

**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

