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Meeting ID: 844 4138 0878

Passcode: 097429

TOWN OF GRANBY
Capital Program Priority Advisory Committee (CPPAC)
Regular Meeting Agenda
Monday, January 5, 2026 – 5 p.m.

Town Hall Meeting Room

1. Pledge Of Allegiance
2. Approval Of CPPAC Regular Meeting Minutes - November 24, 2025

Documents:

[CPPAC MINUTES 112425.PDF](#)

3. Public Comment
4. Communications
- 4.I. December 31, 2025 Memo - Transmittal Of Updated And New Capital Project Information

Documents:

[TRANSMITTAL OF UPDATED AND NEW CAPITAL PROJECT INFORMATION.PDF](#)

- 4.I.i. Board Of Selectmen December 10, 2025 Memo On CIP Amendments

Documents:

[CIP AMENDMENTS.PDF](#)

- 4.I.ii. Amended 10-Year Capital Improvement Plan

Documents:

[AMENDED 10-YEAR CAPITAL IMPROVEMENT PLAN.PDF](#)

- 4.I.iii. "Short List' Of Town Capital Items With Requested Bonding Highlighted

Documents:

[CPPAC SHORT LIST.PDF](#)

- 4.I.iv. Board Of Selectmen, Board Of Finance, Board Of Education, And CPPAC

December 31, 2025 Memo On Bonding Timeline And Narrative - Illustrative Outline

Documents:

BONDING TIMELINE AND NARRATIVE.PDF

4.I.v. 12 Pages Of Individual And Combined Debt Service Modeling

Documents:

DEBT SERVICE MODELING.PDF

4.I.vi. Two Page "Crosswalk" Detailing Stabilized Debt Service (In Lieu Of Volatile Debt Service)

Documents:

CROSSWALK - STABILIZED DEBT SERVICE.PDF

4.I.vii. Six-Page CIP Policy Discussion Focusing On Town Bond Requests

Documents:

CIP POLICY DISCUSSION_ TOWN REQUESTS.PDF

4.I.viii. Pictures And Backup Materials (Pages 1-11) For Town Requested Bonding Items

Documents:

PICTURES AND BACKUP_ TOWN REQUESTS.PDF

5. New Business

5.I. Board Of Education - Capital Priority Recommendations

Documents:

GRANBY PUBLIC SCHOOLS- CPPAC DISCUSSION .PDF

5.I.i. High School Track

5.I.ii. Middle School

5.II. Town - Capital Priority Recommendations

5.II.i. Sewer Pumps

5.II.ii. Pickleball Courts/SBP Public Bathroom Facility

6. Adjournment

The next regular meeting of the Town of Granby CPPAC is scheduled for Monday, January 26, 2026 at 5 p.m. in the Town Hall Meeting Room.

TOWN OF GRANBY
CAPITAL PROGRAM PRIORITY ADVISORY COMMITTEE
MEETING MINUTES
NOVEMBER 24, 2025

MEMBERS PRESENT: Kevin Hobson, Chairman; Margaret Chapple, John Adams, Heather Lombardo, Mark Neumann, and David Peling

EX OFFICIO MEMBERS PRESENT: Cheri Burke, Superintendent of Schools; Michael Guarco, Chairman, Board of Finance; Monica Logan, Chairman, Board of Education, and Mike Walsh, Town Manager

ABSENT: Mark Fiorentino, William Kennedy

Chairman Kevin Hobson called the meeting of the Capital Program Priority Advisory Committee to order at 5:00 p.m.

1. PLEDGE OF ALLEGIANCE

2. MINUTES

2.I. Approval of CPPAC Meeting Minutes – October 27, 2025

ON A MOTION by M. Neumann, seconded by H. Lombardo, the Board voted (6-0-0) to approve the minutes of October 27, 2025, as presented.

2.II. Approval of CPPAC Meeting Minutes – November 3, 2025

ON A MOTION by M. Neumann, seconded by H. Lombardo, the Board voted (6-0-0) to approve the minutes of November 3, 2025, as presented.

3. PUBLIC COMMENT

There was no public comment.

4. COMMUNICATIONS

4.I. None

5. NEW BUSINESS

5.I. Board of Education Presentation – Capital Priorities

Charles Warrington, Jr. and Scott Pellman from Colliers Engineering & Design provided a presentation on the middle school including: an overview of the building, the grant process, the space standard calculation, state reimbursement and renovation status.

The consultants identified the following next steps for the project:

- Create an Educational Specification for the middle school to be approved by the BOE as is required for a future grant filing.
- Complete a new Enrollment Study which will be the basis for establishing maximum projected enrollment.
- Procure an architectural design team to perform a detailed Facility Condition Assessment (FCA) along with compiling all required documents to determine

renovation status and provide high level concept design on building modifications and additions to meet the educational specifications.

The full presentation can be found with the CPPAC agenda on the Town website.

5.II. Town Presentation – Capital Priorities Discussion

5.II.1. Parks & Recreation Study

Anthony McGovern, Chairman of the Parks & Recreation Board, and Sandra Yost, Director of Community Services presented the results of the comprehensive Park Study done by GZA Geoenvironmental.

The consultants produced a master plan which addresses input from the public, concerns of stakeholders and the effective use of Town resources. The plan examined both Salmon Brook Park and Ahrens Park, providing strategies to balance usage across the two facilities. The recommendations are structured as a phased approach, guiding implementation over the course of several years to ensure sustainable and achievable progress. The P&R board reviewed the recommendations and prioritized those that would add the most value and address the biggest needs at the parks.

The Town is requesting that CPPAC consider the following projects:

- Upgrade the path to Route 20 parking lot from the soccer fields and expand ADA accessibility from the central parking lot to the soccer fields. A portion of this project will be funded by a STEAP grant.
- Build four pickleball courts at the southern end of Salmon Brook Park.
- Expand the utilities at the park and build a new restroom building between Fields 3 and 5 and the pickleball courts.

If approved, this would be a smaller bond initiative coming out of the special Parks & Recreation Fund and would not be part of the General Fund.

The full presentation can be found with the CPPAC agenda on the Town website.

5.II.2. Sewer Pumps

Town Manager Mike Walsh and Kirk Severance, Director of Public Works presented the current situation with the three sewer pumps that serve certain areas of the town, primarily around the central business district. The Town is asking CPPAC to consider a \$1.5 million project to replace two of the pumps, one on Route 189 and one on the Route 10 and to add the SCADA system to the newest station in Salmon Brook Park to improve monitoring and control of the system. The majority of the funds will be spent on Route 10 station as it serves 90-95% of the sewer customers. It is important to note that this project is to maintain the current sewer system and will not expand the system.

If approved, this bond initiative would come out of the special sewer fund and would be part of the General Fund.

The full presentation can be found with the CPPAC agenda on the Town website.

5.II.3. Pickleball Court

This agenda item was covered in item 5.II.1

6. ADJOURNMENT

ON A MOTION by M. Neumann, seconded by D. Peling, the Board voted (6-0-0) to adjourn the meeting at 7:28 p.m.

The next meeting of the Capital Program Priority Advisory Committee will be held on Monday, January 5, 2026, at 5:00 p.m. The chairman cancelled the meetings scheduled for December.

Respectfully submitted,



Betsy Mazzotta
Recording Secretary



TOWN OF GRANBY

MEMORANDUM

DATE: December 31, 2025

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

FROM: Mike Walsh, Town Manager

REGARDING: Transmittal of Updated and New Capital Project Information

By way of this memo, please accept the following updated or new information related to the ongoing work that your committee is undertaking with respect to bonded capital items.

The information being transmitted is as follows:

1. A Board of Selectmen December 10, 2025 memo on CIP Amendments
2. The Amended 10-Year Capital Improvement Plan
3. The "Short List" of Town capital items with requested bonding highlighted
4. A Board of Selectmen, Board of Finance, Board of Education, and CPPAC December 31, 2025 Memo on Bonding Timeline and Narrative – Illustrative Outline
5. 12 pages of individual and combined debt service modeling
6. A two page "Crosswalk" detailing Stabilized Debt Service (in lieu of volatile Debt Service)
7. A six-page Capital Improvement Plan Policy Discussion focusing on Town bond requests
8. Pictures and backup materials (pages 1-11) for Town requested bonding items

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



TOWN OF GRANBY

MEMORANDUM

DATE: December 10, 2025

TO: The Granby Board of Selectmen
FROM: Mike Walsh, Town Manager *(Signature)*
REGARDING: The 10-Year Town Capital Improvement Plan - Amendments

Background

Since 2024, the Town and Board of Education have worked to compile one Capital Improvement Plan list which is attached for your reference. Recently, the 10-Year Capital Improvement Plan Town list was provided to the Board of Selectmen (BOS) and after editing, was approved.

More recently, the BOS approved list was forwarded to CPPAC (Capital Program Priority Advisory Committee) for their review. CPPAC has held several public meetings as they sort through the various capital project information in an effort to properly size a number of projects in order to make a recommendation back to the BOS.

Once that recommendation is received and reviewed, possible voter referendum questions on capital improvement projects may be made by the BOS for 2026 consideration.

With that discussion of the process and status provided, I would like to respectfully ask for the following amendments to the Town's 10-Year Capital Improvement Plan as follows:

1. Page 5, CIP Ref.# 2026-300 – Pump Stations Maintenance – to \$1.5M
2. Page 5, CIP Ref.# 2026-301 – Pump Station – Route 189 – delete
3. Page 5, CIP Ref.# 2026-302 – Pump Station Generator – Route 189 – delete
4. Page 9, CIP Ref.# 2026-501 – SBP Pickleball Court and Bathroom – to \$500k
5. Page 9, CIP Ref.# 2026-503 – SBP Bathroom – delete
6. Page 9, CIP Ref.# 2026-514 – Parks Master Plan SBP Restroom – delete
7. Page 9, CIP Ref.# 2026-529 – Parks Master Plan SBP – Sanitary Expansion – delete

Related to these two projects, I've attached via PDF pictures, a narrative, and estimates from various sources in support of these projects. In order for the amended Capital Improvement Plan/projects to move forward to be considered by CPPAC, the BOS should consider approving the following motion:

PROPOSED MOTION:

Consistent with the Town of Granby Charter, Chapter 10-2, Section (d), the board hereby approves amendments 1-7 as detailed above to the Town's 10-Year Capital Plan; and further, to forward this information to CPPAC to allow that committee to continue their deliberations.

I will be on hand to answer any questions you may have on this item. Thank you.

