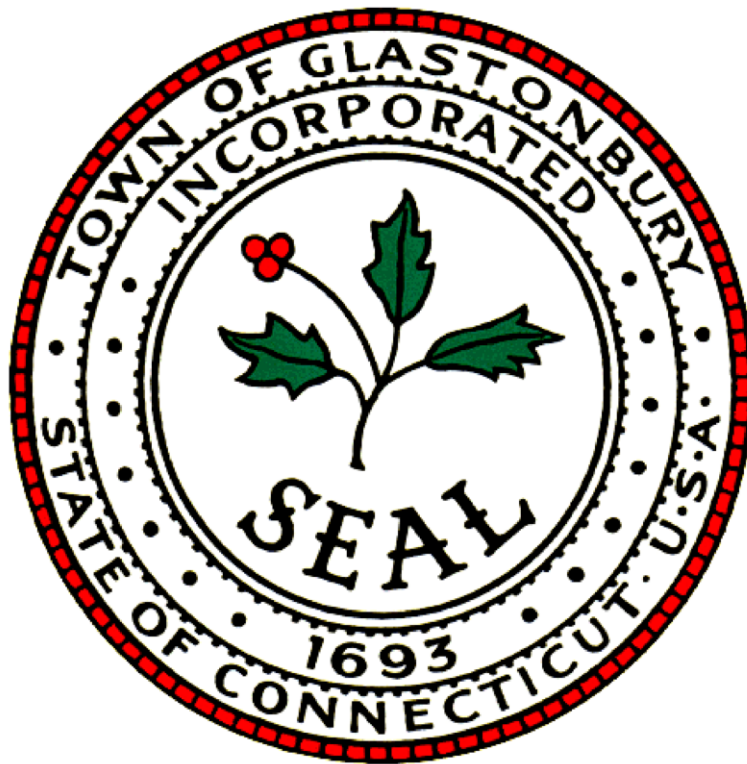


**TOWN OF GLASTONBURY  
CAPITAL IMPROVEMENT PROGRAM  
PLANNING PROCESS**

**FY2023 TO FY2027**



**January 20, 2022**

**Town Manager Recommended Projects 2022-2023**  
**January 20, 2022**

	aligns with objectives for...				
	Capital Reserve	ARPA	Sustainability	Economic Development	Livable Communities
<b>Infrastructure and Major Equipment Care &amp; Maintenance</b>	\$ 5,041,000	\$ 1,425,000			
Town Hall / Academy – Renovations & Security Improvements	\$ 100,000				
System-wide municipal roof replacement	\$ 25,000				
Public Safety Communications	\$ 380,000				X
Police Site Renovations	\$ 40,000				
Animal Control Shelter	\$ 50,000	\$ 800,000			
Fire Station Renovations		\$ 475,000			
Fire Station Diesel Exhaust Mitigation System*	\$ 195,000				
Road Overlay	\$ 1,800,000			X	
Main Street Reconstruction*	\$ 216,000		X	X	X
Renovation & Site Restoration - Slocomb	\$ 40,000				
Traffic Signal Upgrades	\$ 450,000				
Heavy Equipment (Highway)	\$ 155,000				
Sidewalk Repair & Maintenance	\$ 250,000		X		X
Pavement Restoration and Overlay – Town and Education	\$ 250,000				X
Storm Drainage Improvements	\$ 100,000		X		
Tree Management	\$ 100,000		X		X
Public Parks/Age Friendly	\$ 80,000	\$ 150,000	X		X
Minnechaug Golf Course Improvements	\$ 150,000				X
Winter Hill Farm	\$ 175,000		X	X	X
Grange Pool - ADA Building & Accessibility Upgrades	\$ 145,000		X		X
Center Green Renovations	\$ 100,000		X	X	X
Town Property Conversion: Recreational Purposes (1361 Main)	\$ 40,000		X		X
Riverfront Park and Boathouse	\$ 150,000			X	X
Bulky Waste Closure Fund	\$ 50,000		X		
<b>Ongoing Projects</b>	\$ 428,100	\$ 425,000			
Property Revaluation	\$ 130,000				
Energy Efficiency & Sustainability	\$ 75,000	\$ 80,000	X		
Disaster & Emergency Preparedness/Readiness		\$ 200,000			X
Main Street Sidewalks – Phase 3	\$ 150,000		X	X	X
Gateway Corporate Park: Bike/Ped Improvements*	\$ 73,100		X	X	X
Pickleball courts		\$ 145,000			X
<b>NEW Projects</b>	\$ 2,650,000	\$ 2,030,000			
Williams Memorial	\$ 150,000	\$ 1,250,000			X
Naubuc School Open Space Classrooms*	\$ 2,500,000	\$ 700,000			
Riverfront Community Center (RCC) Upgrades - outdoor programming		\$ 80,000	X	X	X
<b>Total</b>	\$ 8,119,100	\$ 3,880,000			
Less pending/approved grants	\$1,514,100				
<b>Total after grants</b>	\$6,605,000	\$3,880,000			
<b>Total Combined Projects</b>	\$10,485,000				

\*Pending/approved grants.

**Other Projects - Sewer Sinking Fund and Town Aid**

**Sewer Sinking Fund**

Water Pollution Control Roofs: \$230,000

Parker Terrace Station & Force Main Replacement \$ 75,000

**Town Aid**

Town Aid Road: \$461,217

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# Town of Glastonbury

2155 MAIN STREET • P.O. BOX 6523 • GLASTONBURY, CT 06033-6523 • (860) 652-7500  
FAX (860) 652-7505

**Richard J. Johnson**  
Town Manager

January 14, 2022

The Glastonbury Town Council  
2155 Main Street  
Glastonbury, CT 06033

**Re: Capital Improvement Program 2023-2027**

Dear Council Members:

The annual Special Meeting to review the Capital Improvement Program is scheduled for Thursday, January 20, 2022. The following is forwarded as background:

- Town Manager Recommended Projects – July 1, 2022
  - One-page summary
  - Multi-page summary with recommended funding and project description
    - Grant awards
    - Potential referenda – illustrative scenario
    - ARPA summary
    - General comments
    - Capital Reserve Fund
    - Illustrative Debt Service
    - Annual Debt Service – actual and estimated
    - Capital Reserve Transfer – history and estimated
    - Chart depicting Town Manager Recommended Projects
- Five-year Capital Project Pro Forma
- Summary Report by Board of Education

In some cases, recommendations for July 1, 2022 funding will differ from project pages. This results from information developed after the project pages were developed or proposed changes to the initial proposal.

Additional information can be provided as applicable following the January 20<sup>th</sup> Workshop.

Sincerely,

Richard J. Johnson  
Town Manager

RJJ/sal  
Attachments

cc: Glastonbury Town Council  
Glastonbury Board of Education  
Glastonbury Board of Finance  
Dr. Alan Bookman, Superintendent of Schools  
Julie Twilley, Director of Finance & Administrative Services

**Capital Improvement Program (CIP) 2023 - 2027 – Town Manager Project Recommendations FY2022 – FY2023 – January 20, 2022**

Infrastructure and Major Equipment Care & Maintenance	Cap Reserve \$5,401,000	ARPA \$1,425,000	Comments
<b>General Government</b>			
Town Hall / Academy – Renovations & Security Improvements	\$100,000		This annual appropriation has funded space reconfigurations/renovations at Town Hall/Academy to achieve operating and customer service efficiencies. Most recently, reconfiguration of the Building Official, Fire Marshal, and Health Department office spaces. Funding has also supported security improvements at Town buildings. Proposed funding will include continued space reconfiguration, security, and feasibility analysis for renovations to the Academy building kitchen. This will support programs operated by Youth & Family Services and Parks & Recreation, and allow the space to be rented for community and private activities.
System-wide municipal roof replacement	\$25,000		Continues ongoing project to replace roofs at Town buildings as needed. Roofs scheduled for near-term replacement include: Williams Building at Academy, Emergency Medical Services building, 35 Bell Street, 1361 Main Street, Transfer Station Office, and the Police Department Annex. Proposed appropriation supplements available funding for work planned over 2022 and 2023.
<b>Public Safety</b>			
Public Safety Communications	\$380,000		Ongoing capital allocation for care and maintenance of the Town’s public safety radio system. The annual capital allocation is supplemented by \$41,000 in annual revenue from lease of Town-owned tower at the Glastonbury Police Department (GPD). As equipment ages, replacement parts become less available and system failures more likely. Over multiple years, a \$1.6M+ investment is estimated. Annual capital funding and lease revenues fund a phased appropriation for estimated costs.
Police Site Renovations	\$40,000		This funding is to complete a site master plan and cost estimation for security and circulation, (motor vehicle and pedestrian), at the Police Department (GPD). The location of GPD headquarters presents some challenges given proximity to housing, recreational uses, pedestrian connection to Main Street, and similar factors that can create security and use conflicts. The goal is to develop a master plan to effectively balance the various uses and adjoining properties with Police operations.
Animal Control Shelter	\$50,000	\$800,000	The current animal control facility was constructed in 1969 and the building, kennels, cages, and drainage system are in need of substantial repair. Project funding would raze existing structure for replacement with a new, functional facility. Preliminary estimate of \$800,000 (construction), \$50,000 (design). Construction proposed through ARPA funding.
Fire Station Renovations		\$475,000	Continues multi-year project to correct ADA and code compliance matters and miscellaneous items at Fire Stations 2, 3, and 4. Additional updates will include modifications to the women’s locker room at Station 2, restrooms at Stations 3 and 4, and other necessary improvements. With information now available, this appropriation is expected to complete the project.
Fire Station Diesel Exhaust Mitigation System*	\$195,000		A vehicle exhaust system is critical to ensuring the Fire Station atmosphere is free of particulates and gases and safe for Firefighters on site. Proposed project would install a diesel exhaust mitigation system in each fire station or on each vehicle. A \$150,000 grant is approved through FEMA’s Assistance to Fire Act program for a net estimated cost of \$45,000.
<b>Physical Services</b>			
Road Overlay	\$1,800,000		Annual appropriation for the Town’s successful road maintenance program. Approximately 20 lane miles resurfaced in 2021. Capital Reserve funding is supplemented by the Annual State Town Aid Road (TAR) grant now totaling \$461,217. The current year appropriation totals \$1.8M and similarly proposed for coming year. Phased increase in future years expected. This will help keep pace with road maintenance requirements to achieve ongoing cost avoidance.
Main St. Reconstruction*	\$216,000		Project scope generally extends along Main Street, between School St. and New London Tpke., to include milling & paving, snow shelf repairs, new crosswalks/median islands, and related improvements. Grant approved for 100% of construction costs. Proposed funding supplements \$1.86M appropriated in current year to bring total allocation to approved grant award. No net cost to Capital Reserve Fund.
Renovation & Site Restoration – Slocomb Dam	\$40,000		Funding supports design options for structural repairs at the Slocomb Mill site retaining wall located immediately adjacent to Roaring Brook. This would be a multi-year project. FY23 funds would support an alternatives analysis and subsequent design and permitting of the chosen option. Total estimated budget: \$80,000. \$40,000 available budget to be supplemented by proposed funding. Potential for future year ARPA funding.
Traffic Signal Upgrades	\$450,000		Proposed funding would begin a multi-year approach to upgrade outdated traffic signal equipment throughout town. Initial phase would replace the signal at the New London Tpke. (NLT) / Chestnut Hill Rd. / Quarry Rd. intersection. Signal phasing would include protected pedestrian activated crossings on all approaches. Improves pedestrian access to Hopewell School, retail plaza, and residential neighborhoods. Improvements to include: installation of video detection equipment, provision of battery back-up capability, signal head replacement, controller modification, and pedestrian crossing safety enhancement. Proposed future sidewalk construction along NLT to complement updated traffic signal equipment.
Heavy Equipment (Highway)	\$155,000		Ongoing capital appropriation to replace heavy equipment assigned to the Highway Division. Over recent years (FY18-21), the capital budget funded a new paving box, street sweeper, skid loader, mini excavator, and roadside mower. For the coming year, the Town’s bucket truck is slated for replacement. This equipment is used for various purposes including traffic signal maintenance, sports/facility lighting maintenance, tree trimming, and building maintenance. Estimated cost: \$175,000. Available funding from prior year allocations totals \$20,000 to reduce net new funding to \$155,000.



Physical Services Continued	Cap Reserve	ARPA	Comments
Sidewalk Repair & Maintenance	\$250,000		This annual allocation was funded at \$175,000 in FY2020 and FY2021 and \$250,000 in FY2022. The \$250,000 allocation will support the ability to resolve existing maintenance issues, particularly those with the highest levels of pedestrian traffic, and improve safety conditions. Priorities continue to be established through ongoing inspection to reduce the potential for slips, falls, and injuries, thus reducing potential liabilities.
Pavement Restoration and Overlay – Town and Education	\$250,000		Annual appropriation for repaving at Town and School facilities (parking and access drives). Priority locations for summer 2022 include Smith Middle School and portions of GHS site.
Storm Drainage Improvements	\$100,000		Fifth-year allocation to the Town’s successful initiative to address drainage projects town-wide. Property owners often contact Town staff with concerns for drainage from town streets & roads influencing their property. Proposed funding will sustain this ongoing appropriation for drainage projects completed throughout the year.
<b>Parks &amp; Recreation</b>			
Tree Management	\$100,000		Continues multi-year program for tree trimming and removal activities to manage street trees damaged by drought and invasive insects. Trees located within the Town right of way and public places are the Town’s responsibility. Operating funding is not adequate for the tree trimming/removal and integrated pest management activities required to effectively manage these issues. Such work is typically completed on a contractual basis. Funded at \$125,000 over recent years, and supplemented by a \$128,200 STEAP grant, a \$100,000 appropriation is proposed for the coming year.
Public Parks / Age Friendly – See Note	\$80,000	\$150,000	Addison Park is a popular destination for a variety of outdoor recreation activities including swimming, hard surface courts, athletic fields, and a children’s playground. The pool will enter its 28 <sup>th</sup> year of operation in 2022 and the pool and other park amenities require repair and updates. The capital reserve appropriation will supplement existing funding for ongoing repairs, (e.g. replacing two original filters, pumps, motors, pool covers, and replacing failing coping and skimmers), as well as renovations to the basketball and tennis courts. The ARPA funds will be allocated to support the Town’s Age-Friendly Community (AFC) initiative, including accessibility and walkability features - e.g. benches and shaded rest stops – signage, emergency call stations, security cameras and solar charging stations, and similar efforts. This could also include updates to town playgrounds, e.g. Welles Park and Addison.
Minnechaug Golf Course Improvements	\$150,000		The Town-owned Minnechaug Golf Course needs improvements to support ongoing operations – e.g. upgrades to the pump station and irrigation system, protective netting, and plantings on the first hole. In the spring of 2021, a comprehensive analysis of the existing irrigation system was performed to evaluate options and associated costs and to implement necessary upgrades. Funding request will support a phased upgrade and replacement of the irrigation system. This system is critical to effective maintenance of fairways and greens. Recent years have been highly successful for golf operations with approximately 47,730 combined rounds played in FY2021 and FY2022.
Winter Hill Farm	\$175,000		Glastonbury purchased this parcel in 2009 and currently leases the property to Glastonbury Hunt. Lease revenues to date total \$315,000±. As reported last year, the foundation for the large barn is showing significant deterioration and a concrete consultant has assessed the foundation and made recommendations for improvements. Competitive bids are received for the concrete work. Proposed funds will support concrete remediation and other potential improvements such as insulation, electrical, and LED lighting as funding permits.
Grange Pool - ADA Building & Accessibility Upgrades	\$145,000		Renovations in 2019 extended the useful life of the popular Grange Pool facility. Funding is proposed for a feasibility analysis of ADA improvements, a new bath house, and related amenities. A preliminary project estimate of \$1.5M is developed for the proposed scope. The plan is to complete the feasibility analysis with next steps considered as applicable. The proposed funding also includes a new filter room to replace the structure originally constructed in 1970±.
Center Green Renovations	\$100,000		Developed in the late 1970s, the Center Green is a heavily-used public gathering space in the Town Center, complete with a number of community amenities. Prior year funding is available for a master plan of potential updates to the Center Green and repairs to brick pavers. Additional funding is proposed for needed repairs to the fountain and electrical upgrades. Future funding will be subject to the master planning process.
Town Property Conversion: 1361 Main Street	\$40,000		The Town recently acquired the former Goodale Ramaker Post# 56 property, (1361 Main St.), which offers opportunity for additional/expanded indoor and outdoor recreational programming, particularly in coordination with the adjacent Earle Park facility. Proposed appropriation would fund a feasibility and alternatives study that would analyze building and site requirements necessary to accommodate a range of recreational program uses. Building also offers potential for use and possible lease by non-profit agencies.
Riverfront Park and Boathouse	\$150,000		Updates and improvements previously funded and proposed for the current/coming year include: a reconstructed barrier to prevent roof access from the Observation Deck (liability concern), additional indoor boat storage capacity with code compliance (fire suppression-sprinklers), design of a realigned boat docking system, and other work. Funding through Education budget to supplement capital funding to recognize shared use of Boathouse.
<b>Sanitation</b>			
Bulky Waste Closure Fund	\$50,000		Third year capital appropriation for future estimated closure costs of the Bulky Waste Landfill (BWL). Additional contributions through user fees, annual sale of fill from the BWL.

Ongoing Projects	Cap Reserve \$428,100	ARPA \$425,000	Comments
<b>General Government</b>			
Property Revaluation	\$130,000		Connecticut General Statute Section 12-62 mandates that Glastonbury must revalue all real estate within their jurisdiction every 5 years. The last revaluation was completed for the 2017 Grand List and this project will fund the 2022 Revaluation. The Town has contracted with Vision Government Solutions Inc. to perform this 14-month project. Funds will support project activities including physical inspections, data collection, market analysis, and informal hearings.
Energy Efficiency and Sustainability	\$75,000	\$80,000	The Town continues to identify and implement clean renewable energy initiatives and to improve energy efficiency. Items to be funded in the coming year include: updated building controls at the Academy complex and Riverfront Community Center, additional work to identify continuing energy efficiency and sustainable initiatives, and related work as opportunities present. ARPA funding is suggested for community focused initiatives such as public EV charging stations potentially supplemented through grant funding. Locations could include WTML, Riverfront Park, Addison Park, and similar Town facilities.
Disaster & Emergency Readiness		\$200,000	Phased program to supplement emergency equipment and systems for improved storm readiness/response. Projects for the coming year(s) to include: additional mobile generator, public safety communications, generators for the Refuse/Recycling facilities, traffic signals, and storm debris removal equipment and other actions in support of preparedness and resiliency.
<b>Physical Services</b>			
Main Street Sidewalks Repair - Phase 3*	\$150,000		This final phase extends the sidewalks between the Cider Mill and Red Hill Drive to complete the Main Street Sidewalk project. Proposed appropriation supplements \$750,000 now available for this final phase. Project eligible for grant funding and application to be submitted accordingly. Subject to approval, grant monies will fund this phase at 100%.
Gateway Corp. Park Bicycle and Pedestrian Improvements*	\$73,100		Project approved for 100% grant funding through LOTCIP program. Proposed funding supplements \$940,700 appropriated in current year to match approved grant.
<b>Parks &amp; Recreation</b>			
Pickleball Courts		\$145,000	Pickleball has grown in popularity for all age groups over recent years, and particularly with older residents. The proposal is to construct 4 courts at the Riverfront Community Center to provide an additional outdoor recreation opportunity. The current year budget allocates \$80,000 for this project, however, competitive bidding and a survey of courts recently constructed in 12+ communities, indicates costs will exceed initial projections. Accordingly, a supplemental appropriation is proposed. ARPA money is suggested consistent with the goal to provide outdoor recreation opportunities.
<b>NEW Projects</b>	<b>Cap Reserve \$2,650,000</b>	<b>ARPA \$2,030,000</b>	<b>Comments</b>
<b>General Government</b>			
Williams Memorial	\$150,000	\$1,250,000	The Williams Memorial building of the Academy complex is located immediately adjacent to Town Hall. The COVID-19 pandemic has magnified the need for additional venue space for socially distanced meetings and activities. The upper level of Williams Memorial has been identified for such use – e.g. public meetings/programming – with a total of 1,800+ sf, and approximately 400 sf larger than Council Chambers in Town Hall. Proposed work will include structural, MEP, FF&E, windows, finishes, and other renovations. This project is suggested for ARPA funding. A project budget of \$2.5M is forecast with information now available. A phased funding approach is suggested.
<b>Education</b>			
Naubuc School Classrooms*	\$2,500,000	\$700,000	A comprehensive architectural and engineering study was completed by Silver/Petrucci & Associates (SP+A) in June 2021. The study for Naubuc Elementary School, evaluated the feasibility of renovating the existing “open space plan” into fully partitioned, separated classrooms and support spaces. The areas of Naubuc Elementary School that have open space plan classroom environment is approximately 23,265 square feet. The proposed project would include new windows, ventilation, mechanical/electrical/plumbing, fire protection systems, and other improvements to create new individual classroom spaces. The estimated costs include A/E design/specifications to comply with the State School Construction Grant application process. Project estimated for 33.57% reimbursement through State funding. Also potential for some costs through ARPA - e.g. ventilation.
<b>Parks &amp; Recreation</b>			
Riverfront Community Center (RCC) - Outdoor Activity Space		\$80,000	The COVID-19 pandemic has identified the importance of outdoor spaces for public gatherings/programs. The proposal is to construct an outdoor pavilion-like structure to support outdoor programming for seniors and others. Potential rental income.

Continued on next page...

	Cap Reserve	ARPA	Comments
<b>Total Capital Reserve</b>	<b>\$8,119,100</b>	<b>\$3,880,000</b>	
<b>*Less Pending/Approved Grants</b>	<b>\$1,514,100</b>		
<i>Diesel Exhaust System – Grant Approved</i>	<i>\$150,000</i>		<i>Grant will offset \$195,000 estimated costs.</i>
<i>Main St. Reconstruction – 100% LOTCIP</i>	<i>\$216,000</i>		<i>Adds to available funding to match budget with approved grant.</i>
<i>Naubuc School Classrooms - School construction 33.57%</i>	<i>\$1,075,000</i>		<i>Renovations eligible for state school construction grant at applicable reimbursement formula. Project funding required to submit grant application.</i>
<i>Gateway – Bike/Pedest.– 100% LOTCIP</i>	<i>\$73,100</i>		<i>Adds to available funding to match budget with approved grant.</i>
<b>Net Capital Reserve After Grants</b>	<b>\$6,605,000</b>	<b>\$3,880,000</b>	

### Sewer Sinking Fund

Water Pollution Control Roofs	\$230,000	Roof replacement at the Town’s Water Pollution Control Facility.
Parker Terrace Station & Force Main Replacement	\$75,000	This work has been recommended as a priority in the Master Sewer Plan. Work would include design for replacement station engineering and construction, sanitary sewer force main, and pump station.

### Town Aid

Town Aid	\$461,217	Estimated annual state aid for streets and roads. Allocated to annual road paving.
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### Potential Referenda – Illustrative Scenario

The annual appropriation and transfer to the Capital Reserve Fund now totals \$5.25M and this funding has been reduced over recent years. (See multi-year chart.) Given the size of Town and Education infrastructure and annual cost escalation, this annual funding is not adequate to keep pace with capital project needs. Accordingly, several actions should be considered for the Town’s highly successful capital program, including: increasing the annual appropriation and transfer, allocating monies from the general fund unassigned fund balance, ARPA monies, and a bond issue for projects with a 20+ year useful life. A potential bond scenario is shown below.

Apparatus Replacement – 2 Rescue / Pumpers	\$1,600,000	Proposed appropriation to replace 2 Rescue Trucks located at Fire Stations 1 and 3 with new Rescue/Pumpers. Project will enable Town to maintain 2 fire engines at each station.
Fire Apparatus Tanker (FY24)	\$500,000	Replace existing Tanker purchased in 1987 (3,000 gallons) with a new, 3,500 gallon Tanker for sections of the community not served by public water/hydrants.
Fire Training Facility (FY25)	\$350,000	Updates and repairs to Fire Training Facility located off Nutmeg Lane. Facility first opened in 2004 and serves as an important training resource for Department operations.
Gideon Welles School (GWS) Boiler and Energy Management Controls	\$950,000	Design has been completed in prior years for the boiler replacement at Gideon Welles. This project will consist of the complete replacement of all heating system components, including the original 1967 boilers, piping and energy management controls. The new heating system will provide high efficiency, reduced energy use and updated mechanical infrastructure for long-term life cycle and optimal occupant comfort.
GWS Rooftop Air Handlers	\$250,000	This project replaces 15 rooftop air handling units and exhaust units original to this 1967 structure. Units to achieve energy efficiency.
Naubuc School Boiler (FY24)	\$950,000	Design proposed for FY2023 Capital Reserve Funding. Project costs through potential referendum.
GWS Roof Replacement (FY25)	\$2,500,000	Current year budget allocates funding for preliminary design to replace roof at Gideon Welles School (GWS). Roof is 20+ years old thereby qualifying project for state school construction grant reimbursement. Project funding required for application process.
<b>Total</b>	<b>\$7.1M</b>	
<b>Total with combined escalation at 20%</b>	<b>\$8.5M</b>	Estimated to time of construction.

