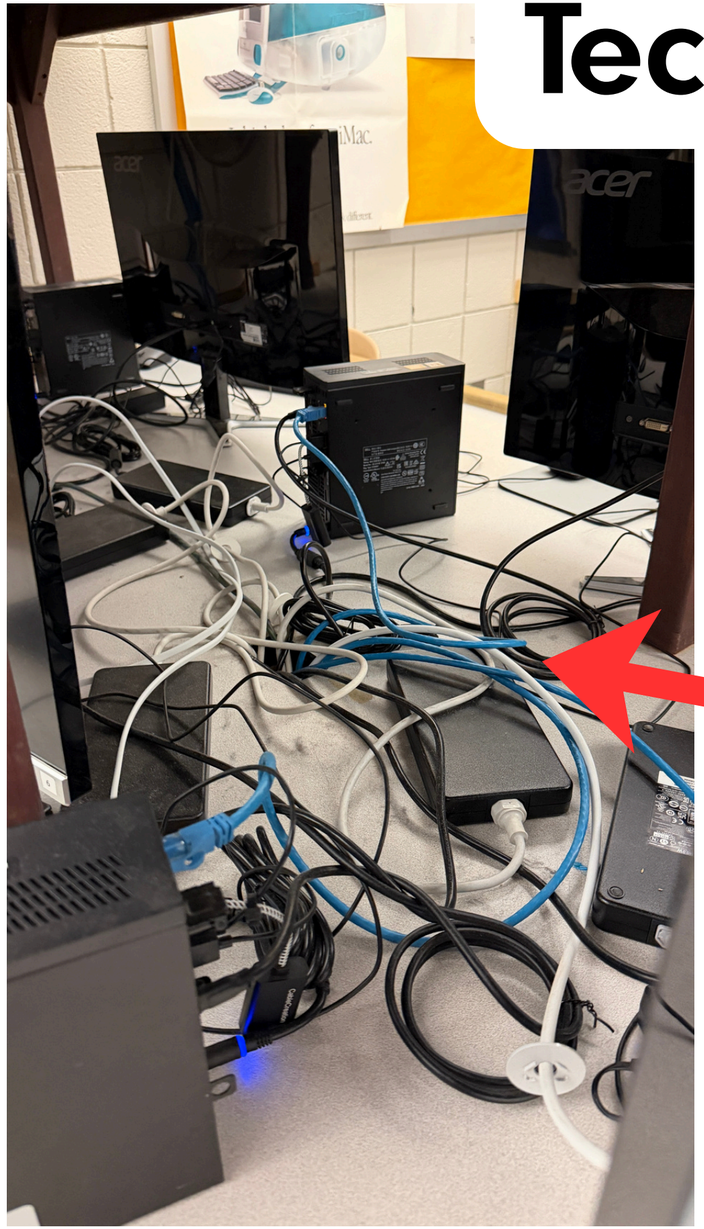
Woodshop Classroom



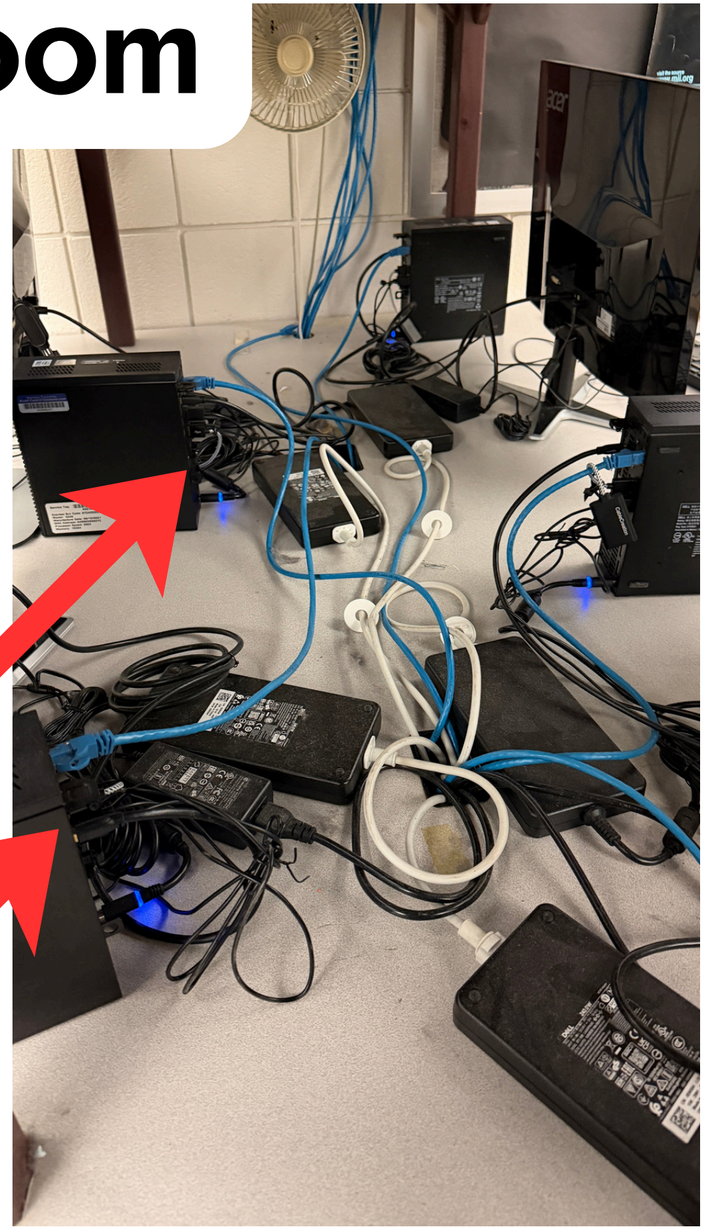
Hanging wires create a safety hazard to students and staff. In most buildings, electrical codes require that permanent wiring be installed inside walls, conduits, or raceways, not hanging freely. Hanging cables are often seen as temporary or unsafe installations, and could fail inspection or void insurance coverage. This also creates a trip hazard.



