

**CAPITAL IMPROVEMENT PROGRAM
STATUS REPORT
AUGUST 2021**

IN PROGRESS

Academy Improvements

Improvements for Recreation administrative offices, Information Technology, Probate Court, Facilities Maintenance, cafeteria upgrades and various recreation spaces complete and successfully operating. Pending improvements include gymnasium (floor, bleachers, finishes and HVAC), kitchen and Williams Memorial.

Building Security

Facility related work as suggested by independent security audit by HD Segur largely complete with some additional work continuing as identified through further analysis. Installed CCTV at the Riverfront Boathouse.

Facilities Study

This project was funded through \$70,000 allocated effective July 1, 2020. The proposed scope was to review use of space at selected Town and School facilities. Per discussions during the recent budget process, these funds will be reallocated to an open space management plan.

Disaster Preparedness and Recovery

Improvements made possible through multi-year capital funding include.

- Emergency Operating Center (EOC) relocated to the Academy complex.
- Update to Police Department backup EOC complete.
- New generators and circuits (as applicable) at Town Hall, Gideon Welles, SMS, GHS, Parks Maintenance, Boathouse, RCC, Police Department, Fire Company No 1, and CNG Fueling Station, all complete. (Former Police Dept. generator installed at Company 1).
- Portable generator units purchased and available.
- Portable lights purchased and available.
- Solar powered mobile messaging boards received and available.
- Additional smaller portable generators purchased and available.
- Replacement generator at Fire Company 2.
- Add mobile generators and emergency power at Transfer Station and Bulky Waste.

Additional equipment has been identified through recent tropical storm. Multi-year funding approved in FY22 and to be proposed for FY23.

Fire Stations Updates and renovations

This is a multi-year capital project to fund upgrades, code compliance, and improvements at fire companies. . Fire Company 1 kitchen, men's room and women's room complete and Fire Company 2 men's room complete. Company 3 and 4 work in progress. Remaining funds are not sufficient to complete the required work. An introductory meeting with on-call architects held on 7/28/21. Waiting for Facilities to schedule a walk-through of the buildings. Additional funding to be considered for FY23 Capital Program.

Police Communications

Recent upgrades and improvements include:

- Dispatch console and CAD/RMS updates complete to include NEXGEN Public Safety Solutions. COMPLETE.
- New microwave link installations. COMPLETE.
- Independent analysis of future public safety system requirements COMPLETE and helping to guide future decisions on system maintenance and upgrades.
- Lease with AT&T finalized for use of communication tower located at PD. Revenues to offset communications system ongoing maintenance/replacement. COMPLETE.
- RFQ for ongoing public safety service contract complete. Achieved annual operating savings.
- Continue to consult with our vendor in determining appropriate next steps to replace aging and obsolete components. ONGOING.

Police Facility Window Replacement

Bid process complete. Windows and interior trim installed. Additional work to be completed: outside trim (backordered); interior finish work (dry wall repair, painting). Project COMPLETE.

Police Building Renovations

Ongoing project to renovate interior Police Department. Transition to full service police use in January 1983, Projects completed to date include renovations to restrooms and locker rooms. Work to continue to reconfigure space to improve efficiency and replace outdated carpets and finishes. ONGOING.

Fiber Optic Connections

Additional phases in FY 2020-2021 include connections to Addison Pool and Grange Pool. Construction is expected to occur in November/December 2021, pending completion of utility pole updates from the Single Pole Administrator.

Land Acquisition

Capital project funding for land acquisition as opportunities present.

Revaluation

The next revaluation under state statute is scheduled for the October 1, 2022 Grand List. The 2022 Revaluation contract is awarded and work is expected to commence in the fall of 2021 and be completed in January 2023. This is funded through a multi-year capital appropriation.

Document Management

Multi-year project to scan and electronically file documents for all town operating departments and divisions. Some 950,000 documents scanned and imported to date. Some delays result from continuing pandemic. Work will continue over coming months to implement electronic purchase order processing for all departments.

Town Hall Improvements

This is continuing effort to improve operating efficiency at Town Hall within significant space limitations. Work completed includes renovations to the main level in Town Hall and upgrade to the Revenue Collector's counter and former customer reception area. Fire Marshal, Building Official and Health Department Office construction under way.