## Notes

- **Pro Forma FY2023 Total Capital Reserve Fund = \$14,799,100.** This is comprised of the following on T-6: Total Capital Reserve \$8,119,100 + ARPA \$3,880,000 + Potential Referenda in FY23 \$2,800,000. Potential Referenda of \$2,800,000 in FY23 is comprised of Apparatus Replacement \$1,600,000 + GWS Boiler and Energy Management Controls \$950,000 + GWS Rooftop Air Handlers \$250,000.
- **American Rescue Plan Act (ARPA)** – The U.S. Treasury Department has issued its Final Ruling.
  - Glastonbury’s allocation totals \$10.2M received \$5.1M in May of 2021 and again in May of 2022.
  - Final ruling provides flexibility for use of ARPA funds per the Lost Revenue Category.
  - An up to \$10M lost revenue assumption is established not to exceed a community’s overall ARPA award.
  - Town Manager in consultation with all operating areas presented a report outlining potential uses of these funds.
  - Council has held public information hearings on use of ARPA funds.
  - Lost Revenue Category allows ARPA funds to be used for governmental services which includes capital infrastructure.
  - The proposed capital program suggests an allocation of approximately \$3.88M in ARPA funding effective July 2022.
  - Recommended projects are generally consistent with the report on options and recommendations presented in October 2021.
  - With the exception of energy efficiency/sustainability and Age-Friendly initiatives, projects suggested for ARPA funding are completed with one or two year funding.
  - For ARPA recommended projects, design is proposed through Capital Reserve with construction through ARPA.
- **Naubuc Elementary School Classrooms** - \$700,000 of ARPA money for this project represents estimated cost of ventilation component.
- **Public Parks / Age-Friendly** – This proposed allocation is a combination of care and maintenance of existing facilities and improvements consistent with the community’s Age-Friendly designation.
- **New Sidewalk Construction** - 2023 projects are now expected to include Spring Street, a portion of House Street, and the connection between Overlook Road and the Route 17/Main Street/Buttonball intersection. Subject to approvals, construction of the final link of the Main St. sidewalk project is also possible. Subject to grant monies for the Main Street project, the \$150,000 now proposed and \$750,000 available would not be required. This could be reprogrammed as applicable.
- **Gideon Welles School Auditorium Seating** - \$100,000 budget is suggested through Education 1% Fund.
- **Fiber Optics** – Potential project per ARPA requires additional review and cost estimating. Also potential for Frontier to further extend fiber throughout the community.

Capital Projects	Page (B)	ADOPTED 2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	Future 2026/2027	Total (FY'23-'27)	Larger Scale
<i>Yellow = Not Previously Contemplated in Prior Year Pro Forma</i>									
<i>Potential Referenda</i>									
<b>General Government</b>									
Williams Memorial	1	\$ -	\$ 1,400,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 2,400,000	\$ -
Property Revaluation	2	\$ 130,000	\$ 130,000	\$ 130,000	\$ 130,000	\$ 130,000	\$ 130,000	\$ 650,000	\$ -
Town Hall / Academy – Renovations & Security Improvements	3	\$ 25,000	\$ 100,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 300,000	\$ -
Energy Efficiency - Sustainability	4	\$ 50,000	\$ 155,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 355,000	\$ -
System-Wide Municipal Roof Replacements	5	\$ 30,000	\$ 25,000	\$ 50,000	\$ 50,000	\$ -	\$ 200,000	\$ 325,000	\$ -
Disaster & Emergency Preparedness	6	\$ 250,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ -
<b>Subtotal General Government</b>		<b>\$ 485,000</b>	<b>\$ 2,010,000</b>	<b>\$ 1,280,000</b>	<b>\$ 280,000</b>	<b>\$ 230,000</b>	<b>\$ 430,000</b>	<b>\$ 4,230,000</b>	<b>\$ -</b>
<b>Public Safety</b>									
Public Safety Communications	7	\$ 380,000	\$ 380,000	\$ 420,000	\$ -	\$ -	\$ -	\$ 800,000	\$ -
Police Site - Renovations	8	\$ -	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ 40,000	\$ -
Animal Control Shelter	9	\$ -	\$ 850,000	\$ -	\$ -	\$ -	\$ -	\$ 850,000	\$ -
Self Contained Breathing Apparatus (SCBA)	N/A	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Station Renovations	10	\$ -	\$ 475,000	\$ -	\$ -	\$ -	\$ -	\$ 475,000	\$ -
Fire Station Diesel Exhaust Mitigation System*	11	\$ -	\$ 195,000	\$ -	\$ -	\$ -	\$ -	\$ 195,000	\$ -
Apparatus Replacement - 2 Rescue Pumps	12	\$ -	\$ 1,600,000	\$ -	\$ -	\$ -	\$ -	\$ 1,600,000	\$ -
Fire Apparatus - Tanker	13	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ 500,000	\$ -
Training Facility Upgrade	14	\$ -	\$ -	\$ -	\$ 350,000	\$ -	\$ -	\$ 350,000	\$ -
Fire Apparatus – Engine Tanker	15	\$ -	\$ -	\$ -	\$ -	\$ 750,000	\$ -	\$ 750,000	\$ -
Fire Apparatus – Ladder Truck	16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,400,000	\$ 1,400,000	\$ -
Fire Station Façade	17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ 250,000	\$ -
<b>Subtotal Public Safety</b>		<b>\$ 780,000</b>	<b>\$ 3,540,000</b>	<b>\$ 920,000</b>	<b>\$ 350,000</b>	<b>\$ 750,000</b>	<b>\$ 1,650,000</b>	<b>\$ 7,210,000</b>	<b>\$ -</b>
<b>Physical Services</b>									
Road Overlay Program	18	\$ 1,600,000	\$ 1,800,000	\$ 1,800,000	\$ 2,000,000	\$ 2,000,000	\$ 2,200,000	\$ 9,800,000	\$ -
Renovation and Site Restoration	19	\$ -	\$ 40,000	\$ 250,000	\$ -	\$ -	\$ -	\$ 290,000	\$ -
Main Street Reconstruction*	20	\$ 1,860,600	\$ 216,000	\$ -	\$ -	\$ -	\$ -	\$ 216,000	\$ -
Gateway Corp. Park Bicycle and Pedestrian Improvements*	21	\$ 940,700	\$ 73,100	\$ -	\$ -	\$ -	\$ -	\$ 73,100	\$ -
Main Street Sidewalks - Phase 3	22	\$ 380,000	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ -
Traffic Signal Upgrades	23	\$ -	\$ 450,000	\$ 325,000	\$ 325,000	\$ 325,000	\$ -	\$ 1,425,000	\$ -
Heavy Equipment (Highway) (A)	24	\$ 170,000	\$ 155,000	\$ 475,000	\$ 300,000	\$ 80,000	\$ -	\$ 1,010,000	\$ -
Sidewalk Maintenance	25	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 100,000	\$ 100,000	\$ 950,000	\$ -
Pavement Restoration -Town & Education Facilities	26	\$ 200,000	\$ 250,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,050,000	\$ -
General Storm Drainage Improvements	27	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000	\$ -
New Sidewalk Construction	28	\$ 300,000	\$ -	\$ 300,000	\$ 300,000	\$ 300,000	\$ -	\$ 900,000	\$ -
New London Tpke/Route 17 Ramp Configuration	29	\$ -	\$ -	\$ 750,000	\$ -	\$ -	\$ -	\$ 750,000	\$ -
General Bicycle/Pedestrian Improvements	30	\$ 75,000	\$ -	\$ 75,000	\$ 75,000	\$ 75,000	\$ -	\$ 225,000	\$ -
Underground Fuel Storage Tank Replacement	N/A	\$ 375,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Physical Services</b>		<b>\$ 6,251,300</b>	<b>\$ 3,484,100</b>	<b>\$ 4,525,000</b>	<b>\$ 3,550,000</b>	<b>\$ 3,180,000</b>	<b>\$ 2,600,000</b>	<b>\$ 17,339,100</b>	<b>\$ -</b>
<b>Parks &amp; Recreation</b>									
Tree Management	33	\$ 125,000	\$ 100,000	\$ 100,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 425,000	\$ -
Public Parks/Age Friendly	32/34	\$ 70,000	\$ 230,000	\$ 125,000	\$ -	\$ -	\$ -	\$ 355,000	\$ -
Minnechaug Golf Course Improvements	35	\$ -	\$ 150,000	\$ 390,000	\$ 375,000	\$ 350,000	\$ -	\$ 1,265,000	\$ -
Winter Hill	36	\$ 110,000	\$ 175,000	\$ -	\$ -	\$ -	\$ -	\$ 175,000	\$ -
Cider Mill Improvements	37	\$ -	\$ -	\$ 600,000	\$ -	\$ -	\$ -	\$ 600,000	\$ -
Pickleball Courts	38	\$ 80,000	\$ 145,000	\$ 90,000	\$ -	\$ -	\$ -	\$ 235,000	\$ -
Grange Pool - ADA Building & Accessibility Upgrades	39	\$ -	\$ 145,000	\$ -	\$ -	\$ -	\$ -	\$ 145,000	\$ 1,500,000
Center Green Renovations	40	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -
Riverfront Community Center Upgrades	41	\$ -	\$ 80,000	\$ -	\$ -	\$ -	\$ -	\$ 80,000	\$ -
High School Field Improvements	42	\$ -	\$ -	\$ 50,000	\$ 100,000	\$ 100,000	\$ -	\$ 250,000	\$ 2,000,000
Playground Safety Surface Improvements	43	\$ -	\$ -	\$ 174,000	\$ 144,000	\$ 180,000	\$ -	\$ 498,000	\$ -
Riverfront Community Center Expansion	44	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ 50,000	\$ 5,000,000
Point Road Riverfront Park	45	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,000	\$ 75,000	\$ -
Aquatics Facility	46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,800,000
Town Property Conversion: Recreational Purposes	47	\$ -	\$ 40,000	\$ 300,000	\$ -	\$ -	\$ -	\$ 340,000	\$ -
Riverfront Park and Boathouse	48	\$ 90,000	\$ 150,000	\$ 100,000	\$ -	\$ -	\$ -	\$ 250,000	\$ -
<b>Subtotal Parks &amp; Recreation</b>		<b>\$ 475,000</b>	<b>\$ 1,315,000</b>	<b>\$ 1,929,000</b>	<b>\$ 744,000</b>	<b>\$ 705,000</b>	<b>\$ 150,000</b>	<b>\$ 4,843,000</b>	<b>\$ 21,300,000</b>
<b>Refuse / Sanitation</b>									
Bulky Waste Closure Fund	49	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ 200,000	\$ 12,800,000
<b>Subtotal Refuse / Sanitation</b>		<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ 200,000</b>	<b>\$ 12,800,000</b>
<b>Education</b>									
Naubuc School Open Space Classrooms*	58	\$ -	\$ 3,200,000	\$ -	\$ -	\$ -	\$ -	\$ 3,200,000	\$ -
G.W. School Boiler Replacement & Energy Mgmt. Control	59	\$ -	\$ 950,000	\$ -	\$ -	\$ -	\$ -	\$ 950,000	\$ -
G.W. School Replacement of Roof Top Air Handlers	60	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ -
Glastonbury High School (GHS) Pavement Rehabilitation	61	\$ -	\$ 200,000	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ 400,000	\$ -
Gideon Welles School Auditorium Seat Replacement	62	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hebron Ave School Pavement Rehabilitation	63	\$ -	\$ -	\$ 290,000	\$ -	\$ -	\$ -	\$ 290,000	\$ -
Naubuc School A&E Design – Boiler Replacement	64	\$ -	\$ -	\$ 950,000	\$ -	\$ -	\$ -	\$ 950,000	\$ -
Gideon Welles School Design - Roof Replacement	65	\$ 50,000	\$ -	\$ -	\$ 2,500,000	\$ -	\$ -	\$ 2,500,000	\$ -
Smith/GHS/Nayaug Schools Design - Chiller Replacements	66	\$ -	\$ -	\$ -	\$ -	\$ 1,700,000	\$ -	\$ 1,700,000	\$ -
Naubuc School Design - Roof Replacement	67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,000	\$ 75,000	\$ -
High School Roof Replacement	68	\$ -	\$ -	\$ -	\$ 75,000	\$ 5,540,000	\$ -	\$ 5,615,000	\$ -
Eastbury School Study - MDC Potable Water Service	69	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000	\$ 3,000,000	\$ -
Multi-School Locker Replacement	N/A	\$ 460,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Smith Middle School Auxiliary Gym Floor Replacement	N/A	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Education - Feasibility Analysis/Cost Estimating	N/A	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Education</b>		<b>\$ 710,000</b>	<b>\$ 4,400,000</b>	<b>\$ 1,440,000</b>	<b>\$ 2,575,000</b>	<b>\$ 7,240,000</b>	<b>\$ 3,275,000</b>	<b>\$ 18,930,000</b>	<b>\$ -</b>

Notes: \* Designates Pending/Approved Grants; G.W. stands for Gideon Welles School

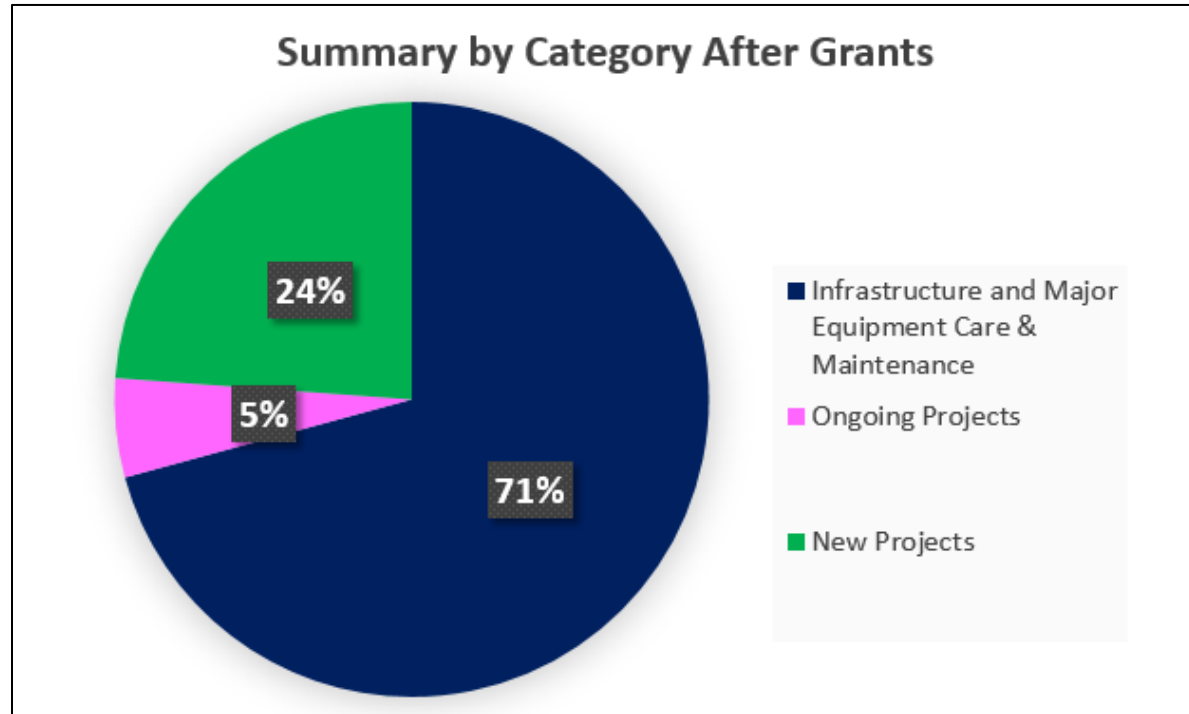
<b>TOTAL CAPITAL RESERVE FUND (incl. Potential Referenda)</b>	<b>\$ 8,751,300</b>	<b>\$ 14,799,100</b>	<b>\$ 10,144,000</b>	<b>\$ 7,549,000</b>	<b>\$ 12,155,000</b>	<b>\$ 8,105,000</b>	<b>\$ 52,752,100</b>	<b>\$ 34,100,000</b>
Less Capital Transfer		\$ (5,250,000)	\$ (5,250,000)	\$ (5,250,000)	\$ (5,250,000)	\$ (5,250,000)	\$ (26,250,000)	
<b>ADDITIONAL FUNDING NEEDED, "Gap"</b>		<b>\$ 9,549,100</b>	<b>\$ 4,894,000</b>	<b>\$ 2,299,000</b>	<b>\$ 6,905,000</b>	<b>\$ 2,855,000</b>	<b>\$ 26,502,100</b>	

<b>Town Aid Road</b>									
Improved	31	\$ 448,780	\$ 448,780					\$ 448,780	
Unimproved	31	\$ 12,437	\$ 12,437					\$ 12,437	
<b>Total</b>		<b>\$ 461,217</b>	<b>\$ 461,217</b>					<b>\$ 461,217</b>	

<b>Sewer Sinking Fund:</b>									
Eastbury Pump Station Generator	N/A	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitary Sewer System Force Main Evaluations	51	\$ 150,000	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ -
Water Pollution Control Roofs	50	\$ -	\$ 230,000	\$ 40,000	\$ -	\$ 200,000	\$ 85,000	\$ 555,000	\$ -
Parker Terrace Station and Force Main Replacement	52	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ 75,000	\$ 5,063,000
High Street Station and Force Main Replacement	53	\$ -	\$ -	\$ -	\$ 75,000	\$ -	\$ -	\$ 75,000	\$ 3,190,000
Matson Hill Station and Force Main Replacement	54	\$ -	\$ -	\$ -	\$ -	\$ 75,000	\$ -	\$ 75,000	\$ 4,631,000
Hubbard Pump Station and Force Main Replacement	55	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,461,000
Smith Pump Station and Force Main Replacement	56	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,467,000
Nutmeg Pump Station and Force Main Replacement	57	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,058,000
<b>Total Sewer Sinking Fund</b>		<b>\$ 225,000</b>	<b>\$ 455,000</b>	<b>\$ 40,000</b>	<b>\$ 75,000</b>	<b>\$ 275,000</b>	<b>\$ 85,000</b>	<b>\$ 930,000</b>	<b>\$ 18,870,000</b>

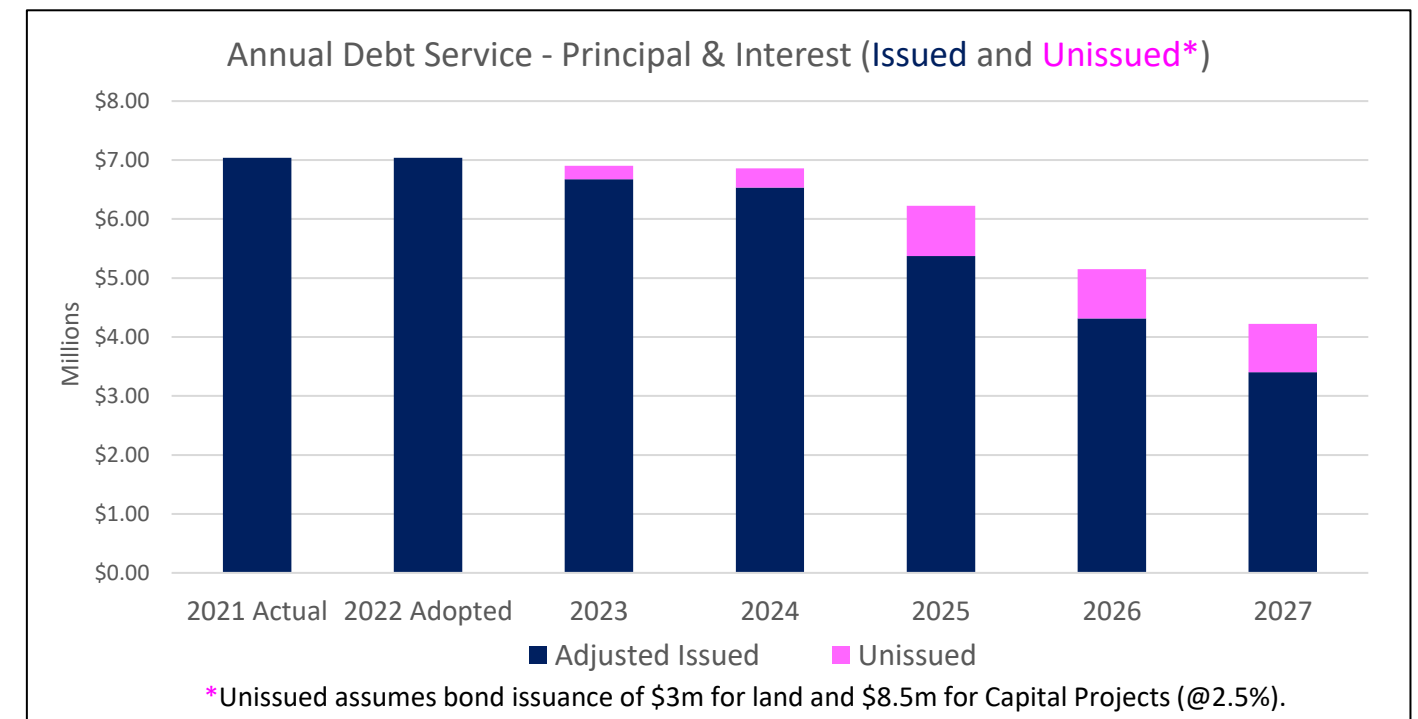
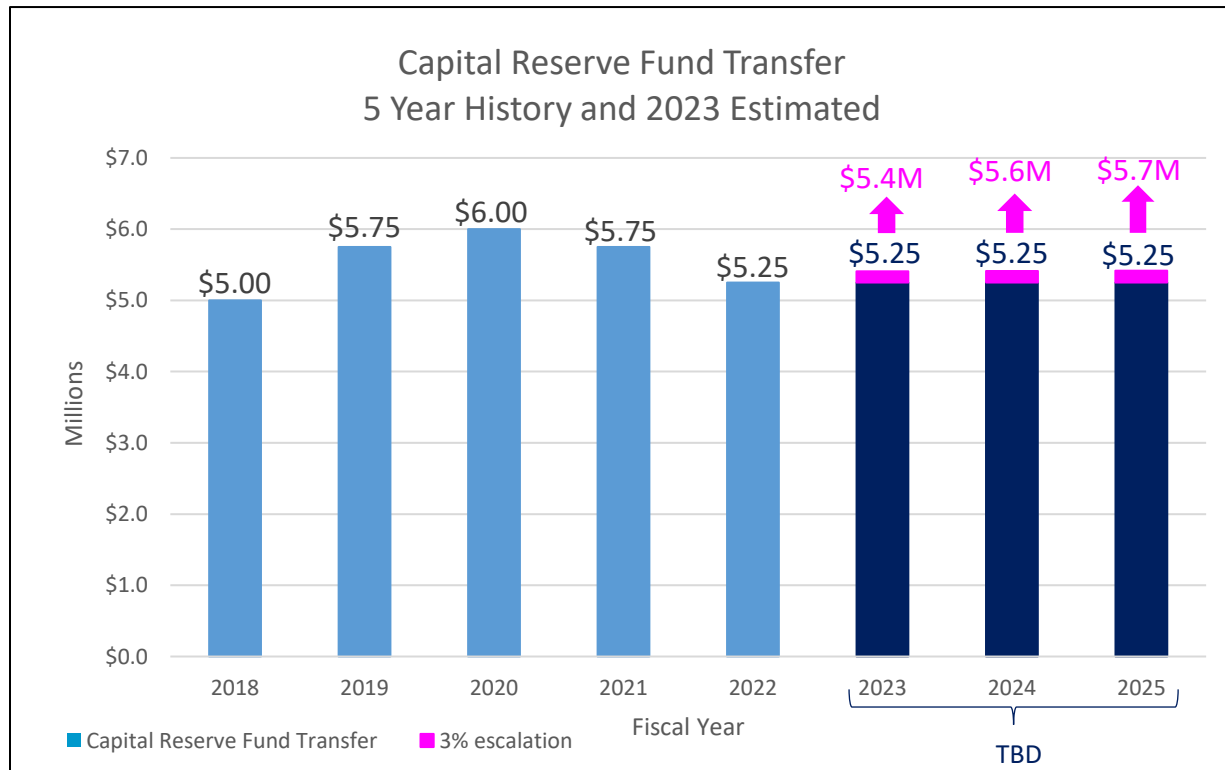
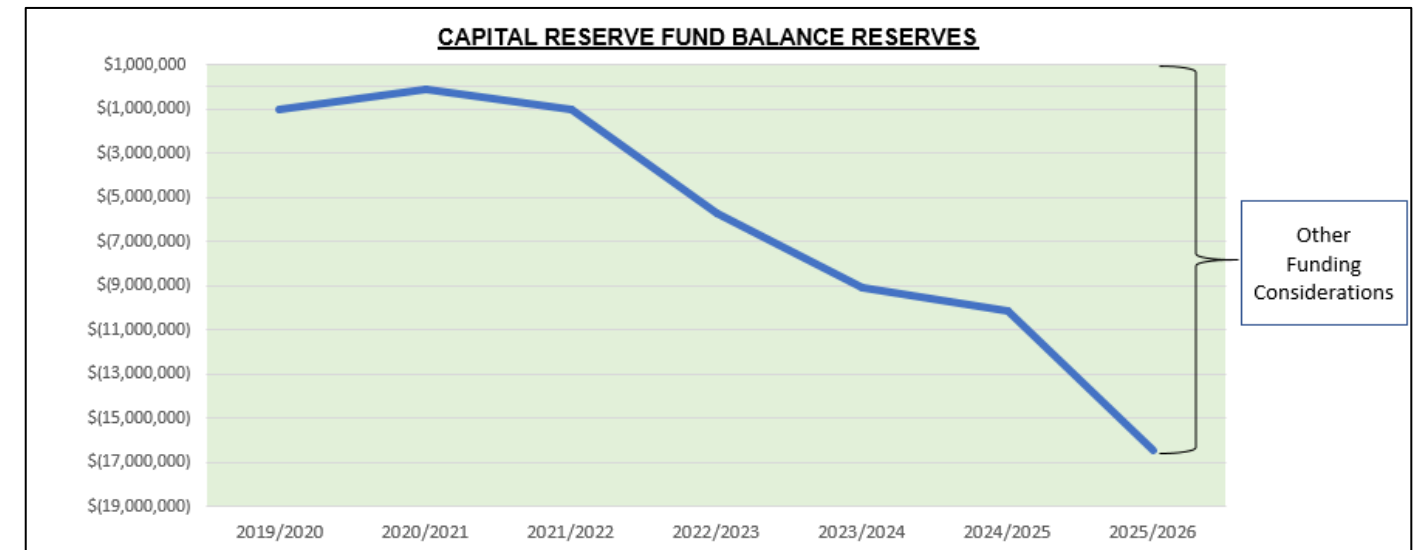


