

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 0f 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