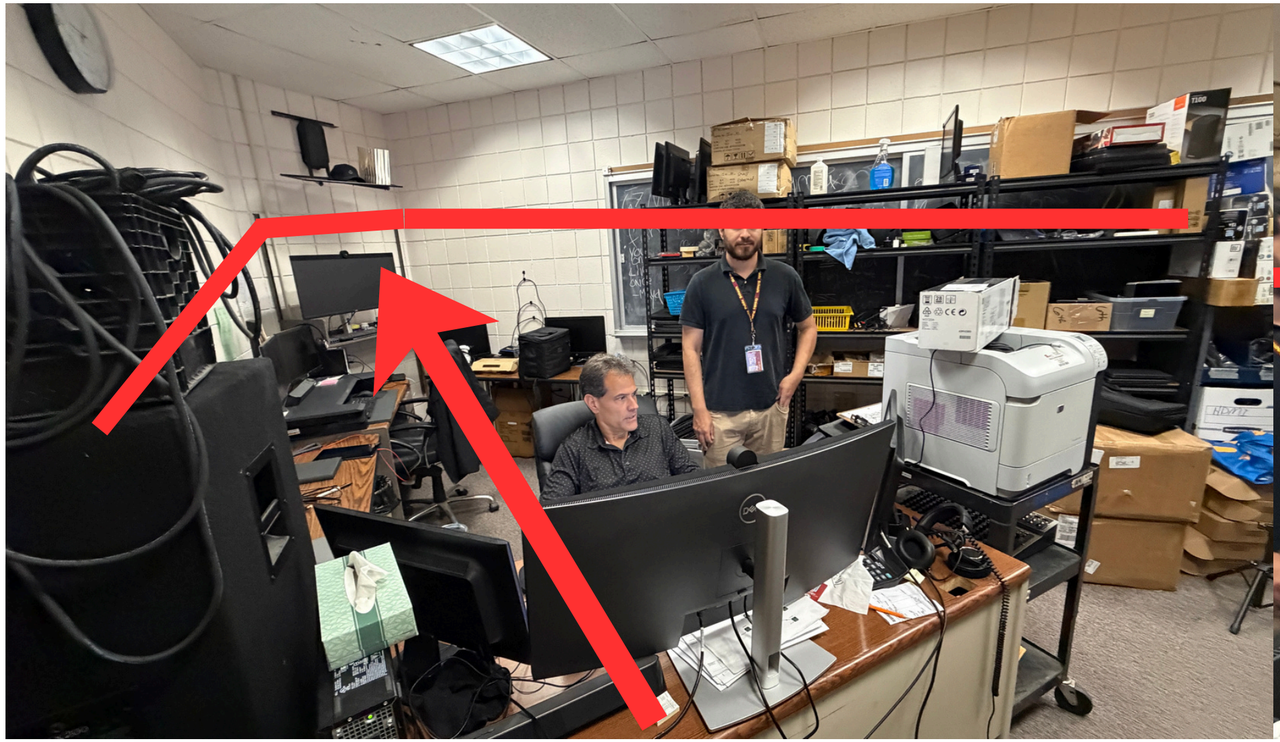
Technology Classroom



The current classroom design does not support technology for the 2025 classroom and beyond. The current situation creates potential hazards.