System-Wide Town Building Roof Replacement

This is an ongoing process to replace roofs on Town buildings as applicable. Recently completed projects include Town-owned barns on Old Maids Lane. Examples of previous projects include: Winter Hill Farm, Historical Society, Highway Garage Truck Shed, Fire Company 3 and 4, Police Sally Port, Animal Control Shelter, Fire Company 2, etc. Future work to include the Williams Memorial Wing of the Academy Complex, Glastonbury Emergency Medical Services building, structures at the Transfer Station and other municipal buildings. NOTE a roof leak (during heavy periods of rain) has developed under the solar panels at Station 2. Facilities is aware of the situation and advises that the solar panels will need to be removed in order to repair the leak. No timeframe has been given when the work will be completed.

Clean Renewable Energy Initiative

Energy audit complete. Recommended actions implemented. Recent improvements include:

- Relamping at Town Hall, Police Department and Library. (COMPLETE)
- Energy saving computer software. (COMPLETE)
- Vending misers installed on vending machines. (COMPLETE)
- Replacement of Town Hall air conditioning condensers. (COMPLETE)
- Install gas fired radiant heaters in fire department apparatus bays and replace boilers with smaller, more efficient units. (COMPLETE)
- Upgrade HVAC direct digital control system in Town Hall, Riverfront Community Center, Police, and Welles-Turner Library. (COMPLETE)
- Construct fast-fill natural gas filling station. (COMPLETE)
- LED Parking lights for Welles-Turner Library. (COMPLETE)
- New windows installed in PD Range building. (COMPLETE)
- LED Parking lot lights installed at Riverfront Community Center. (COMPLETE)
- Received Power State Grants of Change Awards for Town Hall, Wastewater and Button ball Lane Schools.
- Received proposals for Renewable Energy Certificates to be purchased through 2019 to support the Sustainable CT Program. Town and school projects approved. Details pending.
- Study for relamping Police Facility exterior lighting underway. (COMPLETE)
- Installed new energy efficient windows in various areas of Academy. (COMPLETE)
- Retro-commissioning Project at Town Hall, Welles-Turner Library, RCC and Police Station. (COMPLETE)
- LED lighting for exterior lights at four Fire Houses and Youth & Family Services and Parking lot at 17 Hebron Ave. (COMPLETE)
- Replacement of interior lights with LED in Purchasing and Payroll. (COMPLETE)
- Proposals for LED installations at Center Green under review with Parks Maintenance Facility and Highway Garage to follow. (IN PROGRESS)
- New heating system designed and installed at Fire Company 2 to achieve energy efficiency (COMPLETE).
- Town Hall qualifies for EnergyStar award designation. Renovated offices received LED fixtures to provide high quality, controllable lighting.
- LED Retrofit for Riverfront Park Phase I and Town Hall parking. (COMPLETE)
- LED Lighting Retrofit at Water Pollution Control Facility. (COMPLETE)
- Installation of interior LED lights in various areas of the Police Facility (COMPLETE) and Town Hall (COMPLETE) , RCC and Center Green (under way).

Photovoltaic: Current systems at Town and School facilities generate 1.6 MV annually. ZREC projects at Hopewell, Buttonball and Naubuc schools and Town Hall are COMPLETE. Buttonball School and carpools at the Police Facility. Prep work complete at pd solar panel/car port site. anticipate construction to begin September. steel shortage delay. Solar PV installed at new Facilities Barn (100% grant funded) with the Town achieving energy savings and retaining the Renewable Energy Certificates.

Ongoing CIP appropriation for energy projects allows Glastonbury to sustain important initiatives to achieve significant annual cost savings and environmental benefits.

Slocomb Dam

The concrete spillway portion of the dam has been removed and the Roaring Brook stream channel has been restored. Work was completed in late October. Subsequent intense storm events have caused some erosion of the stream bank and retaining wall scour. State and Local Environmental Regulatory permissions to address these conditions have been obtained and appropriate corrective actions will be initiated in the coming days.

Bridge Replacement /Rehabilitation

Grant applications have been approved by the CT Department of Transportation for replacement or rehabilitation of 3 Town-owned bridges. The grants will provide 80% reimbursement funding for design and construction on bridges located on Eastern Boulevard and Fisher Hill Road and Mill Street.