TOWN OF GRANBY
CAPITAL IMPROVEMENT PLAN
FY27 - FY36

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

TOWN OF GRANBY
CAPITAL IMPROVEMENT PLAN
FY27 - FY36

Ref #	Project Description	Funding Source	Estimate Confidence	Other Funding	Recom.	FY27	FY28	FY29	FY30 & FY31	FY32 & FY33	FY34 - FY36	TOTAL
	Public Works Capital Items											
	<u>Rolling Stock</u>											
2026-100	Dump Truck with Plow and Sander - 6 Wheeler - Truck 4		Good	No	-	335,000	-	-	-	-	-	335,000
2026-101	Dump Truck with Plow and Sander - 6 Wheeler - Truck 6 - FWD		Good	No	-	345,000	-	-	-	-	-	345,000
2026-102	Pickup Truck - Mid-size - Truck 19		Good	No	-	180,000	-	-	-	-	-	160,000
2026-103	Van - Senior Transport		Good	Yes	-	100,000	-	-	100,000	-	-	200,000
2026-104	Dump Truck with Plow and Sander - 6 Wheeler - Truck 1		Good	No	-	-	335,000	-	-	-	-	335,000
2026-105	Loader - #23		Good	No	-	-	95,000	-	-	-	-	95,000
2026-106	Pickup Truck - Mid-size - Truck 12		Good	No	-	-	90,000	-	-	-	-	90,000
2026-107	Dump Truck with Plow and Sander - 6 Wheeler - Truck 5		Good	No	-	-	-	305,000	-	-	-	305,000
2026-108	Loader - #20		Good	No	-	-	-	-	750,000	-	-	750,000
2026-109	Backhoe - #22		Good	No	-	-	-	-	190,000	-	-	190,000
2026-110	Pickup Truck - Mid-size - Truck 14		Good	No	-	-	-	-	90,000	-	-	90,000
2026-111	Roller - 1 Ton - #64		Good	No	-	-	-	-	20,000	-	-	20,000
2026-112	Dump Truck with Plow and Sander - 6 Wheeler - Truck 17		Good	No	-	-	-	-	-	400,000	-	400,000
2026-113	Dump Truck with Plow and Sander - 6 Wheeler - Truck 18		Good	No	-	-	-	-	-	400,000	-	400,000
2026-114	Pickup Truck - Mid-size - Truck 11		Good	No	-	-	-	-	-	90,000	-	90,000
2026-115	Pickup Truck - Mid-size - Truck 130		Good	No	-	-	-	-	-	85,000	-	85,000
2026-116	Pickup Truck - Mid-size - Truck 13		Good	No	-	-	-	-	-	65,000	-	65,000
2026-117	Pickup Truck - Mid-size - Truck 15		Good	No	-	-	-	-	-	65,000	-	65,000
2026-118	Trailer - #38		Good	No	-	-	-	-	-	10,000	-	10,000
2026-119	Trailer - #34		Good	No	-	-	-	-	-	8,000	-	8,000
2026-120	Trailer - #37		Good	No	-	-	-	-	-	8,000	-	8,000
2026-121	Dump Truck with Plow and Sander - 6 Wheeler - Truck 2		Good	No	-	-	-	-	-	-	400,000	400,000
2026-122	Dump Truck with Plow and Sander - 6 Wheeler - Truck 3		Good	No	-	-	-	-	-	-	400,000	400,000
2026-123	Sweeper - #62		Good	No	-	-	-	-	-	-	400,000	400,000
2026-124	Dump Truck with Plow and Sander - 10 Wheeler - Truck 7		Good	No	-	-	-	-	-	-	335,000	335,000
2026-125	Backhoe - #23		Good	No	-	-	-	-	-	-	195,000	195,000
2026-126	Excavator - #25		Good	No	-	-	-	-	-	-	145,000	145,000
2026-127	Skid steer - #8		Good	No	-	-	-	-	-	-	100,000	100,000
2026-128	Pickup Truck - Mid-size - Truck 16		Good	No	-	-	-	-	-	-	90,000	90,000
2026-129	Pickup Truck - Mid-size - Truck 10		Good	No	-	-	-	-	-	-	90,000	90,000
2026-130	Director vehicle		Good	No	-	-	-	-	-	-	65,000	65,000
2026-131	Trailer - #35		Good	No	-	-	-	-	-	-	65,000	65,000
2026-132	Roller - 3 Ton - #60		Good	No	-	-	-	-	-	-	30,000	30,000
2026-133	Trailer - #31		Good	No	-	-	-	-	-	-	20,000	20,000
2026-134	Trailer - #32		Good	No	-	-	-	-	-	-	15,000	15,000
2026-135	Trailer - #33		Good	No	-	-	-	-	-	-	8,000	8,000
Sub Total						940,000	520,000	305,000	1,150,000	1,131,000	2,358,000	6,404,000

TOWN OF GRANBY
CAPITAL IMPROVEMENT PLAN
FY27 - FY36

Ref #	Project Description	Funding Source	Estimate Confidence	Other Funding	Recom.	FY27	FY28	FY29	FY30 & FY31	FY32 & FY33	FY34 - FY36	TOTAL
	Public Works Capital Items											
	Operating Equipment											
2026-200	Portable Pipe Cleaner		Good	No	-	20,000	-	-	-	-	-	20,000
2026-201	Traffic Counter		Good	No	-	8,000	-	-	-	-	-	8,000
2026-202	Paving Box - #39		Good	No	-	-	300,000	-	-	-	-	300,000
2026-203	Roadside Mower - #24		Good	No	-	-	125,000	-	-	-	-	125,000
2026-204	Mower - #50		Good	No	-	-	80,000	-	-	-	-	80,000
2026-205	Roadside Mower Head		Good	No	-	-	-	60,000	-	-	-	60,000
2026-206	Mower - #51		Good	No	-	-	-	25,000	-	-	-	25,000
2026-207	Tractor - #21		Good	No	-	-	-	-	65,000	-	-	65,000
2026-208	Portable welder/generator - #48		Good	No	-	-	-	-	5,000	-	-	5,000
2026-209	Screening Plant - #28		Good	No	-	-	-	-	-	40,000	-	40,000
2026-210	Mower - #52		Good	No	-	-	-	-	-	30,000	-	30,000
2026-211	Curbing Machine - #69		Good	No	-	-	-	-	-	8,000	-	8,000
2026-212	Roadside Mower Head		Good	No	-	-	-	-	-	-	195,000	195,000
2026-213	Lift - #68		Good	No	-	-	-	-	-	-	125,000	125,000
2026-214	Wood Chipper - #27		Good	No	-	-	-	-	-	-	60,000	60,000
2026-215	Tractor - #55		Good	No	-	-	-	-	-	-	30,000	30,000
2026-216	Mower - #53		Good	No	-	-	-	-	-	-	30,000	30,000
2026-217	Mower - #54		Good	No	-	-	-	-	-	-	30,000	30,000
2026-218	RTV - #57		Good	No	-	-	-	-	-	-	30,000	30,000
2026-219	Road Saw - #61		Good	No	-	-	-	-	-	-	15,000	15,000
	Sub Total					28,000	505,000	85,000	70,000	78,000	515,000	1,281,000
												-

TOWN OF GRANBY
CAPITAL IMPROVEMENT PLAN
FY27 - FY36

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

TOWN OF GRANBY
CAPITAL IMPROVEMENT PLAN
FY27 - FY36

Ref #	Project Description	Funding Source	Estimate Confidence	Other Funding	Recom.	FY27	FY28	FY29	FY30 & FY31	FY32 & FY33	FY34 - FY36	TOTAL
	Public Works Buildings and Infrastructure											
	Public Works											
2026-300	Pump Stations Maintenance		Good	No	-	1,500,000	-	-	-	-	-	1,500,000
2026-303	DPW Interior Drainage Repairs		Good	No	-	16,000	-	-	-	-	-	16,000
2026-304	DPW Install Stairway from Mezzanine to Ground		Good	No	-	15,000	-	-	-	-	-	15,000
2026-305	DPW Garage Roof Replacement		Good	No	-	11,000	100,000	-	-	-	-	111,000
2026-306	DPW Overhead/Passage Doors/Doors		Good	No	-	8,000	8,000	8,000	14,000	12,000	68,000	118,000
2026-307	DPW Fuel Pump Station Concrete Repairs		Good	No	-	-	10,000	-	-	-	-	10,000
2026-308	DPW Salt Storage Repairs		Good	No	-	-	-	18,000	-	-	-	18,000
2026-309	DPW Furnace/AC Replcmt.		Good	No	-	-	-	15,000	-	15,000	-	30,000
2026-310	DPW Furniture/Fixtures/Apparatus		Good	No	-	-	-	5,000	5,000	-	-	10,000
2026-311	DPW Cold Storage Renovation/Build		Good	No	-	-	-	-	50,000	-	-	50,000
2026-312	DPW Window Replacement		Good	No	-	-	-	-	18,000	-	-	18,000
2026-313	DPW Ceiling Tiles/Duct Cleaning/Painting		Good	No	-	-	-	-	-	8,000	-	8,000
2026-314	DPW Salt Shed		Good	No	-	-	-	-	-	-	315,000	315,000
2026-315	Transfer Station - 7 Sheds		Good	No	-	-	-	-	-	-	108,000	108,000
2026-316	Transfer Station Building Replacement		Good	No	-	-	-	-	-	-	100,000	100,000
2026-317	DPW Generator		Good	No	-	-	-	-	-	-	54,000	54,000
2026-318	DPW Exterior Building Repairs & Roof		Good	No	-	-	-	-	-	-	50,000	50,000
2026-319	DPW Garage Repointing and Masonry Repairs		Good	No	-	-	-	-	-	-	50,000	50,000
2026-320	DPW Garage HVAC Replacement		Good	No	-	-	-	-	-	-	25,000	25,000
2026-321	DPW Garage Window/Door Replacement		Good	No	-	-	-	-	-	-	25,000	25,000
2026-322	DPW Garage Plumbing Repairs		Good	No	-	-	-	-	-	-	5,000	5,000
	Sub Total					1,550,000	118,000	46,000	95,000	27,000	800,000	2,636,000