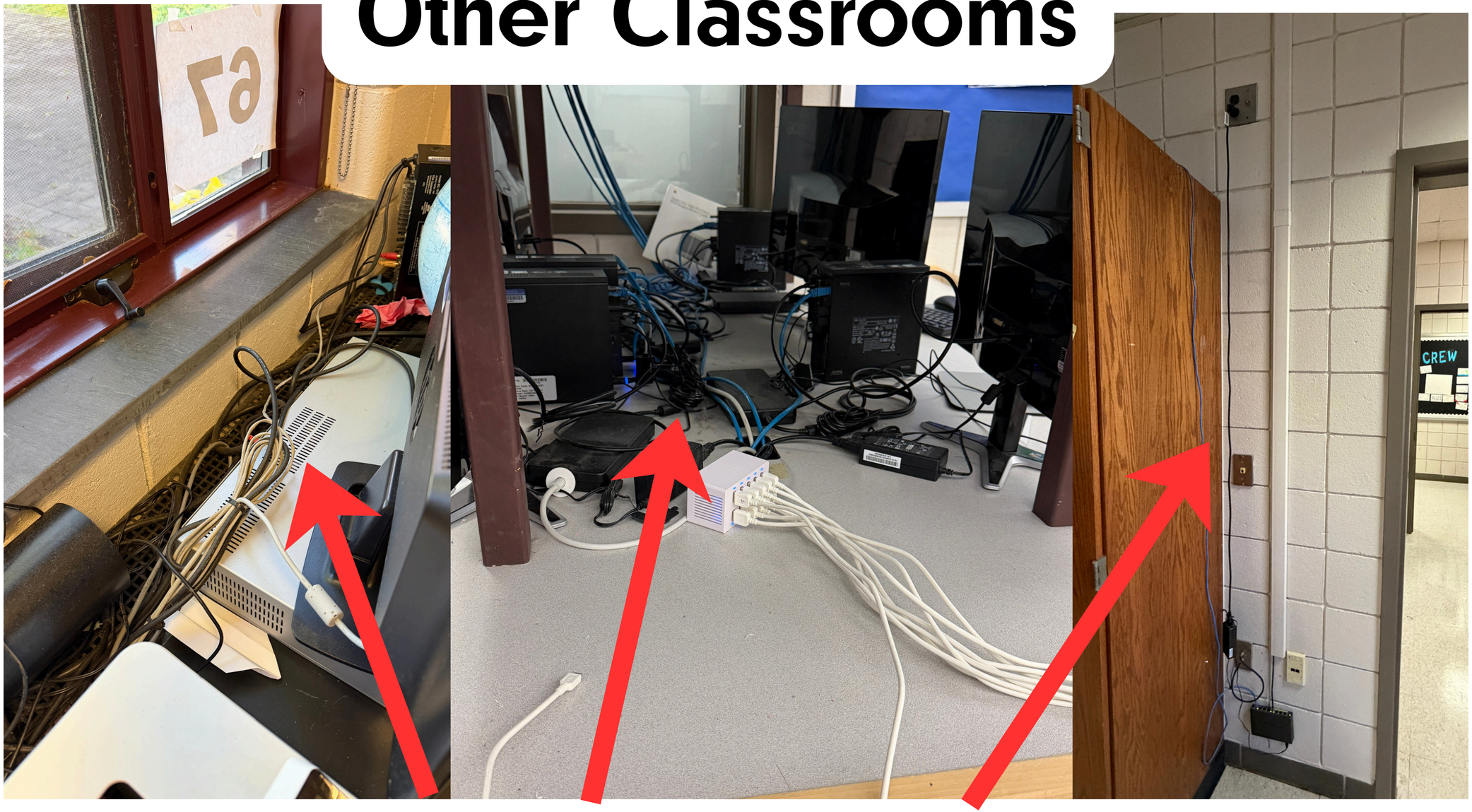
Technology Department Office





Room is an awkward shape, does not have adequate storage, not designed for current technology needs, no windows and is not ADA compliant.

Other Classrooms



Overcrowded cables and wires

Hanging a cable to retrofit for current needs

Common Space Areas

Granby Public Schools

Resourceful Learners • Effective Communicators • Positive Contributors

Kitchen





Both units are original from 1992 and are NOT in working condition. No aftermarket parts are available for repair, so they cannot be repaired.

Kitchen





We have purchased a portable unit that plugs in to provide hot lunches still, but this is not a permanent solution.

Kitchen



The original dishwasher is not in working condition, and it would be cost prohibitive to purchase a new one.