FY2023 Capital Improvement Program (CIP) Exhibits - January 20, 2022



### Illustrative Debt Service (Assumes 20-Year Bond at Various Interest Rates)

Year/ Bond	\$5m		\$10m		\$15m		\$20m	
	2.00%	2.50%	2.00%	2.50%	2.00%	2.50%	2.00%	2.50%
1	\$ 350,000	\$ 375,000	\$ 700,000	\$ 750,000	\$ 1,050,000	\$ 1,125,000	\$ 1,400,000	\$ 1,500,000
2	\$ 345,000	\$ 368,750	\$ 690,000	\$ 737,500	\$ 1,035,000	\$ 1,106,250	\$ 1,380,000	\$ 1,475,000
3	\$ 340,000	\$ 362,500	\$ 680,000	\$ 725,000	\$ 1,020,000	\$ 1,087,500	\$ 1,360,000	\$ 1,450,000
4	\$ 335,000	\$ 356,250	\$ 670,000	\$ 712,500	\$ 1,005,000	\$ 1,068,750	\$ 1,340,000	\$ 1,425,000
5	\$ 330,000	\$ 350,000	\$ 660,000	\$ 700,000	\$ 990,000	\$ 1,050,000	\$ 1,320,000	\$ 1,400,000







# Capital Improvement Plan

## Fiscal Years

**2023**

**2024**

**2025**

**2026**

**2027**

BOE Approved: November 8, 2021

## Capital Improvement Project (CIP) Form

(November 8, 2021)

<b>Summary by Fiscal Year</b>			
<b>YR</b>	<b>Location</b>	<b>Description</b>	<b>Est. Cost</b>
<b>Projects for Fiscal Years 2023-2027</b>			
2023	Naubuc	Open Space Classrooms - Design/Construction & State Grant Appl	\$3,200,000
2023	Gideon Welles	Boiler Replacement & Energy Management Controls	\$950,000
2023	Gideon Welles	Replacement RT Air Handlers & Exhaust	\$250,000
2023	GHS	Pavement Rehabilitation – Area 2 (Junior Lot & Drives)	\$200,000
2023	Gideon Welles	Auditorium Seat Replacement	\$100,000
		<b>Sub Total Year 2023:</b>	<b>\$4,700,000</b>
2024	Hebron Ave	Pavement Rehabilitation	\$290,000
2024	Naubuc	Boiler and Heating System Replacement	\$950,000
2024	GHS	Pavement Rehabilitation (Senior Lot)	\$200,000
		<b>Sub Total Year 2024:</b>	<b>\$1,440,000</b>
2025	Gideon Welles	Roof Replacement**(last repl. '91) (119,000 SF) (current age=30yrs.)	\$2,380,000
2025	GHS	Design Roof Replacements **(1991 areas) 277,000 SF	\$75,000
		<b>Sub Total Year 2025:</b>	<b>\$2,455,000</b>
2026	Various	Construction - Chiller Replacements	\$1,700,000
2026	GHS	Roof Replacement**(1991 areas) (277,000 SF) (current age = 30 yrs.)	\$5,540,000
		<b>Sub Total Year 2026:</b>	<b>\$7,240,000</b>
2027	Eastbury	MDC Potable Water Service	\$3,000,000
2027	Naubuc	Design Roof Replacements** (1990 areas) 59,000 SF	\$75,000
2027	GHS	Pavement Rehabilitation – Area 4 (Baldwin, Front & Rear)	\$200,000
		<b>Sub Total Year 2027:</b>	<b>\$3,275,000</b>
**Roof Replacements >20 years are eligible for State School Construction Grant			

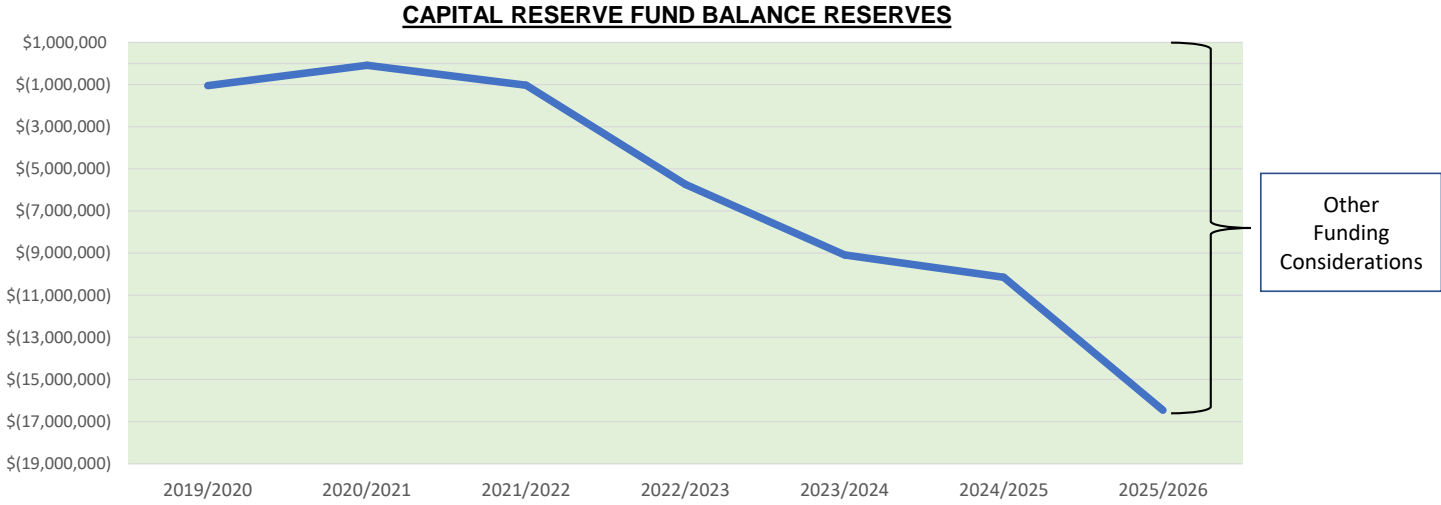
## Capital Reserve Fund Projection

DESCRIPTION	ACTUAL 2019/2020	ACTUAL 2020/2021	PROJECTED*				
			2021/2022	2022/2023	2023/2024	2024/2025	2025/2026
	MODIFIED ACCRUAL BASIS		CASH BASIS				
<b>REVENUES</b>							
INTEREST ON INVESTMENTS	\$ 168,229	\$ 35,415	\$ 35,000	\$ 35,000	\$ 50,000	\$ 75,000	\$ 100,000
<b>OTHER REVENUES:</b>							
<u>Grant Funding:</u>							
LOTICIP - Multi Purpose Trail	1,228,030	(184,261)	184,261	-	-	-	-
LOTICIP - Glastonbury Boulevard	2,187,819	(294,331)	294,331	-	-	-	-
LOTICIP - Hebron Avenue	-	65,750	203,813	-	-	-	-
Fed Local Bridge Prog (80%) - Fisher Hill	200,392	1,325,534	451,000	-	-	-	-
Fed Local Bridge Prog (80%) - Eastern Blvd	23,453	124	-	-	-	-	-
STEAP Grant - Facilities Building	-	64,687	-	-	-	-	-
LOCIP	202,033	201,278	201,000	201,000	202,650	202,650	202,650
Municipal Grants in Aid	240,799	240,799	240,799	240,799	240,799	240,799	240,799
House/Griswold/Harris Intersection	-	19,318	-	-	-	-	-
Miscellaneous	-	1,902	-	-	-	-	-
Main Street Sidewalks	-	300,000	-	-	-	-	-
GHS Cafeteria Grant	-	148,244	351,756	-	-	-	-
Main Street Reconstruction	-	-	-	2,076,600	-	-	-
Gateway Sidewalks	-	-	-	1,013,800	-	-	-
Naubuc School (33.57% of \$3.2m)	-	-	-	1,075,000	-	-	-
FEMA Grant FD Diesel Exhaust Mitigation	-	-	-	150,000	-	-	-
GW - Roof Design / Roof Replacement	-	-	-	-	-	666,029	-
Subtotal Grant Funding	4,082,526	1,889,044	1,926,960	4,757,199	443,449	1,109,478	443,449
<u>Other Funding:</u>							
Farmland Preservation Fees	11,577	13,887	11,076	11,800	11,800	11,800	11,800
PD Tower Lease (increase 3% per year)	37,080	38,192	39,338	40,518	40,000	41,000	41,000
Splash Pad (Rotary Club)	-	100,000	150,000	-	-	-	-
Miscellaneous	-	2	-	-	-	-	-
Subtotal Other Funding	48,657	152,081	200,414	52,318	51,800	52,800	52,800
<b>TOTAL REVENUES</b>	<b>4,299,412</b>	<b>2,076,540</b>	<b>2,162,374</b>	<b>4,844,517</b>	<b>545,249</b>	<b>1,237,278</b>	<b>596,249</b>
<b>TRANSFERS IN</b>							
General Fund Budgeted	6,000,000	5,750,000	5,250,000	5,250,000	5,250,000	5,250,000	5,250,000
From Debt Service	174,000	179,500	-	-	-	-	-
Capital Projects Fund: Closed Projects	233,838	51,434	391,816	-	-	-	-
Subtotal Transfers In	6,407,838	5,980,934	5,641,816	5,250,000	5,250,000	5,250,000	5,250,000
<b>TOTAL REVENUES &amp; TRANSFERS</b>	<b>10,707,250</b>	<b>8,057,474</b>	<b>7,804,190</b>	<b>10,094,517</b>	<b>5,795,249</b>	<b>6,487,278</b>	<b>5,846,249</b>
<b>DEDUCTIONS</b>							
Capital Improvement Projects**	9,707,000	6,605,000	8,751,300	14,799,100	9,144,000	7,549,000	12,155,000
Appropriation for GHS Fieldhouse	-	360,000	-	-	-	-	-
Tree Management	-	128,205	-	-	-	-	-
Fisher Hill Bridge Replacement	1,450,000	-	-	-	-	-	-
Public Water Service Uranium	50,000	-	-	-	-	-	-
Appropriation for Multi-Use Trail (Lotcip Grant)	253,000	-	-	-	-	-	-
Appropriation for Hebron Avenue (Lotcip Grant)	26,806	-	-	-	-	-	-
<b>TOTAL DEDUCTIONS</b>	<b>11,486,806</b>	<b>7,093,205</b>	<b>8,751,300</b>	<b>14,799,100</b>	<b>9,144,000</b>	<b>7,549,000</b>	<b>12,155,000</b>
<b>PERIOD INCREASE (DECREASE)</b>	<b>(779,556)</b>	<b>964,269</b>	<b>(947,110)</b>	<b>(4,704,583)</b>	<b>(3,348,751)</b>	<b>(1,061,722)</b>	<b>(6,308,751)</b>
<b>UNRESERVED FUND BALANCE - BEGINNING</b>	<b>(267,319)</b>	<b>(1,046,875)</b>	<b>(82,606)</b>	<b>(1,029,715)</b>	<b>(5,734,298)</b>	<b>(9,083,049)</b>	<b>(10,144,771)</b>
<b>UNRESERVED FUND BALANCE - ENDING</b>	<b>\$ (1,046,875)</b>	<b>\$ (82,606)</b>	<b>\$ (1,029,715)</b>	<b>\$ (5,734,298)</b>	<b>\$ (9,083,049)</b>	<b>\$ (10,144,771)</b>	<b>\$ (16,453,522)</b>

\* Includes Anticipated Grants to be Received.

\*\* Net project costs equal capital funding for FY2026.

# Capital Reserve Fund Projection



**TOWN OF GLASTONBURY LONG TERM DEBT AMORTIZATION SCHEDULES**

**Excludes Authorized/Unissued Bonds**

Year Ending June 30	Total Interest & Principal	Annual Interest & Principal	2021 Taxable	2020 Series C	2020 Series B	2020 Series A	2018 Series A	2018 Series B	2014 Refunding	2013 Taxable	2012 Refunding
			Refunding	Refunding	GO Bonds	Refunding		Refunding			
			(of 2011 Series B and 2013 Bonds)	(of 2011 Series A Refunding Bonds)	(for Library Renovation and Various Land)	(of 2010 Refunding of 2004 & 2005 Bonds ADV REFUND)	(for Various Land)	(of 2009 Series A & PARTIAL 2009 Series B Bonds)	(of 2004, 2007 & PARTIAL 2009 Bonds ADV REFUND)	(for Riverfront Park Phase II)	(for Police Com., Land, Elm. & High School ADV REFUND)
2023-Principal	6,265,429	5,165,000	240,000	120,000	515,000	1,820,000	135,000	395,000	30,000	450,000	1,460,000
Interest		1,100,429	120,185	44,150	270,950	232,000	67,888	69,875	96,863	23,063	175,456
2024-Principal	6,119,770	5,245,000	230,000	120,000	520,000	1,905,000	135,000	395,000	585,000	450,000	905,000
Interest		874,770	118,848	38,150	250,250	141,000	61,138	50,125	90,328	7,875	117,056
2025-Principal	4,963,281	4,305,000	720,000	120,000	520,000	915,000	135,000	400,000	585,000	-	910,000
Interest		658,281	114,931	32,150	229,450	45,750	56,413	30,250	77,531	-	71,806
2026-Principal	3,899,286	3,405,000	730,000	125,000	520,000	-	135,000	405,000	575,000	-	915,000
Interest		494,286	107,311	26,025	208,650	-	53,544	10,125	62,325	-	26,306
2027-Principal	2,984,338	2,590,000	835,000	125,000	520,000	-	135,000	-	975,000	-	-
Interest		394,338	97,216	19,775	187,850	-	50,422	-	39,075	-	-
2028-Principal	2,336,147	2,005,000	815,000	125,000	520,000	-	135,000	-	410,000	-	-
Interest		331,147	85,140	13,525	167,050	-	47,131	-	18,300	-	-
2029-Principal	2,267,409	1,990,000	800,000	130,000	520,000	-	135,000	-	405,000	-	-
Interest		277,409	71,663	7,150	148,850	-	43,672	-	6,075	-	-
2030-Principal	1,797,443	1,565,000	780,000	130,000	520,000	-	135,000	-	-	-	-
Interest		232,443	57,368	1,950	133,250	-	39,875	-	-	-	-
2031-Principal	1,616,169	1,420,000	765,000	-	520,000	-	135,000	-	-	-	-
Interest		196,169	42,694	-	117,650	-	35,825	-	-	-	-
2032-Principal	1,378,320	1,215,000	560,000	-	520,000	-	135,000	-	-	-	-
Interest		163,320	29,495	-	102,050	-	31,775	-	-	-	-
2033-Principal	1,339,596	1,205,000	545,000	-	520,000	-	140,000	-	-	-	-
Interest		134,596	17,896	-	89,050	-	27,650	-	-	-	-
2034-Principal	1,303,119	1,195,000	535,000	-	520,000	-	140,000	-	-	-	-
Interest		108,119	6,019	-	78,650	-	23,450	-	-	-	-
2035-Principal	747,500	660,000	-	-	520,000	-	140,000	-	-	-	-
Interest		87,500	-	-	68,250	-	19,250	-	-	-	-
2036-Principal	732,900	660,000	-	-	520,000	-	140,000	-	-	-	-
Interest		72,900	-	-	57,850	-	15,050	-	-	-	-
2037-Principal	718,300	660,000	-	-	520,000	-	140,000	-	-	-	-
Interest		58,300	-	-	47,450	-	10,850	-	-	-	-
2038-Principal	703,613	660,000	-	-	520,000	-	140,000	-	-	-	-
Interest		43,613	-	-	37,050	-	6,563	-	-	-	-
2039-Principal	688,838	660,000	-	-	520,000	-	140,000	-	-	-	-
Interest		28,838	-	-	26,650	-	2,188	-	-	-	-
2040-Principal	536,250	520,000	-	-	520,000	-	-	-	-	-	-
Interest		16,250	-	-	16,250	-	-	-	-	-	-
2041-Principal	525,525	520,000	-	-	520,000	-	-	-	-	-	-
Interest		5,525	-	-	5,525	-	-	-	-	-	-
2042-Principal	-	-	-	-	-	-	-	-	-	-	-
Interest		-	-	-	-	-	-	-	-	-	-
2043-Principal											
Interest											
	<b>40,923,230</b>	<b>40,923,230</b>	<b>8,423,765</b>	<b>1,177,875</b>	<b>12,117,725</b>	<b>5,058,750</b>	<b>2,922,681</b>	<b>1,755,375</b>	<b>3,955,497</b>	<b>930,938</b>	<b>4,580,625</b>
<b>Principal Total</b>		<b>35,645,000</b>	<b>7,555,000</b>	<b>995,000</b>	<b>9,875,000</b>	<b>4,640,000</b>	<b>2,330,000</b>	<b>1,595,000</b>	<b>3,565,000</b>	<b>900,000</b>	<b>4,190,000</b>
<b>Interest Total</b>		<b>5,278,230</b>	<b>868,765</b>	<b>182,875</b>	<b>2,242,725</b>	<b>418,750</b>	<b>592,681</b>	<b>160,375</b>	<b>390,497</b>	<b>30,938</b>	<b>390,625</b>
<b>Total</b>	<b>40,923,230</b>	<b>40,923,230</b>	<b>8,423,765</b>	<b>1,177,875</b>	<b>12,117,725</b>	<b>5,058,750</b>	<b>2,922,681</b>	<b>1,755,375</b>	<b>3,955,497</b>	<b>930,938</b>	<b>4,580,625</b>

## TOWN OF GLASTONBURY LONG TERM DEBT AMORTIZATION SCHEDULES

**Includes Authorized/Unissued Bonds (for illustrative purposes only)**

Year Ending June 30	Total Interest & Principal	Annual Interest & Principal	Projection \$3m	Projection \$8.5m	2021 Taxable	2020 Series C	2020 Series B GO	2020 Series A	2018 Series A	2018 Series B	2014 Refunding	2013 Taxable	2012 Refunding
			Land at 2.5%	for CIP at 2.5%	Refunding	Refunding	Bonds	Refunding	Refunding	Refunding	Refunding	Refunding	Refunding
			(issue debt by June 2022)	(issue debt in July 2023)	(of 2011 Series B and 2013 Bonds)	(of 2011 Series A Refunding Bonds)	(for Library Renovation and Various Land)	(of 2010 Refunding of 2004 & 2005 Bonds ADV REFUND)	(for Various Land)	(of 2009 Series A & PARTIAL 2009 Series B Bonds)	(of 2004, 2007 & PARTIAL 2009 Bonds ADV REFUND)	(for Riverfront Park Phase II)	(for Police Com., Land, Elm. & High School ADV REFUND)
2023-Principal	6,490,429	5,315,000	150,000	-	240,000	120,000	515,000	1,820,000	135,000	395,000	30,000	450,000	1,460,000
Interest	1,175,429	1,175,429	75,000	-	120,185	44,150	270,950	232,000	67,888	69,875	96,863	23,063	175,456
2024-Principal	6,447,270	5,395,000	150,000	-	230,000	120,000	520,000	1,905,000	135,000	395,000	585,000	450,000	905,000
Interest	1,052,270	1,052,270	71,250	106,250	118,848	38,150	250,250	141,000	61,138	50,125	90,328	7,875	117,056
2025-Principal	5,812,969	4,880,000	150,000	425,000	720,000	120,000	520,000	915,000	135,000	400,000	585,000	-	910,000
Interest	932,969	932,969	67,500	207,188	114,931	32,150	229,450	45,750	56,413	30,250	77,531	-	71,806
2026-Principal	4,734,598	3,980,000	150,000	425,000	730,000	125,000	520,000	-	135,000	405,000	575,000	-	915,000
Interest	754,598	754,598	63,750	196,563	107,311	26,025	208,650	-	53,544	10,125	62,325	-	26,306
2027-Principal	3,805,275	3,165,000	150,000	425,000	835,000	125,000	520,000	-	135,000	-	975,000	-	-
Interest	640,275	640,275	60,000	185,938	97,216	19,775	187,850	-	50,422	-	39,075	-	-
2028-Principal	3,142,709	2,580,000	150,000	425,000	815,000	125,000	520,000	-	135,000	-	410,000	-	-
Interest	562,709	562,709	56,250	175,313	85,140	13,525	167,050	-	47,131	-	18,300	-	-
2029-Principal	3,059,597	2,565,000	150,000	425,000	800,000	130,000	520,000	-	135,000	-	405,000	-	-
Interest	494,597	494,597	52,500	164,688	71,663	7,150	148,850	-	43,672	-	6,075	-	-
2030-Principal	2,575,255	2,140,000	150,000	425,000	780,000	130,000	520,000	-	135,000	-	-	-	-
Interest	435,255	435,255	48,750	154,063	57,368	1,950	133,250	-	39,875	-	-	-	-
2031-Principal	2,379,606	1,995,000	150,000	425,000	765,000	-	520,000	-	135,000	-	-	-	-
Interest	384,606	384,606	45,000	143,438	42,694	-	117,650	-	35,825	-	-	-	-
2032-Principal	2,127,383	1,790,000	150,000	425,000	560,000	-	520,000	-	135,000	-	-	-	-
Interest	337,383	337,383	41,250	132,813	29,495	-	102,050	-	31,775	-	-	-	-
2033-Principal	2,074,284	1,780,000	150,000	425,000	545,000	-	520,000	-	140,000	-	-	-	-
Interest	294,284	294,284	37,500	122,188	17,896	-	89,050	-	27,650	-	-	-	-
2034-Principal	2,023,431	1,770,000	150,000	425,000	535,000	-	520,000	-	140,000	-	-	-	-
Interest	253,431	253,431	33,750	111,563	6,019	-	78,650	-	23,450	-	-	-	-
2035-Principal	1,453,438	1,235,000	150,000	425,000	-	-	520,000	-	140,000	-	-	-	-
Interest	218,438	218,438	30,000	100,938	-	-	68,250	-	19,250	-	-	-	-
2036-Principal	1,424,463	1,235,000	150,000	425,000	-	-	520,000	-	140,000	-	-	-	-
Interest	189,463	189,463	26,250	90,313	-	-	57,850	-	15,050	-	-	-	-
2037-Principal	1,395,488	1,235,000	150,000	425,000	-	-	520,000	-	140,000	-	-	-	-
Interest	160,488	160,488	22,500	79,688	-	-	47,450	-	10,850	-	-	-	-
2038-Principal	1,366,425	1,235,000	150,000	425,000	-	-	520,000	-	140,000	-	-	-	-
Interest	131,425	131,425	18,750	69,063	-	-	37,050	-	6,563	-	-	-	-
2039-Principal	1,337,275	1,235,000	150,000	425,000	-	-	520,000	-	140,000	-	-	-	-
Interest	102,275	102,275	15,000	58,438	-	-	26,650	-	2,188	-	-	-	-
2040-Principal	1,170,313	1,095,000	150,000	425,000	-	-	520,000	-	-	-	-	-	-
Interest	75,313	75,313	11,250	47,813	-	-	16,250	-	-	-	-	-	-
2041-Principal	1,145,213	1,095,000	150,000	425,000	-	-	520,000	-	-	-	-	-	-
Interest	50,213	50,213	7,500	37,188	-	-	5,525	-	-	-	-	-	-
2042-Principal	605,313	575,000	150,000	425,000	-	-	-	-	-	-	-	-	-
Interest	30,313	30,313	3,750	26,563	-	-	-	-	-	-	-	-	-
2043-Principal	440,938	425,000	-	425,000	-	-	-	-	-	-	-	-	-
Interest	15,938	15,938	-	15,938	-	-	-	-	-	-	-	-	-
2044-Principal	430,313	425,000	-	425,000	-	-	-	-	-	-	-	-	-
Interest	5,313	5,313	-	5,313	-	-	-	-	-	-	-	-	-
<b>55,441,980</b>	<b>55,441,980</b>	<b>55,441,980</b>	<b>3,787,500</b>	<b>10,731,250</b>	<b>8,423,765</b>	<b>1,177,875</b>	<b>12,117,725</b>	<b>5,058,750</b>	<b>2,922,681</b>	<b>1,755,375</b>	<b>3,955,497</b>	<b>930,938</b>	<b>4,580,625</b>
<b>Principal Total</b>	<b>47,145,000</b>	<b>3,000,000</b>	<b>8,500,000</b>	<b>7,555,000</b>	<b>995,000</b>	<b>9,875,000</b>	<b>4,640,000</b>	<b>2,330,000</b>	<b>1,595,000</b>	<b>3,565,000</b>	<b>900,000</b>	<b>4,190,000</b>	
<b>Interest Total</b>	<b>8,296,980</b>	<b>787,500</b>	<b>2,231,250</b>	<b>868,765</b>	<b>182,875</b>	<b>2,242,725</b>	<b>418,750</b>	<b>592,681</b>	<b>160,375</b>	<b>390,497</b>	<b>30,938</b>	<b>390,625</b>	
<b>Total</b>	<b>55,441,980</b>	<b>55,441,980</b>	<b>3,787,500</b>	<b>10,731,250</b>	<b>8,423,765</b>	<b>1,177,875</b>	<b>12,117,725</b>	<b>5,058,750</b>	<b>2,922,681</b>	<b>1,755,375</b>	<b>3,955,497</b>	<b>930,938</b>	<b>4,580,625</b>