TOWN OF GRANBY
CAPITAL IMPROVEMENT PLAN
FY27 - FY36

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

TOWN OF GRANBY
CAPITAL IMPROVEMENT PLAN
FY27 - FY36

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

TOWN OF GRANBY
CAPITAL IMPROVEMENT PLAN
FY27 - FY36

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

TOWN OF GRANBY
CAPITAL IMPROVEMENT PLAN
FY27 - FY36

Ref #	Project Description	Funding Source	Estimate Confidence	Other Funding	Recom.	FY27	FY28	FY29	FY30 & FY31	FY32 & FY33	FY34 - FY36	TOTAL
	Public Works Buildings and Infrastructure											
	Community Services (Senior, Youth, Parks and Recreation)											
2026-500	Parks Master Plan - SBP - Route 20 Path to Soccer Fields		Good	Yes	-	700,000	-	-	-	-	-	700,000
2026-501	SBP - Pickleball Court and Bathroom		Good	Yes	-	500,000	-	-	-	-	-	500,000
2026-502	SBP - STEAP Grant Match		Good	No	-	150,000	-	-	-	-	-	150,000
2026-504	SBP Storage Garage		Good	No	-	50,000	-	-	-	-	-	50,000
2026-505	HF - Siding		Good	Yes	-	50,000	-	-	-	-	-	50,000
2026-506	SC Furniture		Good	No	-	40,000	-	-	-	-	40,000	80,000
2026-507	SBP Stairlift for Storage		Good	No	-	10,000	-	-	-	-	-	10,000
2026-508	SBP Ductless Air Splits		Good	No	-	10,000	-	-	-	-	-	10,000
2026-509	SBP Lifeguard Chair replacement		Good	No	-	8,500	-	-	-	-	-	8,500
2026-510	HF - Stone Dust Path		Good	No	-	5,000	-	-	-	-	-	5,000
2026-511	SBP Swim Building Rebuild		Good	No	-	-	-	100,000	-	-	-	100,000
2026-512	SC Carpet Replacement		Good	No	-	-	-	25,000	-	-	-	25,000
2026-513	Senior/Youth Center HVAC Replacement		Good	No	-	-	-	-	-	-	2,300,000	2,300,000
2026-515	Parks Master Plan - SBP - Skatepark		Good	Yes	-	-	-	-	-	-	1,000,000	1,000,000
2026-516	Parks Master Plan - Ahrens - Pump Track		Good	Yes	-	-	-	-	-	-	1,000,000	1,000,000
2026-517	Parks Master Plan - SBP - Relocation of Ballfields 3 and 5		Good	Yes	-	-	-	-	-	-	600,000	600,000
2026-518	Parks Master Plan - SBP - Playground ages 5-12		Good	Yes	-	-	-	-	-	-	600,000	600,000
2026-519	Parks Master Plan - SBP - Upgraded Ballfields		Good	Yes	-	-	-	-	-	-	600,000	600,000
2026-520	Parks Master Plan - Ahrens - Playground		Good	Yes	-	-	-	-	-	-	600,000	600,000
2026-521	Parks Master Plan - SBP - Natureplay Playscape		Good	Yes	-	-	-	-	-	-	500,000	500,000
2026-522	Parks Master Plan - Ahrens - Pickleball Courts		Good	Yes	-	-	-	-	-	-	500,000	500,000
2026-523	Parks Master Plan - SBP - Exercise Stations		Good	Yes	-	-	-	-	-	-	400,000	400,000
2026-524	Parks Master Plan - Ahrens - Football Field Lighting		Good	Yes	-	-	-	-	-	-	400,000	400,000
2026-525	Parks Master Plan - SBP - Splashpad		Good	Yes	-	-	-	-	-	-	350,000	350,000
2026-526	Parks Master Plan - SBP - New Parking Lot		Good	Yes	-	-	-	-	-	-	350,000	350,000
2026-527	Parks Master Plan - SBP - Route 20 Parking Lot Renovations		Good	Yes	-	-	-	-	-	-	350,000	350,000
2026-528	Parks Master Plan - Ahrens - Expanded Parking		Good	Yes	-	-	-	-	-	-	350,000	350,000
2026-530	Parks Master Plan - Ahrens - Paved Walking Path		Good	Yes	-	-	-	-	-	-	300,000	300,000
2026-531	Holcomb Farm Roof Replacement		Good	No	-	-	-	-	-	-	250,000	250,000
2026-532	Holcomb Farm Window/Door Replacement		Good	No	-	-	-	-	-	-	250,000	250,000
2026-533	Parks Master Plan - Reconfigure Public Works Parking for Greater Utilization		Good	Yes	-	-	-	-	-	-	250,000	250,000
2026-534	Parks Master Plan - SBP - 3 Way Stop Intersection		Good	Yes	-	-	-	-	-	-	200,000	200,000
2026-535	Parks Master Plan - SBP - Accessible Walkways, including Band Shell		Good	Yes	-	-	-	-	-	-	200,000	200,000
2026-536	Senior/Youth Center Roof Replacement		Good	No	-	-	-	-	-	-	175,000	175,000
2026-537	SBP Main Office Building Repointing and Masonry Repairs		Good	No	-	-	-	-	-	-	150,000	150,000
2026-538	SBP Main Office Building Roof Replacement		Good	No	-	-	-	-	-	-	150,000	150,000
2026-539	SBP Small Playground Replacement		Good	No	-	-	-	-	-	-	150,000	150,000
2026-540	Parks Master Plan - Ahrens - Hiking Trails		Good	Yes	-	-	-	-	-	-	100,000	100,000
2026-541	Senior/Youth Center Repointing and Masonry Repairs		Good	No	-	-	-	-	-	-	100,000	100,000
2026-542	SBP Band Shell Roof Replacement		Good	No	-	-	-	-	-	-	75,000	75,000
2026-543	Senior/Youth Center Window/Door Replacement		Good	No	-	-	-	-	-	-	75,000	75,000
2026-544	Senior/Youth Center - Generator		Good	No	-	-	-	-	-	-	54,000	54,000
2026-545	Parks Master Plan - SBP - Seating along Walking Path		Good	Yes	-	-	-	-	-	-	50,000	50,000
2026-546	Parks Master Plan - SBP - Landscaped Entrances, Memorials		Good	Yes	-	-	-	-	-	-	50,000	50,000
2026-547	Pond Dredging		Good	No	-	-	-	-	-	-	50,000	50,000
2026-548	Holcomb Farm Dwelling HVAC Replacement		Good	No	-	-	-	-	-	-	50,000	50,000
2026-549	Holcomb Farm Dwelling Window/Door Replacement		Good	No	-	-	-	-	-	-	50,000	50,000
2026-550	Holcomb Farm HVAC Replacement		Good	No	-	-	-	-	-	-	50,000	50,000
2026-551	Holcomb Farm Plumbing Repairs		Good	No	-	-	-	-	-	-	50,000	50,000
2026-552	Holcomb Farm Repointing and Masonry Repairs		Good	No	-	-	-	-	-	-	50,000	50,000
2026-553	SBP Main Office Building HVAC Replacement		Good	No	-	-	-	-	-	-	50,000	50,000
2026-554	SBP Main Office Building Window/Door Replacement		Good	No	-	-	-	-	-	-	30,000	30,000
2026-555	SBP Rec Building Roof Repair		Good	No	-	-	-	-	-	-	25,000	25,000
2026-556	Generator for SBP Parkhouse		Good	No	-	-	-	-	-	-	25,000	25,000

TOWN OF GRANBY
CAPITAL IMPROVEMENT PLAN
FY27 - FY36

Ref #	Project Description	Funding Source	Estimate Confidence	Other Funding	Recom.	FY27	FY28	FY29	FY30 & FY31	FY32 & FY33	FY34 - FY36	TOTAL
2026-557	Generator for NB Pavilion		Good	No	-	-	-	-	-	-	25,000	25,000
2026-558	Bathhouse Repointing and Masonry Repairs		Good	No	-	-	-	-	-	-	25,000	25,000
2026-559	Bathhouse Roof Replacement		Good	No	-	-	-	-	-	-	25,000	25,000
2026-560	Holcomb Farm Dwelling Plumbing Repairs		Good	No	-	-	-	-	-	-	25,000	25,000
2026-561	Holcomb Farm Dwelling Repointing and Masonry Repairs		Good	No	-	-	-	-	-	-	25,000	25,000
2026-562	Holcomb Farm Dwelling Roof Replacement		Good	No	-	-	-	-	-	-	25,000	25,000
2026-563	SBP Main Office Building Plumbing Repairs		Good	No	-	-	-	-	-	-	25,000	25,000
2026-564	SBP Pond Dock Replacement		Good	No	-	-	-	-	-	-	25,000	25,000
2026-565	Senior/Youth Center Plumbing Repairs		Good	No	-	-	-	-	-	-	25,000	25,000
2026-566	Digital Sign SBP Entrance		Good	No	-	-	-	-	-	-	15,000	15,000
2026-567	Bathhouse Window/Door Replacement		Good	No	-	-	-	-	-	-	15,000	15,000
2026-568	Parks Master Plan - Ahrens - Lacrosse Fields Addition		Good	Yes	-	-	-	-	-	-	10,000	10,000
2026-569	Bathhouse Plumbing Repairs		Good	No	-	-	-	-	-	-	5,000	5,000
2026-570	SBP Band Shell Plumbing Repairs		Good	No	-	-	-	-	-	-	5,000	5,000
2026-571	SBP Band Shell Window/Door Replacement		Good	No	-	-	-	-	-	-	5,000	5,000
2026-572	SBP Band Shell Repointing and Masonry Repairs		Good	No	-	-	-	-	-	-	5,000	5,000
2026-573	Bathhouse HVAC Replacement		Good	No	-	-	-	-	-	-	-	-
2026-574	SBP Band Shell HVAC Replacement		Good	No	-	-	-	-	-	-	13,234,000	14,882,500
Sub Total						1,523,500	-	125,000	-	-	-	

TOWN OF GRANBY
CAPITAL IMPROVEMENT PLAN
FY27 - FY36

Ref #	Project Description	Funding Source	Estimate Confidence	Other Funding	Recom.	FY27	FY28	FY29	FY30 & FY31	FY32 & FY33	FY34 - FY36	TOTAL
	<u>Police Department Capital Items</u>											
	<u>Rolling Stock and Equipment</u>											
2026-575	Police Cruiser VID #20		Good	No	-	70,000	-	-	-	-	-	70,000
2026-576	Police Cruiser VID #10		Good	No	-	65,000	-	-	-	-	-	65,000
2026-577	PD Fire Alarm Panel Replacement		Good	No	-	11,000	-	-	-	-	-	11,000
2026-578	PD Window Security Protection		Good	No	-	7,000	-	-	-	-	-	7,000
2026-579	Police Mobile Data Terminal (MDT) x6		Good	No	-	5,000	5,000	5,000	5,000	5,000	5,000	30,000
2026-580	PD Stairway Replacement		Good	No	-	-	90,000	-	-	-	-	90,000
2026-581	Police Cruiser VID #40		Good	No	-	-	70,000	-	-	-	-	70,000
2026-582	Police Cruiser VID #30		Good	No	-	-	65,000	-	-	-	-	65,000
2026-583	PD Impound Lot Upgrades		Good	No	-	-	20,000	-	-	-	-	20,000
2026-584	PD AEDs for Cruisers		Good	No	-	-	5,000	5,000	5,000	5,000	15,000	35,000
2026-585	Police/TH Video Security System		Good	No	-	-	5,000	-	5,000	-	5,000	15,000
2026-586	PD Electric Bicycles		Good	No	-	-	3,000	-	-	3,000	-	6,000
2026-587	Police Cruiser VID #60		Good	No	-	-	-	70,000	-	-	-	70,000
2026-588	Police Cruiser VID #50		Good	No	-	-	-	65,000	-	-	-	65,000
2026-589	PD Office Furniture/Storage		Good	No	-	-	-	20,000	-	-	-	20,000
2026-590	PD Storage Shed		Good	No	-	-	-	15,000	-	-	-	15,000
2026-591	PD Speed Trailers		Good	No	-	-	-	10,000	-	10,000	10,000	30,000
2026-592	M4 Rifle Suppressors		Good	No	-	-	-	10,000	-	-	-	10,000
2026-593	Police Cruiser VID #90		Good	No	-	-	-	-	70,000	-	-	70,000
2026-594	Police Cruiser VID #96		Good	No	-	-	-	-	70,000	-	-	70,000
2026-595	Police Cruiser VID #70		Good	No	-	-	-	-	65,000	-	-	65,000
2026-596	Police Cruiser VID #95		Good	No	-	-	-	-	65,000	-	-	65,000
2026-597	PD Variable Message Board		Good	No	-	-	-	-	15,000	-	-	15,000
2026-598	Police Cruiser VID #100		Good	No	-	-	-	-	-	70,000	-	70,000
2026-599	Police Cruiser VID #97		Good	No	-	-	-	-	-	65,000	-	65,000
2026-600	Police Cruiser VID #110		Good	No	-	-	-	-	-	65,000	-	65,000
2026-601	Police Station Generator		Good	No	-	-	-	-	-	-	50,000	50,000
2026-602	PD Carpet Replacement		Good	No	-	-	-	-	-	-	27,000	27,000
	Sub Total					158,000	263,000	200,000	300,000	223,000	112,000	1,256,000
	Total Town					15,344,000	2,951,000	2,480,500	16,744,500	4,509,000	35,878,500	77,907,500

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

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

TOWN OF GRANBY
CAPITAL IMPROVEMENT PLAN
FY27 - FY36

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

TOWN OF GRANBY
CAPITAL IMPROVEMENT PLAN
FY27 - FY36

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

TOWN OF GRANBY
CAPITAL IMPROVEMENT PLAN
FY27 - FY36

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

TOWN OF GRANBY
CAPITAL IMPROVEMENT PLAN
FY27 - FY36

Ref #	Project Description	Funding Source	Estimate Confidence	Other Funding	Recom.	FY27	FY28	FY29	FY30 & FY31	FY32 & FY33	FY34 - FY36	TOTAL
	Board of Education											
	<u>Central Services Building</u>											
2026-850	Security Initiative - Whole District (\$850k in place via Small Cap)		Good	No	-	1,200,000	-	-	-	-	-	1,200,000
2026-851	Storage - Butler Building (multiple bays with plumbing and electrical)		Good	No	-	-	-	250,000	-	-	-	250,000
2026-852	Office Reconfiguration		Good	No	-	-	-	-	-	-	40,000	40,000
	Sub Total					1,200,000	-	250,000	-	-	40,000	1,490,000
	Total Board of Education					30,360,000	8,309,000	659,700	4,314,500	6,247,000	6,230,000	56,120,200
	Total Town and Board of Education					45,704,000	11,260,000	3,140,200	21,059,000	10,756,000	42,108,500	134,027,700