Kitchen







The original walk in fridges from 1992

Kitchen

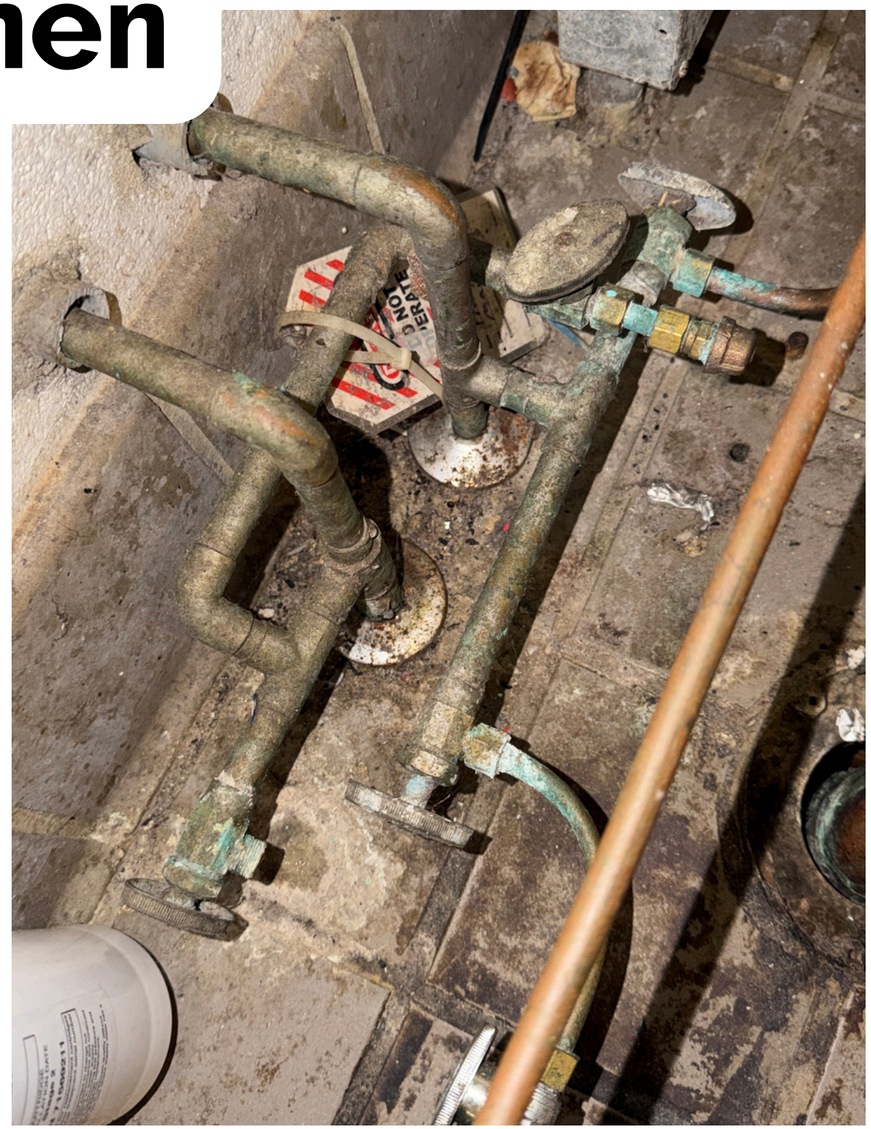




The original oven are beyond their useful life cycle

Kitchen





Original piping from 1992, holds water supply for entire kitchen

Cafeteria





The cafeteria is crowded with students and has reached maximum capacity

Media Center/Library









Media Center/Library





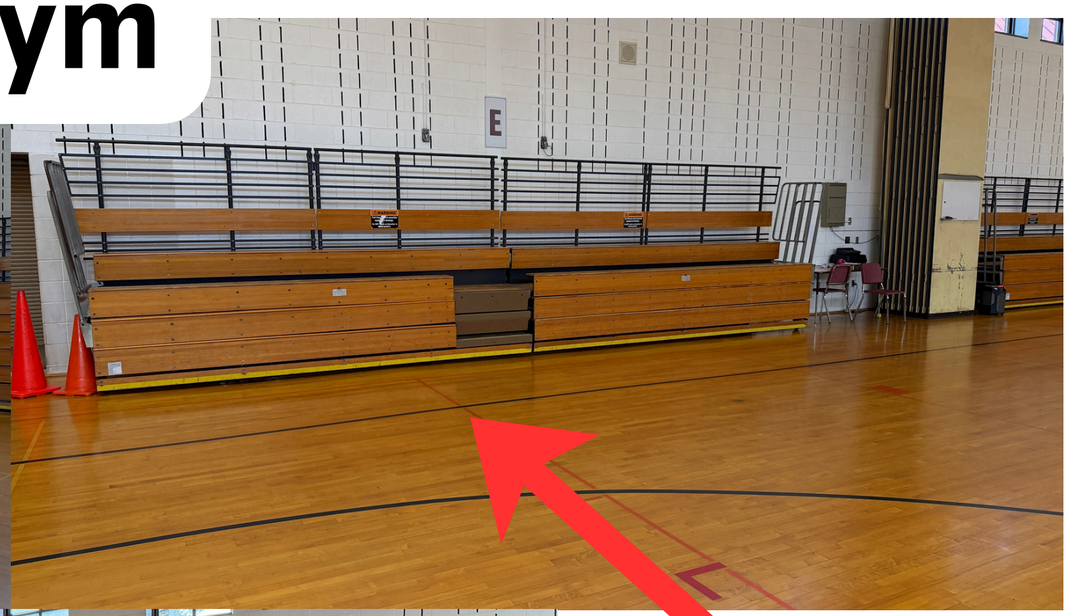




This area is not energy efficient. The multiple windows act like magnifying glasses, amplifying the sun's intensity and causing the room to become uncomfortably warm.

Gym







The gym is not energy-efficient, lacks a sound system, and is the only student meeting space in the school, yet does NOT meet middle school capacity.

