

TOWN OF GRANBY

MEMORANDUM

DATE: March 11, 2019

TO: Planning and Zoning Commission

FROM: Abby Kenyon, Director of Community Development

REGARDING: **CGS Section 8-24 Referral, Capital Projects**

Background

Section 8-24 of the Connecticut General Statutes requires that municipal improvements be referred to the Planning and Zoning Commission for a report before any local action is taken. The Commission is to evaluate referrals for their consistency with the Plan of Conservation and Development. Below is a summary of proposed capital projects for your consideration:

No. 1 Moosehorn Bridge

Description of the Bridge: A one and a half lane wooden deck on steel girders with stone headwalls, less than twenty feet long.

Necessary Work: The entire structure of this bridge would need to be removed, including footings, head walls and wing walls that would require a large excavator. Water diversions would be required in order for any concrete work to be completed. After the completion of the head walls, beams will need to be installed followed by a deck that may require a crane and operator. Prior to any construction work, erosion control methods and permitting would need to be put into place.

No. 2 Griffin Road Bridge

Description of the Bridge: A two lane wooden deck on steel girders with stone head walls, less than 20 feet in length.

Necessary Work: The entire structure of this bridge would need to be removed, including footings, head walls, and wing walls that would require a large excavator. Water diversions would be required in order for any concrete work to be completed. After the completion of the head walls, beams will need to be installed, followed by a deck that may require a crane and operator. Griffin Road is heavily traveled.

No. 3 Donahue Road Bridge

Description of the Bridge: A two lane concrete deck on steel girders with stone head walls. Under twenty feet in length.

Necessary Work: The entire structure of this bridge would need to be removed, including footings, head walls, and wing walls that would require a large excavator. Water diversions would be required in order for any concrete work to be completed. After the completion of the head walls, beams will need to be installed, followed by a deck that may require a crane and operator. Prior to any construction work, erosion control methods and permitting would need to be put into place.

No. 4 Simsbury Road by Holcomb Ridge Bridge

Description of the Bridge: A two lane concrete deck over twenty feet in length on steel girders with concrete head walls.

Necessary Work: The entire structure of this bridge would need to be removed, including footings, head walls, and wing walls that would require a large excavator. Water diversions would be required in order for any concrete work to be completed. After the completion of the head walls, beams will need to be installed followed by a deck that may require a crane and operator. Prior to any construction work, erosion control methods and permitting would need to be put into place.

Comment: In order to meet the current road traffic standards, the bridge must be widened by no less than two feet.

No. 5 Hungary Road nearest to the Suffield Town Line Bridge

Description of the Bridge: Under twenty feet in length, a two lane concrete deck covering two large galvanized culvert pipes with stone walls.

Necessary Work: The entire structure of this bridge would need to be removed, including footings, head walls, and wing walls that would require a large excavator. Water diversions would be required in order for any concrete work to be completed. After the completion of the head walls, beams will need to be installed followed by a deck that may require a crane and operator. Prior to any construction work, erosion control methods and permitting would need to be put into place.

Comment: The brook runs on the west side of the bridge and there is a swamp on the east side. One of the greatest challenges with replacing this structure is the amount of shoring that would be necessary to hold back the water while the construction project is under way.

No. 6 Student Cafeteria

Currently, Granby Memorial High School does not have a kitchen to serve students. Lunches are prepared at the middle school and transported to the high school for distribution. Some students bring their own lunch due to the lack of a hot lunch kitchen. The school has an area called the commons which is used as the lunch area. This space would be reconfigured to provide a kitchen for preparing and cooking healthy meals as well as serving areas to accommodate students in multiple lunch waves. This includes the ability to provide fresh, local food in order to serve a healthy lunch. In addition, the lack of a student cafeteria in the high school prohibits the offering of breakfast to students. A well-balanced breakfast and lunch are essential to support high-quality learning.

No. 7 Science, Career & Technology Education Spaces

The Science, Career & Technology Education project includes the upgrading and modernization of the Technology/Wood Shop and the Family and Consumer Science spaces to suit 21st Century learning, additional program spaces for Robotics as well as a Science Combination Classroom/Lab to support increased graduation requirements. The Science, Career & Technology Education project would require an approximately 2,000 square foot addition to the ground floor of Building 1 to allow for access as well as equipment, such as, dust collection systems. Additional reconfiguration on the adjacent floor of this building will create the contiguous space to serve the needs of the Science, Career & Technology Education Program. Equipment such as a commercial grade stand-alone joiner, planer, table saw, band saw, drill press, and pneumatic tools with necessary compressor and air-lines will also accompany reconfigured spaces. These tools will provide the programs with robust infrastructure to support science, career and technology programs, both now and in the near future.