TOWN OF GRANBY
CAPITAL IMPROVEMENT PLAN
FY27 - FY36

Ref #	Project Description	Funding Source	Estimate Confidence	Other Funding	CPPAC Recomm.	FY27
	Public Works Capital Items					
	Reads, Curbing, Sidewalks, Bridges, and Other Infrastructure					
2026-001	Bridge '18 - Doherty Road - Salmon Brook - 1956	Prior Bond Initiative coupled with 50% State Grant	Good	Yes		2,300,000
2026-002	Annual Road Improvement Program - subject to updated road ratings	Embedded in the Annual General Fund Appropriation	Good	No		1,100,000
2026-003	Bridge 04517 - Silver Street - E. Salmon Brook - 1969	Reviewing the work with consultants, may go lower	Good	Yes		300,000
	Sub Total					3,700,000
	Public Works Capital Items					
	Rolling Stock					
2026-100	Dump Truck with Plow and Sander - 6 Wheeler - Truck 4	Tax Exempt Capital Lease - Part of Annual Budget Process	Good	No		335,000
2026-101	Dump Truck with Plow and Sander - 6 Wheeler - Truck 6 - FWD	Tax Exempt Capital Lease - Part of Annual Budget Process	Good	No		345,000
	Sub Total					680,000
	Public Works Buildings and Infrastructure					
	Public Works					
2026-300	Pump Station Maintenance	Funding (Direct or Debt Service) will come from the Sewer Fund	Good	No	>>>>>	1,500,000
	Sub Total	CPPAC to make an amount and timeline recommendation				
	Public Works Buildings and Infrastructure					
	Library Department					
2026-400	Main Library Expansion	CPPAC to make an amount and timeline recommendation	Good	Yes	>>>>>	7,000,000
	Sub Total					7,000,000
	Public Works Buildings and Infrastructure					
	Community Services (Senior, Youth, Parks and Recreation)					
2026-500	Parks Master Plan - SBP - Route 20 Path to Soccer Fields	State STEAP Grant Award with Town Match	Good	Yes		700,000
2026-501	SBP Pickleball Court and Bathroom	Funding (Direct or Debt Service) will come from the P and R Fund	Good	Yes	>>>>>	500,000
	Sub Total	CPPAC to make an amount and timeline recommendation				1,200,000



TOWN OF GRANBY

MEMORANDUM

DATE: December 31, 2025

TO: The Board of Selectmen, the Board of Finance, the Board of Education, and The CPPAC

FROM: Mike Walsh, Town Manager

A blue ink signature of Mike Walsh.

REGARDING: Bonding Timelines and Narrative – Illustrative Outline

As the Town of Granby moves closer to considering large capital projects (those over \$250,000) for voter referendum approval and eventual bonding, I want to take the opportunity to provide to you and the community an illustrative outline of possible bonding timelines and a supportive narrative as the subject matter is layered, and at times complex to understand.

The complexities come about as the voters will be asked for the ability to spend and the ability to bond, perhaps as early as June of 2026.

Once approved by the voters, Town funding will be used to begin the projects, and once each project is under construction or completed, bonding will be issued to permanently fund the projects. Please understand that this task is subject both to the cash flow ability of the Town and any possible regulatory spending criteria affixed to the tax-exempt bonds issued.

It should also be noted that the Town of Granby desires to issue less than \$10 million each calendar year to maintain the advantages of a "small issuer exemption".

Because the Town issues bonding once every seven years using a 20-year term beginning with interest only then equal principal payments, and because the Town desires the budget to service old and new debt to be stable, significant pre-planning is needed to execute the construction of the project, the underwriting and sale of the bonds, and to budget debt service.

Other variables that need to be considered include the timing of the issue, market interest rates, the bond premium if any, and the method used to issue the bonds with respect to interest only to begin the term, and then the method to amortize the principal.

The timelines below seek to simplify by example these complexities. While the project numbers still need to be sized by CPPAC and the Board of Selectmen in order to present to the voters, for illustrative purposes, please let me present a hypothetical example of the timelines and discussion of a \$13.5 million referendum question(s) broken down into two projects:

1. A \$6.5 million capital project (CP 1) with immediate urgency,
2. A \$7 million capital project (CP 2) with a longer planning cycle.

I have also provided a variety of bond amortizations by project, and then in total for a bond issue. Also attached is a "Crosswalk" detailing stabilized debt service moving forward. I will be on hand at your meeting to explain these pages in more detail.

Task #	Task Description	Task Date
1	CPPAC finalizes capital project bonding recommendations (CP 1 and 2)	02/28/2026
2	The Town FY27 Debt Service budget will remain at \$1.8 million with \$1.2M servicing issued debt and \$600k moved to a Bond Service Fund	03/31/2026
3	The BOS creates referendum questions for the voters to consider – the questions will ask for permission to spend and permission to bond	04/30/2026
4	Voters go to the polls to consider the questions	06/15/2026
5	If approved by the voters, using the General Fund, CP 1 and CP 2 can begin spending their authorization to plan and execute contracts	06/16/2026
6	The Town FY28 Debt Service budget will remain at \$1.8 million with \$1.2M servicing issued debt and \$600k moved to a Bond Service Fund	03/31/2027
7	The creation of a Capital Project Building Committee to monitor the progress of CP 1 should be considered; for School Construction Projects where the State pledges school construction grants, the Committee is as statutory requirement	04/01/2027
8	CP 1 construction can begin in the spring of 2027	04/01/2027
9	When CP 1 is completed in the fall, \$6.5M of bonds will be issued with any bond premium moved to a Bond Service Fund	09/30/2027
10	The Town FY29 Debt Service budget will remain at \$1.8 million with \$1.2M servicing issued debt and \$600k moved to a Bond Service Fund; depending on how and when the CP 1 bonds are issued, FY29 Debt Service will likely have an interest only component to pay	03/31/2028
11	CP 2 construction can begin in the spring of 2028	04/01/2028
12	The creation of a Capital Project Building Committee to monitor the progress of CP 2 to elected officials should be considered; for School Construction Projects where the State pledges school construction grants, the Committee is as statutory requirement	04/01/2028
13	The Town FY30 Debt Service budget will remain at \$1.8 million with \$1.2M servicing issued debt and \$600k moved to a Bond Service Fund; depending on how and when the CP 1 bonds are issued, FY30 Debt Service will likely have an interest only component to pay	03/31/2029
14	When CP2 is completed, \$7M of bonds will be issued (in perhaps two separate issues depending on cash flow) with any bond premium moved to a Bond Service Fund	09/30/2029
15	The Town FY31 Debt Service budget will remain at \$1.8 million and service previously issued debt and CP 1 and 2 new debt, first exhausting the \$1.8M budgeted debt and then layering in the difference from the previously mentioned Bond Service Fund	03/31/2030



RE: Debt Service Modeling

From Matt Spoerndle <mspoerndle@muniadvisors.com>

Date Mon 12/15/2025 5:47 PM

To Mike Walsh <mwalsh@granby-ct.gov>

Cc Kimi Cheng <kcheng@granby-ct.gov>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

You're welcome Mike.

To answer your question- The town's prior bonds look like the Town has typically been more 'traditional' in that they've been issued with ~level principal payments (which results in declining debt service over time). At least that based on what I'm seeing with the outstanding bond issue. Below is just a snip of principal only by FY:

PRINCIPAL ONLY

DATE	2006 Feb	2021A - Mar	2021B - Mar (Txbl REF)	2021C - Jul	TOTAL
6/30/2026	540,000.00	170,000.00	545,000.00	250,000.00	1,505,000.00
6/30/2027	-	170,000.00	535,000.00	250,000.00	955,000.00
6/30/2028	-	170,000.00	525,000.00	250,000.00	945,000.00
6/30/2029	-	170,000.00	490,000.00	250,000.00	910,000.00
6/30/2030	-	170,000.00	480,000.00	250,000.00	900,000.00
6/30/2031	-	170,000.00	475,000.00	250,000.00	895,000.00
6/30/2032	-	170,000.00	470,000.00	250,000.00	890,000.00
6/30/2033	-	170,000.00	460,000.00	250,000.00	880,000.00
6/30/2034	-	170,000.00	-	250,000.00	420,000.00
6/30/2035	-	170,000.00	-	250,000.00	420,000.00
6/30/2036	-	170,000.00	-	250,000.00	420,000.00
6/30/2037	-	170,000.00	-	250,000.00	420,000.00
6/30/2038	-	170,000.00	-	250,000.00	420,000.00
6/30/2039	-	170,000.00	-	250,000.00	420,000.00
6/30/2040	-	170,000.00	-	250,000.00	420,000.00
6/30/2041	-	170,000.00	-	250,000.00	420,000.00
6/30/2042	-	170,000.00	-	250,000.00	250,000.00
Total	540,000.00	2,720,000.00	3,980,000.00	4,250,000.00	11,490,000.00

It looks like debt service (including interest) for FYE6/30/26 is just over 1.8MM, then it drops to 1.2MM and so on as shown below:

TOTAL DEBT SERVICE

DATE	2006 Feb	2021A - Mar	21B - Mar (Txbl RE)	2021C - Jul	TOTAL
6/30/2026	567,000.00	255,000.00	610,617.50	393,750.00	1,826,367.50
6/30/2027	-	248,200.00	594,622.50	381,250.00	1,224,072.50
6/30/2028	-	241,400.00	577,667.50	368,750.00	1,187,817.50
6/30/2029	-	234,600.00	535,055.00	356,250.00	1,125,905.00
6/30/2030	-	227,800.00	516,725.00	343,750.00	1,088,275.00
6/30/2031	-	221,000.00	503,085.00	331,250.00	1,055,335.00
6/30/2032	-	215,900.00	489,060.00	318,750.00	1,023,710.00
6/30/2033	-	212,500.00	469,660.00	306,250.00	988,410.00
6/30/2034	-	209,100.00	-	295,000.00	504,100.00
6/30/2035	-	205,700.00	-	287,500.00	493,200.00
6/30/2036	-	200,600.00	-	282,500.00	483,100.00
6/30/2037	-	195,500.00	-	277,500.00	473,000.00
6/30/2038	-	190,400.00	-	272,500.00	462,900.00
6/30/2039	-	185,300.00	-	267,500.00	452,800.00
6/30/2040	-	180,200.00	-	262,500.00	442,700.00
6/30/2041	-	175,100.00	-	257,500.00	432,600.00
6/30/2042	-	-	-	252,500.00	252,500.00
Total	567,000.00	3,398,300.00	4,296,492.50	5,255,000.00	13,516,792.50

As of what the Town does internally with the budgeting for debt service, I'd have to defer to Kimi. Also, I'm just going on what the town has done since we haven't actually issued bonds yet since we were hired in 2022!

Let me know if you need anything else or have any questions. Thanks.

Matthew A. Spoerndle

Senior Managing Director

Phoenix Advisors

53 River Street, Suite 1

Milford, CT 06460

T: 203.878.4945

From: Mike Walsh <mwalsh@granby-ct.gov>
Sent: Monday, December 15, 2025 2:00 PM
To: Matt Spoerndle <mspoerndle@muniadvisors.com>
Cc: Kimi Cheng <kcheng@granby-ct.gov>
Subject: Re: Debt Service Modeling

Thank you Matt.

I've taken a look at these and I like them.

One last question for you or Kimi as I'm still new to Granby - the debt service payment coming off the books is about \$600,000 per year or \$1.8M in total for all three outstanding issues.

Over time, that budget number has been fairly static (around \$1.8M year in and year out) - so does Granby issue debt on level payment schedule or do they budget level and move funds around to accommodate the early years uptick on a level principal method?