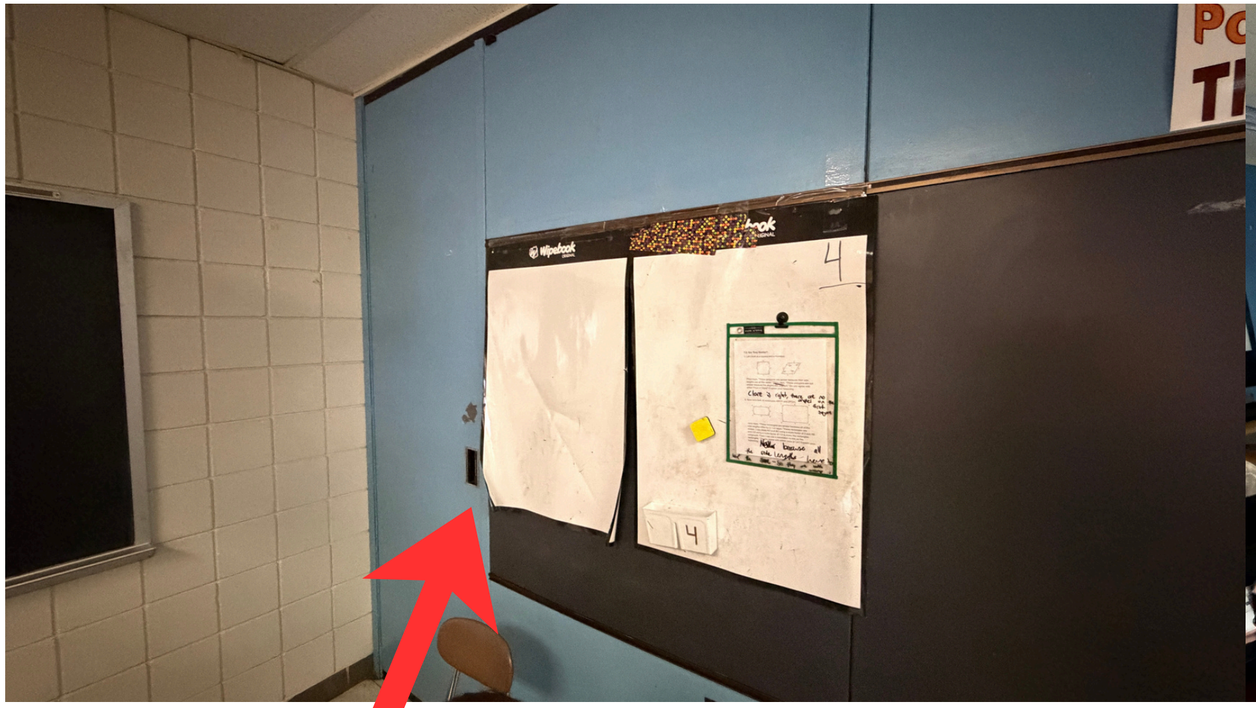
Only one side of the bleachers can be extended without overlapping onto the court.

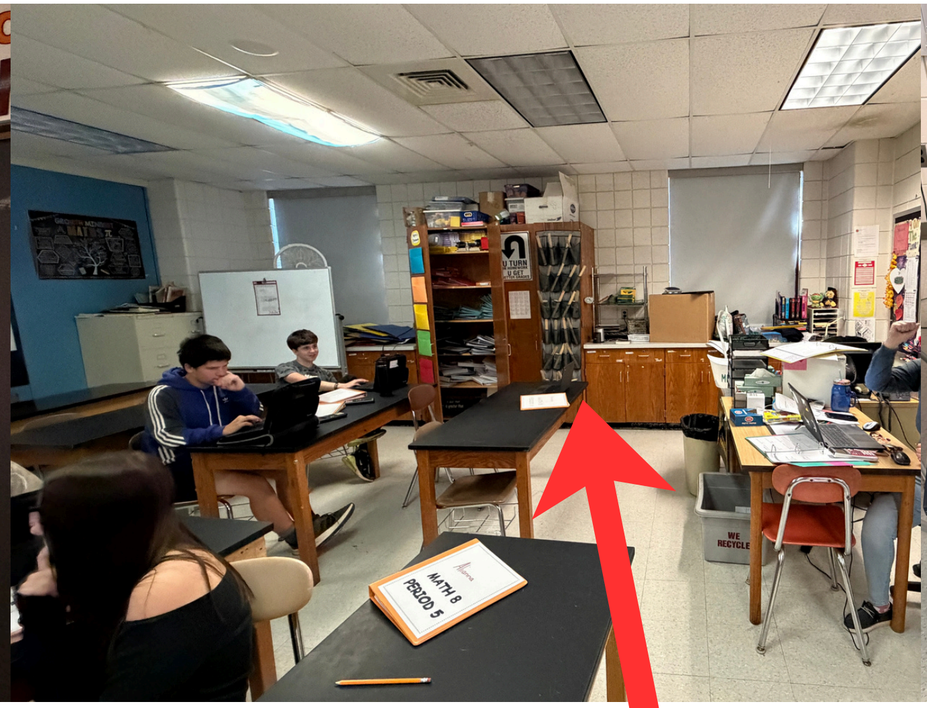
Classroom Spaces

Granby Public Schools

Resourceful Learners • Effective Communicators • Positive Contributors

Science Classroom







The partition door is outdated, and sound easily passes through—it's easy to hear everything on the other side.