- Eastern Boulevard – project complete 2017.
- Fisher Hill Bridge – substantial completion for this bridge replacement project was achieved in November 2020.
- Mill St Bridge – this structure has been deemed eligible for funding under the Federal Local Bridge Program and the State Department of Transportation has recently informed the Town of grant application approval for this project. Grant program revisions will allow for 100% State funding of the design phase. and continued 80% reimbursement of the construction phase. Initial survey and environmental investigations have been initiated.

Bulky Waste Closure Fund

This is an ongoing capital allocation to the Bulky Waste Closure Fund. First capital allocation of \$50,000 effective July 2020.

Intersection Realignment

This involves preliminary concept design for potential realignment of the Douglas Road, Sycamore Street and New London Turnpike intersection. Consultant selected and has identified options. Additional discussions with State DOT staff necessary to determine scope and specific funding formulas. CONNDOT staff has indicated a willingness to further investigate the feasibility of roundabout construction on New London Turnpike in lieu of traffic signal installation at a newly realigned Rt 17 off ramp intersection with NLT.

Parking and Access Drives

Multi-year capital appropriation for repaving of parking and access drives at Town and School facilities. 2019 work addressed a portion of the Smith Middle School site and the Welles Chapman House property at the corner of Main St and Hebron Ave. Fire Company No. 3 complete. Hopewell School site was addressed in its entirety earlier in the 2020 Construction season. Multi-year capital appropriation for repaving of parking and access drives at Town and School facilities. Hopewell School site was addressed in its entirety in the 2020 Construction season .2021 projects are expected to focus on Addison Park and Fire Company # 4.

Sidewalk Construction

Contract award was made for sidewalk construction on Main Street (Route 17) for sections between Stockade Rd and Red Hill Dr along with the section between Mallard Drive and the Cider Mill. Substantial completion was achieved in November 2020. \$300,000 state grant awarded through Community Connectivity Program. Other sidewalk construction at four separate locations was completed in spring 2020 on Addison Road, Bell Street, New London Turnpike and Neipsic Road. Design efforts are ongoing for FY 22 construction at several locations including Spring St, Bantle Rd, House St.

Sidewalk Construction – Main Street/Route 17

This is Phase III of the project to construct sidewalks along Route 17/Main Street. Specifically, the area generally between the Cider Mill and Red Hill Drive. A number of options have been reviewed and consensus supports the concept that provides a raised sidewalk along the area of steep slopes on the west side of Main Street with some shifting of Route 17/Main Street easterly. Design in progress and to be scheduled for further review and public hearing over coming months.

Cedar Ridge Public Water

Close out complete, including payment to Manchester and return of excess deposit to property owners.

Sidewalk Repair and Maintenance

Second year of a multi-year capital appropriation to support annual operating budget for repair and replacement of sidewalks throughout community. Inspection and priority ratings developed. Repairs to high pedestrian volume locations completed summer 2020. 2021 priority locations include Buttonball School area and residential areas near Addison Road.

Town-wide Drainage

This project allocates \$100,000 effective July 2019, July 2020 and July 2021 as the first in a continuing capital allocation to resolve smaller scale drainage projects throughout the community. Work to extend drain pipe and rectify an erosion problem adjacent to Gilmore Manor was accomplished in conjunction with the Main Street Sidewalk project.

Town Center Improvements

Continuing project to improve Town Center area. Improvements completed include updates to the Building Zone Regulations, new bus shelters, pavement rehabilitation along Hebron Avenue corridor, intersection realignment (roundabouts) at Hebron and NLT and Hebron and House Street and related improvements. Most recently, a raised traffic island was installed at the Hebron Avenue/Main Street /Daybreak Coffee driveway intersection to reduce pedestrian crossing distance and improve safety for vehicles egressing the driveway. Grant application approved for additional improvements to brick snowshelf areas and resurfacing of Main Street between Ripley Road and New London Turnpike which will pay for all construction costs if approved as submitted.