Mike

Town of Granby

High School Track

Debt Service Forecast - 20y Bonds

Par:	6,500,000
Interest Rate:	3.50%
Dated:	TBD

Year	Principal	Interest	Total
1	325,000	227,500	552,500
2	325,000	216,125	541,125
3	325,000	204,750	529,750
4	325,000	193,375	518,375
5	325,000	182,000	507,000
6	325,000	170,625	495,625
7	325,000	159,250	484,250
8	325,000	147,875	472,875
9	325,000	136,500	461,500
10	325,000	125,125	450,125
11	325,000	113,750	438,750
12	325,000	102,375	427,375
13	325,000	91,000	416,000
14	325,000	79,625	404,625
15	325,000	68,250	393,250
16	325,000	56,875	381,875
17	325,000	45,500	370,500
18	325,000	34,125	359,125
19	325,000	22,750	347,750
20	325,000	11,375	336,375
TOTALS.....	6,500,000	2,388,750	8,888,750

Town of Granby

Library

Debt Service Forecast - 20y Bonds

Par:	4,000,000
Interest Rate:	3.50%
Dated:	TBD

Year	Principal	Interest	Total
1	200,000	140,000	340,000
2	200,000	133,000	333,000
3	200,000	126,000	326,000
4	200,000	119,000	319,000
5	200,000	112,000	312,000
6	200,000	105,000	305,000
7	200,000	98,000	298,000
8	200,000	91,000	291,000
9	200,000	84,000	284,000
10	200,000	77,000	277,000
11	200,000	70,000	270,000
12	200,000	63,000	263,000
13	200,000	56,000	256,000
14	200,000	49,000	249,000
15	200,000	42,000	242,000
16	200,000	35,000	235,000
17	200,000	28,000	228,000
18	200,000	21,000	221,000
19	200,000	14,000	214,000
20	200,000	7,000	207,000
TOTALS.....	4,000,000	1,470,000	5,470,000

Town of Granby

Library

Debt Service Forecast - 20y Bonds

Par:	7,000,000
Interest Rate:	3.50%
Dated:	TBD

Year	Principal	Interest	Total
1	350,000	245,000	595,000
2	350,000	232,750	582,750
3	350,000	220,500	570,500
4	350,000	208,250	558,250
5	350,000	196,000	546,000
6	350,000	183,750	533,750
7	350,000	171,500	521,500
8	350,000	159,250	509,250
9	350,000	147,000	497,000
10	350,000	134,750	484,750
11	350,000	122,500	472,500
12	350,000	110,250	460,250
13	350,000	98,000	448,000
14	350,000	85,750	435,750
15	350,000	73,500	423,500
16	350,000	61,250	411,250
17	350,000	49,000	399,000
18	350,000	36,750	386,750
19	350,000	24,500	374,500
20	350,000	12,250	362,250
TOTALS.....	7,000,000	2,572,500	9,572,500

Town of Granby

Middle School

Debt Service Forecast - 20y Bonds

Par:	5,000,000
Interest Rate:	3.50%
Dated:	TBD

Year	Principal	Interest	Total
1	250,000	175,000	425,000
2	250,000	166,250	416,250
3	250,000	157,500	407,500
4	250,000	148,750	398,750
5	250,000	140,000	390,000
6	250,000	131,250	381,250
7	250,000	122,500	372,500
8	250,000	113,750	363,750
9	250,000	105,000	355,000
10	250,000	96,250	346,250
11	250,000	87,500	337,500
12	250,000	78,750	328,750
13	250,000	70,000	320,000
14	250,000	61,250	311,250
15	250,000	52,500	302,500
16	250,000	43,750	293,750
17	250,000	35,000	285,000
18	250,000	26,250	276,250
19	250,000	17,500	267,500
20	250,000	8,750	258,750
TOTALS.....	5,000,000	1,837,500	6,837,500

Town of Granby

Middle School

Debt Service Forecast - 20y Bonds

Par:	10,000,000
Interest Rate:	3.50%
Dated:	TBD

Year	Principal	Interest	Total
1	500,000	350,000	850,000
2	500,000	332,500	832,500
3	500,000	315,000	815,000
4	500,000	297,500	797,500
5	500,000	280,000	780,000
6	500,000	262,500	762,500
7	500,000	245,000	745,000
8	500,000	227,500	727,500
9	500,000	210,000	710,000
10	500,000	192,500	692,500
11	500,000	175,000	675,000
12	500,000	157,500	657,500
13	500,000	140,000	640,000
14	500,000	122,500	622,500
15	500,000	105,000	605,000
16	500,000	87,500	587,500
17	500,000	70,000	570,000
18	500,000	52,500	552,500
19	500,000	35,000	535,000
20	500,000	17,500	517,500
TOTALS.....	10,000,000	3,675,000	13,675,000

Town of Granby

Middle School

Debt Service Forecast - 20y Bonds

Par:	15,000,000
Interest Rate:	3.50%
Dated:	TBD

Year	Principal	Interest	Total
1	750,000	525,000	1,275,000
2	750,000	498,750	1,248,750
3	750,000	472,500	1,222,500
4	750,000	446,250	1,196,250
5	750,000	420,000	1,170,000
6	750,000	393,750	1,143,750
7	750,000	367,500	1,117,500
8	750,000	341,250	1,091,250
9	750,000	315,000	1,065,000
10	750,000	288,750	1,038,750
11	750,000	262,500	1,012,500
12	750,000	236,250	986,250
13	750,000	210,000	960,000
14	750,000	183,750	933,750
15	750,000	157,500	907,500
16	750,000	131,250	881,250
17	750,000	105,000	855,000
18	750,000	78,750	828,750
19	750,000	52,500	802,500
20	750,000	26,250	776,250
TOTALS.....	15,000,000	5,512,500	20,512,500

Town of Granby

Sewer Pumps

Debt Service Forecast - 20y Bonds

Par:	1,500,000
Interest Rate:	3.50%
Dated:	TBD

Year	Principal	Interest	Total
1	75,000	52,500	127,500
2	75,000	49,875	124,875
3	75,000	47,250	122,250
4	75,000	44,625	119,625
5	75,000	42,000	117,000
6	75,000	39,375	114,375
7	75,000	36,750	111,750
8	75,000	34,125	109,125
9	75,000	31,500	106,500
10	75,000	28,875	103,875
11	75,000	26,250	101,250
12	75,000	23,625	98,625
13	75,000	21,000	96,000
14	75,000	18,375	93,375
15	75,000	15,750	90,750
16	75,000	13,125	88,125
17	75,000	10,500	85,500
18	75,000	7,875	82,875
19	75,000	5,250	80,250
20	75,000	2,625	77,625
TOTALS.....	1,500,000	551,250	2,051,250

Town of Granby

SBP Pickleball and Bathroom

Debt Service Forecast - 20y Bonds

Par:	500,000
Interest Rate:	3.50%
Dated:	TBD

Year	Principal	Interest	Total
1	25,000	17,500	42,500
2	25,000	16,625	41,625
3	25,000	15,750	40,750
4	25,000	14,875	39,875
5	25,000	14,000	39,000
6	25,000	13,125	38,125
7	25,000	12,250	37,250
8	25,000	11,375	36,375
9	25,000	10,500	35,500
10	25,000	9,625	34,625
11	25,000	8,750	33,750
12	25,000	7,875	32,875
13	25,000	7,000	32,000
14	25,000	6,125	31,125
15	25,000	5,250	30,250
16	25,000	4,375	29,375
17	25,000	3,500	28,500
18	25,000	2,625	27,625
19	25,000	1,750	26,750
20	25,000	875	25,875
TOTALS.....	500,000	183,750	683,750

Town of Granby

\$4M Library & \$6.5M Track

Debt Service Forecast - 20y Bonds

Par:	10,500,000
Interest Rate:	3.50%
Dated:	TBD

Year	Principal	Interest	Total
1	525,000	367,500	892,500
2	525,000	349,125	874,125
3	525,000	330,750	855,750
4	525,000	312,375	837,375
5	525,000	294,000	819,000
6	525,000	275,625	800,625
7	525,000	257,250	782,250
8	525,000	238,875	763,875
9	525,000	220,500	745,500
10	525,000	202,125	727,125
11	525,000	183,750	708,750
12	525,000	165,375	690,375
13	525,000	147,000	672,000
14	525,000	128,625	653,625
15	525,000	110,250	635,250
16	525,000	91,875	616,875
17	525,000	73,500	598,500
18	525,000	55,125	580,125
19	525,000	36,750	561,750
20	525,000	18,375	543,375
TOTALS.....	10,500,000	3,858,750	14,358,750

Town of Granby

\$7M Library & \$6.5M Track

Debt Service Forecast - **20y Bonds**

Par:	13,500,000
Interest Rate:	3.50%
Dated:	TBD

Year	Principal	Interest	Total
1	675,000	472,500	1,147,500
2	675,000	448,875	1,123,875
3	675,000	425,250	1,100,250
4	675,000	401,625	1,076,625
5	675,000	378,000	1,053,000
6	675,000	354,375	1,029,375
7	675,000	330,750	1,005,750
8	675,000	307,125	982,125
9	675,000	283,500	958,500
10	675,000	259,875	934,875
11	675,000	236,250	911,250
12	675,000	212,625	887,625
13	675,000	189,000	864,000
14	675,000	165,375	840,375
15	675,000	141,750	816,750
16	675,000	118,125	793,125
17	675,000	94,500	769,500
18	675,000	70,875	745,875
19	675,000	47,250	722,250
20	675,000	23,625	698,625
TOTALS.....	13,500,000	4,961,250	18,461,250

The Crosswalk

1/2

FISCAL YEAR	ACTUAL '25	ADOPTED '26	PROPOSED '27	PROPOSED '28	PROPOSED '29	PROPOSED '30	PROPOSED '31	PROPOSED '32	PROPOSED '33	PROPOSED '34	PROPOSED '35	PROPOSED '36	PROPOSED '37
Debt Existing Refunding 03/21 for 2013 GO	594,000	567,000	0	0	0	0	0	0	0	0	0	0	0
New 2021 GO A&C	630,657	610,618	594,623	577,668	535,055	516,725	503,085	489,060	469,660	450,000	430,000	410,000	390,000
Debt Service Fees	1,456	10,000	543,750	629,450	610,150	590,850	571,550	552,250	534,650	518,750	504,100	493,200	483,100
DEBT SVC. SUB-TOTAL	1,737,913	1,731,368	1,234,073	1,197,818	1,135,905	1,098,275	1,065,335	1,033,710	998,410	954,100	903,200	893,100	883,000
[% Increase (decrease)]	3.12%	-0.38%	-28.72%	-2.94%	-5.17%	-3.31%	-3.00%	-2.97%	-3.41%	-48.51%	-2.12%	-2.01%	-2.05%
Project D - \$6.5M FY28 for BOE	0	0	0	227,500	227,500	588,611	575,972	553,333	550,694	538,055	525,417	512,778	500,139
Project E - \$7.0M FY29 for Lib	0	0	0	0	245,000	245,000	633,889	620,278	606,667	593,056	579,445	565,833	552,222
Project F	0	0	0	0	0	0	0	0	0	500,000	490,000	480,000	470,000
DEBT NEW SUB-TOTAL	0	0	0	227,500	472,500	833,611	1,209,861	1,183,611	1,157,361	1,031,111	1,594,861	1,558,611	1,522,361
[% Increase (decrease)]				#DIV/0!	107.69%	76.43%	45.13%	-2.17%	-2.22%	40.93%	-2.22%	-2.27%	-2.33%
Contribution to FY28/29 Bond Fund	0	0	602,000	653,000	715,000	180,000	0	0	0	0	0	0	0
The use of FY28/29 Bond Fund	0	0	0	-227,500	-472,500	-242,500	-420,000	-360,000	-300,000	-290,000	-240,000	-200,000	-150,000
BOND FUND SUB-TOTAL	0	0	602,000	425,500	242,500	-65,000	-420,000	-360,000	-300,000	-290,000	-240,000	-200,000	-150,000
TOTAL DEBT SERVICE	1,737,913	1,731,368	1,836,073	1,850,818	1,850,905	1,866,886	1,855,196	1,857,321	1,855,771	1,855,211	1,858,061	1,851,711	1,855,361
[% Increase (decrease)]	3.12%	-0.38%	6.05%	0.80%	0.00%	0.86%	-0.63%	0.11%	-0.08%	-0.03%	0.15%	-0.34%	0.20%

1) Debt Service Stability vs. Volatility

2) Presumes \$945K Bond Premium on 3 issues.