**TOWN OF GLASTONBURY  
PROPOSED TIME SCHEDULE  
CAPITAL IMPROVEMENT PROGRAM**

<b>2022</b>	<b>MEETINGS</b>
January 20	Annual Capital Improvement Workshop to Review Capital Plan
January 25	Town Council Refers Priorities to Board of Finance
January 27	Annual Town Meeting
February 7 or 9 (TBD)	Board of Finance Review Recommendation
March 8	Town Council Recommends CIP Projects for Funding for Final Budget Hearing
March 15 or 22 (TBD) <i>Not later than March 27</i>	Final Budget Hearing – Adoption of Capital Projects

**TOWN OF GLASTONBURY**  
**CAPITAL IMPROVEMENT PROGRAM CRITERIA**

**Purpose**

In recognition that buildings, infrastructure, technology and major equipment are the physical foundation for providing services to the residents of the Town of Glastonbury, a multi year Capital Improvement Program (CIP) is prepared and reviewed annually. The purpose of the CIP is to budget for the acquisition, replacement or renovation of major capital/fixed assets. These items are generally not of a recurring nature and not included in the regular operating budget process. Careful planning during this process is critical to the procurement, construction, and maintenance of capital assets to meet the needs and activities of the Town.

A comprehensive capital plan will help ensure the future financial health of the Town and the continued delivery of public services to citizens and businesses.

Capital/Fixed Assets are categorized as follows:

- Land
- Land Improvements
- Buildings and Improvements
- Machinery and Equipment
- Infrastructure

The following Capital/Fixed Asset items may be included in the Town's annual operating budget:

- Fixed assets that cost less than \$75,000
- Fixed assets that are of a recurring nature and acquired each year

The following Capital/Fixed Asset items are to be included in the Town's CIP:

- The acquisition of and improvements to assets that cost \$75,000 or more and,
- The Capital/Fixed Assets, or improvements, that have an anticipated life expectancy of ten years or more. Most non-recurring major expenditures are the result of the Town's acquisition of capital items that form the physical foundation for municipal services such as land, buildings, infrastructure improvements, machinery and equipment. However, there can be major expenditures for non-capital items that can be anticipated on a recurring and periodic basis and require significant funding. In addition to the above items, the following proposed expenditures may be considered in the CIP, although they may not constitute capital/fixed assets with useful lives of ten years or more.
- Property revaluation required by the Connecticut General Statutes
- Technology programs and systems
- The annual road paving program can be anticipated on a recurring basis; however, it requires funding of significantly more than \$75,000 and should be included in the CIP process.

The above items and other similar items that may require significant funding of \$75,000 or more, and are not anticipated to be acquired each year, may be appropriate to be included in the CIP process.

This CIP provides for a five-year plan of acquisition, renovation, replacement and construction of the items included in the CIP and includes a planning, budgetary and financing process.

**CAPITAL IMPROVEMENT PLANNING PROCESS**

**Identification of Needs**

Annually, each department, board or agency shall submit a proposed five year CIP to the Town Manager in accordance with the CIP schedule. Requested items shall include acquisition of capital assets, new construction, major renovations and improvements to municipal facilities, purchase of machinery and equipment and other items that satisfy the CIP criteria. Capital improvement proposals received outside of the formal CIP process from departments, citizens, agencies or organizations shall be forwarded to the Town



Manager for review and recommendation to the Town Council as applicable.

Items that are to be included in the Capital Improvement Program include the following with an estimated cost of \$75,000 or more and have a useful life of not less than ten years:

- Purchase of Land and Development Rights
- Construction of New Buildings
- Land and Building Improvements and Renovations
- Machinery and Equipment
- Infrastructure Improvements (streets, sewers, sidewalks, etc.)
- Vehicles and Construction equipment
- Feasibility Analysis/Design/Cost estimates and other professional services relative to anticipated major projects
- In addition to the above items, the CIP may include certain recurring expenditures/projects that due to their nature and anticipated cost are best appropriated through the CIP (e.g. revaluation or major software acquisition)

**Capital Improvement Program Timing/Schedule**

Capital Improvement items are considered on the basis of need and value to the community. In general, the CIP will be prepared, presented and acted upon in accordance with the following schedule:

No later than January 29	Town Manager shall provide a five year planning document to the Town Council summarizing department proposals for capital improvements, a recommendation of items to be included in the CIP, project priorities for the following fiscal year and proposed method/sources of funding for all recommended projects.
On or about February 1	Town Council shall recommend preliminary capital improvement priorities to the Board of Finance
On or about February 15	Board of Finance shall recommend CIP to Town Council
No later than March 27	Town Council adopts capital program for the following fiscal year

The Town Manager will provide the Town Council periodic status reports throughout the year and present detailed project status reports or design plans on an as needed basis in accordance with the applicable project schedule.

**Estimated Costs**

Costs shall be estimated for all items requested as part of the five-year Capital Improvement Program. Costs for items requested in years two through five shall anticipate an escalation rate to be determined by the Town Manager at the beginning of the CIP process.

The steps for **major** construction projects, those estimated to exceed \$250,000, shall be recommended by the Town Manager and will generally include the following:

- A. Evaluation/feasibility phase, as necessary
- B. Preliminary design and cost estimating phase
- C. Final Design and construction

Subject to the specifics of the project, funding for steps A and B may be combined in the initial request. Cost estimates should include preliminary design fees, final design fees, architectural fees, construction management fees, construction costs, acquisition costs, contingency, escalation, legal and financing fees, including short term interest, and any other costs applicable to the project. The scope and estimated costs of in kind services shall be identified and presented along with the initial cost estimates for the project.

## **CAPITAL IMPROVEMENT BUDGETARY PROCESS**

### **Funding**

The Town Council, as part of the annual operating and capital budget process, will review the capital projects recommended by the Town Manager. The Town Manager will develop a recommended financing plan, with options, based on total project costs, cash flow, projected method(s) of financing the projects, Capital Reserve fund projections, mill rate and debt service impact on future operating budgets. The Town Council shall review these projections when developing project priorities and the recommended capital program for the following year. The goal is to effectively balance the total of the annual Capital Reserve Transfer and Debt Service requirements to minimize fluctuations in the mill rate in accordance with established guidelines set forth in this document.

An annual financing plan for the multi-year capital improvement plan is critical to the CIP process. Factors to be considered shall include:

- Anticipated revenue and expenditure trends and the relationship to multi-year financial plans
- Cash flow projections of the amount and timing of the capital improvement projects
- Compliance with all established financial policies
- Legal constraints imposed by Town charter or State statute
- Evaluation of various funding alternatives
- Reliability and stability of identified funding sources
- Evaluation of the affordability of the financing strategy, including debt ratios, future budgets and mill rate.

The Capital Improvement Program shall generally be funded as follows:

**A. Capital Reserve Fund –** The Town will use the Capital Reserve Fund as the primary funding source for CIP projects to be funded on a cash basis.

Based on factors referenced herein the Town Council shall review the following when considering the annual general fund appropriation and transfer to the Capital Reserve Fund:

- Capital projects proposed for funding on a cash basis through the 5 year CIP.
- Annual depreciation for Capital/Fixed Assets including but not limited to buildings, machinery and equipment, vehicles, improvements with a depreciation schedule of less than 50 years
- Appropriations for acquisition, replacement and renovation of Capital/Fixed Assets not part of the CIP (Capital Outlay) through the Town and Education operating budgets.
- Unassigned fund balance in the Capital Reserve Fund and potential reserve for future large scale capital projects to be funded on a “cash” basis.

Other factors to be considered for funding the CIP include:

- Debt Service requirements for projects authorized pursuant to referendum
- Approved state and federal grants for authorized and proposed capital projects
- Opportunity to transfer funds from the General Fund unassigned fund balance for “one time” capital projects through the sale of assets (e.g. land, buildings).
- The Town’s bond rating
- Other factors influencing the annual budget and mill rate with the goal of minimizing significant fluctuations in the mill rate
- Funding available through the Sewer Sinking and Sewer Operating Funds

The minimum annual funding for the CIP shall equal the annual depreciation of assets deemed

appropriate for CIP funding as defined herein.

Annually the Board of Finance shall review the General Fund unassigned fund balance, Capital Reserve Fund unassigned fund balance and other funding sources and may recommend a transfer of additional funds to the Capital Reserve. The goal of the Town is to maintain an unreserved and undesignated balance in the Capital Reserve Fund of an amount equivalent to \$1,000,000, except as needed to meet emergencies. The reserve policy will be reviewed annually and adjusted accordingly as part of the CIP process. Factors to be considered include evaluation of the projects in the multi-year plan, the method of financing and their effect on projected mill rates.

**B. Donations/Grants/Loans** – Anticipated grants and contributions from various organizations, groups or individuals for CIP projects shall be used to reduce the estimated cost to the Town.

**C. General Obligation Bonds** – CIP projects of a significant cost and not reasonably funded on a cash basis may be considered for funding through the issuance of general obligation bonds to be authorized and issued in accordance with Section 312 of the Glastonbury Town Charter.

### **Debt Limitations**

Subject to referendum approval, the Town may issue bonds for projects of a scope and cost not reasonably funded on a cash basis from current revenues. Debt Service is typically issued for major improvements and renovations. When considering debt service, a strong credit rating is a valuable asset. The following general guidelines and standards shall be used to preserve the Town's strong credit rating and effectively manage ongoing debt service requirements.

- Ratio of net debt to equalized full value of Grand List not to exceed 2.5%
- Debt Service as a percent of budgeted expenditures not to exceed 10%
- Long-term debt will be repaid within a period not to exceed the expected useful life of capital improvements financed by such debt.
- Bonds will be issued to keep the average life of the general obligation bonds at or below ten years and to retire sixty-five percent of the debt at or below approximately ten years
- Standards published by bond rating agencies

### **Referendum Threshold – Expenditures of Cash Resources**

In accordance with Section 312 of the Glastonbury Town Charter projects involving the issuance of debt require authorization at public referendum.

The purpose of this section is to establish a Council policy for approval of Capital projects involving the appropriation of significant cash resources. Such funding would typically be appropriated from the General Fund and Capital Reserve Fund and could involve grants, community donations and other funding sources. A referendum threshold is established under this section as a general Council policy for cash funded Capital projects.

The referendum threshold shall be defined as cash funded projects which exceed two percent (2%) of the adopted Town, Education, and Debt & Transfers budget, rounded to the next highest \$50,000. Generally, projects exceeding the Town's referendum threshold will be submitted to public referendum. However, in establishing this policy, the Council recognizes there will be circumstances and conditions for which a public referendum is not practical or in the best interests of the community. Examples include Capital Improvements involving:

- exigent circumstances affecting the health or safety of the community;
- grant funding and community donations which reduce the net project cost below the applicable threshold;
- care and maintenance of Town buildings, roads, bridges, facilities, sanitary sewers and other infrastructure;
- projects that are of a recurring nature and may be funded on an annual basis for which cumulative

funding could exceed the referendum threshold. Examples include the annual road paving program; technology systems and upgrades; infrastructure improvements; and other projects and items.

Projects will not be phased over a number of years to circumvent the referendum threshold with the exceptions noted herein.

### **Annual Review**

The Capital Improvement Program Criteria will be reviewed annually and may be amended by action of the Town Council upon recommendations by the Board of Finance

Date Last Revised: December 6, 2016

Date Last Reviewed by Board of Finance: November 17, 2021

Date Adopted by Town Council: November 23, 2021

Capital Projects	Page (B)	ADOPTED 2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	Future 2026/2027	Total (FY'23-'27)	Larger Scale
<i>Yellow = Not Previously Contemplated in Prior Year Pro Forma</i>									
<i>Potential Referenda</i>									
<b>General Government</b>									
Williams Memorial	1	\$ -	\$ 1,400,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 2,400,000	\$ -
Property Revaluation	2	\$ 130,000	\$ 130,000	\$ 130,000	\$ 130,000	\$ 130,000	\$ 130,000	\$ 650,000	\$ -
Town Hall / Academy – Renovations & Security Improvements	3	\$ 25,000	\$ 100,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 300,000	\$ -
Energy Efficiency - Sustainability	4	\$ 50,000	\$ 155,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 355,000	\$ -
System-Wide Municipal Roof Replacements	5	\$ 30,000	\$ 25,000	\$ 50,000	\$ 50,000	\$ -	\$ 200,000	\$ 325,000	\$ -
Disaster & Emergency Preparedness	6	\$ 250,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ -
<b>Subtotal General Government</b>		<b>\$ 485,000</b>	<b>\$ 2,010,000</b>	<b>\$ 1,280,000</b>	<b>\$ 280,000</b>	<b>\$ 230,000</b>	<b>\$ 430,000</b>	<b>\$ 4,230,000</b>	<b>\$ -</b>
<b>Public Safety</b>									
Public Safety Communications	7	\$ 380,000	\$ 380,000	\$ 420,000	\$ -	\$ -	\$ -	\$ 800,000	\$ -
Police Site - Renovations	8	\$ -	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ 40,000	\$ -
Animal Control Shelter	9	\$ -	\$ 850,000	\$ -	\$ -	\$ -	\$ -	\$ 850,000	\$ -
Self Contained Breathing Apparatus (SCBA)	N/A	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Station Renovations	10	\$ -	\$ 475,000	\$ -	\$ -	\$ -	\$ -	\$ 475,000	\$ -
Fire Station Diesel Exhaust Mitigation System*	11	\$ -	\$ 195,000	\$ -	\$ -	\$ -	\$ -	\$ 195,000	\$ -
Apparatus Replacement - 2 Rescue Pumps	12	\$ -	\$ 1,600,000	\$ -	\$ -	\$ -	\$ -	\$ 1,600,000	\$ -
Fire Apparatus - Tanker	13	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ 500,000	\$ -
Training Facility Upgrade	14	\$ -	\$ -	\$ -	\$ 350,000	\$ -	\$ -	\$ 350,000	\$ -
Fire Apparatus – Engine Tanker	15	\$ -	\$ -	\$ -	\$ -	\$ 750,000	\$ -	\$ 750,000	\$ -
Fire Apparatus – Ladder Truck	16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,400,000	\$ 1,400,000	\$ -
Fire Station Façade	17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ 250,000	\$ -
<b>Subtotal Public Safety</b>		<b>\$ 780,000</b>	<b>\$ 3,540,000</b>	<b>\$ 920,000</b>	<b>\$ 350,000</b>	<b>\$ 750,000</b>	<b>\$ 1,650,000</b>	<b>\$ 7,210,000</b>	<b>\$ -</b>
<b>Physical Services</b>									
Road Overlay Program	18	\$ 1,600,000	\$ 1,800,000	\$ 1,800,000	\$ 2,000,000	\$ 2,000,000	\$ 2,200,000	\$ 9,800,000	\$ -
Renovation and Site Restoration	19	\$ -	\$ 40,000	\$ 250,000	\$ -	\$ -	\$ -	\$ 290,000	\$ -
Main Street Reconstruction*	20	\$ 1,860,600	\$ 216,000	\$ -	\$ -	\$ -	\$ -	\$ 216,000	\$ -
Gateway Corp. Park Bicycle and Pedestrian Improvements*	21	\$ 940,700	\$ 73,100	\$ -	\$ -	\$ -	\$ -	\$ 73,100	\$ -
Main Street Sidewalks - Phase 3	22	\$ 380,000	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ -
Traffic Signal Upgrades	23	\$ -	\$ 450,000	\$ 325,000	\$ 325,000	\$ 325,000	\$ -	\$ 1,425,000	\$ -
Heavy Equipment (Highway) (A)	24	\$ 170,000	\$ 155,000	\$ 475,000	\$ 300,000	\$ 80,000	\$ -	\$ 1,010,000	\$ -
Sidewalk Maintenance	25	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 100,000	\$ 100,000	\$ 950,000	\$ -
Pavement Restoration -Town & Education Facilities	26	\$ 200,000	\$ 250,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,050,000	\$ -
General Storm Drainage Improvements	27	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000	\$ -
New Sidewalk Construction	28	\$ 300,000	\$ -	\$ 300,000	\$ 300,000	\$ 300,000	\$ -	\$ 900,000	\$ -
New London Tpke/Route 17 Ramp Configuration	29	\$ -	\$ -	\$ 750,000	\$ -	\$ -	\$ -	\$ 750,000	\$ -
General Bicycle/Pedestrian Improvements	30	\$ 75,000	\$ -	\$ 75,000	\$ 75,000	\$ 75,000	\$ -	\$ 225,000	\$ -
Underground Fuel Storage Tank Replacement	N/A	\$ 375,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Physical Services</b>		<b>\$ 6,251,300</b>	<b>\$ 3,484,100</b>	<b>\$ 4,525,000</b>	<b>\$ 3,550,000</b>	<b>\$ 3,180,000</b>	<b>\$ 2,600,000</b>	<b>\$ 17,339,100</b>	<b>\$ -</b>
<b>Parks &amp; Recreation</b>									
Tree Management	33	\$ 125,000	\$ 100,000	\$ 100,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 425,000	\$ -
Public Parks/Age Friendly	32/34	\$ 70,000	\$ 230,000	\$ 125,000	\$ -	\$ -	\$ -	\$ 355,000	\$ -
Minnechaug Golf Course Improvements	35	\$ -	\$ 150,000	\$ 390,000	\$ 375,000	\$ 350,000	\$ -	\$ 1,265,000	\$ -
Winter Hill	36	\$ 110,000	\$ 175,000	\$ -	\$ -	\$ -	\$ -	\$ 175,000	\$ -
Cider Mill Improvements	37	\$ -	\$ -	\$ 600,000	\$ -	\$ -	\$ -	\$ 600,000	\$ -
Pickleball Courts	38	\$ 80,000	\$ 145,000	\$ 90,000	\$ -	\$ -	\$ -	\$ 235,000	\$ -
Grange Pool - ADA Building & Accessibility Upgrades	39	\$ -	\$ 145,000	\$ -	\$ -	\$ -	\$ -	\$ 145,000	\$ 1,500,000
Center Green Renovations	40	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -
Riverfront Community Center Upgrades	41	\$ -	\$ 80,000	\$ -	\$ -	\$ -	\$ -	\$ 80,000	\$ -
High School Field Improvements	42	\$ -	\$ -	\$ 50,000	\$ 100,000	\$ 100,000	\$ -	\$ 250,000	\$ 2,000,000
Playground Safety Surface Improvements	43	\$ -	\$ -	\$ 174,000	\$ 144,000	\$ 180,000	\$ -	\$ 498,000	\$ -
Riverfront Community Center Expansion	44	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ 50,000	\$ 5,000,000
Point Road Riverfront Park	45	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,000	\$ 75,000	\$ -
Aquatics Facility	46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,800,000
Town Property Conversion: Recreational Purposes	47	\$ -	\$ 40,000	\$ 300,000	\$ -	\$ -	\$ -	\$ 340,000	\$ -
Riverfront Park and Boathouse	48	\$ 90,000	\$ 150,000	\$ 100,000	\$ -	\$ -	\$ -	\$ 250,000	\$ -
<b>Subtotal Parks &amp; Recreation</b>		<b>\$ 475,000</b>	<b>\$ 1,315,000</b>	<b>\$ 1,929,000</b>	<b>\$ 744,000</b>	<b>\$ 705,000</b>	<b>\$ 150,000</b>	<b>\$ 4,843,000</b>	<b>\$ 21,300,000</b>
<b>Refuse / Sanitation</b>									
Bulky Waste Closure Fund	49	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ 200,000	\$ 12,800,000
<b>Subtotal Refuse / Sanitation</b>		<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ 200,000</b>	<b>\$ 12,800,000</b>
<b>Education</b>									
Naubuc School Open Space Classrooms*	58	\$ -	\$ 3,200,000	\$ -	\$ -	\$ -	\$ -	\$ 3,200,000	\$ -
G.W. School Boiler Replacement & Energy Mgmt. Control	59	\$ -	\$ 950,000	\$ -	\$ -	\$ -	\$ -	\$ 950,000	\$ -
G.W. School Replacement of Roof Top Air Handlers	60	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ -
Glastonbury High School (GHS) Pavement Rehabilitation	61	\$ -	\$ 200,000	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ 400,000	\$ -
Gideon Welles School Auditorium Seat Replacement	62	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hebron Ave School Pavement Rehabilitation	63	\$ -	\$ -	\$ 290,000	\$ -	\$ -	\$ -	\$ 290,000	\$ -
Naubuc School A&E Design – Boiler Replacement	64	\$ -	\$ -	\$ 950,000	\$ -	\$ -	\$ -	\$ 950,000	\$ -
Gideon Welles School Design - Roof Replacement	65	\$ 50,000	\$ -	\$ -	\$ 2,500,000	\$ -	\$ -	\$ 2,500,000	\$ -
Smith/GHS/Nayaug Schools Design - Chiller Replacements	66	\$ -	\$ -	\$ -	\$ -	\$ 1,700,000	\$ -	\$ 1,700,000	\$ -
Naubuc School Design - Roof Replacement	67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,000	\$ 75,000	\$ -
High School Roof Replacement	68	\$ -	\$ -	\$ -	\$ 75,000	\$ 5,540,000	\$ -	\$ 5,615,000	\$ -
Eastbury School Study - MDC Potable Water Service	69	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000	\$ 3,000,000	\$ -
Multi-School Locker Replacement	N/A	\$ 460,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Smith Middle School Auxiliary Gym Floor Replacement	N/A	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Education - Feasibility Analysis/Cost Estimating	N/A	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Education</b>		<b>\$ 710,000</b>	<b>\$ 4,400,000</b>	<b>\$ 1,440,000</b>	<b>\$ 2,575,000</b>	<b>\$ 7,240,000</b>	<b>\$ 3,275,000</b>	<b>\$ 18,930,000</b>	<b>\$ -</b>