Annual Paving Program

Milling and paving by contractor was completed on numerous Town roads per the list developed and posted to the website. Additional thin shim layer application continued throughout the month of October 2020 such that the entire list was addressed. As in past years, Highway Division staff completed both preparatory and restoration work with actual paving operations performed by a private contractor. 2021 program includes both Pavement Reclamation and traditional Mill/Pave treatments. Early Fall completion anticipated.

Gen Bicycle/Pedestrian Improvement

Funds allocated through the July 2021 Capital Program for initial improvements identified through the BikeWalk Plan.

Highway Division - Heavy Equipment

This Capital Improvement category was established to fund annual or periodic replacement of Highway Division heavy equipment. Past purchases include a paving box, front end loader, street sweeper, skid steer loader, roadside mower, mini excavator, etc. FY 2019 budget approval allowed for replacement of the Division's aging skid steer loader. Funding approval in place for purchase of a new Street Sweeper in the current fiscal year.

Traffic Calming

A multi-year project to improve pedestrian circulation along Main Street corridor and identify traffic calming options throughout the community. Solar speed/radar sign permanently installed on Main Street approaching center north bound. COMPLETE

Reviewing feasibility of installing raised center median along sections of Main Street approaching the center north bound. IN PROGRESS

Rerouted pedestrian bus route from residential connector road (Ripley) to commercial road COMPLETE

Painting shoulder lines on residential connector road (Ripley) in response to speed complaints (IN PROGRESS)

See "Town Center Improvements" above re sidewalk/intersection improvements on Main at Hebron (COMPLETE)

Evaluating cost sharing options with CONNDOT for pedestrian crosswalk at Route 17 – Main and Buttonball.

Town Center Traffic/Street Imp

Roundabout construction at House Street and Hebron Avenue and Hebron Avenue and New London Turnpike complete. Resurfacing of Hebron Avenue, Sycamore to Main complete. Grant approved for improvements to Main Street corridor between Ripley Road and New London Turnpike.

Public Water Service – Uranium

MDC has identified potential water service and costs. Consultant selection complete and working through State Clean Water Fund. Some delays as all regrouped during initial stage of pandemic. Process now under way to include District and Manchester Water.

Addison Park Renovations

Park is in its 27th year of operation. This is a multi-year project to renovate and update facilities to include improvements to the bath house, tennis and basketball courts, and pool repairs. Pool repairs in progress include replacement of pool filters, pumps, motor, coping and skimmers.

Aquatics Facility

Preliminary analysis of project scope and preliminary cost scenarios complete. Next steps TBD.

Minnechaug Golf Course Improvements

Removal of sediment and restoration of the primary irrigation pond next to Hole #9 is complete. Kitchen hood modifications are complete. Building improvements completed in August 2020 included renovation of the pro shop, partial window replacements, and kitchen repairs. 2021 improvements to include upgrades to irrigation system, roof repairs and completing window replacement project. The golf course and restaurant continue to be successful.

Main Street Reconstruction

The State Department of Transportation has issued a formal commitment to fund 100% of construction costs associated with pavement structure and snow shelf improvements between Ripley Road and New London Turnpike . Primary project components to consist of mill/pave, decorative pedestrian crossings, replacement of existing brick snow shelf material and implementation of limited traffic calming devices. In house design efforts are in process with Public Information meeting anticipated in Fall 2021 .

Gateway Corporate Park Bicycle and Pedestrian Improvements

State Grant funding approval for 100% of construction costs is anticipated in the coming weeks. If formally approved, improvements would include completion of the sidewalk network throughout the Corporate Park and Road lane reconfiguration to allow for wider shoulders which benefit cyclists.

Glastonbury Multi-Use Trail

The second off road multi-use trail section between Western Boulevard and House Street began in May 2020 and substantial completion of the work and subsequent opening to the general public was achieved by the end of November 2020. The construction phase of this project is 100% funded through the State Local Transportation Capital Improvement Program (LOTCIP).

Splash Pad

This is a cooperative project with the Rotary Club for a cost of \$550,000. The Rotary Club has committed to contributing \$250,000 towards the project. The splash pad equipment was ordered in December 2020, and was received in March 2021. The project has been awarded and work is scheduled for September 2021, and will be completed for the 2022 swim season.

Park Maintenance Garage

The project is complete, work included the construction of a new cold storage garage, site improvements, an addition and renovation of the garage, electrical upgrades and the installations of a new chemical storage building.