3) Bond Amortizations runs amended to 2 years instead only 1/8 debt.

2/2



TOWN OF GRANBY CAPITAL IMPROVEMENT PLAN POLICY DISCUSSION

**SEWER PUMPS
PICKLEBALL COURTS
BATHROOM AT SBP**

Forward

The Town of Granby, in compliance with the Town Charter, compiles a 10-Year Capital Improvement Plan. That plan serves as a working document in support of the annual budget and to track the 250 capital projects/items that are used to support the ongoing operations of the Town.

As background, each of the approximate 250 capital projects/items in the 10-Year Capital Improvement Plan list represents the Town's best estimate of the cost to complete that project or buy that item. It is important to note that each line in the plan has not been individually scoped, sized, costed, or bid, but simply represents a starting point should a project/item be selected for execution.

Granby has historically not prefunded costs for engineers or architects (which I support as they can be very costly and overdesign) to more closely pin down costs on projects, and with a small project staff, not a lot of time is dedicated to scoping any one project prior to the time it gets funded. When funding is put into place, the real project work begins including developing and issuing a request for proposals (RFP).

Sewer Pumps

The Town of Granby delivers sanitary sewer service to a number of households and businesses in and around the Town Center. The Granby Board of Selectmen (BOS) acts as the Water Pollution Control Authority (WPCA) that oversees the sewer service delivery.

The Town accounts for the revenue and expense of running the sewer system as part of a Special Revenue Fund called the Sewer Utility Fund with the cost of operating the system borne only by the users of the system.

The Town of Granby operates three sewer pumps (Salmon Brook Park, Route 10, and Route 189) as part of this system. The pumps are approaching 50 years old, are functional, and in the last 12 months, the Town has experienced two sewer overflows, each requiring emergency maintenance.

As additional information, the Town of Granby has in place a sewer use ordinance. In early 2026, the BOS will begin the public process of examining and amending those ordinances to include updated sections on Sewer Construction, Sewer Extensions, Sewer Design and

Construction Standards, and the Town will introduce a new FOG ordinance (Fats, Oils, and Grease).

The FOG ordinance is both necessary and noteworthy as the causation of the two sewer overflows mentioned above were grease and nip bottle related.

Pictures including the pumps, rails, electrical controls, inground concrete vaults, piping, valves, and level controllers to give you an idea of the size and scope of each of the pumps are attached on pages 1 (Salmon Brook Park and Route 10) and 2 (Route 10 and Route 189).

Budget Estimate

The Town has secured three estimates of maintenance related work that should be completed on the pumps to add reliability and sustainability with the work when completed extending the life of the existing pumps by an estimated 50 years, or more.

On pages three through six of the attached materials, Public Works Director Kirk Severance has been closely working with Mike Fusick, a town resident and MDC employee who holds vast knowledge and experience in the field of sewer pumps, to compile some estimates of the work we should consider and the cost to complete that work as follows:

1. Route 10 Sewer Pump Maintenance Budget	\$874,000
2. Route 189 Sewer Pump Maintenance Budget	\$445,000
3. SBP Sewer Pump Station Budget	<u>\$100,000</u>
Total	\$1.419M

These estimates include a 20% allowance for engineering and 10% contingency.

On page seven is a comparable estimate compiled by the Simsbury Sewer Department:

1. Route 10 Sewer Pump Maintenance Budget	\$680,000
2. Route 189 Sewer Pump Maintenance Budget	<u>\$600,000</u>
Total	\$1.280M

These estimates include a 25% allowance for engineering and 15% contingency.

Finally, on pages eight through ten, Tighe and Bond produced a Technical Memorandum and they estimated the full replacement cost of both the Route 10 and 189 pump systems at \$2.6 and \$1.8 million, respectively, including a 20% engineering allowance and 25% contingency.

This \$4.4 million estimate was never considered by the Town as their scope is far greater than the work we need to consider.

Focusing on the first two estimates as being in line with the work we'd like to complete, when you add bond issuance costs (legal fees, official statement preparation, bond rating, tax exemption certificate, and printing) the request should be sized at \$1.5M.

How to Fund It

The Town of Granby is in an enviable position with a Sewer Utility Fund with a June 30, 2025 Fund Balance of \$902k. As mentioned previously, this fund is a Special Revenue fund that by design would pay for the needed maintenance work or support the debt service for the maintenance work should bonds be issued.

The Fund Balance was created from sewer assessment payments made by sewer users, so any outflow to support this maintenance work is appropriate. Accordingly, the recommendation today is to issue 20-year bonds in the amount of \$1.5M.

Annually, the Granby WPCA sets the rate for the sewer billing, usually increasing it by the inflation rate. Given the size of the Sewer Utility Fund Balance, debt service payments for this maintenance of sewer pumps should not have any material impact on the future rates should bonds be issued.

Why Bonding?

With investment rates in STIF (State Treasurer's Investment Fund) at about 4% and the bond borrowing rate around 3.5%, borrowing the full \$1.5M is recommended to allow the Fund Balance to earn a greater return than the cost of borrowing.

Our financial advisor is currently compiling the debt services costs of this initiative, and I'll provide that to the BOS and CPPAC when available.

More importantly, the cost of this initiative, a maintenance investment that will increase the life of the pumps by another 50 years, should be shared generationally, as opposed to retrospectively.

Finally, by preserving the Fund Balance, should the uncertain cost of such maintenance (the post-Covid construction market, tariffs, etc...) exceed our \$1.5M estimate, we have an available source of funding to complete the necessary work.

What is the Process?

Should the BOS approve of the changes to the 10-Year Capital Improvement Plan and refer it back to CPPAC, CPPAC will make recommendations back to the BOS. At that time, the BOS will decide to compile one or more bond referendum questions to present to voters, perhaps as early as the spring or summer of 2026.

At this juncture, let me underscore that any bond referendum question presented to voters will contain two parts – part one is the ability to appropriate funding for spending to allow the project to begin. With a source of funding in place, that is where we can begin to engage the necessary professionals to assist with the project.

The second part of the referendum question is “can the Town issue bonds?”. The timeline of issuing bonds is different and later than the start of the project work to better match the cash flow of the project and to avoid arbitrage costs when the completion of the work comes after the expected tax-exempt borrowing window.

If approved by the voters, a request for proposal (RFP) including a specific scope of the work needed to match the narrative presented above will be issued seeking competitive bids. In this instance, we hope that a mid-sized firm capable of completing this work will win the bid and assist in the final design work, avoiding some engineering costs.

Pickleball Courts at Salmon Brook Park

The Town of Granby provides pickleball courts for use by residents on the existing tennis courts at Salmon Brook Park. Due to the proximity of the courts to neighboring condominiums, the frequent “click and clack” of the pickleball has resulted in a situation where noise abatement must be considered.

In the short term, noise muffing barriers have been purchased and will be installed in the spring of 2026, but the permanent solution is to relocate the pickleball courts to a location at least 300 feet from residential housing. The addition of stand-alone pickleball courts as a Salmon Brook Park amenity is strongly supported by residents, recommended by the Parks and Recreation Board, and was also a recommendation in the GZA Parks Master Plan.

The Town accounts for the revenue and expense of running the parks system as part of a Special Revenue Fund called the Park and Recreation Fund with the cost of operating the system borne primarily by the users of the system through user and rental fees.

A conceptual picture of a pickleball complex is included on page 11 of the supporting documentation.

Budget Estimate

The Town believes that the construction of a single pickleball court with lighting approaches \$80,000. We therefore believe with efficiencies secured through scale and mobilization, that up to four courts can be completed with an allocation of \$250,000.

How to Fund It

The Town of Granby Park and Recreation Fund has a June 30, 2025 Fund Balance of \$432k. As mentioned previously, this fund is a Special Revenue Fund that by design would pay for the pickleball courts or support the debt service for them, should bonds be issued.

The Fund Balance was created from user and rental fees, so any outflow to support this project is appropriate. Accordingly, the recommendation today is to issue 20-year bonds in the amount of \$250k.

Why Bonding?

With investment rates in STIF at about 4% and the borrowing rate around 3.5%, borrowing the full \$250k is recommended to allow the Fund Balance to earn a greater return than the cost of borrowing.

Our financial advisor is currently compiling the debt services costs of this initiative, and I'll provide that to the BOS and CPPAC when available.

The cost of this amenity, if bonds are issued, will be shared generationally, as opposed to retrospectively. Finally, by preserving the Fund Balance, should the uncertain project cost exceed our estimate, we would have a source of funding to complete the necessary work.

Year-Round Bathroom at Salmon Brook Park

With the rollout of the walking path in 2024, residents are frequenting Salmon Brook Park in greater numbers. Currently, there exists no year-round accessible bathroom for convenient use by residents, especially at the northern end of the park.

The addition of a year-round bathroom as a Salmon Brook Park amenity is strongly supported by residents, recommended by the Parks and Recreation Board, and was also a recommendation in the GZA Parks Master Plan.

The Town accounts for the revenue and expense of running the parks system as part of a Special Revenue Fund called the Park and Recreation Fund with the cost of operating the system borne primarily by the users of the system through user and rental fees.

Budget Estimate

The Town believes that the construction of a year-round bathroom facility will cost \$250k. Locating power to bring to the area, selecting sewer or leech field, bringing water, and then completing a suitable construction will be challenges we face.

However, as you may recall, the Town has been awarded a STEAP Grant from the State of Connecticut in the amount of \$580,000 to extend the walking path up to the Route 20 overflow parking lot. The Town will be required to provide a \$117,000 match.

Given the work needed on this larger project, there exists a possible synergistic opportunity to use the funding for the bathroom as part of the local share and avoid mobilization costs from two contractors if the projects were separate.

How to Fund It

The Town of Granby Park and Recreation Fund has a June 30, 2025 Fund Balance of \$432k. As mentioned previously, this fund is a Special Revenue fund that by design would pay for the bathroom or support the debt service for the bathroom should bonds be issued.

The Fund Balance was created from user and rental fees, so any outflow to support this project is appropriate. Accordingly, the recommendation today is to issue 20-year bonds in the amount of \$250k.

Why Bonding?

With investment rates in STIF at about 4% and the borrowing rate around 3.5%, borrowing the full \$250k is recommended to allow the Fund Balance to earn a greater return than the cost of borrowing.

