

**Regular Board of Education Meeting
Wednesday, May 21, 2025, 7:00 PM
Town Hall Meeting Room**

I. Call to Order and Welcome

{{Goal-}}

{{Attachment:}}

{{RecommendedMotion}}

II. Chairperson's Report (5 min.)

{{Goal-}}

{{Attachment:}}

Rationale: Ms. Monica Logan, Board Chair, will share remarks.

{{RecommendedMotion}}

III. Awards and Recognition

{{Goal-}}

{{Attachment:}}

{{RecommendedMotion}}

IV. Public Comment (20 min.)

{{Goal-}}

{{Attachment:}}

Rationale: Granby community engagement and attendance at Board of Education public meetings is welcomed and encouraged. As is our custom, the Board views Public Comment as an opportunity for members of the public to share their comments and concerns with the Board, and Board members will not be responding to comments or engaging in a dialog. As it deems appropriate, the Board may place such matters on the agenda for future meetings for discussion in accordance with the Freedom of Information Act.

Procedurally, public remarks will be limited to 5 minutes and speakers will be asked to identify themselves by name and address. We expect comments to be respectful and civil in tone, and we do not permit name-calling, raised voices, personal attacks or vulgarity.

Lastly, we note that the Superintendent is responsible for student and personnel matters. No speaker will be permitted to use public comment to bring complaints against any teacher, student or staff member or to discuss student matters, which are confidential. Therefore, the use of student, teacher or staff names is not permitted. Any such complaints or concerns should be directed to the Superintendent and her team.

{{RecommendedMotion}}

V. Student Representative Reports (5 min.)

{{Goal-}}

{{Attachment:}}

Rationale: Ms. Katie O'Neill and Ms. Sofia Brenson, Student Representatives, will report on activities taking place at the high school.

{{RecommendedMotion}}

VI. Reports and Discussion (50 min.)

{{Goal-}}

{{Attachment:}}

{{RecommendedMotion}}

A. Annual Facilities Report

{{Goal-}}

{{Attachment:}}

Rationale: Mr. Christopher DeGray, Director of Facilities, will present the Annual Facilities Report to the Board.

{{RecommendedMotion}}

B. Superintendent's Annual Report

{{Goal-}}

{{Attachment:}}

Rationale: Superintendent Cheri Burke will present her Annual Report for the 2024-2025 school year to the Board.

{{RecommendedMotion}}

C. First Reading of Revised Policy 5131.911 - School Climate

{{Goal-}}

{{Attachment:}}

Rationale: The Curriculum/Policy/Technology/Communications Subcommittee recommends revised Policy 5131.911, School Climate, to the Board for a first reading.

{{RecommendedMotion}}

D. First Reading of Revised Policy 5112 - Ages of Attendance/Admissions/Placement

{{Goal-}}

{{Attachment:}}

Rationale: The Curriculum/Policy/Technology/Communications Subcommittee recommends revised Policy 5112, Ages of Attendance/Admissions/ Placement to the Board for first reading.

{{RecommendedMotion}}

E. Non-Lapsing Education Fund Balance

{{Goal-}}

{{Attachment:}}

Rationale: Nickie Stevenson will update the Board on Non-Lapsing Education Fund balance for FY25.

{{RecommendedMotion}}

VII. Business Requiring Action (15 min.)

{{Goal-}}

{{Attachment:}}

{{RecommendedMotion}}

A. Director of Finance & Operations Report

{{Goal-}}

{{Attachment:}}

Rationale: Ms. Nickie Stevenson, Director of Operations & Finance, will present the April 2025 Budget Expense Report.

{{RecommendedMotion}}

B. Approval for Transfer of FY26 Funds to Small Capital Fund

{{Goal-}}

{{Attachment:}}

{{RecommendedMotion}}

C. BOE Capital Plan Approval

{{Goal-}}

{{Attachment:}}

Rationale: The Board will consider approval of the BOE Capital Plan Priorities for the FY27 Budget.

{{RecommendedMotion}}

D. Approval of Healthy Foods Certification/Food and Beverage Exemptions - 2025-2026

{{Goal-}}

{{Attachment:}}

Rationale: The Board will discuss and consider the approval of the Healthy Food Certification and Food and Beverage Exemptions for the 2025-2026 school year.

{{RecommendedMotion}}

E. Second Reading and Approval of Revised Policy 5145.5 - Suicide Prevention

{{Goal-}}

{{Attachment:}}

Rationale: The Curriculum/Policy/Technology/Communications Subcommittee recommends revised Policy 5141.5, Suicide Prevention, to the Board for a second reading and adoption.

{{RecommendedMotion}}

F. Minutes

{{Goal-}}

{{Attachment:}}

Rationale: The Board will approve/amend the minutes of the May 7, 2025 Board of Education meeting.

{{RecommendedMotion}}

VIII. Committee Reports (20 min.)

{{Goal-}}

{{Attachment:}}

{{RecommendedMotion}}

A. Board Standing Committee Reports

{{Goal-}}

{{Attachment:}}

{{RecommendedMotion}}

1. Curriculum/Policy/Technology/Communication

{{Goal-}}

{{Attachment:}}

{{RecommendedMotion}}

2. Finance/Personnel/Facilities

{{Goal-}}

{{Attachment:}}

{{RecommendedMotion}}

B. Other Board-Related Reports

{{Goal-}}

{{Attachment:}}

{{RecommendedMotion}}

1. CREC/CABE

{{Goal-}}

{{Attachment:}}

{{RecommendedMotion}}

2. Granby Education Foundation

{{Goal-}}

{{Attachment:}}

{{RecommendedMotion}}

C. Calendar of Events

{{Goal-}}

{{Attachment:}}

{{RecommendedMotion}}

D. Board Member Announcements

{{Goal-}}

{{Attachment:}}

{{RecommendedMotion}}

E. Action Items

{{Goal-}}

{{Attachment:}}

{{RecommendedMotion}}

IX. Superintendent's Report (5 min.)

{{Goal-}}

{{Attachment:}}

Rationale: Superintendent Burke will provide district updates.

{{RecommendedMotion}}

X. Executive Session

{{Goal-}}

{{Attachment:}}

Rationale: The Board will enter into an Executive Session to discuss the Superintendent's evaluation and contract.

{{RecommendedMotion}}

XI. Adjournment

{{Goal-}}

{{Attachment:}}

{{RecommendedMotion}}

To: Granby Board of Education
From: Mr. Chris DeGray, Director of Facilities
Date: May 21, 2025
Subject: Facilities Department Update and Summer Planning Overview

As the Director of Facilities, I remain committed to fostering a strong, cohesive team and providing meaningful support to both our leadership and dedicated grounds and maintenance crew. Our focus continues to center around building a culture of collaboration, identifying operational efficiencies, and achieving cost savings across the district's facilities. Since October, we have implemented several strategic staffing and structural changes that enhance our ability to meet these goals, and we are poised for a productive summer.

I. Facilities Staffing and Departmental Structure Updates

a. Staffing Changes

Since October, we have successfully hired both temporary and permanent staff members to address vacancies and support operational needs. These additions have strengthened our capacity to manage both day-to-day responsibilities and large-scale projects more efficiently.

b. Departmental Restructure & Meeting Frequency

We have restructured departmental operations to improve communication and accountability. This includes more frequent meetings with supervisors, full facilities staff, and regular coordination with school administrators. Additionally, we have implemented adjusted summer hours for staff to ensure optimal coverage while supporting work/life balance.

c. Grounds Department Update

The Grounds Department has been stabilized and continues to provide critical upkeep and enhancements to our campuses. Focus areas have included field maintenance, landscaping and preparation for seasonal demands such as commencement.

II. Department Savings Since October

Attached is a detailed breakdown of departmental savings realized since October, reflecting cost-conscious decision-making and efficient resource management. In a continued effort to maximize resources, I will be working alongside the team in the field this summer to directly support operations and project execution.

III. Indoor Air Quality (IAQ), Tools for Schools, and HVAC Compliance

This summer, we will conduct mandated HVAC testing and continue our IAQ assessments in line with Tools for Schools requirements. These efforts are critical in ensuring the health and safety of our school environments and maintaining compliance with state and federal guidelines.

IV. Capital Projects Advisory Committee (CPAC) Overview

Upcoming CPPAC-related items include:

- Continued planning and review of the middle school facility needs
- Turf field evaluations and testing
- Ongoing upgrades to safety and security infrastructure across the district

V. Summer Projects

Our team is preparing for a comprehensive list of summer projects, including:

a. Janitorial

- Deep cleaning of all facilities
- Floor stripping/waxing and carpet extraction
- Internal moves and room reconfigurations

b. Maintenance

- Deferred and scheduled maintenance in plumbing, electrical, and HVAC systems
- Completion of outstanding work orders
- Fleet maintenance and service
- Interior painting and carpentry work
- District-wide street sweeping and district-wide line painting
- Grounds maintenance and enhancements

c. Capital & Improvement Projects

- High school bleacher replacement
- Turf field testing and follow-up improvements
- Renovation of the original high school culinary classroom to develop a space for the new life skills program at GMHS
- Repairs to the Wells Road courtyard and gazebo (grant funded)
- Installation of a new washer and dryer unit at the high school

d. Department-Wide

- Annual safety and compliance training for all facilities staff

Thank you for your continued support as we work to maintain safe, functional and welcoming learning environments for our students and staff. I look forward to providing an update this fall to share progress made over the next few months of summer work.