Welles-Turner Memorial Library

Renovation and addition project approved at referendum November of 2018. Project budget of \$6.5M with \$2.1M in grants and community support. State Bond Commission has approved \$1M grant and all requirements of State Library finalized. Construction underway on Addition and Renovations. Addition completion expected Sept 2021 and renovations complete December 2021. Interior renovation in progress.

Salmon Brook Park

Preliminary indications are that sediment removal and pond restoration work would be very costly and require extensive federal, state and local permitting. Site constraints pose a challenge with respect to the amount of available working area adjacent to the pond. The amount of area on site available for the placement of removed sediments is extremely limited. At this point, there are no plans to move forward with this work.

Outdoor Pool/Park Development

Conceptual design options for a new outdoor pool, complete and presented. Repairs to Grange Pool complete and expected to meaningfully extend useful life.

Street Trees

This is a multi-year capital appropriation with initial funding of \$125,000 effective July 1, 2019. An additional \$125,000 was received effective July 1, 2020, and expended. An additional \$125,000 was received effective July 1, 2021. Goal is to identify and complete tree trimming and removal necessitated by prior year drought and invasive insects. Link on website being developed showing phased approach, explaining rights of way, use of GIS, priorities and plan of approach to address timing and phases. Launched February 2021. The Town was awarded \$128,200 from the Small Town Economic Assistance Program (STEAP) grant funding for the tree management program.

Cider Mill

Future improvements would include removal of existing residential structure and construction of a new barn-like facility to support ongoing lessee and overall park use. Potential for grant funding continually evaluated.

Open Space Access

This is an ongoing process to improve access to the Town's various open space acquisitions. The Town has been awarded a STEAP grant in the amount of \$250,000 to offset previous construction costs. Projects completed include:

- Blackledge Falls
- Longo Farm Open Space
- Slocomb Mill
- Arbor Acres/Greyledge Open Space

Preliminary design completed for new parking area and access drive at J.B. Williams Park, which includes energy efficient site lighting, widening the access drive, fence replacement, and other amenities. Local regulatory application pending final lighting choices for fixtures and poles. Work to commence after permits are granted.

HVAC-Gideon Welles School

Air Conditioning project complete. Boiler in future year.

Energy Audit for All Schools

Energy Audit at all schools complete. Exterior lights at SMS received LED lighting retrofit. GHS exterior lights retrofit complete. Study of auxiliary gym heating at SMS complete.

GHS Fieldhouse

Design complete and bids are in. Funding addressed in CIP. Current configuration includes 6 locker rooms and a restroom facility. Delays to project schedule due to unsuitable soils and changed underground condition pushed due date to November 4th.

School Code Compliance

Major tasks involving sprinkler and electrical work are complete. Housekeeping items will be ongoing through completion.

Smith Middle School Floor

Former flooring removed. New product being installed week of August 9th .

School Roofs

Condition analysis of school roofs complete. BOE staff has identified general schedule for roof work to be presented through capital program. Some significant re-roofing costs identified in future years. Best funding option requires review including possible bond authorization.

Water Pollution (WPC) Energy Conservation Prog

Priorities being confirmed with work to proceed with available and new project funding as cost benefit supports.

Tryon Street/Dug Road Drainage

Prior design, permitting and construction efforts on Tryon Street have been expanded to include drainage system expansion on Dug Road . Work on this phase was completed in spring of 2020 by Highway Division staff . Work completed addresses a long-standing drainage issue in the vicinity of the Tryon Street/Dug Road intersection.

Self-Contained Breathing Apparatus

Funding approved to achieve purchasing efficiency. SCBA received and in use.

Riverfront Park and Boathouse

This project funds a number of improvements to the Riverfront Park and Boathouse to include additional barrier to prevent access to the Boathouse roof from the observation deck, realignment of the Riverfront docking system, and changes to the internal fire suppression system and sprinklers, additional interior boat storage capacity, and other such improvements. Temporary roof barriers and signage have been put in place and a permanent solution expected to be installed late Fall 2021. Engineer is finalizing sprinkler design for boat storage and work estimated to be completed in early 2022.