Outdated furnishings

Woodshop Classroom



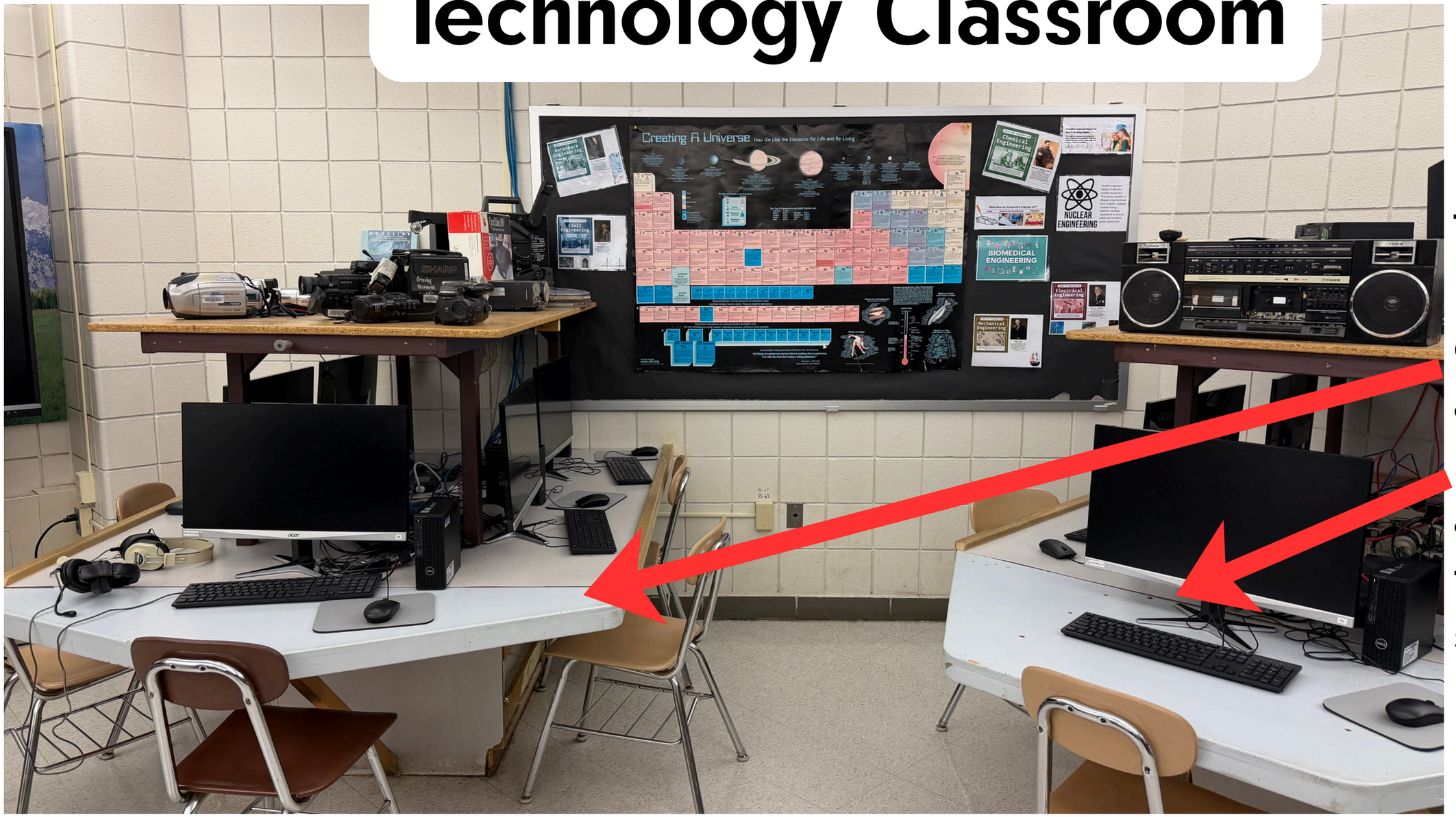


Woodshop Classroom



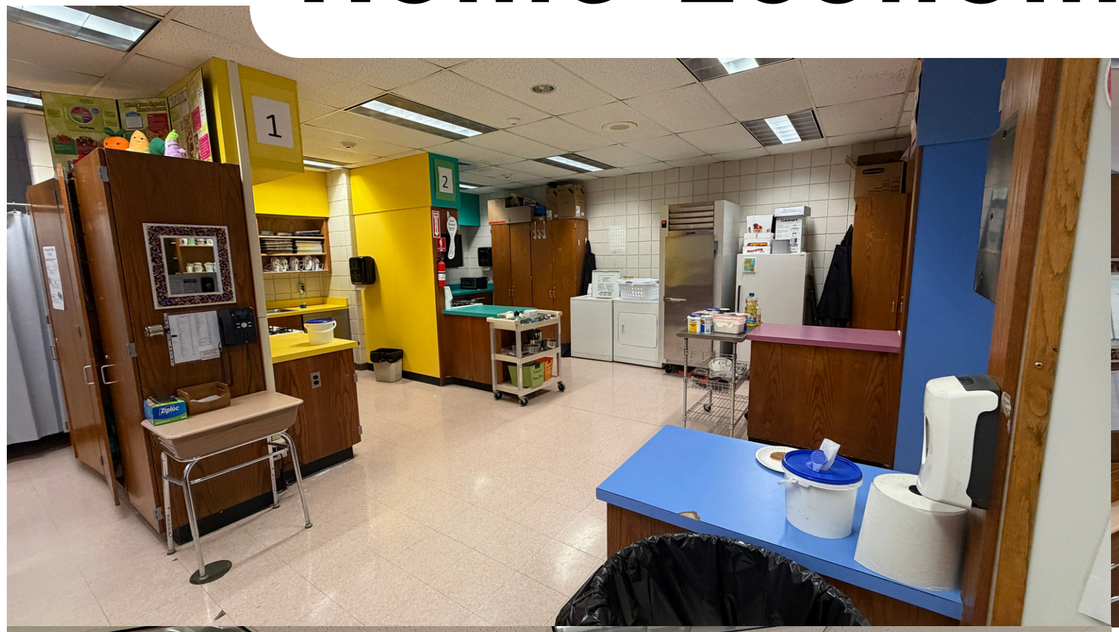


Technology Classroom



The teacher built custom desk additions to better accommodate the number of students.