Granby Facilities Dept. Cost Savings Measures

Building	Project	Vendor	Quote	In House Cost	Savings	Notes
High School	Replace 2 failed solenoids	Fire Equipment, Inc.	\$3,771.86	\$700.00	\$3,001.86	Dale performed work
High School	replace batteries in floor cleaning machines	Hillyard	\$1,475.00	\$425.00	\$1,075.00	Dale/Chris researched and found a cheaper vendor than had been historically used.
Middle School	choir / music room mold	Service master	\$13,600.00	\$800.00	\$12,800.00	Quote covered 5 weeks of rental use of air scrubbers, air mover, dehumidifiers, and professional supervision of humidity and moisture levels. We purchased 2 professional air scrubbers and Chris DeGray has a moisture/humidity meter and personally monitored the remediation.
High School	media / library are mold	Service master	\$10,500.00	\$0.00	\$10,500.00	Quote covered 4 weeks of rental use of air scrubbers, air mover, dehumidifiers, and professional supervision of humidity and moisture levels. We purchased 2 professional air scrubbers and Chris DeGray has a moisture/humidity meter and personally monitored the remediation.
All schools	winter snow removal	n/a		\$0.00	\$1,500.00	Chris DeGray assisted facilities snow response team working after hours snow removal an estimated total 50+ hours, saving an estimated \$1,500+ in additional staff OT costs
High School	Culinary space renovation	n/a		materials (\$2k?)	\$20,000.00	Facilities will be renovating this space, estimated at \$20k+ if a contractor was hired for demolition and renovation
Wells Road	Annual Indoor Air Quality Testing	Avg. of 3 vendor quotes	\$7,000.00	\$0.00	\$7,000.00	Chris DeGray will perform the yearly testing
Kelly Lane	Annual Indoor Air Quality Testing	Avg. of 3 vendor quotes	\$7,000.00	\$0.00	\$7,000.00	Chris DeGray will perform the yearly testing
Middle School	Annual Indoor Air Quality Testing	Avg. of 3 vendor quotes	\$9,000.00		\$9,000.00	Chris DeGray will perform the yearly testing
High School	Annual Indoor Air Quality Testing	Avg. of 3 vendor quotes	\$14,000.00	\$0.00	\$14,000.00	Chris DeGray will perform the yearly testing
				Savings	\$85,876.86	

To: Granby Board of Education
From: Cheri P. Burke, Superintendent
Date: May 21, 2025
Subject: Superintendent Year in Review 2024-2025

Celebrating Progress and Advancing Excellence

The 2024–2025 academic year was marked by strategic growth, high levels of community engagement and measurable progress across the Granby Public Schools. Under the leadership of Superintendent Burke, the district implemented initiatives that enhanced student achievement, operational efficiency, program development, and community engagement. This report highlights the key accomplishments and areas of continued progress that define a successful year in Granby Public Schools.

Academic Excellence and Student Achievement

An early look at student learning outcomes indicates strong improvement, with the district achieving its highest levels of math performance since the pandemic. The data is still incomplete; however, at this time, Granby Memorial Middle School (GMMS) Smarter Balanced math scores in Grades 6, 7, and 8 are at pre-pandemic highs, while PSAT scores in Grades 8 and 9 increased by 20 points over the previous year. These gains reflect the district’s commitment to instructional rigor and targeted support.

In the 2025-2026 school year, we are optimistic gains will continue with additional instructional time added at Granby Memorial High School (GMHS) and the ability to increase access to academic support and intervention services at both GMHS and GMMS due to the schedule alignment. In addition, these schedule modifications will enhance collaboration and flexibility, further supporting student academic success. A full presentation of student achievement data is scheduled for the Fall 2025.

Operational Efficiencies and Strategic Staffing

The District’s prioritized smart resource management, resulted in substantial financial efficiencies through creative problem solving and effective hiring. Over \$750,000 in savings were realized from renegotiated transportation contracts (over three (3) years), and \$85,000 was saved through Facilities Department innovations and in-house work. These outcomes were supported by strategic planning and a consistent focus on problem identification and solution-oriented approaches.

Administrative changes at Central Office and school levels optimized operations without increasing administrative overhead. Key adjustments included the elimination of several positions and the reallocation of responsibilities through stipends and redefined roles. The Finance and Human Resources Departments led successful contract negotiations and expanded staff benefit options at no additional cost to the District. The new role of Dean of Students at GMHS replaced an Assistant Principal role to provide student-facing support with social and emotional needs and behavior regulation. This was a cost savings and added value to the GMHS team.

Special Education and Program Innovation

Significant advancements were made in the Special Education and Student Support Services Department. The Department was reorganized to provide stronger site-based leadership through new elementary and secondary Department Chair positions (stipend only). Three specialized programs—RISE, PAVE, and the Alternative Learning Center—were launched to meet the diverse needs of students and reduce reliance on out-of-district placements. These programs enabled the

return of several students to Granby and expanded capacity through regional partnerships, including the growth of the B.E.A.R. Transition Academy.

Pilot initiatives such as the Structured Resource Room introduced enhanced behavioral and emotional support within the schools, aligning with the District's broader commitment to inclusive education and fiscal responsibility.

Community Engagement and Transparent Communication

Granby Public Schools continued to build trust and strengthen relationships with families and the broader community. The second year of the three-year District Communication Plan was completed, including the development and dissemination of key resources such as the Crisis Response Protocol and the Guide to Addressing School Concerns.

Communication efforts included proactive outreach through digital platforms, articles in *The Granby Drummer*, social media engagement, and in-person and virtual stakeholder forums. School successes were regularly celebrated at Board of Education meetings, reinforcing a positive district narrative.

Safety, Wellness, and Mental Health Supports

The District expanded its focus on student and staff well-being. Collaborative efforts with the Farmington Valley Health District led to district-wide training in Youth Mental Health First Aid and Teen Mental Health certification for upper-grade students. Additional wellness initiatives included a staff wellness day, therapy dog visits and screen-free awareness campaigns.

The School Resource Officer (SRO) Program was adopted by the Board of Education and is slated for implementation in 2025–2026. Infrastructure updates and planning for long-term capital improvements also advanced under the safety and security umbrella.

Strategic Planning and District-Wide Recognition

Granby Public Schools made notable progress in strategic planning, capital improvement development and district branding. Projects included the design of a future athletic field complex, solutions for the high school track and field, and a study of the 32-year-old Granby Memorial Middle School. These efforts will inform upcoming priorities and investments for the Town of Granby.

This year, Granby Public Schools was recognized at the state and national level. Superintendent Burke was selected as a "Superintendent to Watch," by the National School Public Relations Association and Granby Public Schools became the only district in the Farmington Valley with 100% staff trained in Youth Mental Health First Aid. Additionally, the District was invited to present its middle and high school schedule alignment work at a national conference. Granby Memorial High School was awarded an Innovation Grant, further underscoring the District's leadership and forward-thinking approach.

The 2024–2025 school year reflects a time of momentum and meaningful achievement for Granby Public Schools. Through strategic leadership, creative solutions, and a student-first mindset, the District has laid a strong foundation for continued growth. The work of the past year exemplifies the power of collaboration, the importance of community and a steadfast commitment to excellence.

Leading Together: Celebrating Our Progress, Inspiring Our Future



Granby Public Schools | 2024–2025
Superintendent's Year-End Report

Student Achievement



Goals:

100% of Granby students make growth as measured on standardized assessments.

Increase math achievement across the district to post-pandemic norms. Strive for 80% at or above proficient in ELA and 70% at or above proficient in Math

Results:

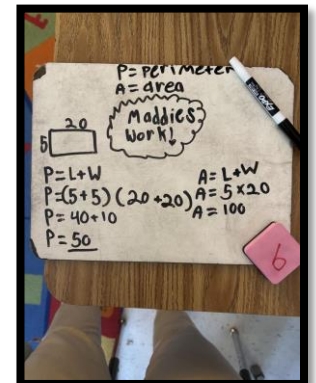
Highest math scores on the Smarter Balanced Assessment in Grades 6, 7 and 8 since before the pandemic.

Grade 8 and 9 PSAT scores are 20 points higher than last year.

Early data shows the current Grade 3 is a strong cohort of students achieving near 70% at proficiency or higher on both Math and ELA Smarter Balanced Assessments.

Focus on Achievement

- Certified Math Intervention Teacher at GMMS
- Focused training for Teaching Assistants to support small group instruction
- Student ownership of their performance data and goal setting
- Peer Learning Walks and observations
- Data teams at the grade level and building level to target instruction
- Revised intervention system (MTSS) with entrance and exit criteria
- P/SAT aligned department benchmarks and goals



Community Engagement & Communications

- Successfully Completed first two years of the District [Communication Plan](#)
- Published [Crisis Response Protocol](#)
- Developed and Shared [Communication Plan for Incidents & Emergency Response](#)
- Created and promoted a [Guide to Address School Concerns](#)
- Revised all [Library media websites](#) with searchable tools for book collections
- Publicized school successes via social media, district website, *Granby Drummer* articles and awards and recognition at BOE meetings
- Held Zoom and in-person community conversations for interested stakeholders



BOE BUDGET WORKSHOP



WEDNESDAY
MARCH 12, 2025

7:00PM

BOARD OF EDUCATION BUILDING
BOE CONFERENCE ROOM & ON ZOOM



Click the QR Code or visit www.granbyschools.org for more information on the budget process



NATIONAL PRINCIPALS MONTH

Mrs. Tanis

Fun
Dedicated
Hard Working

Having spent her entire career at the middle school level, Mrs. Tanis has a great sense of humour and a special connection with this age group!