Notes: \* Designates Pending/Approved Grants; G.W. stands for Gideon Welles School

<b>TOTAL CAPITAL RESERVE FUND (incl. Potential Referenda)</b>	<b>\$ 8,751,300</b>	<b>\$ 14,799,100</b>	<b>\$ 10,144,000</b>	<b>\$ 7,549,000</b>	<b>\$ 12,155,000</b>	<b>\$ 8,105,000</b>	<b>\$ 52,752,100</b>	<b>\$ 34,100,000</b>
Less Capital Transfer		\$ (5,250,000)	\$ (5,250,000)	\$ (5,250,000)	\$ (5,250,000)	\$ (5,250,000)	\$ (26,250,000)	
<b>ADDITIONAL FUNDING NEEDED, "Gap"</b>		<b>\$ 9,549,100</b>	<b>\$ 4,894,000</b>	<b>\$ 2,299,000</b>	<b>\$ 6,905,000</b>	<b>\$ 2,855,000</b>	<b>\$ 26,502,100</b>	

<b>Town Aid Road</b>									
Improved	31	\$ 448,780	\$ 448,780					\$ 448,780	
Unimproved	31	\$ 12,437	\$ 12,437					\$ 12,437	
<b>Total</b>		<b>\$ 461,217</b>	<b>\$ 461,217</b>					<b>\$ 461,217</b>	

<b>Sewer Sinking Fund:</b>									
Eastbury Pump Station Generator	N/A	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitary Sewer System Force Main Evaluations	51	\$ 150,000	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ -
Water Pollution Control Roofs	50	\$ -	\$ 230,000	\$ 40,000	\$ -	\$ 200,000	\$ 85,000	\$ 555,000	\$ -
Parker Terrace Station and Force Main Replacement	52	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ 75,000	\$ 5,063,000
High Street Station and Force Main Replacement	53	\$ -	\$ -	\$ -	\$ 75,000	\$ -	\$ -	\$ 75,000	\$ 3,190,000
Matson Hill Station and Force Main Replacement	54	\$ -	\$ -	\$ -	\$ -	\$ 75,000	\$ -	\$ 75,000	\$ 4,631,000
Hubbard Pump Station and Force Main Replacement	55	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,461,000
Smith Pump Station and Force Main Replacement	56	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,467,000
Nutmeg Pump Station and Force Main Replacement	57	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,058,000
<b>Total Sewer Sinking Fund</b>		<b>\$ 225,000</b>	<b>\$ 455,000</b>	<b>\$ 40,000</b>	<b>\$ 75,000</b>	<b>\$ 275,000</b>	<b>\$ 85,000</b>	<b>\$ 930,000</b>	<b>\$ 18,870,000</b>

**Capital Improvement Project (CIP) Forms**

**FY 2022 – 2023 Budget**

**January 2022**

# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	General Government
<b>Project Title:</b>	Williams Memorial
<b>Priority:</b>	1



## Project Description and Status

This project renovates the upper level of the Williams Memorial Wing of the Academy Building located immediately south of Town Hall. The room totals 1,800± square feet and is supplemented by potential meeting and conference rooms. Project scope is to make the space available for public meetings and gatherings to include accessibility, structural upgrades, furniture, fixtures and equipment, mechanical and electrical plumbing, windows, and other related improvements. Experience with the COVID pandemic confirms the need for additional meeting space at Town Hall to supplement the Council Chambers to effectively achieve social distancing and appropriate space for the variety of Town agencies meeting on a daily and weeknight basis, including general public and other attendees. Project estimate is preliminary. Budget suggests funding for design and construction over fiscal years 23 and 24 with funding through the Capital Reserve Fund and American Rescue Plan Act.

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
-	\$1,400,000	\$1,000,000	-	-	-	\$2,400,000

## Estimated Operating Budget Requirements

Costs for general upkeep and utilities will be calculated through the design process. A highly energy efficient project is anticipated with minimal cost increases beyond those now experienced.

# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	<b>GENERAL GOVERNMENT/ Administrative Services</b>
<b>Project Title:</b>	Property Revaluation
<b>Priority:</b>	1



## Project Description and Status

Connecticut General Statute Section 12-62 mandates the schedule by which each municipality in the state must revalue all real estate within their jurisdiction. In accordance with this schedule, Glastonbury will be performing a revaluation for the 2022 Grand List. The revaluation involves both physical inspections and data collection through data mailers. The last revaluation was completed for the 2017 Grand List.

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
<b>\$130,000</b>	\$130,000	\$130,000	\$130,000	\$130,000	\$130,000	\$780,000

Costs associated with a revaluation include professional revaluation & appraisal services, and legal services. The encumbered contract costs will be disbursed by the end of FY 2023. Projected costs will vary based upon legal services necessary to defend the new valuations and are typically expended in the 2-3 years following the completion of the revaluation.

## Estimated Operating Budget Requirements

The revaluation has a major effect on the annual mill rate calculation for the 2023/2024 fiscal year. Revaluation programs are recurring and must be budgeted on a five year cycle.



# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	<b>GENERAL GOVERNMENT / FACILITIES SERVICES</b>
<b>Project Title:</b>	Town Hall / Academy – Renovations & Security Improvements
<b>Priority:</b>	1



## Project Description and Status

This is a continuing project for phased-in improvements to Town Hall and the Academy Complex to provide for better customer service, improve work areas for employees, and enhance building security.

Recent improvements, to enhances operating efficiency and customer service, include the reconfiguration of the Building Official, Fire Marshal, and Health Departments and other interior modifications to Town Hall.

Specific security improvements include enhanced use of CCTV including four Firehouses and a new server to accommodate new cameras.

The proposed funding in FY2023 would also include a design to renovate the Academy kitchen. This would allow the area to be available for programming by Recreation, Youth & Family Services, and others and also, provide a rental income through use by community groups, individuals and others.

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
<b>\$25,000</b>	\$100,000	\$50,000	\$50,000	\$50,000	\$50,000	<b>\$325,000</b>

## Estimated Operating Budget Requirements

Facility renovations will not increase operating costs. Additional energy efficiency initiatives will be implemented as possible, which could further reduce utility costs.

# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	<b>GENERAL GOVERNMENT/FACILITIES SERVICES</b>
<b>Project Title:</b>	Energy Efficiency - Sustainability
<b>Priority:</b>	2



## Project Description and Status

The Town continues to identify and implement clean renewable energy initiatives and to improve energy efficiency. Such initiatives could include solar technology, fuel cells, natural gas powered vehicles, electric vehicles, and others. The ongoing funding serves as a proactive approach to accessing programs and technologies as they become available. The current lifetime appropriation of \$1,487,044 has been offset by \$518,036 in rebates and grants, which have reduced costs and improved Town facilities. Future year appropriations will continue to provide funding, as needed, to identify, evaluate, design, and implement energy improvements. Underway priorities include interior lighting retrofits to LEDs (5-year payback and maintenance savings). Proposed work also includes building control upgrades in Academy and the Riverfront Community Center. The requested funding also includes continued work to develop and implement the long-term plan for energy efficiency, renewable energy and sustainability.

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
\$50,000	\$75,000	\$50,000	\$50,000	\$50,000	\$50,000	\$325,000

## Estimated Operating Budget Requirements.

Energy use intensity (EUI) has been reduced 24% since 2008. Overall energy spend is below the 2007 level.

# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	<b>GENERAL GOVERNMENT / FACILITIES SERVICES</b>
<b>Project Title:</b>	System-Wide Municipal Roof Replacements
<b>Priority:</b>	3



## Project Description and Status

Roofs for municipal facilities are inspected every year. Particular attention is given to those that are at or approaching the end of their useful life. This ongoing appropriation allows for timely replacement for roofs that indicate need. This proactive approach minimizes disruptions to operations and maintains integrity of assets.

Roofs considered for replacement include the Williams Building at Academy (2022), Emergency Medical Services building (2023), 35 Bell Street (2023), 1361 Main Street (2023), Transfer Station Office (2024) and Police Department Annex (2024 or after).

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
\$30,000	\$100,000	\$50,000	\$50,000	-	\$200,000	\$430,000

## Estimated Operating Budget Requirements

No future budget impact anticipated. Recapitalization of exiting asset.

# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	<b>GENERAL GOVERNMENT/ FACILITIES SERVICES</b>
<b>Project Title:</b>	Disaster & Emergency Preparedness
<b>Priority:</b>	5



## Project Description and Status

Recent and increased frequency of storm events have identified needs to supplement emergency equipment and systems to allow municipal operations to function effectively. Second year of phased program.

Projects include:

- 150 kw Mobile Generator
- Solar-Powered Message Board
- Emergency Generators for the Transfer Station and Bulky Waste Facilities
- Portable Generators to Power Traffic Signals at Critical Intersections
- Storm Debris Removal Equipment
- Public Safety Communications Improvements
- Generator Replacement at Fire Company #2

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
\$250,000	\$200,000	-	-	-	-	\$450,000

## Estimated Operating Budget Requirements

No future budget impact anticipated.

# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	Public Safety / Police
<b>Project Title:</b>	Public Safety Communications
<b>Priority:</b>	1



## Project Description and Status

Last upgraded in 2006, the Town’s radio system is comprised of several distinct components functioning together to provide emergency communication for police, fire, and ambulance. Some infrastructure components were replaced in 2017 as part of the ongoing Capital Improvement Program project. Most of the remaining components, while still functional, have reached “end of life” status and are no longer manufactured or supported by the manufacturers. The cost of replacing the remaining components (e.g. repeaters, portable radios, mobile radios) is estimated at \$1.6 million. In 2017, the Town hired an independent public safety consultant to evaluate the entire system and make recommendations. The consultant advised that the system was in excellent condition overall and should be viable for the next 3-4 years, after which they recommend replacement. A simultaneous upgrade is recommended to minimize disparate systems or networks among the remaining components. Multi-year funding will allow for preplanned funding or emergency replacement should components fail unexpectedly. Revenues in the amount of \$40,000 derived from lease of space on Town-owned tower will reduce annual funding need in FY2023 and FY2024 to \$380,000.

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
\$380,000	\$420,000	\$420,000	-	-	-	\$1,220,000

## Estimated Operating Budget Requirements

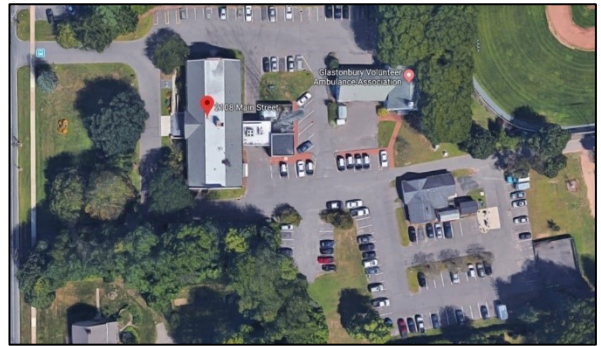
The annual operating budget consists of an annual maintenance fee of approximately \$50,000.

# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	Public Safety / Police
<b>Project Title:</b>	Police Site - Renovations
<b>Priority:</b>	2



## Project Description and Status

The police department perimeter is not secured, presenting numerous safety concerns for pedestrians and police operations. Installation of security fencing and gates, combined with a pedestrian pathway connecting Canione Road and Main Street would improve pedestrian safety and police operations.



## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
-	\$125,000	-	-	-	-	\$125,000

## Estimated Operating Budget Requirements

No future budget impact anticipated.

# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	Public Safety / Police
<b>Project Title:</b>	Animal Control Shelter
<b>Priority:</b>	3



## Project Description and Status

The existing animal control shelter was constructed in 1969. The building, kennels, and cages are now severely outdated and in need of substantial repair. Drainage issues have been identified and caused the animal control shelter to recently fail a state inspection. The recommendation is to raze the existing structure and construct a modern, functional facility.

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
-	\$550,000	-	-	-	-	\$550,000

## Estimated Operating Budget Requirements

Ongoing costs would remain as funded through the annual Dog Fund. Some energy efficiency savings expected.



# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	Fire Department
<b>Project Title:</b>	Fire Station Renovations
<b>Priority:</b>	1



Station 1



Station 2



Station 3



Station 4

## Project Description and Status

Over a three-year period, the Town Council appropriated \$475,000 for renovations, upgrades and modernization of the four fire stations. Work completed to date include addressing ADA code and compliance matters at Fire Station 1, as well as modernization of the offices, kitchen and training room. At Fire Station 2, modifications to the Men’s locker room are complete, as well as repairs to the building’s sprinkler protection system and roof. To date approximately \$259,000 in improvements are complete.

However, the cost to address the remaining ADA code and compliance matters, as well as miscellaneous repairs at Fire Stations 2, 3 and 4 exceeds the remaining \$216,000 in funds available. The estimated cost to complete modifications to the Women’s locker room at Station 2, the restrooms at Stations 3 and 4, and kitchens and other needed improvements is an additional \$475,000.

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
-	\$475,000	-	-	-	-	\$475,000

## Estimated Operating Budget Requirements

The proposal has the potential to create an annual saving to the Department’s overall operating budget. The department would look for ways to incorporate energy saving ideas by going “Green” or utilizing energy efficient products, such as windows, insulated overhead doors, etc., that would have a positive impact on lowering operating and utility expenses.



# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	Fire Department
<b>Project Title:</b>	Fire Station Diesel Exhaust Mitigation System
<b>Priority:</b>	2



## Project Description and Status

Diesel exhaust is a complex mixture of thousands of gases and particles containing several toxic air contaminants, such as benzene, arsenic and formaldehyde. Repeated exposure to hazardous vehicle exhaust emissions in a fire station may pose a significant cancer health risk to firefighters. The exhaust may spread into areas where firefighters work and eat, and may even penetrate their clothing. A vehicle exhaust system is a critical component in maintaining a fire station's atmosphere that is free of the particulates and gases present in diesel engine emissions. The proposal is to install a diesel exhaust mitigation system either in each fire station or on each vehicle.

In August 2021, the Fire Department was awarded \$150,000 through FEMA's Assistance to Fire Act Grant. The grant will fund 90% of the total cost of the installation of the diesel exhaust mitigation system with the difference of \$16,500 being the responsibility of the Town of Glastonbury. The gross costs is shown below.

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
-	\$165,000	-	-	-	-	\$165,000

## Estimated Operating Budget Requirements

The estimated annual operating requirements for a diesel exhaust mitigation system would be new to the Fire Department's operating budget. The Department anticipates the additional cost to be \$2,000 (\$500 per station) per year. The cost includes annual service, replacement filters, and electricity.

# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	Fire Department
<b>Project Title:</b>	Apparatus Replacement - 2 Rescue Pumpers
<b>Priority:</b>	3



## Project Description and Status

The proposal is to replace the Department’s two rescue trucks with two Rescue/Pumpers. Rescue 14, purchased in 1987, is 30+ years old and is located at Station 1. Rescue 33, purchased in 1999, is located at Station 3.

The proposal would also allow for the retirement of the current reserve engine (Engine 61), which the Department retrofitted in the early 1990s. The retrofit of the current reserve engine consisted of the original motor and fire pump, which dates back to 1977.

The objective would be to replace both apparatus at the same time and provide the Department with the ability to maintain two fire engines at each station. Implementing the Rescue/Pumper concept at Station 3 would add a second pumper to an area that currently lacks municipal water service. Each Rescue/Pumper would carry the necessary extrication and rescue equipment, and would be equipped with a minimum of 750 gallons of water, a 1,500 gallon a minute pump, and up to 1,000 feet of large diameter hose. In summary:

- Rescue 14 and Rescue 33 will be replaced with two new Rescue/Pumpers at Stations 1 and 3.
- The Department’s current reserve engine will be replaced with an existing frontline apparatus that would be reclassified as the reserve engine. This existing frontline apparatus will not be replaced, thereby reducing the current fleet by one vehicle. This would also reduce the annual preventative maintenance cost of the fleet.

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
-	\$1,600,000	-	-	-	-	\$1,600,000

## Estimated Operating Budget Requirements

The estimated annual operating requirements for these two apparatuses would be \$3,000 for annual DOT inspection and preventative maintenance in accordance to NFPA standards, \$2,200 for fuel, and \$1,000 for annual hose, ladder and pump testing.

Overall annual operating cost will be lower by \$2,000, as the Department will have one less vehicle that will require a DOT inspection, preventative maintenance and fuel cost. Furthermore, the retirement of three apparatus that are 30+ years of age should lower annual repair cost and parts become challenging to locate.

# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	Fire Department
<b>Project Title:</b>	Fire Apparatus – Tanker
<b>Priority:</b>	4



## Project Description and Status

Purchased in 1987, Tanker 34 carries 3,000 gallons of water and assigned to Station 3 based on this area of town lacking municipal water service. The proposal is to replace the existing tanker with an identical type of vehicle. The apparatus would be equipped with a 1,500 gallon per minute pump, a 3,500 gallon drop tank, and associated firefighting equipment that is necessary for the rural sections of the community not serviced by fire hydrants.

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
-	-	\$500,000	-	-	-	\$500,000

## Estimated Operating Budget Requirements

The replacement of this apparatus will not add any additional cost to the Department's operating budget. The estimated annual operating cost requirements for this apparatus would be \$1,500 for annual DOT inspection and preventative maintenance in accordance to NFPA standards, \$1,200 for fuel, and \$1,000 for annual pump testing.

Furthermore, the retirement of this apparatus which is over 30 years old should lower annual repair cost as parts become challenging to locate.

# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	Fire Department
<b>Project Title:</b>	Training Facility Upgrade
<b>Priority:</b>	5



## Project Description and Status

In an effort to increase the useful life of the fire training facility on Nutmeg Lane, the Department is proposing to upgrade the existing tiles in the two live fire-training rooms. Incorporated in the proposal are upgrades to the existing thermocouples, along with a new temperature meter in order to maintain appropriate temperatures during live fire exercises. The material included in this project is currently the best available on the market and would help reduce ongoing maintenance costs by providing a durable corrugated stainless-steel protective face that is maintenance free.

The Department would like to enhance the site by paving the area around the training tower, which would provide a stronger, more stable surface to work on when conducting ground ladder training.

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
-	-	-	\$330,000	-	-	\$330,000

## Estimated Operating Budget Requirements

There is no change in the Department's operating budget for the training facility. Operational cost include \$2,500 for annual NFPA 1403 inspection and \$2,000 for utilities and miscellaneous property upkeep.

Delays in upgrading the existing tiles, thermocouples and temperature meter could result in the shutdown of the training tower. This would require the Department to complete its annual required live fire training at a regional facility, which would result in the need to increase the training budget. At a minimum, the Department's training budget would need to increase by \$5,000 to cover rental cost at a regional school. Furthermore, apparatus and members would be required to travel 30 minutes outside the community to complete their training.

## Capital Improvement Project (CIP) Form

(January 2022)

### Overview

<b>Department:</b>	Fire Department
<b>Project Title:</b>	Fire Apparatus – Engine Tanker
<b>Priority:</b>	6



### Project Description and Status

Purchased in 1999, Engine Tank 42 is a fire engine that carries 2,000 gallons of water, is equipped with a 1,500 gallon per minute pump and holds up to 1,500 of large diameter hose. Assigned to Station 4, the proposal is to replace the existing fire engine with an identical type of vehicle. This type of fire apparatus would enhance the Fire Department’s “water on wheels” capabilities in the eastern portion of Town, which lacks municipal water service in a large portion of this area.

### Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
-	-	-	-	\$750,000	-	\$750,000

### Estimated Operating Budget Requirements

The replacement of this apparatus will not add any additional cost to the Department’s operating budget. The estimated annual operating requirements for this apparatus would be \$1,500 for annual DOT inspection and preventative maintenance in accordance to NFPA standards, \$1,200 for fuel and \$1,000 for annual hose, ladder and pump testing.

# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	Fire Department
<b>Project Title:</b>	Fire Apparatus – Ladder Truck
<b>Priority:</b>	7



## Project Description and Status

Purchased in 2001, Ladder 15 is a 95-foot aerial truck that carries an assortment of ground ladders, ventilation equipment and rescue tools. Assigned to Station 1, Ladder 15 responds to the majority of tall buildings within the central business district. The proposal is to replace the existing ladder truck with an identical type of vehicle. The apparatus would be equipped with a 1,500 gallon per minute pump, 500 gallons of water and the associated firefighting equipment comparable for this type of vehicle.

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
-	-	-	-	-	\$1,400,000	\$1,400,000

## Estimated Operating Budget Requirements

The replacement of this apparatus will not add any additional cost to the Department's operating budget. The estimated annual operating requirements for this apparatus would be \$1,500 for annual DOT inspection and preventative maintenance in accordance to NFPA standards, \$1,200 for fuel, and \$1,000 for annual hose, ladder and pump testing.

# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	Fire Department
<b>Project Title:</b>	Fire Station Facade
<b>Priority:</b>	8



## Project Description and Status

The proposal is to enhance the existing façade of the Department’s Fire Headquarters to blend in with the modern streetscapes along Main Street. Fire Headquarters, also known as Station 1, was built in 1971. Until recently, the building has not had any infrastructure upgrades in over 45 years. The existing stucco is deteriorating and some of the metal trim in the front and along the side of the building is either missing or falling off.

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
-	-	-	-	-	\$250,000	\$250,000

## Estimated Operating Budget Requirements

This project has no impact to the Operating Budget.



# **Capital Improvement Project (CIP) Form**

(January 2022)

## **Overview**

<b>Department:</b>	Physical Services
<b>Project Title:</b>	Road Overlay Program
<b>Priority:</b>	1



## **Project Description and Status**

This project consists of surface treatment of Town-owned and maintained roadways. Streets are evaluated by staff at the end of each winter season. Selection of specific roads for surface treatment is based on factors such as traffic volumes, knowledge of pavement structure, surface condition, pending underground utility work, etc.

Proposed costs are for road preparation by Town forces and paving by a private contractor.

It is expected that surface treatment options will consist of asphalt milling, traditional hot mix overlay, ultra-thin hot mix asphalt overlay, pavement reclamation, and other forms of pavement management as appropriate for physical conditions. The Town also leverages State Aid for Improved Roads to fund the paving program. The amounts requested in subsequent years represents a phased approach to increasing allocations such that necessary work can continue to be accomplished without bond authorization.

## **Estimated Capital Costs**

2022 Budget	2023	2024	2025	2026	Future	Total
\$1,600,000	\$1,800,000	\$1,800,000	\$2,000,000	\$2,000,000	\$2,200,000	\$11,400,000

## **Estimated Operating Budget Requirements**

Road overlay at recommended intervals minimizes long-term pavement management costs.



# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	Physical Services
<b>Project Title:</b>	Renovation and Site Restoration
<b>Priority:</b>	2



## Project Description and Status

The Town's highly successful land acquisition and preservation program has funded numerous open space purchases over the years. For some of these acquisitions, work is required to support community use of the parcel. Examples include the former Arbor Acres, J.T. Slocomb Mill, and Winter Hill Farm properties. Such work can include building demolition, environmental remediation, and other similar tasks. For the former Slocomb Mill site, building demolition and site restoration is complete, including an access drive, parking, fencing, and landscaping. The deteriorated concrete dam spillway was removed during the 2020 construction season and the stream channel has been restored through the impoundment area. Next phase work would focus on addressing recently revealed structural deficiencies with the existing masonry retaining wall located immediately adjacent to Roaring Brook. Initial phase funding proposed would provide for an alternatives analysis along with design and permitting of the chosen option. Figures below represent best estimates of total costs. **There is an available account balance of approximately \$42,000, which may be applied towards the total project cost of \$80,000, leaving a new funding need in FY2023 of \$38,000.**

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
-	<b>\$80,000</b>	\$250,000	-	-	-	\$330,000

## Estimated Operating Budget Requirements

Structural stabilization of the wall will dramatically reduce ongoing masonry maintenance costs.