Winter Hill

2021 funds were used to hire a concrete consultant to assess the foundations. Based on the results the designer recommended a remedy and project to be bid Fall 2021. Work estimated to be completed end of 2021 Current funds include concrete remediation, LED light replacements, insulation replacement, restoration of electrical distribution to the barn, and other site improvements.

Pickleball

Funding approved to install four pickleball courts on the grounds of the Riverfront Community Center. Local regulatory permits were approved. The project is currently out to bid, with a bid opening date of August 13, 2021. Work estimated to be completed by Fall of 2021.

Underground Storage Tank

Project to remove 10,000± gallon underground storage tank for unleaded fuel at the Police Department and replace with an above-grade similarly sized tank. Work funded effective July 1, 2021 and to proceed over coming months.

School Lockers

This project is funded effective July 1, 2022 to replace student lockers at various schools. Product selection in progress for installation by 2nd quarter of 2022.

Gideon Welles School Roof

Design funding in place effective this fiscal year. Consultant selection and design work to proceed accordingly over coming months.

RECENTLY COMPLETED PROJECTS

The following projects are recently completed on time and within budget:

- Showmobile
- GHS Generators
- Electrical Outlets at Elementary Schools
- Security Equipment at Schools
- Security Window Film Installation All Schools
- GHS Security Cameras
- Addison Road Bridge
- Main Street Traffic Signals
- Winter Hill Farm
- Nutmeg Pump Station
- Main Street Pavement Rehabilitation
- Fire Apparatus - Ladder Truck
- Police Firing Range - Backstop System
- Griswold/Harris/House Street Intersection
- Naubuc Avenue Bridge Reconstruction
- Smith Middle School Gym Floor Replacement
- School PA Phone Systems - Elementary Schools
- Elementary School HVAC/Boiler - Complete at Buttonball, Hebron Avenue and Hopewell Schools
- Articulating Loader
- GHS Practice Football Field
- Planimetric/Topographic Mapping
- Smith Middle School A/C Replacement
- Roll-Off Truck
- Fire Company 3 and 4 roofs
- Riverfront Community Center Community Room floor
- BoE Energy Audit
- Generator Replacement- Town Hall, Parks Maintenance Facility, Highway Garage Transfer Station Electrical Service Entrance Replacement
- Boathouse Transfer Switch Installation
- Riverfront Community Center Transfer Switch Upgrade
- Sally Port Roof
- GHS Pool Improvements
- New generator for Boathouse/RCC
- RCC Community Room Flooring
- Hopewell Gym Floor Replacement
- Welles-Turner Library Windows
- Arts and Crafts Room - Youth & Family Services
- Naubuc School phone and PA upgrades
- Town Hall boiler replacement
- PD boiler replacement
- GHS Turf Field and track improvements
- Highway Division Paving Box
- Multi-Town Dispatch Project
- Welles-Turner Library Phase 1 renovation
- Gideon Welles School Window Replacement
- Boiler Replacement Design-Town Hall and Police Department
- New Carpeting-Elementary Schools
- Town Wide Phone System Upgrade
- Police Locker Room Upgrades
- Town Hall Site Lighting Upgrade
- Youth and Family Annex Addition
- Fire Company #4 Boiler Upgrade
- Riverfront Park – Phase II
- Backup Generator – Riverfront Boathouse
- Master Sewer Study
- Hebron Avenue Trail Fencing
- Bulky Waste Vehicle Scale
- Blackledge Dam Restoration
- GHS Auditorium Acoustics
- Town Phone System Upgrade
- Upgrade Police Surveillance System
- Refuse Wheel Loader
- Grange Pool
- Hebron Avenue Resurfacing
- House Street/Hebron Avenue
- School Code Compliance
- Library Windows
- Fire Rescue Boat
- Fire Apparatus
- 16' Mower – Replacement
- GHS Kitchen Upgrade
- PD Window Replacement
- ADA improvements at CO 1 and CO 2
- Facilities Maintenance Barn
- Old Maids Lane Water Line
- Glastonbury Boulevard Pavement Rehabilitation
- Elementary School Air-Conditioning
- GHS Kitchen Upgrades
- Water Pollution (WPC) Emergency Power
- Cider Mill Pump Station Replacement