CONNECT. BELIEVE. ACHIEVE.

Join Superintendent Burke for a Community Conversation

Thursday, February 20th at 9:00am
OR
Thursday, February 27th at 6:00pm

Via Zoom

Contact Linda Powell for the link:
powelll@granbyschools.org

GET READY FOR SOME FUN AT

FAMILY BOOKS & BINGO NIGHT

At Kelly Lane Elementary School
Emceed by Mr. Whitten

\$20 for 10 cards
Cash or Venmo at the door.

Dress up as your favorite book character! Prize for best costume.

BINGO

APRIL 3, 2025
6:00PM - 7:00PM

Exciting Prizes Fun and Games Delicious Snacks

ALL PROCEEDS GO TO GRANBY PTO



Meet the artists of this year's Granby P.S. holiday cards!

Isabella Hurczyn
Grade 11

Board of Education Member
Karen Richmond-Godard

The Granby School Board advocates on behalf of our schools, students and community.
Thank you Ms. Richmond-Godard for your dedication to Granby!

Safety & Security

Reunification Plan Revised

- Year-long focus for the emergency management team
- Collaborated with Kim Myers, Regional School Safety Coordinator from CT Center for School Safety and Crisis Preparation

School Resource Officer (SRO) Program

- Developed in collaboration with Granby Police Department
- Community-wide survey, presentations and conversations
- Positive response to add the SRO Program
- Adopted by the BOE at the February 5, 2025 BOE Meeting
- FY26 Budget supports SRO Program
- Implementation 2025-2026 School Year



Why does Granby need a School Resource Officer (SRO)?

The Granby Police Department and Granby Public Schools aim to:

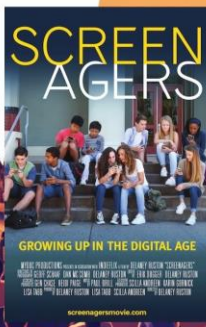
- Create and maintain a safe school environment
- Establish a cooperative relationship between students and police
- Prevent juvenile delinquency
- Promote positive interactions between students and police officers

Safety & Security

Focus on student mental health

- ❖ Together with Director of Student Counseling, presented to the Board of Directors for Farmington Valley YMCA to explore mental health collaboration
- ❖ Emphasize screen-free schools with advisory lessons, screenagers showing and education and awareness campaign for students and parents
- ❖ Collaborate with Farmington Valley Health District to:
 - Train all Granby staff in Youth Mental Health First Aid
 - Certify all Grade 11 and 12 students in Teen Mental Health Training
 - Offer online vaping and substance abuse prevention class for at-risk youth
- ❖ Therapy dog visits to Kelly Lane and the B.E.A.R. Transition Academy
- ❖ Create safe spaces with new Structured Resource Room & Alternative Learning Center at GMHS
- ❖ CREW implemented at GMMS
- ❖ Staff Wellness Day in January 2025

Screenagers: Growing Up in Digital Age



Join us on April 8th at
6 PM for a viewing at
Granby Memorial High
School Auditorium.

If you intend to attend, please fill out [this](#)
google form.



If you would like or need child care, please
complete [this](#) additional Google form.



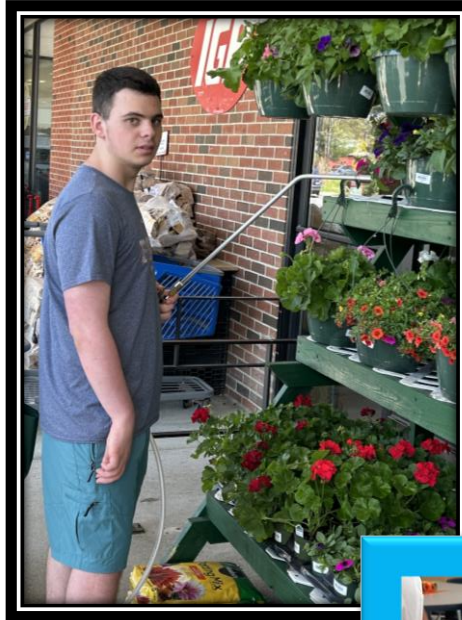
Mental Health FIRST AID
from NATIONAL COUNCIL FOR MENTAL WELLBEING

teen MENTAL HEALTH FIRST AID

WHY MENTAL HEALTH FIRST AID?
Build a powerful community of teens ages 14-18 by teaching them how to support a friend or classmate with the evidence-based teen Mental Health First Aid (MHFA) course.

Special Education & Program Development

- Reorganized Department to include Department Chair for Elementary and Department Chair for Secondary to oversee programs and provide site-based support.
- Launched three (3) new specialized programs:
 - ❖ RISE
 - ❖ Alternative Learning Center
 - ❖ PAVE
- Successfully brought students back to Granby Public Schools from out-of-district placements.
- Grew the B.E.A.R. Transition Academy to include students from neighboring communities.
- Pilot for Structured Resource Room Support for behavior and social and emotional regulation.
- Renegotiate bus contract to save money and improve routes for students attending out-of-district placements.



Central Office & Administration Reorganization

Central Office

Eliminated: Grants Manager position & Out-of-District Coordinator position

Added: Human Resources Administrative Assistant position & Department Chair *stipends* for existing Special Education positions (at schools)

Granby Memorial High School

Eliminated: Assistant Principal position

Added: Stipend for existing School Counselor position (Director) & Dean of Students position

Efficiencies and Solution-Oriented Practices

Facilities Department:

- Over \$85,000 in savings with program efficiencies/ in-house work
- Restructured Department to provide high level of targeted service
- Skills and expertise of Department Supervisor and crew immeasurable

Human Resources:

- Streamlined hiring and recruitment efforts
- Negotiated Administrator and Secretary Union Contracts
- Reorganized staff to optimize district capacity
- Expanded 403b options for staff (no cost to district)

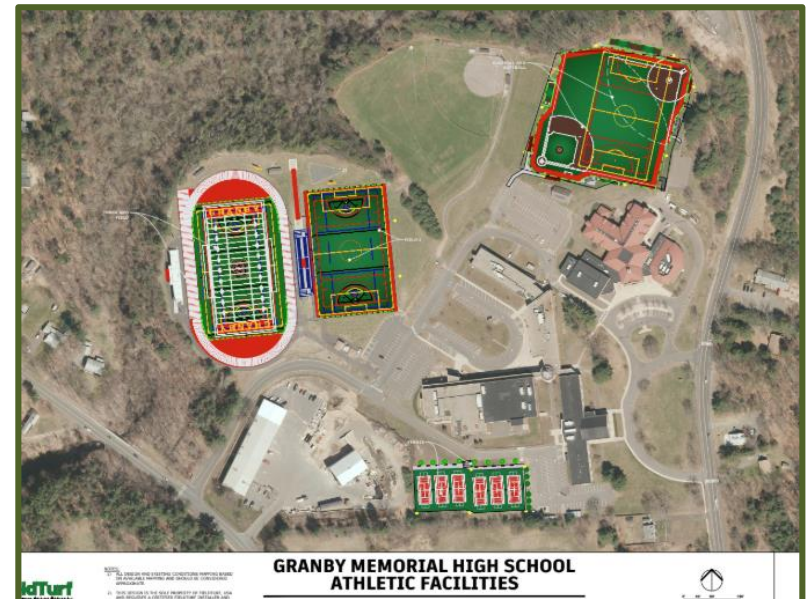


Finance Department:

- Over \$750,000 in savings with renegotiated transportation contracts (FY24-26)
- Reduced cost of student accident insurance by 50% with renegotiated contract
- Increased revenue for special education services by adopting CREC rates
- Established Non-Lapsing Fund for Board of Education

Capital Improvement Plans

- Developed 10-year Capital Improvement Plan
- Researched and identified solution for GMHS track and field concerns
- Athletic Field Complex design for future consideration and budgeting
- Complete study of Granby Memorial Middle School to present to Capital Program Priorities Advisory Committee for consideration to renovate/build new
- Safety and Security walkthroughs and planning for infrastructure updates



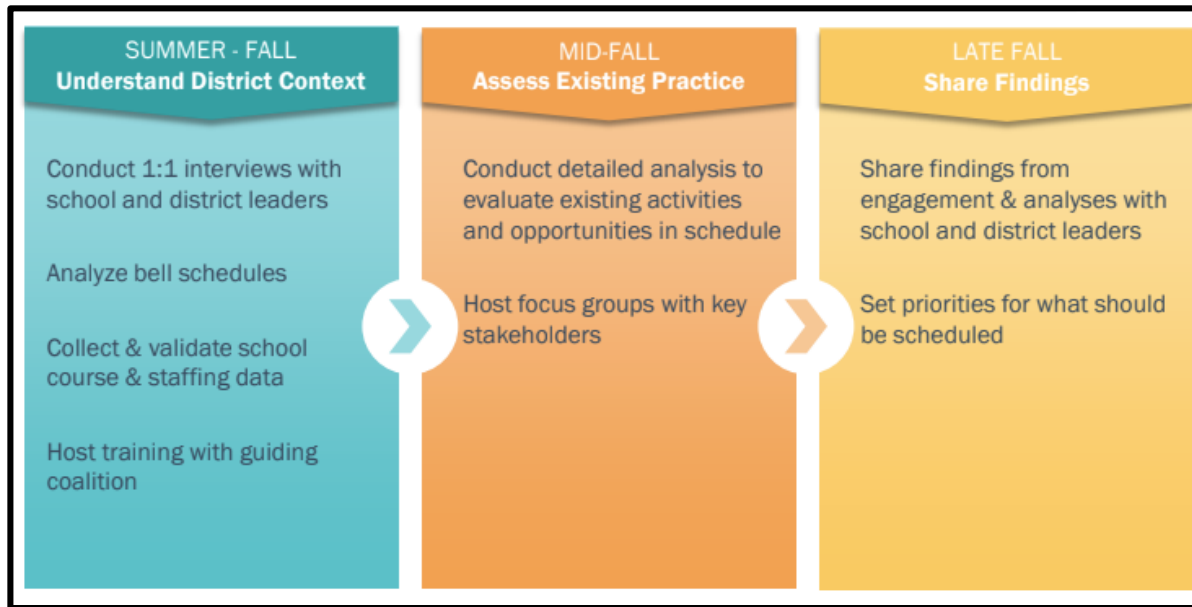
Develop GMMS & GMHS Aligned Schedule

Work with consultant group to:

- ❖ Meet with focus groups of students, staff and administrators from both schools
- ❖ Collect data on instructional minutes and current practice
- ❖ Analyze bell schedules, course offerings and staffing data
- ❖ Train and support the guiding coalition work group

Goals for the work:

- ❖ Align bell schedules at both schools
- ❖ Prioritize embedding content specific collaboration time within the school day
- ❖ Maximize academic intervention programming
- ❖ Manage low-enrollment and single-section classes



- ★ Increased instructional time at GMHS by more than 70 hours
- ★ Significantly increased access to instructional support and intervention at GMMS
- ★ Alignment for staff and students to flex across campus buildings
- ★ Increased collaborative opportunities for all staff within the school day

Celebrations



**SUPERINTENDENTS
TO WATCH**

Superintendent Burke was the only Superintendent in New England recognized as an up and coming Superintendent to Watch



Granby Public Schools is the only school district in the Farmington Valley to have 100% of staff trained.

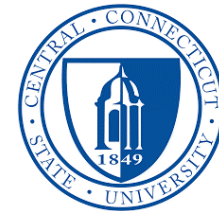


**YOUTH MENTAL
HEALTH FIRST AID**



Hartford Foundation
FOR PUBLIC GIVING

Awarded a \$5,000 grant for families in need of support with preschool tuition.



INVENTIONLAND
EDUCATION

Inventionland Education
Opens 2025 Q1 Innovation
Grant Cycle



GMHS awarded an
INNOVATION grant



the **FUTURE** is Ready

Presented by **AASA**

FEBRUARY 12-14, 2026 NASHVILLE, TN

Invited to submit a proposal for Middle School and High School Schedule alignment work at National Level.

Superintendent Burke spoke on panels for new Superintendents at both UCONN and Central CT State University and has been asked to have an intern next year.

Goals

Student Achievement:

- Present data to BOE in September with details for short- and long-term goals for continued growth in all areas.

Community Engagement and Communication:

- Final year of the Communications Plan to include Parent Square adoption
- Develop Strategic Plan for 2026-2031
- Focus on branding and marketing school district

Safety and Security:

- Full implementation of SRO Program
- Use of Small Capital Fund for infrastructure updates and improvements to alarm panels and keying system

Goals

Special Education and Program Development:

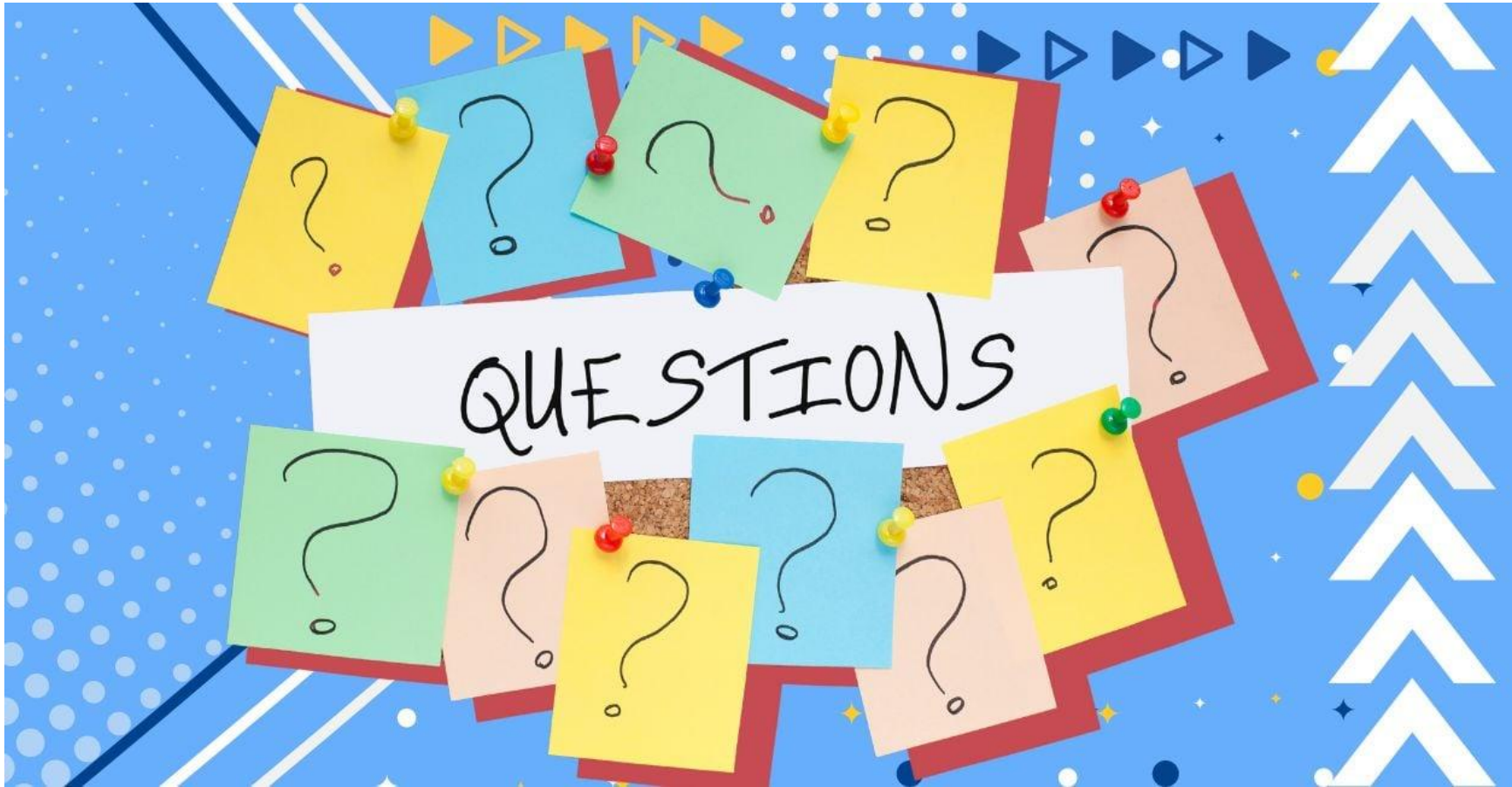
- Continue to monitor student needs to adjust programming
- Focus on teacher and administrator training for unique behavior needs and academic challenges
- Publish and share a strategic plan for the Special Education Department to target growth of programs and potential development of off-site location

Capital Improvement Plan:

- Work collaboratively with Town of Granby Boards to secure funding for priority projects

Aligned Schedules:

- Assess first year implementation and adjust accordingly
- Further develop opportunities for shared resources
- Expand course offerings
- Maximize collaborative planning opportunity for all staff



Students

Connecticut School Climate Policy

Policy Statement

All schools must support and promote teaching and learning environments where all students thrive academically and socially, have a strong and meaningful voice, and are prepared for lifelong success.

Implementation of the following set of guiding principles and systemic strategies will promote a positive school climate, which is essential to achieving these goals.

This policy sets forth the framework for an effective and informed school climate improvement process, which includes a continuous cycle of (i) planning and preparation, (ii) evaluation, (iii) action planning, and (iv) implementation, and serves to actualize the Connecticut School Climate Standards, as detailed herein.

The Board recognizes that improving school climate is contextual. Each school needs to consider its history, strengths, needs, and goals. Furthermore, this policy will support and promote the development of restorative action plans that will create and sustain safe and equitable learning environments.

The Granby Board of Education adopts this policy.

Definitions

1. **“School climate”** means the quality and character of the school life, with a particular focus on the quality of the relationships within the school community, and which is based on patterns of people's experiences of school life and that reflects the norms, goals, values, interpersonal relationships, teaching, learning, leadership practices and organizational structures within the school community.
2. **“Positive Sustained School Climate”** is the foundation for learning and positive youth development and includes:
 - a. Norms, values, and expectations that support people feeling socially, emotionally, culturally, racially, intellectually, and physically safe.
 - b. People who treat one another with dignity and are engaged, respected and solve problems restoratively.
 - c. A school community that works collaboratively together to develop, live, and contribute to a shared school vision.
 - d. Adults who model and nurture attitudes that emphasize the benefits and satisfaction gained from learning; and
 - e. A school community that contributes to the operations of the school and the care of the physical environment.