Home Economics Classroom

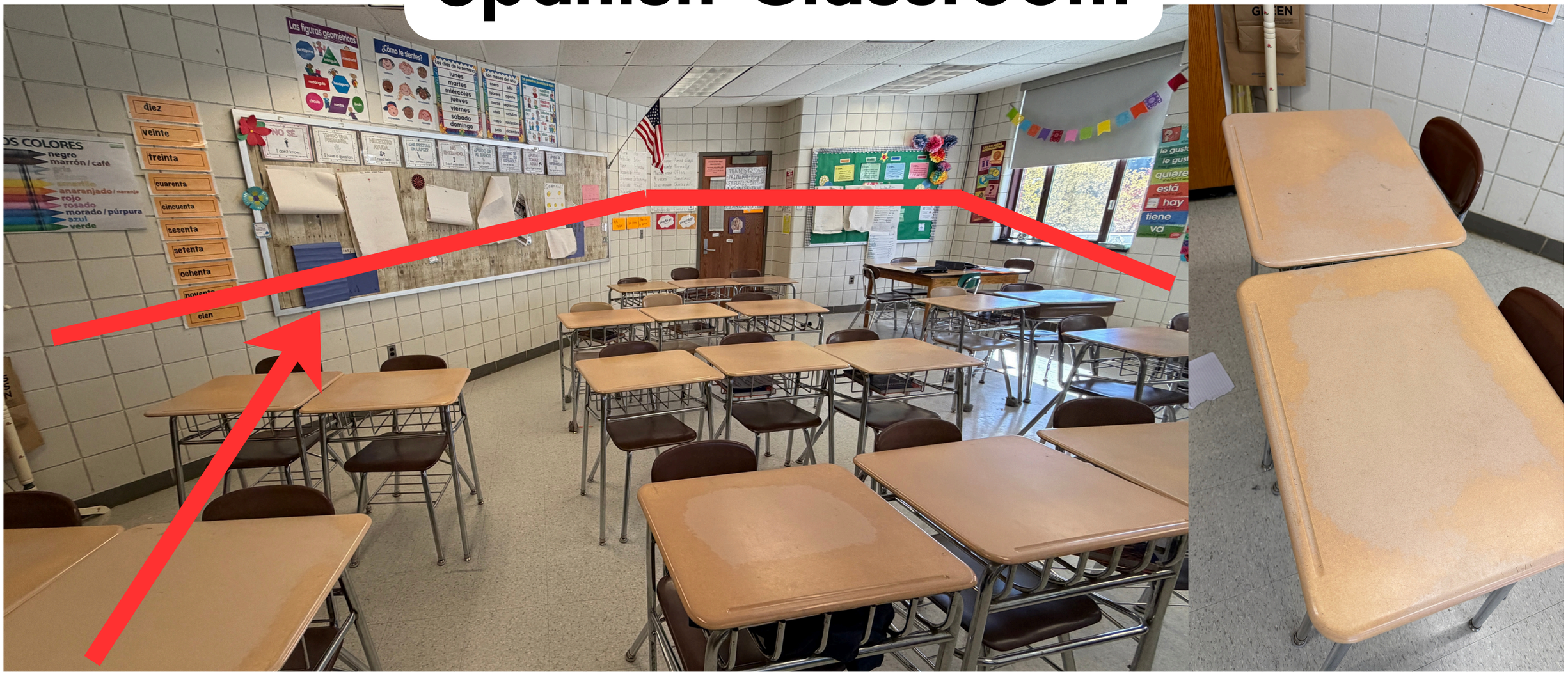






Original 1992 installation

Spanish Classroom



Uniquely shaped, creates setting up desks a challenge & NOT ADA COMPLIANT

Original 1992 desks

Science Classroom



Original 1992 furnishings



Device no longer in use, blocking usable space

Student Support Classroom

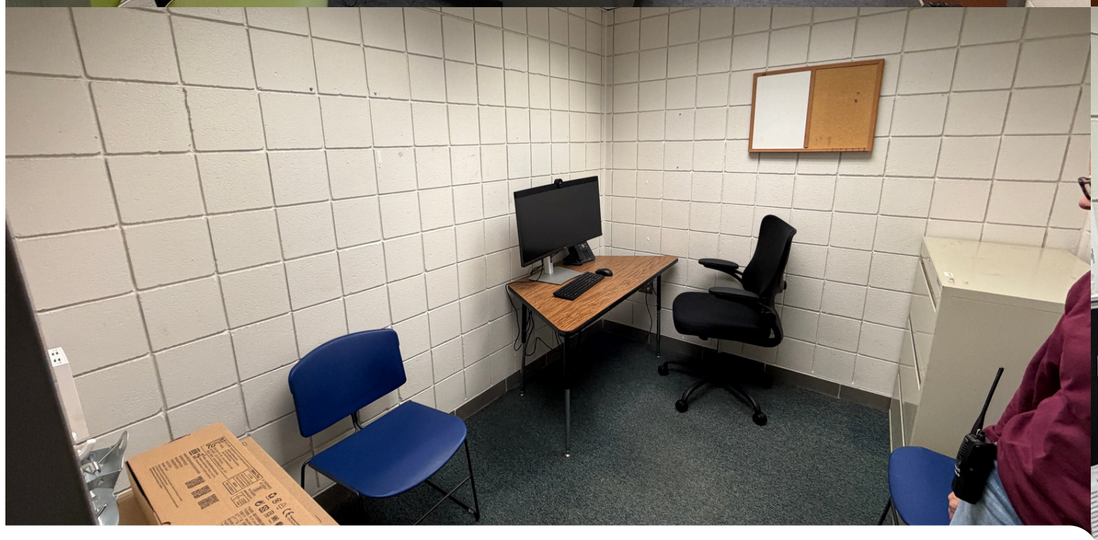


Only one exit; no secondary egress or windows present

Employee Offices









All are storage or closet areas