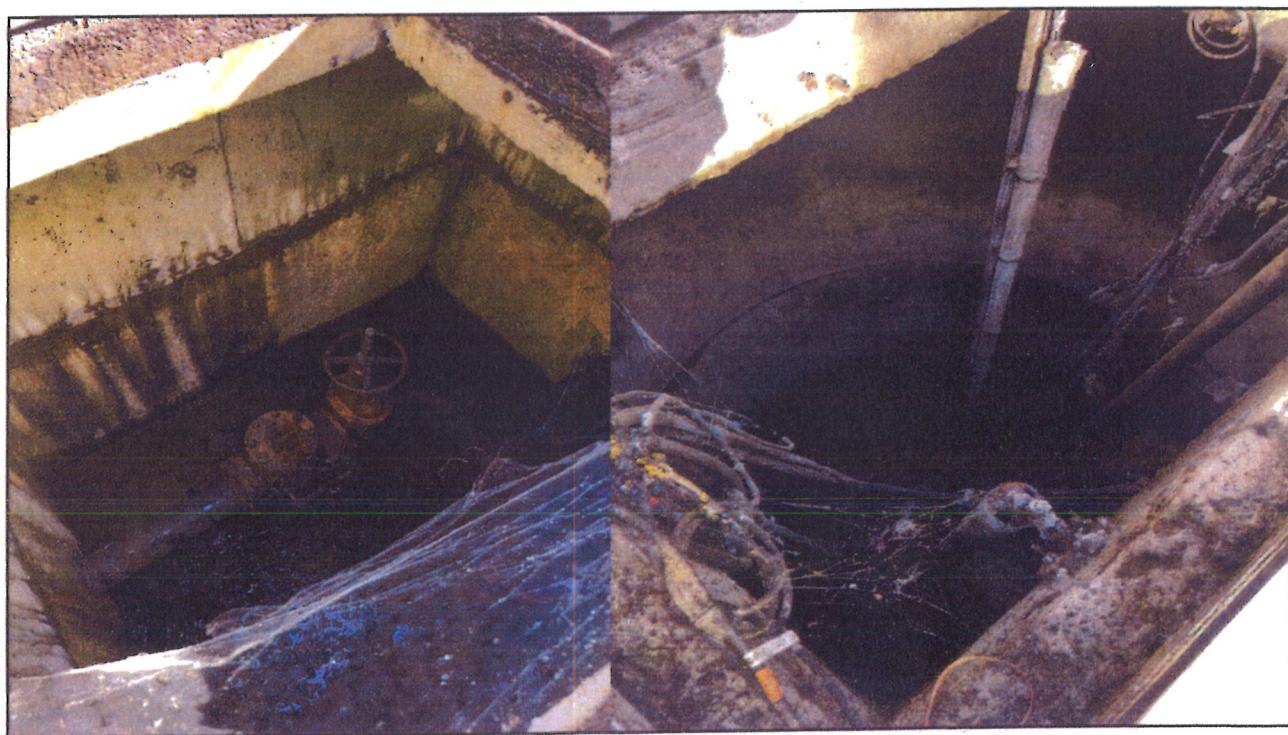
Our financial advisor is currently compiling the debt services costs of this initiative, and I'll provide that to the BOS and CPPAC when available.

The cost of this amenity, if bonds are issued, will be shared generationally, as opposed to retrospectively. Finally, by preserving the Fund Balance, should the uncertain project cost exceed our estimate, we would have a source of funding to complete the necessary work.



1

SBP
—



2

Rf.10
—

1



3



4

Route 10 Sewer Pump Station

1. Replace pumps, bases, rails and ancillary plumbing.

\$145,000

2. Replace level controlling device with transducer.

\$40,000

3. Remove all obsolete infrastructure from wet well. Seal any cracks or penetrations with hydraulic cement or epoxy injection.

\$15,000

4. Exterior concrete coatings can be considered (can be accomplished with internal staff).

\$15,000

5. Replace isolation valves and check valves in valve vault.

\$100,000

6. Install bypass valve connection in existing valve vault. This will include cutting into the existing discharge piping after the isolation gates and check valves, adding a tee, plug valve, and pipe connection with bleed off. Details and specs can be provided.

\$10,000

7. Replace hatch for valve vault with weather tight application. (This can be an alternate on the bid if not desired but from memory I believe the hatch is steel, not weather tight, and showing signs of deterioration?)

\$5,000

8. Rust inhibiting and protective coatings can be considered for all piping and valves in valve vault (can be accomplished with internal staff).

\$5,000

9. Install 10'x4' precast concrete building on appropriate base. Details and specs can be provided.

\$80,000

10. Replace and install new pump and motor control systems. All pump station control and electrical equipment to be installed on the inside of the building. Electrical meters, automatic and manual transfer switches are to be installed on the outside of the building.

\$150,000

11. Install SCADA system using LTE radios as a means of communications. There will be annual licensing fees for this service moving forward.

\$95,000

12. Repair or replace exterior fencing.

\$2,000

For this site, Flygt offers a complete package for pumps, bases, rails, level and pump controlling systems. It is very user friendly and simplifies the operation of the pump station and can be interfaced with a SCADA system. Stainless steel panels mounted on I-beams to house electrical and control components can be considered versus a prefabricated building; this may present significant cost savings.

Total Estimate,

\$662,000 plus 20% for engineering, plus 10% contingency. **\$873,840**

Route 189 Sewer Pump Station

1. Replace ventilation system inside can structure.

\$2,000

2. Purchase spare pump and motor to have in stock. I can provide vendors who can facilitate this request.

\$20,000

3. Scrape and apply coatings to exterior of all existing structures (can be accomplished with internal staff).

\$10,000

4. Install SCADA system using LTE radios as a means of communications. There will be annual licensing fees for this service moving forward.

\$75,000

5. Install 10'x4' precast concrete building on appropriate base. Details and specs can be provided. May need to be located off the states ROW or we could request a variance. Knowing that there is skid rail there they may work with us on the location.

\$80,000

6. Replace and install new pump and motor control systems. All pump station control and electrical equipment to be installed on the inside of the building. Electrical meters, automatic and manual transfer switches are to be installed on the outside of the building.

\$150,000

\$337,000 plus 20% for engineering, plus 10% contingency. **\$444,840** For this site, having a spare pump and motor in stock, ventilation system replaced, as well as SCADA feedback seem to be the most "urgent" needs; everything else can be costed and planned? Lets discuss the pipe separation that occurred previously. If I understand correctly, this was on the force main leaving the pump station which is asbestos concrete pipe. Replacing the force main would be very costly based on its size and length. As far as the can structure lighting – what were you referencing? Stainless steel panels mounted on I-beams to **house electrical and control components can be considered versus a prefabricated building**; this may present significant cost savings and be easier to achieve based on the site location.

SBP Sewer Pump Station

1. Install SCADA system using LTE radios as a means of communications. There will be annual licensing fees for this service moving forward.
2. \$75,000 plus 20% for engineering, plus 10% contingency. **\$99,000**

Sewer pumping stations are partial rebuilding as opposed to total rebuilding. Estimate only based on site visits with Simsbury sewer department.

Route 10 pumping station

- Animal Shelter

- \$150,000 to replace control panel, material and labor, install Scada system, install 2-way LTE radio with antenna for communication.
- \$200,000 for 2/20 HP new pumps and rails with labor.
- \$30,000 valve replacement and labor
- Electrician and Eversource associated costs. \$10,000
- \$25% engineering
- 12X12 Concrete building with 4' door, vents on the side, \$80,000
- \$15% contingency total project.

Total 680,000 vs. \$2.6 M

Route 189 pump station

- Next to PW facility

- \$150,000 to replace control panel, material and labor, install Scada system, install 2-way LTE radio with antenna for communication.
- \$120,000 for 2/15 HP new pumps and rails with labor.
- \$30,000 valve replacement and labor
- Generator, \$20,000
- Electrician and Eversource associated costs. \$10,000
- \$25% engineering
- 12X12 Concrete building with either a garage door opening or (2) 36' side by side doors, vents on the side. \$80,000
- \$15% contingency total project.

Total \$600,000 vs. \$1.8 M

Wastewater Pump Station Replacement Costs Granby, CT

To: Kirk Severance, Director of Public Works, Granby Public Works
From: Alan Wells, Tighe & Bond
David Popielarczyk, Tighe & Bond
Miles Moffatt, Tighe & Bond
CC: Adam Yanulis, Tighe & Bond
DATE: September 19, 2025

In accordance with the Town of Granby's (the Town's) request, we are providing budgetary capital costs for the replacement of the Town's Salmon Brook Street and North Granby Road Wastewater Pump Stations.

The Salmon Brook Street Pump Station is located near the animal shelter at 166 Salmon Brook Street and is the largest wastewater pump station in Granby's sewer system. This pump station serves the sewer customers north of the pump station.

The North Granby Road Pump Station is located on North Granby Road at Kendall Brook, near the road to Granby's high school and middle school. This pump station currently serves the Granby Memorial High School, the Granby Memorial Middle School, and the Department of Public Works (DPW) facility. In the future, this pump station may also serve neighborhoods to the northeast of the pump station.

A wastewater evaluation was completed in 2024 that provides information on current and projected future wastewater flows to these pump stations, which was used to estimate capacities for the new pumping facilities. This evaluation is documented in the technical memorandum titled *Wastewater Flow Study*, prepared by Tighe & Bond and dated January 24, 2024.

1 Assumptions

In order to develop budgetary costs for the replacement of the pump stations noted above, we assumed the following:

1. The pump stations will be sized to accommodate the future peak flows predicted in the 2024 wastewater evaluation noted above.
2. The pump rates will be sufficient to comply with the force main velocity requirements described in *TR-16, Guides for the Design of Wastewater Treatment Works*, 2011 edition, as revised in 2016, prepared by the New England Interstate Water Pollution Control Commission (TR-16). This document is often used as a guide for sewer planning, design and construction in Connecticut. TR-16 recommends that a minimum flow velocity of 3 feet per second (fps) at the average pump rate be attained in order to re-suspend solids deposited in the force main between pumping cycles. We assumed that the existing North Granby Road Pump Station force main would continue to be used (i.e., would not be replaced with a different size force main).
3. The pumping facilities will be submersible type.

4. Each pumping facility will be provided with a concrete wetwell and a concrete valve vault.
5. Each pumping facility will be equipped with a standby generator.
6. Each pumping facility will have a building in which the generator and pump controls will be located.
7. The new pump station will be located near to the existing pump station, minimizing the amount of new site piping required.
8. A chain-link fence will be installed around the perimeter of the pump station sites.
9. Special construction features to provide flood protection will not be necessary.
10. Rock excavation will not be necessary.
11. Minimal hazardous building materials that require demolition will be encountered.

2 Costs

The estimated budgetary costs presented in this memorandum are based on recent construction bid prices from other communities for new pumping facilities that have similar characteristics to those listed in the above assumptions. These costs are for planning purposes and are not based on a detailed review of the needs and requirements at each pumping facility. If the Town decides to proceed with the replacement of these pump stations, we recommend that a more detailed cost estimate be developed that is based on the design of pump station improvements.

A breakdown of the Engineer's Opinion of Probable Capital Cost (OPCC) for the replacement of the Salmon Brook Street and North Granby Road Pump Stations is presented in Table 1.

TABLE 1Engineer's Planning Level Opinion of Probable Capital Cost¹

Item	Salmon Brook St. PS	North Granby Rd. PS
Future Pump Station Capacity (gpm)	720	270
Costs		
New pump station ²	\$1,500,000	\$1,000,000
Demolition of existing pump station ³	\$70,000	\$50,000
Site work ⁴	\$150,000	\$100,000
Total Construction Cost	\$1,720,000	\$1,150,000
Contingency (25%) ⁵	\$430,000	\$288,000
Total Construction Cost w/Contingency	\$2,150,000	\$1,438,000
Engineering Allowance (20%) ⁶	\$430,000	\$288,000
Total Capital Cost	\$2,580,000	\$1,726,000
Say	\$2,600,000	\$1,800,000

¹Tighe & Bond has no control over the cost or availability of labor, equipment, or materials, over market conditions, or over the Contractor's method of pricing. The estimates of probable capital costs are made on the basis of Tighe & Bond's professional judgment and experience. Tighe & Bond makes no guarantee nor warranty, expressed or implied, that the bids or the negotiated construction cost of the work will not vary from this estimate of the probable capital costs. Costs are based on a September 2025 Engineering News Record Construction Cost Index of 13928.