The Family and Consumer Science space is proposed to occupy existing space adjacent to the proposed Student Cafeteria in order to maximize infrastructure such as plumbing, electricity, gas and venting requirements. Standard commercial equipment for the culinary program is also proposed.

No. 8 Performing Arts: Band Storage and stage access

Performing Arts are an integral and popular part of the arts curriculum and high school experience. There is an acute need to create space for the expanding music and drama programs which the facility cannot currently accommodate. GMHS has one instructional room for the band and the chorus. The band splits class and practice times between the auditorium and this classroom. Logistical issues are created by these space limitations and hinder the ability to deliver adequate instruction. Creating dedicated space for a band room would relieve this issue. Storage space for band instruments and performance-related equipment would also be housed in or near the band room. Every effort to reconfigure existing space to accommodate this need is currently being investigated; however, requirements for ceiling height in this specialized room may require a building addition. No additional equipment is needed to achieve this goal.

Limited stage access to the auditorium and adequate storage space have created logistics that are detrimental to the expansion of the drama program. Large props must be assembled on the stage during drama productions. This is a difficult task because the stage is also used as daily instructional space for the band program as well as rehearsal space and other school and community functions. In addition, there is no designated storage space for drama props and materials. These items are currently disposed of or stored in areas that have been deemed unsafe by the Fire Marshal. Access and storage can only be achieved with an addition to the existing building; however, the addition can be minimally heated and does not require finished interior spaces.

No. 9 Library Media Center for digital technology and innovative curriculum

The library media center configuration has been modified over the years due to changes in technology; therefore, there is a substantial amount of space that can be used to include innovative curriculum spaces, digital technologies and flexible learning spaces to meet 21st Century learning needs. Improvements in this area will not require any additions to the building;

however, there will be interior reconfiguration necessary to address a central staircase as well as space partitions and appropriate furniture.

No. 10 Parking Lot configuration and repaving

Extensive cracking in large sections continues to erode the base of the parking lot at GMHS. This erosion results in voids in the asphalt and compromises the structural integrity of the parking area. This project is proposed to rectify these issues and provide safe access and parking at the school for buses, emergency vehicles, staff, and visitors.

No. 11 Athletic Facility improvements

Athletes and visitors using the stadium and fields at Granby Memorial High School do not have access to water and bathroom facilities, which presents a health and safety issue. Athletic improvements include the addition of bathroom facilities, four field lights with poles and a press box. The press box enhances the use of the field and aides in broadcasting and filming events for instruction.

No. 12 Roofs and/or HVAC system upgrades and/or replacement

Over the next five years, the heating, ventilation and air conditioning units (HVAC systems) are scheduled for replacement at Granby Memorial High School, Granby Memorial Middle School, Kelly Lane Primary School, and Wells Road Intermediate School. During this replacement cycle, the provision for targeted air conditioning in the locker rooms, student commons and gymnasium are recommended in order to increase indoor air quality. In addition, the roofs at the high school have already failed in some areas and should be scheduled for replacement in 2021.

Congestion in the north staircase in Building 1 of the high school poses safety concerns and requires alterations in order to alleviate the issue. A variety of cost effective solutions are under consideration.

No. 13 Photovoltaic (Solar)

Granby Public Schools has been pursuing the possibility of creating a solar park on Town-owned land behind Wells Road Intermediate School. The goal of the solar project for Granby Public Schools is to reduce our carbon footprint while, at the same time, creating long-term savings for the town and school district. We are fortunate to have the available space behind Wells Road Intermediate School to construct a ground array that would serve our four schools by generating 80%-100% of our energy needs.

Virtual Net Metering (VNM) for a solar array adjacent to the Wells Road Intermediate School will provide the credits for energy generated by a ground array, which make a solar solution for the entire district economically feasible. VNM allows the district use the credit from solar energy generated from the Wells Road site to offset the energy used at all our schools regardless of their location. Renewable Energy Credits have already been secured and are scheduled for generation in April 2021 pending approval of the project. These credits also serve as a source of revenue for the Town.

The State of Connecticut Department of Administrative Services and School Construction Grants has voiced support for this groundbreaking solution. Granby Public Schools hopes to be

a model for other school districts as they work to reduce their carbon footprint while acting as responsible stewards of the funds provided by both the State of Connecticut and local taxpayers.

Action

If the Commission is in agreement, the following motion is proposed for your consideration:

Move that the Planning and Zoning Commission, pursuant to the provisions of Section 8-24 of the General Statutes of Connecticut, recommend approval of the proposed capital projects.