# **Capital Improvement Project (CIP) Form**

(January 2022)

## **Overview**

<b>Department:</b>	Physical Services
<b>Project Title:</b>	Main Street Reconstruction
<b>Priority:</b>	3



## **Project Description and Status**

This project description below pertains to a Local Transportation Capital Improvement Program (LOTICIP) grant approval from the Connecticut Department of Transportation. Grant funding provides for 100% of construction and administrative costs.

Main Street project limits begin at the School Street intersection and would extend northerly to the New London Turnpike intersection. Full width milling and paving is included over the entire length between these two intersections. In addition, the existing brick snow shelf surface will be replaced to eliminate elevation variations throughout. Decorative crosswalks and a raised median island near the southerly project limits will serve to calm vehicular speeds and increase awareness of pedestrian crossing points. Minor pavement widening in conjunction with reduced lane width will allow for a wider shoulder, thereby enhancing cyclist comfort when traversing this roadway section.

Design and construction administration to be performed by Town Engineering Division staff.

## **Estimated Capital Costs**

2022 Budget	2023	2024	2025	2026	Future	Total
\$1,860,600	\$216,000	-	-	-	-	\$2,076,600

## **Estimated Operating Budget Requirements**

Standard maintenance costs would apply.

# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	Physical Services
<b>Project Title:</b>	Gateway Corporate Park Bicycle and Pedestrian Improvements
<b>Priority:</b>	4



## Project Description and Status

This project description below pertains to a Local Transportation Capital Improvement Program (LOTICIP) grant approval from the Connecticut Department of Transportation. Grant funding provides for 100% of construction and administrative costs.

Improvements proposed include sidewalk construction throughout most of the Gateway Corporate Park wherever there are existing gaps in the local network bounded by Eastern Boulevard, Western Boulevard and National Drive. Pavement marking modifications and removal of the raised median island on Eastern Boulevard near Addison Road will allow for establishment of wider roadway shoulders which will enhance cyclist comfort level. Improvements as discussed will complement the two off-road, multi-use trail sections to form a bicycle/pedestrian-friendly alternative to the high-volume/high-speed Hebron Avenue corridor between Bell Street and House Street.

Design and construction administration associated with this proposal to be performed by Town Engineering Division staff.

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
<b>\$940,700</b>	\$73,100	-	-	-	-	<b>\$1,013,800</b>

## Estimated Operating Budget Requirements

Standard maintenance costs would apply.

# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	Physical Services
<b>Project Title:</b>	Main Street Sidewalks
<b>Priority:</b>	5



## Project Description and Status

This proposed improvement generally consists of construction of a concrete sidewalk along the west side of State Route 17 (Main Street) Glastonbury. The total length of new walk to be constructed is approximately 1400 feet and would connect to existing walk located at the Cider Mill at the northerly limit and the Red Hill Dr. intersection at the southerly limit. Construction as proposed would eliminate a significant sidewalk gap and would result in a continuous strand of sidewalk between the commercial centers of North and South Glastonbury. It would also provide continuous pedestrian access from South Glastonbury into the neighboring town of East Hartford, a distance of approximately 4.5 miles. Design alternatives to address the steep side slope on the westerly side of the road are currently being discussed with the State Department of Transportation.

Town staff will complete needed design work and obtain necessary permits. Accordingly, separate allocation requests for these components are not required for these tasks. Previous phases of this project were completed during the 2020 construction season. Funding dedicated to the project in the amount of \$749,000 remains available to defray the total project costs estimated below.

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
<b>\$380,000</b>	\$150,000	-	-	-	-	<b>\$530,000</b>

## Estimated Operating Budget Requirements

Additions to the sidewalk network result in ongoing future costs for maintenance and eventual replacement.

# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	Physical Services
<b>Project Title:</b>	Traffic Signal Upgrades
<b>Priority:</b>	6



## Project Description and Status

This proposal suggests a phased Capital allocation for a wide variety of traffic signal component upgrades on some of the Town's older equipment. There are several signals in town in excess of 30 years old. Potential upgrades could consist of several types of improvements including: installation of video detection equipment, provision of battery back-up capability, signal head replacement, controller modification, and pedestrian crossing safety enhancement. Upgrades would be implemented on a priority basis. Year one appropriation proposed would replace the existing signal at the New London Turnpike/Chestnut Hill Road/Quarry Rd. intersection. Signal phasing would include protected pedestrian activated crossings on all approaches.

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
-	\$450,000	\$325,000	\$325,000	\$325,000	-	\$1,425,000

## Estimated Operating Budget Requirements

Standard maintenance costs associated with traffic signals would apply. No change in operating costs as compared to existing condition.

## Capital Improvement Project (CIP) Form

(January 2022)

### Overview

<b>Department:</b>	Physical Services
<b>Project Title:</b>	Heavy Equipment (Highway) Bucket Truck
<b>Priority:</b>	7



### Project Description and Status

This proposal suggests purchase of a new bucket truck to replace an existing aging unit. The Town’s Bucket truck is used for a wide variety of purposes. Tasks such as traffic signal maintenance, sports/facility lighting maintenance, selective tree trimming, and some types of building maintenance require an ability to work at an elevated level. The suggested funding allocation would replace the entire unit including truck chassis, steel utility body and bucket assembly. Future year costs approximate purchase prices for replacement of other pieces of Highway Division heavy equipment such as a Vac Truck, Loader and Fork lift. Figures below represent total equipment costs for each item. Available account balance of approximately \$20,000 may be applied to any approved purchase.

### Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
\$170,000	\$175,000	\$475,000	\$300,000	\$80,000	-	\$1,200,000

### Estimated Operating Budget Requirements

Maintenance costs associated with this piece of equipment would be incurred, as is typical for all pieces of heavy equipment. Proposed purchase is a replacement piece of equipment and would not increase fleet size. No change in operating costs as compared to existing condition.



# **Capital Improvement Project (CIP) Form**

(January 2022)

## **Overview**

<b>Department:</b>	Physical Services
<b>Project Title:</b>	Sidewalk Maintenance
<b>Priority:</b>	8



## **Project Description and Status**

The Town owns and maintains a sidewalk network with a cumulative length exceeding 110 miles. Maintenance and panel replacement, where necessary, has historically been funded through Highway Division operating accounts. However, in recent years, the demand for maintenance activity has surpassed the ability of this account to adequately address problem areas. This proposal calls for a third annual allocation that will allow for greater ability to resolve existing maintenance issues over a 5-year period. Work has begun to address areas with the highest levels of pedestrian traffic and would proceed systematically to other parts of Town on a priority basis. Completion of work as described would remove financial liability in the form of potential claims associated with trip and fall accidents.

## **Estimated Capital Costs**

2022 Budget	2023	2024	2025	2026	Future	Total
\$250,000	\$250,000	\$250,000	\$250,000	\$100,000	\$100,000	1,200,00

## **Estimated Operating Budget Requirements**

Continued annual allocation of funding (\$75,000) for sidewalk maintenance through the Highway Division Contract Services account will supplement CIP funding.

# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	Physical Services
<b>Project Title:</b>	Pavement Restoration – Town and Education Facilities
<b>Priority:</b>	9



## Project Description and Status

This is a multi-year project to repair aging parking and access drives at various Town and school facilities. Some of the locations have parking access drives that have not been resurfaced for 30+ years, while others have gone 20+ years. The ongoing appropriation is similar to the annual capital funding for streets and roads. Specific projects will be determined annually. Priority locations in the coming year include paved portions of the Smith Middle School site, portions of the Glastonbury High School site and the Police Department parcel.

The proposed budget could vary in future years based upon ongoing evaluation and the cost of bituminous concrete.

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	1,200,000

## Estimated Operating Budget Requirements

Timely maintenance of paved surfaces will reduce the need for more expensive reconstruction and ongoing patching.



# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	Physical Services
<b>Project Title:</b>	General Storm Drainage Improvements
<b>Priority:</b>	10



## Project Description and Status

From time-to-time, it becomes necessary for staff to make substantive repairs or significant improvements to the Town’s extensive drainage system. Said repairs and/or upgrades can be relatively urgent in nature in order to adequately protect private property and to protect the environment from excessive amounts of erosion. These circumstances can be encountered following a sudden severe storm event or the need can be previously known, but is beyond the scope and cost typically associated with Operating Budget allocations. Accordingly, an appropriation as noted below is suggested for consideration. Specific use of funding would be on an as-needed basis as determined by the Town Manager. The recent pipe and fill installation near the Route 17/Main St/Buttonball Lane intersection adjacent to Gilmore Manor is an example of a project meeting the criteria described.

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	600,000

## Estimated Operating Budget Requirements

Drainage system repairs and/or upgrades result in overall maintenance cost avoidance.

# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	Physical Services
<b>Project Title:</b>	New Sidewalk Construction
<b>Priority:</b>	11



## Project Description and Status

Over the years, the Town has developed a highly successful program to construct new sidewalks throughout the community to establish new, and improve existing, pedestrian connections. In addition to the overall policy in support of new sidewalk construction, the Plan of Conservation and Development identifies a comprehensive sidewalk program as a Town-wide transportation policy. Town staff has developed a rating matrix for all sections requested by residents or otherwise identified as being worthy of consideration. The matrix includes 10 rating criteria components that are used to score and prioritize each potential project. Rating criteria focus on factors primarily related to safe pedestrian travel in areas of high vehicular volume and with prominent destination points.

The amounts listed below are suggested as an annual contribution toward satisfying the list of requested construction on a priority basis. Actual locations for future construction will be determined by review of the priorities established through the sidewalk matrix, public discussion, comment, and public hearings.

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
\$300,000	-	\$300,000	\$300,000	\$300,000	-	\$1,200,000

## Estimated Operating Budget Requirements

Additions to the sidewalk network result in ongoing costs for maintenance and eventual replacement.

# **Capital Improvement Project (CIP) Form**

(January 2022)

## **Overview**

<b>Department:</b>	Physical Services
<b>Project Title:</b>	New London Turnpike/Route 17 Ramp Configuration
<b>Priority:</b>	12



## **Project Description and Status**

The State Department of Transportation is proposing a project that will reconfigure the location and alignment of the Route 17 southbound off ramps onto New London Turnpike. The proposal eliminates the ramp which currently exits into the five-legged intersection with Oak Street and realigns the ramp that exits onto New London Turnpike to the north. The proposal eliminates two bridges from the State inventory, improves the level of service at the Oak St. / New London Tpk. / Williams St. intersection, and results in a new traffic signal at the realigned off-ramp intersection. Figures below represent the cost differential between the State traffic signal installation and the Town's preferred roundabout alternative. The roundabout alternative reduces traffic queue influence on the offset New London Tpk. / Sycamore St. / Douglas Rd. intersection and offers a more pedestrian/cyclist friendly option. The Department of Transportation is currently working on a preliminary roundabout design and cost estimate which may be used to refine projected costs. An existing account balance of approximately \$205,000 is available for application towards design and construction phases of alternatives deemed desirable.

## **Estimated Capital Costs**

2022 Budget	2023	2024	2025	2026	Future	Total
-	-	\$750,000	-	-	-	\$750,000

## **Estimated Operating Budget Requirements**

Given the early stage of this project, impacts to the Operating Budget are not known at this time.

# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	Physical Services
<b>Project Title:</b>	General Bicycle/Pedestrian Improvements
<b>Priority:</b>	13



## Project Description and Status

This proposal suggests consideration of a contribution for implementation of amenities and/or improvements focused on enhancing bicycle and pedestrian safety throughout Town. Funding would also be used for generally promoting a bicycle and pedestrian friendly environment consistent with goals recommended by the Town’s bicycle/pedestrian friendly advocacy groups and improvements recommended by the League of American Bicyclists as part of their recent review of the Town’s application for designation as a Bicycle-Friendly Community (BFC). Results of a recent bicycle/pedestrian safety-oriented road audit have been obtained. The audit report was generated through the State Department of Transportation and itemizes possible improvements along priority street corridors identified by the Town’s Bicycle Advocacy Group. Funding of this proposal could be used for implementation of short and medium term recommendations offered. Other uses for funding allocated could include pedestrian crossing safety improvements at unsignalized intersections and mid-block locations. Available account balance for application to projects of this nature totals approximately \$164,000.

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
\$75,000	-	\$75,000	\$75,000	\$75,000	-	\$300,000

## Estimated Operating Budget Requirements

Effects on future operating budgets dependent upon types of improvements implemented.

## **Capital Improvement Project (CIP) Form**

(January 2022)

### **Overview**

<b>Department:</b> Physical Services	
<b>Project Title:</b>	Town Aid Improved/Unimproved Roads
<b>Priority:</b>	14

### **Project Description and Status**

Annual request to accept Town Aid State Grant for Improved/Unimproved Roads. Funds will be accumulated with any remaining past years' grants and will be utilized in the Town's road overlay program.

Annual Allocation:

FY 20/21 Grant: \$461,217

FY 21/22 Grant: \$461,495

FY 22/23 Grant: \$461,495 (estimated)

### **Estimated Capital Costs**

2022 Budget	2023	2024	2025	2026	Future	Total
\$461,495	\$461,495	-	-	-	-	\$461,495

### **Estimated Operating Budget Requirements**

Effects on future budgets dependent upon receipt of grants in future years.

# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	HUMAN SERVICES Senior Services
<b>Project Title:</b>	Age Friendly Community
<b>Priority:</b>	1



## Project Description and Status

In June of 2018, the Town of Glastonbury was accepted as a member of the AARP Network of Age-Friendly Communities. Membership in the network means that a community's elected leadership has made a commitment to actively work with residents and local advocates to help encourage, promote and implement improvements that make communities livable for residents of all ages.

Through a series of public educational forums, community listening sessions, focus groups and community surveys, town residents and local organizations have participated in the planning work of the town's Age-Friendly Livable Communities initiative which shapes the need for this project.

Working with a consultant hired through a grant from the Glastonbury Education Foundation, three Domains of Livability emerged through the process: Open spaces and Buildings, Transportation, and Housing as areas for the town to prioritize. The Town Council in the Fall of 2021 adopted the Age Friendly Action plan.

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
-	\$75,000	\$50,000	\$50,000	-	-	\$175,000

Funding requests include trail enhancements for the Riverfront Trails, and other trails within the park system. Requests also include installation of benches for shaded rest stops in strategic locations to enhance walkability in town, and easy access for those with mobility issues. Town banners and signage to inform town residents about the Age-Friendly Community initiative and encourage resident engagement. Future improvements include, tree plantings, kiosks, emergency call stations, security cameras and solar charging stations, to improve community safety and enjoyment.

## Estimated Operating Budget Requirements

The planned initiative will enhance and augment programs and services provided to the community while being managed as part of the current operating budget.

# Capital Improvement Project (CIP) Form

(January 2022)



## Overview

<b>Department:</b>	LEISURE/CULTURE Parks & Recreation
<b>Project Title:</b>	Tree Management
<b>Priority:</b>	1

## Project Description and Status

The management of the urban forest has been an ongoing effort which continues to escalate. In recent years, efforts have been focused on addressing the overwhelming loss of ash trees from the Emerald Ash Borer (EAB), and significant losses to oaks and other trees in the northeast quadrant of Town from the cyclical infestation of gypsy moths. Complicating this effort are pressures of an aging forest and exacerbated by Storm Isaias in August of 2020. Tree work, and removals in particular, continue to be a priority as the Town seeks to protect assets (Cotton Hollow Ruins, MDC properties and other roadside tracts, bike paths, solar fields, pathways, private abutters, playgrounds and buildings) from compromised and defective trees, whether it be along roadsides or on Town properties and abutting neighbors. Re-planting in critical areas is a goal for the next phase, even as the Spotted Lantern Fly (SLF) is positioning itself to begin another onslaught against the native trees in our region. Removal of its host, the Tree of Heaven is planned as part of the integrated pest management strategy to reduce the immediate ramifications of this pest. Damage from the SLF is forecast to be noteworthy because unlike the host specific EAB attacking ashes, this pest has a much wider appetite and will impact maples, birches, sycamores and many other crops including blueberries and grapes. Continued funding is necessary to minimize risk, address tree defects and to begin replanting a resilient forest to both replace lost trees, to combat the loss of tree canopy, and to achieve sustainability goals, including providing a platform for the ecology of the food web.

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
<b>\$125,000</b>	\$100,000	\$100,000	\$75,000	\$75,000	\$75,000	<b>\$550,000</b>

## Estimated Operating Budget Requirements

Traditional operating costs of \$81k/year for tree maintenance will still be required in the operating budget. The CIP costs are critical for addressing trees impacted by pests, storms and climactic events, as well as replacement in critical areas. Savings in the operating budget will be generated by reduced risks, accident prevention, and liability avoidance.



# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	<b>LEISURE/CULTURE Parks &amp; Recreation</b>
<b>Project Title:</b>	Addison Park Renovations
<b>Priority:</b>	2



## Project Description and Status

Addison Park is considered one of the treasured jewels of the Glastonbury Park system. The park includes 5 athletic fields, playground, 2 tennis courts with lines for pickleball, basketball court, picnic areas, main swimming pool, wading pool, and a new splash pad that will be operable for the 2022 season.

The approved funding to date includes the phasing of pool repairs (i.e. replacing two original filters, pumps, motors, pool covers, and replacing failing coping and skimmers) as well as renovations to the basketball and tennis courts.

Requested funding in FY2023 would be used to continue the renovations as described above as well as pathway maintenance, signage, landscaping and building improvements.

FY2024 funding would be used for additional pool repairs, including the re-plastering of the pool.

Current funding available from previous allocations is \$285,000

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
\$70,000	\$80,000	\$125,000	-	-	-	\$275,000

## Estimated Operating Budget Requirements

Planned renovations will not increase operating costs but will include energy efficiencies and increase the life expectancy of the pool.

# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	<b>LEISURE/CULTURE Parks &amp; Recreation</b>
<b>Project Title:</b>	Minnechaug Golf Course Improvements
<b>Priority:</b>	3



## Project Description and Status

Restoration of the primary irrigation pond on the 9<sup>th</sup> hole has been completed, as well as the first phase of replacement of protective netting. The Town-owned Minnechaug Golf Course needs additional improvements to help ensure its continued viability. Such improvements include upgrades to the pump station and irrigation system, as well as continue protective netting and plantings on the first hole.

The highest ranked priority was to complete a comprehensive analysis of the existing irrigation system to evaluate options and associated costs and implement necessary upgrades, which was completed in the spring of 2021. Current funding is available for initial improvements to the irrigation system. Additional funding is requested based on the results of the irrigation analysis. Estimated costs in future years are subject to adjustment. A phased approach is envisioned.

Current funding requests also include several clubhouse improvements such as the continuation of the window replacements, and steps repair/replacement. Future funding requests are for a new roof, and deck replacement.

Revenues derived from course operations help offset the capital costs incurred.

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
-	\$410,000	\$390,000	\$375,000	\$350,000	-	\$1,525,000

## Estimated Operating Budget Requirements

Course improvements support improved playability, which should increase rounds of play and operating revenues. More efficient use of water resources has the opportunity to reduce costs associated with water consumption, reduce the occurrences of the irrigation ponds being drawn low, improve pond ecosystems, improve aesthetics of the ponds, and support relationships with adjoining property owners.

# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	<b>LEISURE/CULTURE Parks &amp; Recreation</b>
<b>Project Title:</b>	Winter Hill
<b>Priority:</b>	4



## Project Description and Status

The Town-owned Winter Hill property boasts 92 acres of land, including an indoor arena and horse stalls. This property generates revenue to the Town through a farmland lease agreement. The concrete foundations are showing signs of deterioration.

Current funds were used to hire a concrete consultant to assess the foundations and make recommendations. FY2023 funding requests are for the concrete remediation, as well as other site improvements including LED light replacements, insulation replacement, and restoration of electrical distribution to the barn.

Approximately \$97,000 of current funding is available towards remediation, and it is estimated that an additional \$125,000 will be required in FY2023.

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
\$110,000	\$125,000	-	-	-	-	\$235,000

## Estimated Operating Budget Requirements

Energy efficiency improvements are expected to reduce operating costs. Site improvements have the potential to increase rental income.

# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	<b>LEISURE/CULTURE Parks &amp; Recreation</b>
<b>Project Title:</b>	Cider Mill Improvements
<b>Priority:</b>	5



## Project Description and Status

The 1.0-acre Old Cider Mill property on Main Street has a long history as a destination for Glastonbury families. The Mill is thought to have been the longest operating Cider Mill in the country. The property is leased to a local farmer who operates a seasonal farm stand and petting zoo.

Current funds will be used to update the 2008 assessment study and the 2009 feasibility study of the existing Cider Mill and to raze the house as it is deteriorating. The next stage would be to develop plans for site improvements that would enhance the functionality of the site. Professional services will conduct hazardous material testing on the house before being demolished with Town forces.

A partnership with the State of Connecticut, in the form of a grant through the Department of Agriculture, will be pursued as part of the project.

The capital request in FY 2024 would be to erect a similar building structure in place of the house, which could serve as an Interpretive Center that would offer educational exhibits, attract tourism, and promote economic development.

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
-	-	\$600,000	-	-	-	\$600,000

## Estimated Operating Budget Requirements

Energy efficiency improvements and site modifications are expected to reduce operating costs. Site improvements have the potential to increase rental income.

# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	<b>LEISURE/CULTURE Parks &amp; Recreation</b>
<b>Project Title:</b>	Pickleball Courts
<b>Priority:</b>	6



## Project Description and Status

The sport of Pickleball is growing in popularity, especially among the Town’s active senior population. It is a paddle sport that combines the elements of badminton, tennis, and table tennis. The sport contributes to quality of life and is beneficial to one’s physical health and well-being.

The courts are planned to be installed on the grounds at the Riverfront Community Center.

The original funding approved was for construction of four asphalt courts to be built using outside contractual services. Additional funding is requested to address recent construction cost increases and ongoing construction material cost volatility. Further research now suggests consideration of post tensioned concrete courts as opposed to previously contemplated asphalt courts. Post tensioned concrete dramatically reduces surface cracking over time and is now seen as the industry standard approach at the Municipal level. Several Connecticut Communities have installed similar courts with favorable results. Figures below assume this type of construction methodology.

The FY2024 request includes the installation of lights.

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
\$80,000	\$145,000	\$90,000	-	-	-	\$315,000

## Estimated Operating Budget Requirements

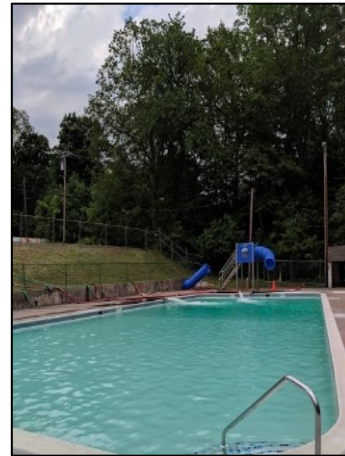
Periodic maintenance to clean the courts is recommended every 2 years, at an estimated cost of \$2,500. Court re-painting is also recommended every 5-7 years, at an estimated cost of \$10,000.

# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	<b>LEISURE/CULTURE Parks &amp; Recreation</b>
<b>Project Title:</b>	Grange Pool -ADA Building and Accessibility Upgrades
<b>Priority:</b>	7



## Project Description and Status

The Grange Swimming Pool on Hopewell Road was renovated in 2019 which has increased the useful life. Replacing the current bathhouse and filter room, improving fencing and providing an ADA accessible walkway are needed to keep with community standards, aesthetics and access to facilities. This will also allow for improved traffic flow to the pools and a more organized approach to managing the facility.

FY2023 funding is requested to replace the filter room as well as hire a consultant to do a feasibility study for ADA improvements, preliminary design and cost estimating.

At a later date, additional funding may be required to develop plans, specifications and construction costs to replace the bathhouse and provide for an ADA accessible walkway from the parking lot to the pool/bathhouse.

Future costs are a place holder and will be updated when the project scope is better defined.

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
-	\$145,000	-	-	-	\$1,500,000	\$1,645,000

## Estimated Operating Budget Requirements

No increase to facility operating costs. Some increase in revenues may be possible due to a more attractive and accessible facility.



# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	<b>LEISURE/CULTURE Parks &amp; Recreation</b>
<b>Project Title:</b>	Center Green Renovations
<b>Priority:</b>	8



## Project Description and Status

The Center Green is located at the intersection of Main Street and Hebron Avenue in the Town’s central business district. The park, originally developed in the late 1970s, includes a fountain, brick paved walkways, seating areas, (including tables and chairs for outside dining), irrigated lawns, extensive shade trees, landscaping, a flag pole, an automated trash compacting station, and site lighting. It is a focal point of the Town Center that is an important and heavily-used public gathering space. A thorough review of the park’s condition, including the fountain, electrical distribution system, trees, lawns and landscaping is recommended. Based on the results of the review, a project scope and project budget can be developed for planned renovations.

The initial funding request includes \$25,000 for a master plan to be conducted, \$70,000 for repairs to the fountain, and \$30,000 for electrical upgrades and repairs to the current brick walkways.

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
-	\$125,000	-	-	-	-	\$125,000

## Estimated Operating Budget Requirements

The fountain and paths continue to deteriorate and require operating expenses to maintain the integrity of the structure. Since major renovations need to be done with the fountain, walkways and landscaping, this would be an ideal time to create a plaza like park setting. Savings in the operating budget may be generated by reduced risks, accident prevention, and liability avoidance.



# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	<b>LEISURE/CULTURE Parks &amp; Recreation</b>
<b>Project Title:</b>	Riverfront Community Center Upgrades
<b>Priority:</b>	9



## Project Description and Status

The senior center industry is changing to meet new challenges. The trends are moving to more active centers that focus on fitness, wellness, and technology, to support physical and mental wellness, as well as promote social interaction all in alignment with our Age Friendly Initiative.

Funds are requested to support creating designated outdoor spaces through pavilion/shade type structure and other improvements to support programs and activities to be held outdoors. Project supports allowing greater social distancing and less reliance on indoor spaces for activities and social interactions.

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
-	\$75,000	-	-	-	-	\$75,000

## Estimated Operating Budget Requirements

No additional operating and maintenance costs anticipated.

# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	<b>LEISURE/CULTURE Parks &amp; Recreation</b>
<b>Project Title:</b>	High School Field Improvements
<b>Priority:</b>	10



## Project Description and Status

Glastonbury High School (GHS) is one of the Town’s most heavily used recreation areas, used extensively by both school and community sports groups. The site includes 14 athletic fields, some of which have not been improved or renovated since the school’s original construction in 1952 and its first renovation in 1971.

This proposal is focused on conducting a comprehensive conditions assessment and developing a master plan for facility upgrades and improvements. Potential improvements include regrading, drainage improvements, irrigation, fencing and backstops, and player/spectator amenities. The addition of irrigation to the 2 baseball fields and 1 softball field has been identified as a priority by youth sports groups. This may require a new tap into the main MDC water line on Hubbard Street, an expensive but potentially necessary improvement, if the current line has been used to capacity.

A community sports group has identified a second synthetic turf field as a priority.

Once a scope of improvements is defined, a project cost estimate can be developed. A phased approach to construction is possible as are partnerships with local sports groups.

Funding is requested to complete a comprehensive conditions assessment and to develop a master plan for facility upgrades and improvements. Construction costs for selected improvements will be identified with a funding request to follow.

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
-	-	\$50,000	\$100,000	\$100,000	\$2,000,000	\$2,250,000

## Estimated Operating Budget Requirements

The addition of irrigation systems will increase utility costs for water. Upgraded athletic fields will increase field maintenance cost for materials.

# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	<b>LEISURE/CULTURE Parks &amp; Recreation</b>
<b>Project Title:</b>	Playground Safety Surface Improvements
<b>Priority:</b>	11



## Project Description and Status

The Town maintains a total of 15 public children’s playgrounds, of which 8 are located in public parks. The existing safety surface under most of this equipment is specially-engineered wood fiber. This product is prone to compaction, migration, and biological degradation over time. It is costly and labor intensive to maintain. Recent improvements in safety surfacing materials make the poured-in-place rubberized surface an attractive alternative for a variety of reasons. This proposal is a phased, multi-year approach to replace the existing wood fiber with a 9” stone base and poured-in-place rubber safety surfacing at playgrounds located in public parks.

Funding is requested to remove and replace existing playground safety surfacing using a phased approach over several years.

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
-	\$174,000	\$144,000	\$180,000	-	-	\$498,000

## Estimated Operating Budget Requirements

Use of poured-in-place rubber surfacing will reduce annual maintenance costs for both materials and labor.

# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	<b>LEISURE/CULTURE Parks &amp; Recreation</b>
<b>Project Title:</b>	Riverfront Community Center Expansion
<b>Priority:</b>	12



## Project Description and Status

The original concept for the Riverfront Community Center included the ability to construct an addition to the north end of the facility. Additional indoor programming space for more active physical activities would enhance programming. This submission assumes a 10,000 square foot addition will be constructed at some time in the future. A definitive project scope and detailed cost estimate needs to be developed.

Site and parking improvements will need to be coordinated with any building expansion. The conceptual master plan earmarks an area on the north side of the building, adjacent to Naubuc Avenue, for additional parking.

The cost estimate is a place holder that will need to be updated once a project scope is defined and a timetable for construction is known. Funding for construction will likely need a public referendum.

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
-	-	-	\$50,000	-	\$5,000,000	\$5,050,000

## Estimated Operating Budget Requirements

Increased operating costs for facility maintenance and utilities are reasonably anticipated. The project lacks sufficient definition required to forecast budget impacts.

# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	<b>LEISURE/CULTURE Parks &amp; Recreation</b>
<b>Project Title:</b>	Point Road Riverfront Park
<b>Priority:</b>	13



## Project Description and Status

Recent additions to the Town's land holdings along the Connecticut River have increased public awareness and demand for access to the Connecticut River. The Town owns 3 small parcels of land at the end of Point Road that have frontage on Keeney Cove, which leads to the Connecticut River. Construction of a small riverfront park with parking, a picnic area, and access to the water for fishing are envisioned. It may also be possible to include a launch area for canoes and kayaks. The recently expanded sidewalk network on Naubuc Avenue improves public access to this area.

Funding is needed to develop the plans, specifications, a project cost estimate, and to secure all required local and State approvals. Additional funding will be required to implement the plan.

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
-	-	-	-	-	\$75,000	\$75,000

## Estimated Operating Budget Requirements

Seasonal facility for passive recreation; no fiscal impact anticipated. Increased usage of this property may generate safety concerns associated with greater recreational river usage.

# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	<b>LEISURE/CULTURE Parks &amp; Recreation</b>
<b>Project Title:</b>	Aquatics Facility
<b>Priority:</b>	14



## Project Description and Status

The Town procured services of a consultant to provide professional services needed to conduct a feasibility analysis, cost estimations, and market analysis of a multifaceted aquatic facility that would be conducive to lessons, swim team, aqua fitness, public swim, and therapeutic swimming. The facility could stand on its own or be one component of a more comprehensive center for community services.

The consultant provided a quantitative market analysis, preliminary cost estimates, and identified general site requirements. Three general options were presented to the Town Council that contained input received from the community through two public workshops. It was determined that more options should be explored including having all swim practices and meets at the High School, and having the proposed indoor aquatic facility, which may include a programming pool and a lap pool, provide opportunities for a wide range of ages, needs and interests.

A partnership with local sports groups and community organizations is envisioned.

Funding for construction will likely need a public referendum.

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
-	-	-	-	-	\$12,800,000*	\$12,800,000*

*\*The original estimate provided by the consultant in mid-2019 was \$12.2 million. This has been increased to reflect possible cost escalation since that time.*

## Estimated Operating Budget Requirements

A new indoor pool will result in increased operating expenses for staff, utilities, materials and supplies. Program revenues would offset a portion of the cost. Project is still undefined.



# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	Parks and Recreation
<b>Project Title:</b>	Town Property Conversion: Recreational Purposes
<b>Priority:</b>	15



## Project Description and Status

The recently acquired former Goodale Ramaker Post # 56 property located at 1361 Main Street offers opportunity for additional indoor and outdoor Recreation program space which could be used to expand existing programs or implement new. Specific opportunity exists for creating programs which synergize with activities at the immediately adjacent Town owned Earle Park facility. This proposal suggests funding for a feasibility and alternatives study. Subsequent year funding requests could then be formulated based upon determinations and cost estimates generated as part of this study.

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
-	\$ 40,000	-	-	-	-	\$ 40,000

## Estimated Operating Budget Requirements

Future Operating budget costs will be determined once specific building use decisions have been finalized. Revenue potential through lease to non-profits and others.



# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	LEISURE/CULTURE Riverfront Park
<b>Project Title:</b>	Riverfront Park and Boathouse
<b>Priority:</b>	1



## Project Description and Status

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 to reduce liability issues/concerns, realignment of the Riverfront docking system, changes to the internal fire suppression system and sprinklers, additional interior boat storage capacity, and other such improvements.

Future requests are a placeholder for dock reconfiguration.

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
\$90,000	\$200,000	\$100,000	-	-	-	\$390,000

## Estimated Operating Budget Requirements

This project will reduce Town liability, improve fire suppression, and otherwise improve building operations. No significant ongoing costs are anticipated.

# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	<b>SANITATION/Refuse Disposal</b>
<b>Project Title:</b>	<b>Bulky Waste Closure Fund</b>
<b>Priority:</b>	<b>1</b>



## Project Description and Status

This project will provide funding required for the future closure of the Bulky Waste Facility. Projected closure estimates were developed by a consultant to assume ultimate future closure. Funds will be generated from Bulky Waste Sale of Fill, additional assessment on Bulky Waste Scale Fees, and Bonding.

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$12,800,000	\$13,000,000

## Estimated Operating Budget Requirements

Prudent planning to fund future need.

# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	<b>SANITATION/Water Pollution Control</b>
<b>Project Title:</b>	<b>Water Pollution Control Roofs</b>
<b>Priority:</b>	<b>1</b>



## Project Description and Status

Replacement of roofs at Water Pollution Control Facility.

Funded from Sewer Sinking fund.

FY23 Garage and Sludge Processing Building

FY24 North Garage

FY26 Administration Building



## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
-	\$230,000	\$40,000	-	\$200,000	\$85,000	\$555,000

## Estimated Operating Budget Requirements

No future budget impact anticipated. Recapitalization of existing asset.

# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	<b>SANITATION/ Water Pollution Control</b>
<b>Project Title:</b>	Sanitary Sewer System Force Main Evaluations
<b>Priority:</b>	2



## Project Description and Status

This work has been recommended as a priority in the Master Sewer Plan. The majority of our Sanitary Sewer System Force Main piping exceeds 50 years in age. As a result, overall structural integrity is a concern. This work would include an engineering evaluation condition assessment to prioritize potential future needs including replacement schedules.

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
\$150,000	\$150,000	-	-	-	-	\$150,000

Funding is with Sewer Funds. Funding will be based on projected engineering effort of work involved.

## Estimated Operating Budget Requirements

Prudent planning to evaluate condition and avoid catastrophic failures.

# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	<b>SANITATION/ Water Pollution Control</b>
<b>Project Title:</b>	Parker Terrace Station and Force Main Replacement
<b>Priority:</b>	3



## Project Description and Status

This work has been recommended as a priority in the Master Sewer Plan. Work would include engineering and construction to replace the station, sanitary sewer force main, and pump station.

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
-	\$75,000	\$5,063,000	-	-	-	\$5,138,000

Funding is recommended with Sewer Funds and Bonding. Of the total cost, \$75,000 is estimated for Engineering.

## Estimated Operating Budget Requirements

Prudent planning to evaluate condition and avoid catastrophic failures.

# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	<b>SANITATION/ Water Pollution Control</b>
<b>Project Title:</b>	High Street Station and Force Main Replacement
<b>Priority:</b>	4



## Project Description and Status

This work has been recommended as a priority in the Master Sewer Plan. Work would include engineering and construction to replace the station, sanitary sewer force main and pump station.

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
-	-	-	\$75,000	-	\$3,190,000	\$3,265,000

Funding is recommended with Sewer Funds and Bonding. Of the total cost, \$75,000 is estimated for Engineering.

## Estimated Operating Budget Requirements

Prudent planning to evaluate condition and avoid catastrophic failures.

# **Capital Improvement Project (CIP) Form**

(January 2022)

## **Overview**

<b>Department:</b>	<b>SANITATION/Water Pollution Control</b>
<b>Project Title:</b>	Matson Hill Station and Force Main Replacement
<b>Priority:</b>	5



## **Project Description and Status**

This work has been recommended as a priority in the Master Sewer Plan. Work would include engineering and construction to replace the station, sanitary sewer force main and pump station.

## **Estimated Capital Costs**

2022 Budget	2023	2024	2025	2026	Future	Total
-	-	-	-	\$75,000	\$4,631,000	\$4,706,000

Funding is recommended with Sewer Funds and Bonding. Of the total cost, \$75,000 is estimated for Engineering.

## **Estimated Operating Budget Requirements**

Prudent planning to evaluate condition and avoid catastrophic failures.



# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	<b>SANITATION/ Water Pollution Control</b>
<b>Project Title:</b>	Hubbard Pump Station and Force Main Replacement
<b>Priority:</b>	6



## Project Description and Status

This work has been recommended as a priority in the Master Sewer Plan. Work would include engineering and construction to replace the station, sanitary sewer force main and pump station.

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
-	-	-	-	-	\$2,461,000	\$2,461,000

Funding is recommended with Sewer Funds and Bonding. Of the total cost, \$75,000 is estimated for Engineering.

## Estimated Operating Budget Requirements

Prudent planning to evaluate condition and avoid catastrophic failures.

# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	<b>SANITATION/ Water Pollution Control</b>
<b>Project Title:</b>	Smith Pump Station and Force Main Replacement
<b>Priority:</b>	7



## Project Description and Status

This work has been recommended as a priority in the Master Sewer Plan. Work would include engineering and construction to replace the station, sanitary sewer force main and pump station.

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
-	-	-	-	-	\$2,467,000	\$2,467,000

Funding is recommended with Sewer Funds and Bonding. Of the total cost, \$75,000 is estimated for Engineering.

## Estimated Operating Budget Requirements

Prudent planning to evaluate condition and avoid catastrophic failures.

# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	<b>SANITATION/ Water Pollution Control</b>
<b>Project Title:</b>	Nutmeg Pump Station and Force Main Replacement
<b>Priority:</b>	8



## Project Description and Status

This work has been recommended as a priority in the Master Sewer Plan. Work would include engineering and construction to replace the station, sanitary sewer force main and pump station.

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
-	-	-	-	-	\$1,058,000	\$1,058,000

Funding is recommended with Sewer Funds and Bonding. Of the total cost, \$75,000 is estimated for Engineering.

## Estimated Operating Budget Requirements

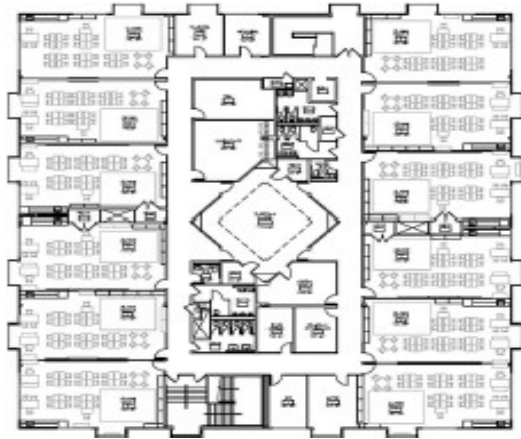
Prudent planning to evaluate condition and avoid catastrophic failures.

## Capital Improvement Project (CIP) Form

(January 2022)

### Overview

<b>Department:</b>	<b>Board of Education</b>
<b>Project Title:</b>	Naubuc School Open Space Classrooms- A/E Design/Construction & Application for School Construction Grant Reimbursement
<b>Priority:</b>	Project #1



### Project Description and Status

A comprehensive architectural and engineering study was completed by Silver/Petrucci & Associates (SP+A) in June 2021. The study for Naubuc Elementary School, evaluated the feasibility of renovating the existing “open space plan” into fully partitioned, separated classrooms and support spaces. The areas of Naubuc Elementary School, that has open space plan classroom environment, is approximately 23,265 square feet. The existing spaces are window-less with a single ventilation system which does not meet current energy codes. The proposed design and construction would create new individual classroom spaces with exterior windows, new mechanical, electrical and fire protection systems. Additionally, classrooms would have sinks, storage and other amenities found in 21<sup>st</sup> century educational spaces. Finally, as we evaluate the current educational needs as well as the life cycle analysis of the existing mechanical, electrical, plumbing and fire protection systems within this portion of the school, it is the appropriate timeline to consider this renovation project since the MEP systems are nearing their replacement cycle and they are a large portion of the project cost. In other words, the new MEP systems would be designed differently for individual classroom spaces vs. if the existing open space was left unchanged. The estimated costs include the A/E design drawings/specifications to comply with the State School Construction Grant application process.

### Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
-	\$3,200,000	-	-	-	-	\$3,200,000

### Estimated Operating Budget Requirements

No additional operating and maintenance costs anticipated.

## Capital Improvement Project (CIP) Form

(January 2022)

### Overview

<b>Department:</b>	Board of Education
<b>Project Title:</b>	Gideon Welles School Boiler Replacement & Energy Management Control
<b>Priority:</b>	Project #2



### Project Description and Status

Design has been completed in prior years for the boiler replacement at Gideon Welles. This project will consist of the complete replacement of all heating system components, including the original 1967 boilers, piping and energy management controls. The new heating system will provide high efficiency, reduced energy use and updated mechanical infrastructure for long-term life cycle and optimal occupant comfort.

### Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
-	\$950,000	-	-	-	-	\$950,000

### Estimated Operating Budget Requirements

Energy savings could be as much as 10% over current expenditures.

# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	Board of Education
<b>Project Title:</b>	Gideon Welles School Replacement of Roof Top Air Handlers
<b>Priority:</b>	Project #3



## Project Description and Status

This project will consist of the replacement of (15) roof top air handling units and roof top exhaust units original to the 1967 building. The units serve to provide heat and fresh air to common areas such as hallways and assembly areas. New units will provide high efficiency, reduced energy use for long-term life cycle and optimal occupant comfort.

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
-	\$250,000	-	-	-	-	\$250,000

## Estimated Operating Budget Requirements

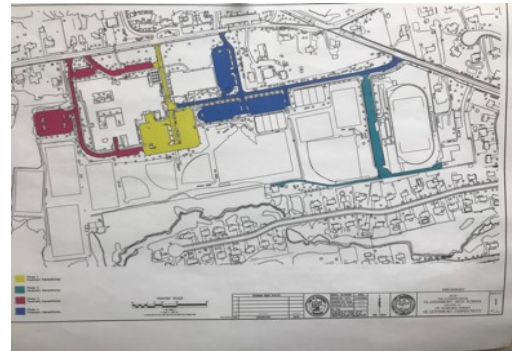
New units will result in lower maintenance requirements.

# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	Board of Education
<b>Project Title:</b>	High School Pavement Rehabilitation
<b>Priority:</b>	Project #4



## Project Description and Status

The High School alone has approximately 392,000 square feet of parking. This request will consist of a multi-year overlay or reclamation and re-pave of areas of the parking lot and driveways that are in need of repair or replacement. A multi-year plan is proposed that will address the entirety of the site. In 2019 Phase 1 (Entrance C area) was completed. We propose to complete Phase 2 (Junior Lot) in 2023 (*Post Field House constr.*). In 2024 we propose the Senior Lot and finally in 2027 the Baldwin and front lots.

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
-	\$200,000	\$200,000	-	-	\$200,000	\$600,000

## Estimated Operating Budget Requirements

A proportional budget is recommended for all completed paving projects to address crack filling and asphalt seal coating to preserve and extend the life of the paved surfaces. Maintenance is recommended every 5 years.



# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	Board of Education
<b>Project Title:</b>	Gideon Welles School Auditorium Seat Replacement
<b>Priority:</b>	Project #5



## Project Description and Status

The re-upholstering and refurbishment of seats in the Gideon Welles School auditorium is necessary due to normal wear and tear over time. There are approximately 469 seats in the auditorium. We will also make repairs to the seat mechanisms and look to utilize a heavier grade fabric for longer wear.

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
-	\$100,000	-	-	-	-	\$100,000

## Estimated Operating Budget Requirements

No additional maintenance costs anticipated.

# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	Board of Education
<b>Project Title:</b>	Hebron Ave School Pavement Rehabilitation
<b>Priority:</b>	Project #6



## Project Description and Status

This property has approximately 117,000 square feet of parking and this request will consist of an overlay or reclamation and re-pave of areas of the parking lot and driveways that are in need of repair for safety to pedestrians and vehicles. Upon completion, a preventative maintenance program to crack-fill and asphalt coat every 3-5 years would be recommended to preserve and extend the life of the bituminous concrete surfaces.

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
-	-	\$290,000	-	-	-	\$290,000

## Estimated Operating Budget Requirements

A proportional budget is recommended for all completed paving projects to address crack filling and asphalt seal coating to preserve and extend the life of the paved surfaces. Maintenance is recommended every 5 years.

# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	Board of Education
<b>Project Title:</b>	Naubuc School Boiler Replacement
<b>Priority:</b>	Project #7



## Project Description and Status

The design to be funded in 2022 will consist of engineering plans and specifications for the replacement of all heating systems including the boilers, piping and energy management controls.

The new heating system replacement proposed in 2024, will replace the original 1983 steam heating plant and conversion to a hydronic hot water pipe system. This will provide higher efficiency, reduced energy costs and the modern mechanical infrastructure for a long-term life cycle and optimal occupant comfort.

This design plan should be scheduled alongside the study for the “Open Space” Plan Design. Construction is estimated in year 2024.

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
-	-	\$950,000	-	-	-	\$950,000

## Estimated Operating Budget Requirements

Annual operating costs will be reduced by 15%.

# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	Board of Education
<b>Project Title:</b>	Gideon Welles School Roof Replacement
<b>Priority:</b>	Project #8



## Project Description and Status

It should be noted that roof replacement projects greater than 20 years old will be eligible for a State School Construction Grant reimbursement. Due to timelines with the grant process, we are proposing design (funded in 2022) and construction in 2025. This timeline factors in local regulatory process for State Grant as well as the School Construction Grant review and plan approval process.

The entire roof surface is comprised of (16) different roof areas totaling 119,000 square feet. All areas were last completed in 1991 with a built-up roof and stone ballasted roof material which is mopped in with hot asphalt. The roof (as of 2021) is 30 years old and the physical appearance is in fair to poor condition. There are multiple signs of erosion of the aggregate surfaces, shrinkage and cracking of the felts, delamination of seams and deterioration of flashing components. Patching has been performed over the years and continues as needed. However, a built up and stone ballasted roof system has a limited-service life due to thermal changes and northeast seasons. A comprehensive preventative maintenance roofing program has been in place for several years which will extend the life cycle of our roofs. A replacement is anticipated on or about 2025 with the recommended system to be an EPDM (ethylene propylene diene monomer) a single ply rubber roof system that is fully adhered over a tapered insulation board. EPDM can be installed in large sections, limiting the number of seams, does not crack or split with temperature changes as it has a high level of elasticity. The system does not use hot asphalt for installation, which is an issue with schools due to the VOC in the air, which makes an EPDM roof installation possible in an occupied building. Seams are adhered using adhesives which permanently bonds the seams. EPDM is also resistant to atmospheric pollution as it is not made from organic materials. EPDM is very low maintenance and repairs can be made with a trained general maintenance staff rather than a roof specialist. This roof system provides the longest life cycle in the industry and is the recommended system by SP+A who completed our roof survey back in November 2019.

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
-	-	-	\$2,380,000	-	-	\$2,380,000

## Estimated Operating Budget Requirements

No additional maintenance costs anticipated.

# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	Board of Education
<b>Project Title:</b>	Smith/GHS/Nayaug Schools Chiller Replacements
<b>Priority:</b>	Project #9



## Project Description and Status

This project will consist of engineering plans and specifications to be completed in 2022 for the future replacement of ground mounted and roof mounted Chillers and other major HVAC equipment in the school district listed below. EUL<sup>1</sup> is 20 years with this type of major equipment. Service, maintenance and repairs have been performed over the years. Chiller unit at Nayaug shows RUL<sup>2</sup> to be 2025. Remaining units may extend beyond 2025, however, that would be determined following the completion of the Design Study. Some of the major units may be eligible for energy grants through Eversource.

Nayaug

- (1) Pad Mounted Air-Cooled Chiller (2007) 200 Ton (\$350K)

GHS

- (2) Pad Mounted Air-Cooled Chillers (2004) 180 Tons Ea. (\$300K Ea.)