Students

Connecticut School Climate Policy

Definitions (continued)

3. **“Social and emotional learning”** means the process through which children and adults achieve emotional intelligence through the competencies of self-awareness, self-management, social awareness, relationship skills and responsible decision-making.
4. **“Emotional intelligence”** means the ability to (A) perceive, recognize, and understand emotions in oneself or others, (B) use emotions to facilitate cognitive activities, including, but not limited to, reasoning, problem solving and interpersonal communication, (C) understand and identify emotions, and (D) manage emotions in oneself and others.
5. **“Bullying”** means unwanted and aggressive behavior among children in grades kindergarten to twelve, inclusive, that involves a real or perceived power imbalance.
6. **“School environment”** means a school-sponsored or school-related activity, function or program, whether on or off school grounds, including at a school bus stop or on a school bus or other vehicle owned, leased or used by a local or regional board of education, and may include other activities, functions or programs that occur outside of a school-sponsored or school-related activity, function or program if bullying at or during such other activities, functions or programs negatively impacts the school environment.
7. **“Cyberbullying”** means any act of bullying through the use of the Internet, interactive and digital technologies, cellular mobile telephone or other mobile electronic devices or any other electronic communication.
8. **“Teen dating violence”** means any act of physical, emotional or sexual abuse, including stalking, harassing and threatening, that occurs between two students who are currently in or who have recently been in a dating relationship.
9. **“Mobile electronic device”** means any hand-held or other portable electronic equipment capable of providing data communication between two or more individuals, including, but not limited to, a text messaging device, a paging device, a personal digital assistant, a laptop computer, equipment that is capable of playing a video game or a digital video disk or equipment on which digital images are taken or transmitted.
10. **“Electronic communication”** means any transfer of signs, signals, writing, images, sounds, data or intelligence of any nature transmitted in whole or in part by a wire, radio, electromagnetic, photoelectronic or photo-optical system.

Students

Connecticut School Climate Policy

Definitions (continued)

11. **“School climate improvement plan”** means a building-specific plan developed by the school climate committee, in collaboration with the school climate specialist, using school climate survey data and any other relevant information, through a process that engages all members of the school community and involves such members in a series of overlapping systemic improvements, school-wide instructional practices and relational practices that prevent, identify and respond to challenging behavior, including, but not limited to alleged bullying and harassment in the school environment.
12. **“Restorative practices”** means evidence and research-based system-level practices that focus on (A) building high-quality, constructive relationships among the school community, (B) holding each student accountable for any challenging behavior, and (C) ensuring each such student has a role in repairing relationships and reintegrating into the school community.
13. **“School climate survey”** means a research-based, validated and developmentally appropriate survey administered to students, school employees and families of students, in the predominant languages of the members of the school community, that measures and identifies school climate needs and tracks progress through a school climate improvement plan.
14. **“Connecticut school climate policy”** means the school climate policy developed, updated and approved by an association in the state that represents boards of education and adopted by the Social and Emotional Learning and School Climate Advisory Collaborative, established pursuant to section 10-222q of the general statutes, as amended by this act, that provides a framework for an effective and democratically informed school climate improvement process that serves to implement Connecticut school climate standards, and includes a continuous cycle of (A) planning and preparation, (B) evaluation, (C) action planning, and (D) implementation.
15. **“School employee”** means (A) a teacher, substitute teacher, administrator, school superintendent, school counselor, school psychologist, social worker, school nurse, physician, paraeducator or coach employed by a local or regional board of education, or (B) any other individual who, in the performance of his or her duties, has regular contact with students and who provides services to or on behalf of students enrolled in a public school, pursuant to a contract with a local or regional board of education.
16. **“School community”** means any individuals, groups, businesses, public institutions and nonprofit organizations that are invested in the welfare and vitality of a public school system and the community in which it is located, including, but not limited to, students and their families, members of the local or regional board of education, volunteers at a school and school employees.

Students

Connecticut School Climate Policy

Definitions (continued)

17. **“Challenging behavior”** means behavior that negatively impacts school climate or interferes, or is at risk of interfering, with the learning or safety of a student or the safety of a school employee.
18. **“Evidence Based Practices”** in education refers to instructional and school-wide improvement practices that systematic empirical research has provided evidence of statistically significant effectiveness.
19. **“Effective School Climate Improvement”** is a restorative process that engages all stakeholders in the following six essential practices:
 - A. Promoting decision-making that is collaborative and actively involves all stakeholders (e.g., school personnel, students, families, community members) with varied and meaningful roles and perspectives where all voices are heard;
 - B. Utilizing psychometrically sound quantitative (e.g., school climate survey, discipline data) and qualitative (e.g., interviews, focus groups) data to drive action planning, preventive and intervention practices and implementation strategies that continuously improve all dimensions of school climate, including regularly collecting data to evaluate progress and inform the improvement process;
 - C. Tailoring improvement goals to the unique needs of the students, educators, and broader school community. These goals shall be integrated into overall school improvement efforts thereby leveraging school strengths to address evidence-based areas of need, while sustaining the improvement process over time;
 - D. Fostering adult learning in teams and/or professional learning communities to build capacity building among school personnel and develop common staff skills to educate the whole child;
 - E. Basing curriculum, instruction, student supports, and interventions on scientific research and grounding in cognitive, social-emotional, and psychological theories of youth development. Interventions include strength-based programs and practices that together represent a comprehensive continuum of approaches to promote healthy student development and positive learning environments as well as address individual student barriers to learning and adult barriers to teaching; and
 - F. Strengthening policies and procedures related to:
 - a. climate and restorative informed teaching and learning environments;
 - b. infrastructure to facilitate data collection, analysis, and effective planning;
 - c. implementation of school climate improvement plans with the goal of becoming restorative;
 - d. evaluation of the school climate improvement process; and
 - e. sustainability of school climate and restorative improvement efforts.

Students

Connecticut School Climate Policy (continued)

School Climate Coordinator Roles and Responsibilities

For the school year commencing July 1, 2025, and each school year thereafter, the superintendent of schools for each school district, or an administrator appointed by the superintendent, shall serve as the school climate coordinator for the school district.

The school climate coordinator shall be responsible for:

1. providing district-level leadership and support for the implementation of the school climate improvement plan for each school;
2. collaborating with the school climate specialist, for each school to (A) develop a continuum of strategies to prevent, identify and respond to challenging behavior, including, but not limited to, alleged bullying and harassment in the school environment, and (B) communicate such strategies to the school community, including, but not limited to, through publication in the district student handbook;
3. collecting and maintaining data regarding school climate improvement, including, but not limited to, school discipline records, school climate assessments, attendance rates, social and emotional learning assessments, academic growth data, types and numbers of alleged and verified bullying complaints submitted by members of the school community, types and numbers of challenging behaviors addressed using the restorative practices response policy, and data concerning the implementation and outcome of restorative practices; and
4. meeting with the school climate specialist for each school at least twice during the school year to (A) identify strategies to improve school climate, including, but not limited to, by responding to challenging behavior and implementing evidence and research-based interventions, such as restorative practices, (B) propose recommendations for revisions to the school climate improvement plan, and (C) assist with the completion of the school climate survey.

School Climate Specialist

For the school year commencing July 1, 2025, and each school year thereafter, the principal of each school, or a school employee who holds professional certification pursuant to section 10-145 of the general statutes, is trained in school climate improvement or restorative practices and is designated as the school climate specialist by the school principal, shall serve as the school climate specialist for the school.

The school climate specialist shall be responsible for:

1. leading in the prevention, identification, and response to challenging behavior, including, but not limited to, reports of alleged bullying and harassment;

Students

Connecticut School Climate Policy

School Climate Specialist (continued)

2. implementing evidence and research-based interventions, including, but not limited to, restorative practices;
3. scheduling meetings for and leading the school climate committee; and
4. leading the implementation of the school climate improvement plan.

School Climate Committee

For the school year commencing July 1, 2025, and each school year thereafter, each school climate specialist shall appoint members to the school climate committee who are diverse, including members who are racially, culturally, and linguistically representative of various roles in the school community.

The school climate committee shall consist of:

1. the school climate specialist;
2. a teacher selected by the exclusive bargaining representative for certified employees chosen pursuant to section 10-153b of the general statutes;
3. a demographically representative group of students enrolled at the school, as developmentally appropriate;
4. families of students enrolled at the school; and
5. at least two members of the school community, as determined by the school climate specialist.

Membership of the school climate committee shall be annually reviewed and approved by the school climate specialist, in coordination with the school climate coordinator.

The school climate committee shall be responsible for:

1. assisting in the development, annual scheduling, and administration of the school climate survey, and reviewing of the school climate survey data.
2. using the school climate survey data to identify strengths and challenges to improve school climate, and to create or propose revisions to the school climate improvement plan.

Students

Connecticut School Climate Policy

School Climate Committee (continued)

3. assisting in the implementation of the school climate improvement plan and recommending any improvements or revisions to the plan.
4. advising on strategies to improve school climate and implementing evidence and research-based interventions, including, but not limited to, restorative practices, in the school community.
5. annually providing notice of the uniform challenging behavior and/or bullying complaint form, or similar complaint form used by the school, to the school community.

School Climate Survey

For the school year commencing July 1, 2025, and biennially thereafter, the school climate committee, for each school, shall administer a school climate survey to students, school employees and families of students, provided the parent or guardian of each student shall receive prior written notice of the content and administration of such school climate survey and shall have a reasonable opportunity to opt such student out of such school climate survey.