Lockers, Locker Rooms, & Bathrooms

Granby Public Schools

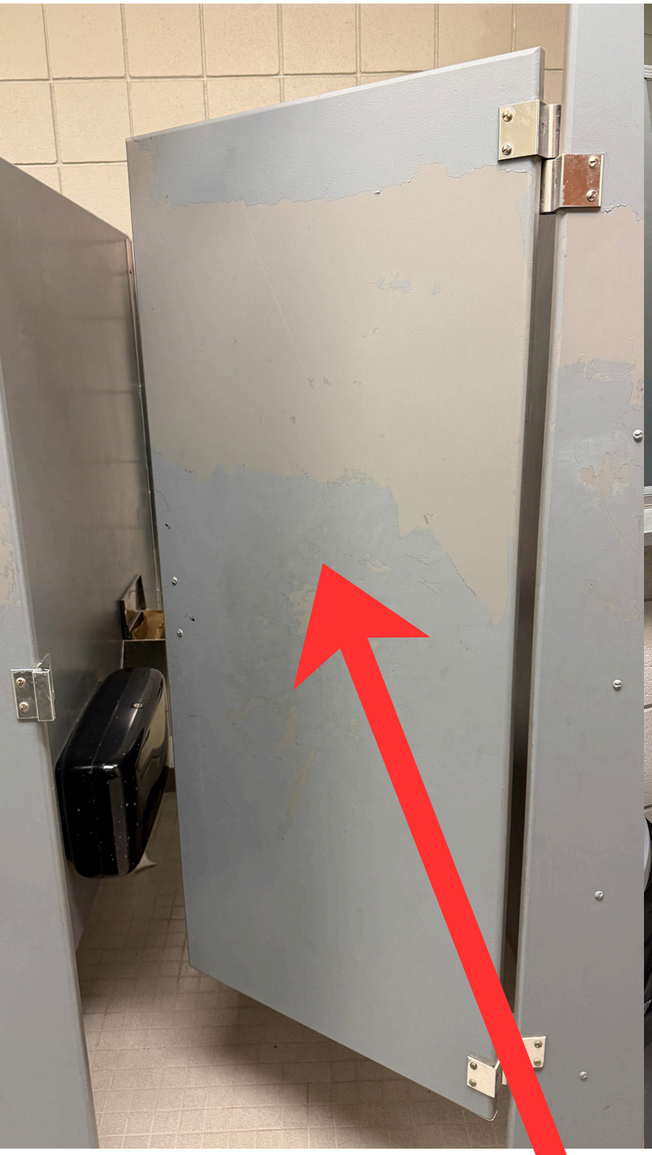
Resourceful Learners • Effective Communicators • Positive Contributors

Student Lockers



Overflowed and no longer fit students needs - cannot properly close them

Girls Bathroom









Corroding bathroom stalls, stained sink, stained toilet seats

Locker Rooms



The locker rooms serve as the town's primary emergency shelter, but the showers and drainage systems need to be updated

QUESTIONS