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
-	-	-	-	\$1,700,000	-	\$1,700,000

## Estimated Operating Budget Requirement

No additional operating and maintenance costs anticipated. May generate energy/cost savings.

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<sup>1</sup> Estimated Useful Life

<sup>2</sup> Remaining Useful Life

# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	Board of Education
<b>Project Title:</b>	Naubuc School Design - Roof Replacement
<b>Priority:</b>	Project #10



## Project Description and Status

It should be noted that roof replacement projects greater than 20 years old will be eligible for a State School Construction Grant reimbursement. Due to timelines with the grant process, we are proposing design funding in 2027 and construction on or about 2028. This timeline factors in local regulatory process for State Grant as well as the School Construction Grant review and plan approval process.

The roof surface that is a built-up (BUR) is approximately 59,000 square feet and replaced in 1990 and currently 31 years in age. These roof areas are all built-up, multi ply, hot asphalt roofs covered by pea stone ballasts. The physical appearance is in in good condition as maintenance has been performed over the years. Additionally, the K-Wing is a "Hip-Roof" design and the pitched portion of the roof is asphalt shingle previously replaced in 1996. However, in keeping with the anticipated roof replacement schedule, we are recommending replacement of all the BUR areas (59K sf) and shingle section (18K sf) to be done in 2028.

The recommended system for the BUR areas is an EPDM (ethylene propylene diene monomer) a single ply rubber roof system that is fully adhered over a tapered insulation board. EPDM can be installed in large sections, limiting the number of seams, does not crack or split with temperature changes as it has a high level of elasticity. The system does not use hot asphalt for installation, which is an issue with schools due to the VOC in the air, which makes an EPDM roof installation possible in an occupied building. Seams are adhered using adhesives which permanently bonds the seams. EPDM is also resistant to atmospheric pollution as it is not made from organic materials. EPDM is very low maintenance and repairs can be made with a trained general maintenance staff rather than a roof specialist. This roof system provides the longest life cycle in the industry and is the recommended system by SP+A who completed our roof survey back in November 2019. The areas of the existing asphalt shingles is recommended to be replaced with a 50 year architectural shingle.

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
-	-	-	-	-	\$75,000	\$75,000

## Estimated Operating Budget Requirements

No additional maintenance costs anticipated.

# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	Board of Education
<b>Project Title:</b>	High School Roof Replacement
<b>Priority:</b>	Project #11



## Project Description and Status

It should be noted that roof replacement projects greater than 20 years old will be eligible for a State School Construction Grant reimbursement. Due to timelines with the grant process, we are proposing design funding in 2025 and construction in 2026. This timeline factors in local regulatory process for State Grant as well as the School Construction Grant review and plan approval process.

The entire roof surface is comprised of (31) roof areas totaling 352,000 square feet. In 1991, all roofs were replaced, except Building A (newest addition) and the Gym/Pool roof. These (29) roof areas are all built-up, multi ply, hot asphalt roofs covered by pea stone ballasts (BUR). These BUR roof areas are approximately 277,000 square feet and currently 30 years old. The physical appearance is in fair to poor condition. There are multiple signs of erosion of the ballast, a large portion of alligatored surfaces, shrinkage and cracking of the felts, delamination of expansion joints and flashing components. Repairs have been performed over the years and continues as needed. However, a built up and stone ballasted roof system has a “limited-service life” due to thermal changes, given the fact that its primary component is hot asphalt.

This recommendation includes the design and replacement of all areas last completed in 1991 and to replace these roof areas in 2026. The recommended system is an EPDM (ethylene propylene diene monomer) a single ply rubber roof system that is fully adhered over a tapered insulation board. EPDM can be installed in large sections, limiting the number of seams, does not crack or split with temperature changes as it has a high level of elasticity. The system does not use hot asphalt for installation, which is an issue with schools due to the VOC in the air, which makes an EPDM roof installation possible in an occupied building. Seams are adhered using adhesives which permanently bonds the seams. EPDM is also resistant to atmospheric pollution as it is not made from organic materials. EPDM is very low maintenance and repairs can be made with a trained general maintenance staff rather than a roof specialist. This roof system provides the longest life cycle in the industry and is the recommended system by SP+A who completed our roof survey back in November 2019.

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
-	-	-	\$75,000	\$5,540,000	-	\$5,615,000

## Estimated Operating Budget Requirements

No additional maintenance costs anticipated.



# Capital Improvement Project (CIP) Form

(January 2022)

## Overview

<b>Department:</b>	Board of Education
<b>Project Title:</b>	Eastbury School Study - MDC Potable Water Service
<b>Priority:</b>	Project #12



The Metropolitan District  
Hartford, Connecticut

## Project Description and Status

A study is requested at this time to determine the feasibility and possible cost to provide MDC water service to Eastbury School. It is the only school that remains on well water. On the same property is the East Glastonbury Public Library which shares the same well water. The well water is not used for Potable Drinking Water. However, compliance with the State Public Health Drinking Water Standards remains a requirement. Ground water in the area regularly produces numerous sample results that are above the drinking water standards. Although the school uses bottled water, a daily flushing program is utilized to keep water samples below the action levels. Some of the chemicals found during sampling have been Nitrates typically from lawn fertilizers; Sodium and Chlorides from road salt; Radon from natural resources and Coliform possibly from nearby farms. These are all Public Health code issues the school must manage although the drinking water for students/staff is provided via delivered bottled water and a flushing program is in operation daily.

MDC Engineers have indicated two options available. First, to issue a letter of support from the Town Health Department outlining the hardship; secondly, request MDC to extend the water main by way of a Developer's Permit Agreement. The project would involve a new water main from the intersection of Millstone Road to Strickland Street and extending it approximately 5,800 lineal feet to the Eastbury School property. The initial phase would involve an application to MDC and engineering services.

## Estimated Capital Costs

2022 Budget	2023	2024	2025	2026	Future	Total
-	-	-	-	-	\$3,000,000	\$3,000,000

## Estimated Operating Budget Requirements

No additional maintenance costs anticipated.

**CAPITAL IMPROVEMENT PROGRAM  
STATUS REPORT  
JANUARY 2022**

**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 and added CCTV and electronic access in renovated areas of the Welles Turner Library.

**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.
- Pending improvements include replacement generator at Fire Company 2, emergency power at Transfer Station and Bulky Waste, debris management equipment, emergency power for traffic signals and other related initiatives.

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. Estimate for known tasks developed. 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 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. Moved the fingerprinting station and built conference room. ONGOING.

### **Fiber Optic Connections**

Recent funding includes connections to Addison Pool and Grange Pool. Construction is expected to occur in Spring 2022, 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. Work commenced in December 2021 and is expected to 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 985,000 documents scanned and imported to date. 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 complete or underway.

### **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 35 Bell St, 1361 Main Street and other municipal buildings.

## **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), and Center Green. Academy Building ECD Winter 2022. Fire Houses and RCC to follow.

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 carports at the Police Facility have been completed. 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 have been implemented. These corrective actions are not considered to be an adequate long-term solution, thus further conversation concerning long term solution alternatives will be necessary.

### **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 – The State Department of Transportation had deemed this structure eligible for rehabilitation/replacement through the Federal/Local bridge grant program. Following a more in-depth analysis, the structure condition and function has been determined to be adequate and the project will be removed from eligibility list and Town Capital Improvement Program.

### **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. The Department of Transportation is currently working on a preliminary roundabout design and cost estimate. Once complete discussion concerning possible construction and cost sharing shall be renewed.

### **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 while paved portions of Addison Park and Fire Company # 4 were completely rehabilitated during the 2021 construction season.

### **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 and permitting has been completed for new sidewalk sections on Spring St, House St, and Route 17 near Overlook Rd. Spring 2022 construction is expected at these locations.

### **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. A LOTCIP grant program application is currently being prepared for submission to CRCOG by January 19, 2022. If successful, this grant would provide 100% of construction costs. Absent grant approval, an additional Capital allocation may be considered during upcoming budget deliberations.

### **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 included 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 2021. As in past years, Highway Division staff completed both preparatory and restoration work with actual paving operations performed by a private contractor. 2021 program included both Pavement Reclamation and traditional Mill/Pave treatments.

### **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 2022 budget approval allowed for replacement one of the Division's aging Street Sweepers. This unit was purchased and delivered during Summer 2021.

### **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 proposed as part of the Main Street reconstruction project.

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**

Feasibility analysis for extension of public water service along the Chestnut Hill corridor (MDC) and Manchester Water service area complete and presented. Next steps TBD based on funding availability.

### **Addison Park Renovations**

Park is entering its 28th 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. 2022 improvements to include upgrades to irrigation system, roof repairs step repair/replacement 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 January/February 2022.

### **Gateway Corporate Park Bicycle and Pedestrian Improvements**

State Grant funding approval for 100% of construction costs has been formally approved. Project improvements will 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 work commenced in September 2021, and will be completed for the 2022 swim season.

### **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 December 2021 and renovations complete January 2022. Interior renovation in progress.

### **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 a new pavilion type structure 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
- Slocumb Mill
- Arbor Acres/Greyledge Open Space

Design and local regulatory permits approved 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. Work to commence in spring of 2022.

### **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**

Configuration includes 6 locker rooms and a restroom facility. Construction in progress with substantial completion expected by mid-February 2022.

### **School Code Compliance**

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

### **Smith Middle School Floor**

New Floor installed. COMPLETE.

### **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. Roof design for Gideon Welles is under way.

### **Water Pollution (WPC) Energy Conservation Prog**

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

### **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. Sprinkler System Upgrade bid in progress, estimated project to be completed by April 2022. Efforts continue to identify vendor to complete barriers to roof access. Material availability and vendor selection a continuing challenge.

### **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 is currently out to bid, with a bid opening date of mid-January 2022. Schedule for proposed work subject to bid process and funding availability. Future work includes LED light replacements, insulation replacement, restoration of electrical distribution to the barn, and other site improvements.

### **Pickleball**

Funding was approved to install four pickleball courts on the grounds of the Riverfront Community Center. Local regulatory permits were also approved. The original funding approved was for construction of four asphalt courts to be built using outside contractual services. Additional funding is being requested to address recent construction cost increases and ongoing construction material cost volatility.

### **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. ONGOING.

**School Lockers**

General Contractor selected for the project. Installation will take place in off school hours. Expected completion by June 2022.

**Gideon Welles School Roof**

Design funding in place effective this fiscal year. Consultant selection complete 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
- PD Solar panels
- New Video Broadcast system designed and installed
- Smith Middle School gym floors
- New window and A/C at 2157 Main Street
- Renovations to Building Official and Fire Marshal offices
- New Roof on 1098 New London Turnpike
- New Customer Service Center for Town Hall
- Tryon Street/Dug Road Drainage
- Self-Contained Breathing Apparatus
- Park Maintenance Garage

**TOWN OF GLASTONBURY**  
**CAPITAL PROJECTS FUND**  
**FY 2022 THROUGH DECEMBER 31 2021**

Description	REVISED BUDGET	EXPENDITURES INCEPTION TO DATE	FY2022 THRU DECEMBER	2022 ENCUMB	AVAILABLE BALANCE
<b>FUND 301 - CAPITAL RESERVE PROJECTS</b>					
<b>GenGovt/Public Safety (31006)</b>					
51827 Town Buildings Security	700,000	544,817	1,811	40,719	114,464
51828 Facilities Study	70,000	-	-	-	70,000
51833 Disaster Prep/Recovery Resourc	1,134,000	883,866	-	-	250,134
51835 Fire Co Renovations/Code Compl	510,960	293,641	5,955	852	216,466
51836 Self Containd Breath Apparatus	520,000	520,788	-	-	(788)
51849 Public Safety Communications	1,270,000	397,516	-	-	872,484
51854 Police Building Windows	142,500	88,301	-	55,852	(1,653)
51854 Police Building Windows (Pol Bthrm Ren)	110,000	99,249	-	1,065	9,686
51855 Fiber Optic Network-School/Twn	1,192,000	1,124,420	7,311	-	67,580
51873 Land Acquisition	1,253,639	1,209,568	39,000	-	44,071
51875 Town Facilities Shop/Storage	1,195,000	1,090,481	43,021	76,400	28,119
51888 Property Revaluation	1,981,500	1,604,740	23,118	-	376,760
51892 Document Management System	460,000	362,511	31,150	80,890	16,599
51912 Tn Hall Improvements	1,718,849	1,714,150	-	-	4,699
51914 Townwide Roof Replacement	830,000	672,858	-	-	157,142
51915 Clean Renewable Energy In	1,487,044	1,350,167	22,079	31,735	105,142
51918 Design Guidelines	125,000	-	-	-	125,000
<b>Total GenGovt/Public Safety</b>	<b>14,700,492</b>	<b>11,957,074</b>	<b>173,446</b>	<b>287,512</b>	<b>2,455,905</b>
<b>PhyServices Sanitation (31007)</b>					
52828 Main Street Reconstruction	1,860,600	-	-	-	1,860,600
52829 Gateway Corp Park Bicyc Pedst	940,700	-	-	-	940,700
52830 Bridge Replacement/Rehabil	5,150,000	4,647,965	61,572	192,969	309,066
52831 Undergrd Fuel Strg Tank Replac	375,000	-	-	-	375,000
52847 Douglas/Sycamore Str Alignment	235,000	28,811	-	1,089	205,100
52848 Main Street Sidewalks Phase 3	1,420,000	653,094	22,780	15,281	751,625
52871 Parking/Access Drive Improvmt	1,000,000	825,045	228,155	-	174,955
52872 Hebron Avenue Resurfacing	1,276,806	1,072,994	-	28,459	175,353
52879 Sidewalk Construction Townwide ()	5,477	5,477	-	-	-
52879 Sidewalk Construction Townwide ()	494,045	-	-	-	494,045
52881 Cedar Ridge Public Water	250,000	250,000	-	-	-
52882 Sidewalk Repair and Maintenanc	600,000	580,734	231,091	-	19,266
52883 Townwide Drainage Solutions	300,000	212,164	95,005	995	86,841
52884 Town Center Streetscape Improv	206,186	-	-	-	206,186
52886 Old Maids Lane-Public Water	175,000	-	-	-	175,000
52946 Road Overlay ()	1,387,096	1,387,096	-	-	-
52946 Road Overlay ()	1,609,639	1,260,836	1,260,836	117,557	231,246
52949 Gen Bicycle/pedestrian Imprvmt	164,262	-	-	-	164,262
52951 Heavy Equipment	649,021	435,820	272,118	192,733	20,468
52958 Glastonbury Blvd Paving	2,200,000	1,893,488	-	93,892	212,620

**TOWN OF GLASTONBURY  
CAPITAL PROJECTS FUND  
FY 2022 THROUGH DECEMBER 31 2021**

Description	REVISED BUDGET	EXPENDITURES INCEPTION TO DATE	FY2022 THRU DECEMBER	2022 ENCUMB	AVAILABLE BALANCE
52959 Traffic Calming	100,000	-	-	-	100,000
52960 Renovation andSite Restoration	1,573,189	1,576,344	-	-	(3,155)
52960 Renovation andSite Restoration (Slocumb Dam)	275,000	232,901	10,900	-	42,099
52963 Hebron Ave/House St Improvemen	1,975,000	1,518,629	2,763	229,731	226,640
52964 Public Water Service - Uranium	50,000	28,450	1,910	6,550	15,000
52965 Mill St Bridge Replacement	180,000	-	-	-	180,000
<b>Total PhyServices Sanitation</b>	<b>24,452,020</b>	<b>16,609,848</b>	<b>2,187,131</b>	<b>879,255</b>	<b>6,962,917</b>
<b>Culture/Parks &amp;Recreation (31008)</b>					
53825 Addison Park Renovations	295,000	29,382	20,000	3,830	261,789
53832 Aquatics Facility	125,000	112,896	-	-	12,104
53837 Minnechaug Golf Improvements	512,500	391,294	1,692	50	121,156
53838 Library Exterior Renovations	94,624	-	-	-	94,624
53839 Multi-Use Trail	1,228,000	1,043,768	-	35,717	148,515
53841 Splash Pad	550,013	326,388	130,575	221,765	1,861
53842 PICKLEBALL COURTS	80,000	3,840	3,840	2,160	74,000
53843 Riverfront Park and Boathouse	90,000	19,038	19,038	18,000	52,962
53853 Mower 16' Rotary Mower Rplcmnt	113,415	113,415	-	-	-
53856 Parks Facility Renov/Expansion	1,067,500	1,006,331	-	23,391	37,778
53856 Parks Facility Renov/Expansion ()	-	925	-	-	(925)
53857 Riverfront Park Extension	803,973	777,023	-	-	26,950
53860 Library Upgrade/Redesign	412,000	247,561	-	-	164,439
53874 Tree Management	503,205	397,807	154,320	90,179	15,218
53875 Cider Mill	80,000	39,926	-	-	40,074
53920 Open Space Access	540,000	337,861	-	1,000	201,139
53921 Winter Hill	235,000	133,078	17,310	4,750	97,172
<b>Total Culture/Parks &amp;Recreation</b>	<b>6,730,230</b>	<b>4,980,534</b>	<b>346,776</b>	<b>400,841</b>	<b>1,348,855</b>
<b>Education (31009)</b>					
55836 HVAC/Boilers (CAP RES-GID WEL)	1,414,178	1,392,276	-	17,000	4,902
55839 Energy Audit--All Schools	260,500	241,303	-	-	19,197
55847 GHS Fieldhouse	2,328,004	1,607,918	877,958	860,658	(140,572)
55860 GHS Kitchen Upgrades	1,675,000	1,649,688	-	-	25,312
55863 GHS Parking and Access Drives	365,000	365,616	-	-	(616)
55868 Smith Middle School Gym Floor	621,664	621,343	311,680	-	321
55870 School Roofs	50,000	14,788	-	-	35,212
55871 Multi-School Locker Replacemnt	460,000	27	27	231,773	228,200
55872 Gideon Welles Design-Roof Repl	50,000	-	-	35,350	14,650
55873 EDU-Feasibility Analysis/Cost	100,000	-	-	-	100,000
<b>Total Education</b>	<b>7,324,346</b>	<b>5,892,960</b>	<b>1,189,665</b>	<b>1,144,781</b>	<b>286,605</b>
<b>TOTAL 301 - CAPITAL RESERVE PROJECTS</b>	<b>53,207,088</b>	<b>39,440,416</b>	<b>3,897,017</b>	<b>2,712,389</b>	<b>11,054,282</b>

**FUND 302 - SEWER SINKING PROJECTS**

**TOWN OF GLASTONBURY  
CAPITAL PROJECTS FUND  
FY 2022 THROUGH DECEMBER 31 2021**

Description	REVISED BUDGET	EXPENDITURES INCEPTION TO DATE	FY2022 THRU DECEMBER	2022 ENCUMB	AVAILABLE BALANCE
<b>PhySer Sewer Sinking (32007)</b>					
52887 Eastbury Pump Statn Generator	75,000	-	-	-	75,000
52888 WPC Emergency Power	202,500	154,104	-	-	48,396
52889 WPC Energy Conservation Prog	315,000	92,247	-	12,021	210,731
52893 Cider Mill Pump Station	1,791,000	1,670,692	-	-	120,308
52937 Sewer System Force Main Evalua	150,000	-	-	-	150,000
<b>Total PhySer Sewer Sinking</b>	<b>2,533,500</b>	<b>1,917,043</b>	<b>-</b>	<b>12,021</b>	<b>604,435</b>
<b>TOTAL 302 - SEWER SINKING PROJECTS</b>	<b>2,533,500</b>	<b>1,917,043</b>	<b>-</b>	<b>12,021</b>	<b>604,435</b>
<b>FUND 303 - LAND ACQUISITION</b>					
<b>Land / Open Space (33157)</b>					
78830 Land 2017	4,000,000	3,805,247	-	-	194,753
78831 Land 2020	3,000,000	-	-	-	3,000,000
<b>Total Land / Open Space</b>	<b>7,000,000</b>	<b>3,805,247</b>	<b>-</b>	<b>-</b>	<b>3,194,753</b>
<b>TOTAL 303 - LAND ACQUISITION</b>	<b>7,000,000</b>	<b>3,805,247</b>	<b>-</b>	<b>-</b>	<b>3,194,753</b>
<b>FUND 304 - TOWN AID</b>					
<b>PhySer Conn Grant (33207)</b>					
52942 Town Aid Improved Rds ()	207,928	207,928	-	-	-
52942 Town Aid Improved Rds ()	866,886	291,347	291,347	45,078	530,462
52943 Town Aid Unimproved Rds ()	5,510	5,510	-	-	-
52943 Town Aid Unimproved Rds ()	25,314	-	-	-	25,314
<b>Total PhySer Conn Grant</b>	<b>1,105,638</b>	<b>504,785</b>	<b>291,347</b>	<b>45,078</b>	<b>555,776</b>
<b>TOTAL 304 - TOWN AID</b>	<b>1,105,638</b>	<b>504,785</b>	<b>291,347</b>	<b>45,078</b>	<b>555,776</b>
<b>FUND 314 - RIVERFRONT PARK</b>					
<b>Riverfront Park - Phase I (34560)</b>					
66805 Administrative	147,738	147,737	-	-	1
66810 Engineering	121,418	121,417	-	-	1
66824 Machinery & Equipment	196,373	196,373	-	-	-
66825 Construction	3,784,471	3,784,470	-	-	1
66829 Contingency	-	-	-	-	-
<b>Total Riverfront Park - Phase I</b>	<b>4,250,000</b>	<b>4,249,998</b>	<b>-</b>	<b>-</b>	<b>2</b>
<b>RIVERFRONT PARK - PHASE II (34561)</b>					
66805 Administrative	18,000	17,962	-	-	38
66810 Engineering	863,500	844,120	-	74	19,306
66825 Construction	14,680,000	14,712,305	-	-	(32,305)
66829 Contingency	48,500	30,833	-	-	17,668
<b>Total RIVERFRONT PARK - PHASE II</b>	<b>15,610,000</b>	<b>15,605,220</b>	<b>-</b>	<b>74</b>	<b>4,706</b>
<b>TOTAL 314 - RIVERFRONT PARK</b>	<b>19,860,000</b>	<b>19,855,218</b>	<b>-</b>	<b>74</b>	<b>4,708</b>



**TOWN OF GLASTONBURY**  
**CAPITAL PROJECTS FUND**  
**FY 2022 THROUGH DECEMBER 31 2021**

Description	REVISED BUDGET	EXPENDITURES INCEPTION TO DATE	FY2022 THRU DECEMBER	2022 ENCUMB	AVAILABLE BALANCE
<b>FUND 316 - GATEWAY PROJECT</b>					
<b>Gateway Corporate Park (35357)</b>					
52845 Gateway Corp. Park	888,541	869,410	-	-	19,131
<b>Total Gateway Corporate Park</b>	<b>888,541</b>	<b>869,410</b>	<b>-</b>	<b>-</b>	<b>19,131</b>
<b>TOTAL 316 - GATEWAY PROJECT</b>	<b>888,541</b>	<b>869,410</b>	<b>-</b>	<b>-</b>	<b>19,131</b>
<b>FUND 318 - LIBRARY RENOVATION</b>					
<b>Welles Turner Library Renov (34509)</b>					
66805 Administrative	110,515	107,716	45,399	13,008	(10,209)
66810 Engineering	500,000	455,895	36,590	36,731	7,374
66824 Machinery & Equipment	550,000	4,071	4,071	525,602	20,328
66825 Construction	5,000,000	3,446,273	1,265,759	946,233	607,494
66829 Contingency	350,000	-	-	-	350,000
<b>Total Welles Turner Library Renov</b>	<b>6,510,515</b>	<b>4,013,955</b>	<b>1,351,818</b>	<b>1,521,574</b>	<b>974,986</b>
<b>TOTAL 318 - LIBRARY RENOVATION</b>	<b>6,510,515</b>	<b>4,013,955</b>	<b>1,351,818</b>	<b>1,521,574</b>	<b>974,986</b>
<b>FUND 319 - BULKY WASTE CLOSURE FUND</b>					
<b>BULKY WASTE CLOSURE FUND (34519)</b>					
66829 Contingency	160,000	-	-	-	160,000
<b>Total BULKY WASTE CLOSURE FUND</b>	<b>160,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>160,000</b>
<b>TOTAL 319 - BULKY WASTE CLOSURE FUND</b>	<b>160,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>160,000</b>
<b>GRAND TOTAL</b>	<b>91,265,282</b>	<b>70,406,074</b>	<b>5,540,181</b>	<b>4,291,136</b>	<b>16,568,072</b>