School Climate Improvement Plan

For the school year commencing July 1, 2025, and each school year thereafter, the school climate specialist, for each school, in collaboration with the school climate coordinator, shall develop, and update as necessary, a school climate improvement plan. Such plan shall be based on the results of the school climate survey, any recommendations from the school climate committee, including the protocols, supports, and any other data the school climate specialist and school climate coordinator deem relevant. Such plan shall be submitted to the school climate coordinator for review and approval on or before December thirty-first of each school year. Upon approval of such plan, a written or electronic copy of such plan shall be made available to members of the school community and such plan shall be used in the prevention of, identification of and response to all challenging behavior.

Additionally, districts may place the school climate improvement plans into their district and school improvement plans.

Training

For the school year commencing July 1, 2024, and each school year thereafter, each local and regional Board of Education shall provide resources and training to school employees regarding:

1. social and emotional learning;
2. school climate and culture and evidence and research-based interventions; and
3. restorative practices.

Students

Connecticut School Climate Policy

Training (continued)

Such resources and training may be made available at each school under the jurisdiction of such board and include technical assistance in the implementation of a school climate improvement plan. Any school employee may participate in any such training offered by the board under this section. The school climate coordinator, shall select, and approve, the individuals or organizations that will provide such training.

Funding

The school district shall in its discretion allocate sufficient funding to satisfy the requirements of this policy for all schools in the district. Such funding shall be distributed accordingly, with Superintendent approval, for assessments and professional development, as well as for school community outreach, training, and technical assistance.

Accountability

The Board shall adopt and allocate adequate resources to support the Connecticut School Climate Policy and adhere to state regulations set forth in Public Act 23-167.

Connecticut School Climate Standards

1. The school district community² has a shared vision and plan for promoting and sustaining a positive school climate³ that focuses on prevention, identification, and response to all challenging behavior⁴.
2. The school district community adopts policies that promote:
 - a. a sound school environment that develops and sustains academic, social, emotional, ethical, civic, and intellectual skills; and
 - b. a restorative school environment focused on overcoming barriers to teaching and learning by building and supporting meaningful school-wide relationships, and intentionally re-engaging any disengaged students, educators, and families of students in the school community.

² School Community means any individuals, groups or businesses, public institutions and nonprofit organizations invested in the welfare and vitality of a public school system and the community in which it is located, including, but not limited to, students and their families, members of the local or regional board of education, volunteers at a school and school employees.

³ School climate means the quality and character of the school life, with a particular focus on the quality of relationships within the school community, and which is based on patterns of people's experiences of school life, and that reflects the norms, goals, values and interpersonal relationships, teaching, learning, leadership practices and organizational structures within the school community.

⁴ Challenging behavior means behavior that negatively impacts school climate or interferes, or is at risk of interfering, with the learning or safety of a student or the safety of a school employee.

Students

Connecticut School Climate Policy

Connecticut School Climate Standards (continued)

3. The school community's practices are identified, prioritized, and supported to:
 - a. promote learning and the positive academic, social, emotional, ethical, and civic development of students;
 - b. enhance engagement in teaching, learning, and school-wide activities;
 - c. address barriers to teaching and learning; and
 - d. develop and sustain a restorative infrastructure that builds capacity, accountability, and sustainability.
4. The school community creates a school environment⁵ where *everyone* is safe, welcomed, supported, and included in all school-based activities.
5. The school community creates a restorative system that cultivates a sense of belonging through norms and activities that promote social and civic responsibility, and a dedication to cultural responsiveness, diversity, equity, and inclusion.

Legal Reference: Connecticut General Statutes
10-222d Policy on bullying behavior as amended by PA 08-160, P.A. 11-232, P.A. 14-172 and PA 18-15 and PA 19-166.
10-222g Prevention and intervention strategy re bullying and teen dating violence
10-222h Analysis of school districts' efforts re prevention of and response to bullying in schools. School climate assessment instruments
10-222i State-wide safe school climate resource network. *[Repealed, Effective 7/1/2025 State-wide safe school climate resource network]*
10-222k District safe school climate coordinator. Safe school climate specialist. Safe school climate committee (as amended by PA 21-95, Section 14)
10-222p Review of safe school climate plans by Department of Education. Approval or rejection.
PA 23-167 An Act Concerning Transparency in Education

Policy adopted:
cps 11/23

⁵ School environment means a school-sponsored or school-related activity, function or program, whether on or off school grounds, including at a school bus stop or on a school bus or other vehicle owned, leased or used by a local or regional board of education, and may include other activities, functions or programs if bullying at or during such other activities, functions, or programs negatively impacts the school environment.

Challenging Behavior Reporting Form

This form is not required by law or policy but serves as a model challenging behavior reporting form that local and regional boards of education may adapt and adopt.

Instructions

This form is for **students, parents or guardians of students enrolled in the school, and school employees** to report any alleged challenging behavioral incidents. Challenging behavior is behavior that negatively impacts school climate or interferes, or is at risk with interfering, with the learning or safety of a student or the safety of a school employee. This form should also be used to report alleged bullying incidents, meaning: unwanted and aggressive behavior among children in grades kindergarten to twelve, inclusive, that involves a real or perceived power imbalance.

Complete this form electronically, or in writing, or go to your school climate specialist (principal, vice principal, or other certified administrator) who will assist you with completing this form. All completed reports require a response from the school climate specialist, and every student, parent or guardian, and school employee **who completed this form** will receive a copy of the "Response Process(es) Notification Form" describing the action steps taken, within three (3) school business days after an assessment has been completed.

The school climate specialist will assess the facts of a challenging behavior incident and complete the "Response Process(es) Notification Form" (located on page 5 of this document). A confirmation of receipt of the "challenging behavior reporting form" will be provided to the individual who completed this form within **three (3) school business days**, and the behavioral assessment will be finalized within a reasonable amount of time.

If this is an emergency, and you feel that you or someone else is in imminent danger, please call 911, or your municipal police department.

Name: First _____ Last _____ or check here for any **student** who would like to submit anonymously.

I am a: Student, Parent and/or Guardian or School Employee

Email: _____

Phone Number: _____

Contact me by: Phone Email

Was this previously reported to any school employee prior to this report? If yes, identify to whom, when, and what was reported? _____

Where did the incident occur? _____

Check any boxes that apply.

- | | |
|--|--|
| <input type="checkbox"/> On school property | <input type="checkbox"/> On a school bus |
| <input type="checkbox"/> At a school-sponsored activity or off school property | <input type="checkbox"/> On the way to/from school |
| <input type="checkbox"/> Electronic communication, internet, and social media | <input type="checkbox"/> Outside of school |
| | <input type="checkbox"/> Other _____ |

Approximate date of incident (if known): _____

This form does not modify or eliminate any rights or obligations under state and federal laws, including, any constitutional and civil rights protections, or any applicable policies and procedures or collective bargaining agreements. All students' private and personal information will remain confidential throughout this process, subject to any wavier rights or disclosure responsibilities as permitted or required by law.

Please note: when a student exhibits challenging behavior, our priority is to ensure the safety of the students and the school, and to work with the student(s) to prevent the recurrence of such behavior, including making amends for any challenging behaviors that occurred. Federal law protects the privacy of each student. Therefore, you cannot be provided with any specific information concerning the student alleged to have engaged in the challenging behavior.

Please describe what happened?

Of the following statement(s) check any that may describe or include what happened:

- | | |
|--|---|
| <input type="checkbox"/> Teasing, name-calling, intimidating, or threatening, in person or through electronic communication | <input type="checkbox"/> Making intimidating, and/or threatening gestures or remarks |
| <input type="checkbox"/> Spreading rumors or gossip | <input type="checkbox"/> Getting another person to do any of the behaviors listed above |
| <input type="checkbox"/> Hitting, kicking, shoving, spitting, hair pulling, or throwing something or other acts of physical aggression | <input type="checkbox"/> Unwanted contact of a sexual nature (verbal, non-verbal, physical) |

Do you believe that the reported instance(s) of challenging behavior was in reference to a student's perceived or actual age, ancestry, color, learning disability, marital status, intellectual disability, national origin, physical disability, mental disability, race, religious creed, sex, gender identity or expression, sexual orientation, and status as a veteran? If so, why?

If known, provide the name(s) of any witness(es) of the alleged incident: _____

Date form submitted: _____

***For school climate specialist use only:**

Date received by school climate specialist: _____

Signature of receipt by school climate specialist: _____

This form does not modify or eliminate any rights or obligations under state and federal laws, including, any constitutional and civil rights protections, or any applicable policies and procedures or collective bargaining agreements. All students' private and personal information will remain confidential throughout this process, subject to any wavier rights or disclosure responsibilities as permitted or required by law.

Please note: when a student exhibits challenging behavior, our priority is to ensure the safety of the students and the school, and to work with the student(s) to prevent the recurrence of such behavior, including making amends for any challenging behaviors that occurred. Federal law protects the privacy of each student. Therefore, you cannot be provided with any specific information concerning the student alleged to have engaged in the challenging behavior.

Investigation Form

The purpose of this form is to provide a streamlined process to assess reported instances of challenging behavior.

This form is to be completed by the school climate specialist within a reasonable amount of time. Pursuant to the Federal Education Confidentiality Law (FERPA), students, parents or guardians, and school employees that completed the challenging behavior reporting form **cannot** receive a copy of this "Investigation Form" but will be provided with a copy of the "Response Process(es) Notification Form" after an assessment is completed.