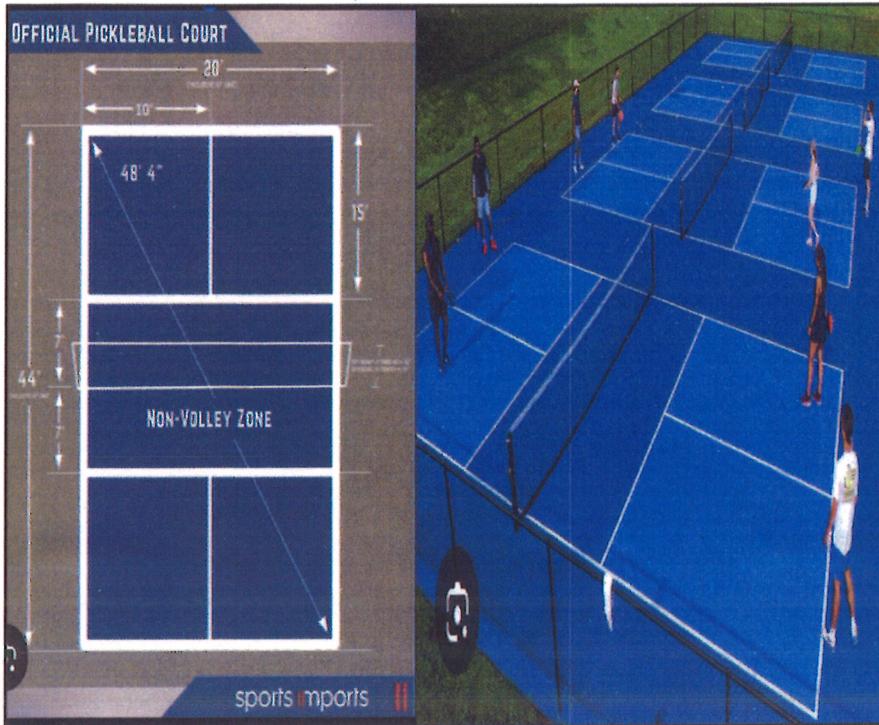
²This item includes all materials, labor, and equipment required to provide a new wastewater pump station (except those items listed specifically below it), including the concrete wet well and valve vault, a generator, a generator/control building, pumps, piping, portable hoist, pump controls, the necessary electrical components, building HVAC, etc.

³Includes the estimated cost to remove and dispose of the existing pump station components, as needed to install the new pump station.

⁴Includes the estimated cost of new site piping, manholes, bypass pumping, dewatering, perimeter fence, bollards, surface restoration, and all other site work not included in the pump station cost.

⁵Includes a 25% construction contingency.

⁶The engineering allowance is for design, permitting, bidding, and construction phase services.



The image shows a diagram of an official pickleball court on the left and a photograph of a real pickleball court on the right. The diagram is titled 'OFFICIAL PICKLEBALL COURT' and includes dimensions: 20' (width of net), 10' (width of end lines), 48' 4" (length of the court), 15' (width of the end lines), and 44' (width of the side lines). It also labels the 'NON-VOLLEY ZONE' and 'sports imports' logo. The photograph shows a blue court with white lines, surrounded by a black fence, with several people playing pickleball.

Component	Estimated Cost Range
Site Preparation (grading, drainage)	\$3,000 – \$15,000
Base Foundation (concrete or asphalt pad)	\$9,000 – \$18,000
Surfacing / Painting (acrylic surface)	\$4,400 – \$13,200
Lighting Installation (LED system)	\$5,000 – \$20,000
Fencing and Barriers	\$2,000 – \$10,000
Net System and Posts	\$300 – \$1,500
Accessories (benches, windscreens, etc.)	\$1,000 – \$5,000+

Granby Public Schools: Capital Improvement Plan Discussion

January 5, 2026

Forward

The Granby Board of Education, in compliance with the Town Charter, compiles a 10-Year Capital Improvement Plan. That plan serves as a working document in support of the annual budget and to track the capital projects/items that are used to support the ongoing operations of the School District.

As background, each of the capital projects/items included in the 10-Year Capital Improvement Plan list represents the Board of Education's best estimate of the cost to complete that project or buy that item. It is important to note that each line in the plan has not been individually scoped, sized, costed, or bid, but simply represents a starting point should a project/item be selected for execution. Therefore, when funding is put into place, the real project work begins including developing and issuing a request for proposals (RFP).

Project Overview – Athletic Complex

Project Description – Stadium Field and Field Two

This project proposes the urgent replacement of Stadium Field and Field Two at Granby Memorial High School to address documented structural failures, age, and safety concerns. The existing turf track and field system was originally installed in 2013 and has been carefully maintained; however, it has now exceeded its expected service life and is experiencing significant subsurface failure that cannot be resolved through surface repairs alone.

The project will include full removal of the existing turf and track systems, remediation of unstable subsurface conditions, and installation of new, long-term athletic field infrastructure designed to provide safe, reliable, and multi-use facilities for students and the broader Granby community. Stadium Field will continue to serve as a central venue for interscholastic athletics, physical education, community recreation, and major school and town events, while Field Two will support expanded athletic programming and scheduling flexibility.

Rationale / Need

The need for replacement of Stadium Field and Field Two is immediate and compelling. In recent years, Stadium Field has experienced recurring sinkholes and surface depressions, creating safety hazards that have led to restrictions on use and the inability to host track and field competitions. These conditions pose ongoing risks to student-athletes, staff, and community members. Field Two, although not showing the same wear and tear is the same age and resurfacing is necessary. Completing both fields at the same time allows for a cost savings of \$125,000.

Scope of Work

The Board of Education proposes a targeted scope that prioritizes durability, cost control, and long-term value:

Reconstruction of the existing Stadium Field and track surface using a post-tension concrete system designed to span unsuitable soils and provide long-term structural stability. Stadium Field and Field Two:

- Installation of new synthetic turf and track surfacing
- Drainage improvements, fencing, and associated site work as required
- Retrofit of Existing Lighting:
 - Removal and disposal of existing light fixtures
 - Installation of new energy-efficient LED fixtures

Timeline Considerations

Based on current planning assumptions, construction of the Stadium Field and track improvements is anticipated to occur during a spring/summer construction window, with an estimated duration of approximately five (5) months, depending on final scope and sequencing. Lighting retrofits and turf field installations would be coordinated to minimize disruption to athletic seasons and school operations.

Budget Estimate

Stadium Field and Track Reconstruction, Field Two Replacement:

Estimated at \$5.9million, based on the post-tension concrete system and associated improvements.

Athletic Lighting Retrofit:

Estimated at \$200,000 – \$250,000, including removal of existing fixtures and installation of LED lighting using existing poles.

Total for Stadium Track and Field and Field Two with lighting:

Estimated at \$6.1 million

Recommended Contingency: 8%–10% for design, general conditions, and construction to account for unknown site conditions

Project Description – Turf Baseball/Softball Field

This project proposes the reconstruction of the existing baseball field into a new all-weather synthetic turf facility designed to accommodate baseball, softball, and overlay field configurations. The goal of the project is to create a durable, multi-use athletic venue that increases field availability, improves safety and playability, and significantly reduces weather-related disruptions and long-term maintenance costs.

The existing natural grass field will be fully removed, including fencing, topsoil, irrigation systems, and clay surfaces. Earthmoving activities will be conducted to achieve the proposed grades. Once grading is complete, the project will include installation of concrete turf anchor curbing, a stone base system, and a comprehensive drainage network to support long-term performance of the synthetic turf surface.

New fencing of varying heights and configurations will be installed and integrated directly into the concrete turf anchor curb system. Additional elements such as new dugouts, LED lighting fixtures, bleachers, walkways, batting cages, bullpen areas, and a scoreboard are identified as alternates and may be incorporated depending on final scope and funding. The Board of Education proposes fundraising for these additional enhancements.

Timeline Considerations

Depending on final scope selection, the baseball and softball field project is anticipated to be constructed within an approximately four-month timeframe, with nearby access and staging areas available. Additional coordination, review, and programming will be required to finalize scope and budget prior to construction.

Budget Estimate

- Base Project (Synthetic Turf Baseball/Softball Field): approximately \$3.4 million (subject to refinement)
- Recommended Contingency: 8%–10% for design, general conditions, and construction to account for unknown site conditions
- New LED lighting fixtures (8-pole system): \$750,000

Project Description – Bathroom for Athletics Complex

With upgrades to the athletics complex, the district anticipates increased use from students, families, and community members. Currently, there is not a bathroom near the fields. The porta-potties currently onsite are not heated, require constant attention and replacement, and do not provide an aesthetically appropriate permanent amenity. Furthermore, these units are not easily accessible for all people.

The addition of a year-round bathroom facility is strongly supported by the Board of Education and was cited in the original plans for the athletics complex in 2007.

Rationale / Need

A permanent, accessible bathroom facility is necessary to support expanded athletics programming, school events, and daily community use. Providing a year-round bathroom improves health and safety, enhances the visitor experience, and reduces ongoing operating costs and maintenance challenges associated with temporary portable facilities.

Scope of Work

- Site evaluation and selection of appropriate utilities approach
- Connection to sewer service or installation of an approved leach field system
- Extension of water service to the site
- Construction of a suitable, year-round heated accessible bathroom facility
- Coordination with overall athletics complex construction to capitalize on mobilization efficiencies

Timeline Considerations

Timeline will be coordinated with the broader athletics complex work to take advantage of site access, contractor mobilization, and utility trenching. The final schedule will be developed based on design and permitting.

Budget Estimate

The district estimates the construction of a year-round bathroom facility will cost approximately \$750,000. Given the work needed on the larger athletics complex project, there is a possible synergistic opportunity to complete this much-needed amenity efficiently at a lower cost.

Recommended Contingency: 8%–10% for design, general conditions, and construction to account for unknown site conditions

Project Overview – Granby Memorial Middle School

Project Description

Granby Memorial Middle School is a 75,000 square foot facility originally constructed in 1992, with most major building systems now more than 30 years old. A Visual Facilities Conditions Assessment completed in May of 2025 found that while the building remains functional, many core mechanical systems—particularly HVAC, elevators, electrical, kitchen infrastructure, and plumbing—are beyond the end of their expected useful life and require targeted upgrades to ensure continued safe and effective operation. Additionally, a significant percentage of the building does not have any life safety fire suppression sprinkler systems.

Rationale / Need

A more detailed Facilities Conditions Assessment is necessary to further uncover specific needs however, at this time we know that the current HVAC system requires some attention due to the aging equipment and components that rely on outdated parts no longer in production. These conditions directly impact indoor air quality, comfort, and reliability. In addition, the current kitchen and supporting plumbing and electrical systems reflect the building's age and no longer fully meet current operational and programmatic needs. Immediate attention to these systems is necessary to address

deferred maintenance, reduce the risk of system failure, and support a healthy learning environment for students and staff.

Scope of Work

Although a full renovation of the current building was proposed to CPPAC, feedback from CPPAC to the Board of Education is that this approach is cost prohibitive at this time and additional information is necessary to evaluate the full cost of the project. Therefore, the BOE will limit the current consideration to a comprehensive facilities assessment to precisely inform the scope of work necessary.

As planning continues for a GMMS renovation, it is important to note at this juncture that while a phased approach would allow the district to strategically invest in the building over time, extend the useful life of major systems and align capital improvements with available funding and operational needs, a phased approach does not account for longer periods of disruption to the learning environment and does not allow for state reimbursement (currently 46.43%) for "renovate to new" school district projects.

Timeline Considerations

Each project will be assessed individually once further details are gathered in order to determine a timeline that is least disruptive to the learning environment. Projects will occur over the summer months and school vacations while the building is closed to students whenever possible.

Budget Estimate

Specific HVAC assessment will be complete in April of 2026. In addition, The Board of Education will contract for a comprehensive Facilities Conditions Assessment to determine priorities and engage in architectural plans for future consideration.

In reliance upon previously done repairs and the visual assessment, the estimate at this time to conduct necessary repairs and engage with an architectural design firm is \$1.75 Million.

Recommended Contingency: 8%–10% for design, general conditions, and construction to account for unknown site conditions.

Summary of Estimated Costs:

Stadium Track & Field, Field Two and Lights: \$6,100,000

Softball and Baseball Field with Lights: \$4,150,000

Bathroom Facility: \$750,000

Middle School Exploration and Repairs: \$1,750,000

Bond Request \$12 million

Fundraising \$750,000

Total: \$12,750,000