Date "Challenging Behavior Reporting Form" received: _____

Today's Date: _____

Name of school climate specialist who received the report: _____

Were these events already reported to any school employee? If yes, please identify to whom, when, and what was reported _____

Name of school community member who is reporting the incident: (student, parent or guardian, school or district employee, bystander, anonymous): _____

Name of student or students who were allegedly subjected to the challenging behavior: _____

Name of person or persons who allegedly engaged in the challenging behavior: _____

Where did the alleged incident occur? _____

Date and time alleged incident occurred: (if known): _____

Description of the alleged incident: _____

What investigative processes occurred? Answer all of the following questions below. A single incident may require an assessment into multiple areas. Please check all that apply.

Was this investigated as bullying? YES NO
Was this a verified act of bullying? YES NO
Was this investigated as cyberbullying? YES NO
Was this a verified act of cyberbullying? YES NO
Was this investigated as teen dating violence? YES NO
Was this verified teen dating violence? YES or NO
Was this investigated as an assault? YES NO
Was this a verified assault? YES or NO
Was this investigated as an act of physical violence?
YES NO

Was this a verified act of physical violence?
YES or NO
Was this investigated as a protected class violation/
harassment? YES NO
Was this a verified protected class violation/harassment?
YES NO
Was this investigated as a Title IX violation? YES NO

Was this a verified Title IX violation? YES or NO
Was this a verified act of challenging behavior not listed
above? YES NO

This form does not modify or eliminate any rights or obligations under state and federal laws, including, any constitutional and civil rights protections, or any applicable policies and procedures or collective bargaining agreements. All students' private and personal information will remain confidential throughout this process, subject to any wavier rights or disclosure responsibilities as permitted or required by law.

Please note: when a student exhibits challenging behavior, our priority is to ensure the safety of the students and the school, and to work with the student(s) to prevent the recurrence of such behavior, including making amends for any challenging behaviors that occurred. Federal law protects the privacy of each student. Therefore, you cannot be provided with any specific information concerning the student alleged to have engaged in the challenging behavior.

What was the response by the school climate specialist? (E.g., utilization of restorative practices, school-based threat assessment, safety plan, student support services) Additionally, provide the date of each response.

If applicable, please provide any additional notes, observations, or actions taken as a result of this incident:

Signature or E-signature of responding school climate specialist: _____

Printed name: _____

Date of response: _____

This form does not modify or eliminate any rights or obligations under state and federal laws, including, any constitutional and civil rights protections, or any applicable policies and procedures or collective bargaining agreements. All students' private and personal information will remain confidential throughout this process, subject to any wavier rights or disclosure responsibilities as permitted or required by law.

Please note: when a student exhibits challenging behavior, our priority is to ensure the safety of the students and the school, and to work with the student(s) to prevent the recurrence of such behavior, including making amends for any challenging behaviors that occurred. Federal law protects the privacy of each student. Therefore, you cannot be provided with any specific information concerning the student alleged to have engaged in the challenging behavior.

Response Process(es) Notification Form

The purpose of this form is to provide a template for transparency and accountability to a person(s) that submit(s) a report of challenging behavior.

The school climate specialist will complete and submit this form within three (3) school business days **after an assessment has been finalized** and submit it to the student(s), parent(s), or guardian(s), and/or school employee(s) who completed the “Challenging Behavior Reporting Form”.

Describe the steps taken to address and prevent future instance(s) of challenging behavior(s). Responses may include:

- utilization of restorative practices;
- the completion of a school-based threat assessment;
- safety plan for student(s) involved in the instance of alleged challenging behavior;
- student support services;

Signature or E-signature of school climate specialist: _____

Printed name: _____

Date completed: _____

Definitions and Clarifying Terms

Restorative Practices: Evidence and research-based system-level practices that focus on (A) building high-quality, constructive relationships among the school community, (B) holding each student accountable for any challenging behavior, and (C) ensuring each such student has a role in repairing relationships and reintegrating into the school community.

School Based Threat Assessment: An evidence-based systematic evaluation process used to prevent violence, help troubled students, and avoid over-reactions to challenging behavior.

This form does not modify or eliminate any rights or obligations under state and federal laws, including, any constitutional and civil rights protections, or any applicable policies and procedures or collective bargaining agreements. All students' private and personal information will remain confidential throughout this process, subject to any wavier rights or disclosure responsibilities as permitted or required by law.

Please note: when a student exhibits challenging behavior, our priority is to ensure the safety of the students and the school, and to work with the student(s) to prevent the recurrence of such behavior, including making amends for any challenging behaviors that occurred. Federal law protects the privacy of each student. Therefore, you cannot be provided with any specific information concerning the student alleged to have engaged in the challenging behavior.

Students

Ages of Attendance/Admissions/Placement

In accordance with Connecticut General Statute 10-186, the Board of Education shall provide education for all persons, residing in the District, five years of age and over, who reach age five on or before the first day of September of any school year, and under twenty-one (age twenty-two for special education students) who is not a graduate of a high school or vocational school, except as provided in Connecticut General Statutes 10-233c and 10-233d.

Additionally, according to Connecticut General Statute 10-76d (b2), special education will be provided for children who have attained the age of three and who have been identified as being in need of special education, and whose educational potential will be irreparably diminished without special education. If a special education student is being considered for an exception, the Planning and Placement Team (PPT) will make a recommendation to the administrator in charge of special education.

In order to determine a child's eligibility for ELL programs, parents/guardians of all new students enrolling for the first time and all re-enrolling students who have not previously attended a Connecticut public school must complete a Home Language Survey (HLS) at the time of enrollment. A student may also take a screening exam. The student must be enrolled first before the administration of the assessment. Neither the survey nor the exam is a condition of enrollment.

Children who apply for initial admission to the District's schools by transfer from nonpublic schools or from schools outside the District will be placed at the grade they would have reached elsewhere pending observation and evaluation by classroom teachers, guidance personnel, and the school Principal. After such observations and evaluations have been completed, the Principal will determine the final grade placement of the children.

Parents and those who have the control of children five years of age and over and under eighteen years of age, are obligated by Connecticut law to require their children to attend public day school or its equivalent in the District in which such child resides, unless such child is a high school graduate or the parent or person having control of such child is able to show that the child is elsewhere receiving equivalent instruction in the studies taught in the public schools. Students under age eighteen are subject to mandatory attendance laws unless they are at least seventeen and their parent/guardian, or other person having control of the child, consents to such child's removal from school. The parent or person shall exercise this option by personally appearing at the school district office to sign a withdrawal form.

Such a withdrawal form shall include an attestation from a guidance counselor, school counselor or school administrator of the student's school. The form must note the District has provided the parent or person with information on the educational opportunities/options available in the school system and in the community. The withdrawal form must also attest that the child will be enrolled in an adult education program upon the child's withdrawal from school.

Students

Ages of Attendance/Admissions/Placement (Cont'd)

Enrollment

The enrollment process shall be focused on obtaining only the information deemed necessary to establish residency and age. The District shall not request other information as a condition of enrollment or state in its policies or on its websites or otherwise, that other information is required to enroll children. The District shall immediately enroll a homeless child and allow such student to attend school even if the student is unable to produce records normally required for enrollment. Additional data collection may occur, but it must be completed in such a manner that does not interfere with the enrollment of a child in school.

Each child entering the District schools for the first time must present a birth certificate or offer legal evidence of birth data, as well as proof of a recent physical examination and required immunizations. Other documents that may be accepted as proof of a child's age include, but are not limited to, a photocopy of a birth certificate, earlier school records, state-issued identification document, driver's license or passport, parent's affidavit or unsworn statement as to a child's age, physician's certificate verifying a child's age, or immunization records.

If the parents or guardians of any children are unable to pay for such immunizations and/or physicals, the expense of such immunizations and/or physicals shall on the recommendation of the Board, be paid by the Town. Proof of domicile may also be requested by the Building Principal.

The parent or person having control of a child five years of age shall have the option of not sending the child to school until the child is six years of age by December 31st of any school year. The parent or person having control of a child six years of age shall have the option of not sending the child to school until the child is seven years of age by December 31st of any school year.

Any child entering or returning to the District from placement in a juvenile detention school, the Connecticut Juvenile Training School, or any other residential placement, shall have the educational records of such child provided to the Superintendent of Schools by the Department of Children and Families (DCF) and the Judicial Department. Such information will be shared with the Principal of the school to which the student is assigned. The Principal can disclose them to the staff who teach or care for the child.

The District will immediately enroll any student who transfers from Unified District No. 1 or Unified District No 2. A student transferring from the Unified School Districts who had previously attended school in the local District shall be enrolled in the school such student previously attended, provided such school has the appropriate grade level for the student.

Students

Ages of Attendance/Admissions/Placement (Cont'd)

Residency

The District, when determining residency, shall not request documentation of citizenship or immigration status of a child or the child's parents/guardians. The Board believes such documentation is not relevant to establishing residency.

In the establishment of residency, the Board will accept such documentation as, but not limited to, a lease agreement, mortgage document, property tax record, rent receipt, home owner's insurance, current utility bill, current proof of government benefits, CT driver's license, automobile registration or insurance. An Affidavit of Residence, properly executed, shall also be acceptable.

For purposes of establishing the residency of a child of a member of the armed forces, as defined in C.G.S. 27-103, and who is seeking enrollment in a district school, in which such child is not yet a resident, the Board shall accept the military orders directing such member to Connecticut or any other documents from the armed forces indicating the transfer of such member to Connecticut as proof of residency in the District.

The above requirements are not to serve as barriers to immediate enrollment of students, designated as homeless or foster children as required by the Every Student Succeeds Act (ESSA) and the McKinney-Vento Act as amended by the ESSA. The District shall work with the local child welfare agency, the school last attended, or other relevant agencies to obtain necessary enrollment documentation. The District shall immediately enroll a homeless student and allow such student to attend school even if the student is unable to produce records normally required for enrollment.

The parent/guardian of any child who is denied admission to the District's schools, or an unaccompanied minor, a student eighteen years of age or older, a homeless child or youth or an unaccompanied youth who is denied schooling on the basis of residency, or an agent or officer charged with the enforcement of the laws concerning attendance at school may request, in writing, a hearing by the Board of Education.

The parent or person shall exercise such option by personally appearing at the school district office and signing an option form. The District shall provide the parent or person with information on the educational opportunities available in the school system.

A child who has attained the age of seventeen and who has voluntarily terminated enrollment with parental consent in the District's schools and subsequently seeks readmission may be denied readmission for up to ninety school days from the date of such termination unless such child seeks readmission to the District not later than ten (10) school days after such termination in which case the Board shall provide school accommodations to such child not later than three school days after such child seeks readmission.

Students

Ages of Attendance/Admissions/Placement

Residency (Cont'd)

A child who has attained the age of nineteen or older may be placed in an alternative school program or other suitable educational program if he/she cannot acquire a sufficient number of credits for graduation by age twenty-one.

In summary:

- ❖ A parent with a child 5 and **under 18** is obligated to have that child attend school.
 - Unless the child graduated High School
 - Unless the parent demonstrates the child is receiving equivalent instruction elsewhere.
- ❖ Students **under 18** are subject to mandatory attendance laws
 - Unless they are at least 17 and the parent consents to the child's removal from school having demonstrated the child is receiving equivalent instruction elsewhere.
- ❖ The parent must personally appear at the school district office, and sign a withdrawal form. **(18-year-old)**
 - The form must include an attestation from a guidance counselor, school counselor, or school administrator
 - The attestation must indicate that the parent or student received information regarding educational programs or options available in the school or community.
- ❖ The parent must personally appear at the school district office, and sign a withdrawal form. **(17-year-old)**
 - The form must include an attestation from a guidance counselor, school counselor, or school administrator
 - The attestation must indicate that the parent or student received information regarding educational programs or options available in the school or community.
 - The parent or guardian must attest that the 17-year-old withdrawing student has enrolled in an adult education program
- ❖ The parent with a five-year-old has the option of not sending a child until 6.
- ❖ The parent with a six-year-old has the option of not sending a child until 7.

(cf. 5118.1 - Homeless Students)

(cf. 5118.3 - Children in Foster Care)

(cf. 6146 - Graduation Requirements)

Students

Ages of Attendance

Legal Reference: Connecticut General Statutes
4-176e to 4-180a Agency hearings
4-181a Contested cases. Reconsideration. Modifications.
10-15 Towns to maintain schools
10-15c Discrimination in public schools prohibited. School attendance by five-year-olds
10-76a - 10-76g re special education
10-184 Duties of parents (re mandatory schooling for children ages five to sixteen, inclusive) as amended by PA-98-243, PA 00-157, PA 09-6 (September Special Session) and PA 18-15
10-186 Duties of local and regional boards of education re school attendance. Hearings. (as amended by P.A. 19-179)
P.A. 19-179 An Act concerning Homeless Students; Access to education Appeals to State Board. Establishment of hearing board
10-233a - 10-233f Inclusive; re: suspend, expel, removal of pupils
10-233c Suspension of pupils
10-233d Expulsion of pupils
State Board of Education Regulations
10-76a-1 General definitions (c) (d) (q) (t)
P.A. 19-179 An Act Concerning Homeless Students' Access to Education "Guidance for Connecticut School Districts: Enrollment Process and Practice," State Department of Education, December 2019.
P.A. 21-86 An Act Concerning the Enrollment of Children of Members of the Armed Forces in Public Schools and the Establishment of a Purple Star School Program
McKinney-Vento Homeless Assistance Act (PL 107-110 Sec. 1032) 42 U.S.C. §11431-11435, as amended by the ESSA, P.L. 114-95
Federal Register: McKinney-Vento Education for Homeless Children & Youths Program, Vol. 81 No. 52, 3/17/2016

DECLARATION OF LEGAL RESIDENCY
Family Members Living with Relatives or Family Friends

To be completed by property owner

Property Owner: _____

Name of Property Owner – Please print

If the living arrangement of the student should change from what is stated on this form, it is the responsibility of the property owner to notify the Office of the Superintendent within five (5) business days in writing.

Signature of Property Owner – Sign in the Presence of Notary Public

Property Address: _____

Phone Number: _____ Email: _____

The Property Owner must accompany the parents to the meeting with the Superintendent of Schools to present this document.

Children and Family Member living with Property Owner

Adult #1 _____ Adult # 2 _____

Child #1 _____ Child # 2 _____

Child #3 _____ Child # 4 _____

I am making the above statements as a true and bona fide representations, I fully understand that if I make a statement that is false and which is intended to mislead a public servant in the performance of his/her function, I will be in violation of Section 53-157b of the Connecticut General Statutes. The section of the law refers to making a fraudulent statement is a **Class A misdemeanor** and is punishable by a fine, not to exceed \$1,000 and/or up to one year of incarceration.

I further understand that I may be required to update this information at any time and agree to do so upon request from the Granby Board of Education. I may be made to pay for services received if such services were delivered under fraudulent statements and/or circumstances.

NOTARIZED SECTION

On this date _____ appeared before me personally

Month/Day/Year

Print Name of Property Owner

To be known as the individual described herein, and who executed this foregoing document, and he/she duly acknowledged to me under oath to the truth of his/her statement, before me.

Signature of Notary Public

Commission Expiration Date

SEAL

**5112
Form #1
(Cont'd)**

This form is to be completed by the custodial parent, guardian and student (where applicable). Once the forms are completed and notarized, a meeting with the Superintendent should be schedules. Call _____.

PLEASE FILL IN ALL BLANKS

School: _____ Grade: _____

Student's Name: _____ Address: _____

Home telephone number: _____ Name under which number is listed: _____

Name of student's father: _____ Father's address: _____

Street, town, zip

Name of student's mother: _____ Mother's address: _____

Street, town, zip

Please answer the following questions:

- Is remuneration to be received for housing the student, i.e., room, board, travel, medical? Yes (please specify) No
- List major reasons for the child residing in _____ :

- Name of person(s) having direct and primary responsibility/authority of the student's daily affairs:

- Name of person(s) authorized to act in child's behalf concerning any medical, disciplinary, or administrative matters: _____-

Signature (Parent/Legal Guardian) _____ Date : _____

I hereby declare under the penalties of perjury that all of the information supplied on this form is correct to the best of my knowledge. I understand that if any of the information is incorrect, and the student is not entitled to enroll tuition-free as a _____ resident, the student shall be discharged from enrollment in the _____ Public Schools according to the Connecticut General Statutes, Section 10-186, and 10-253, and the prevailing tuition charge for such student will be assessed against me and/or us for each day the student was so enrolled.

NOTARIZED SECTION

On this date _____ appeared before me personally
Month/Day/Year Print Name of Property Owner

To be known as the individual described herein, and who executed this foregoing document, and he/she duly acknowledged to me under oath to the truth of his/her statement, before me.

Signature of Notary Public Commission Expiration Date **SEAL**

Once this document is completed and notarized, a meeting with the superintendent must be scheduled before enrollment is completed.

Superintendent's Approval: _____ **Date:** _____

GRANBY PUBLIC SCHOOLS
Granby, Connecticut

ACKNOWLEDGMENT OF OPTION TO EXEMPT ATTENDANCE OF
CHILD FIVE OR SIX YEARS OF AGE FROM SCHOOL

Pursuant to Section 10-184 of the Connecticut General Statutes,

I _____, of _____
Name of Parent, Guardian or Other *Address*

the parent, guardian or other person charged with the care of the following minor child

_____, of _____ who was
Name of Child *Address*

born on _____ do hereby choose not to send my child to public
Date

school during the _____.
School Year

Furthermore, before signing this form, a representative of the _____
Name of District

school district met with me and provided me with information concerning the educational
opportunities and school accommodations available in the school system.

ACKNOWLEDGED BY:

Signature of Parent, Guardian or Other

Date

GRANBY PUBLIC SCHOOLS
Granby, Connecticut

ACKNOWLEDGMENT OF OPTION TO WITHDRAW CHILD
SEVENTEEN YEARS OF AGE FROM SCHOOL

Pursuant to Section 10-184 of the Connecticut General Statutes,

I _____, of _____
Name of Parent, Guardian or Other *Address*

the parent, guardian or other person charged with the care of the following minor child

_____, of _____
Name Child *Address*

born on _____ do hereby elect to withdraw from public school.
Date of birth

Furthermore, before signing this form, a representative of the _____
Name of District

school district met with me and provided me with information concerning the educational options available in the school system and the community.

ATTESTMENT BY:

Signature of School Counselor *Date*

OR

Signature of School Administrator *Date*

ACKNOWLEDGED BY:

Signature of Parent, Guardian or Other *Date*

A child seventeen years of age or older who voluntarily terminates enrollment in a school district and subsequently seeks readmission, the local or regional board of education for the school district may deny school accommodations to the child for up to ninety school days from the date of such termination. Unless the child seeks readmission to the school district not later than ten school days after the termination in which case the board shall provide school accommodations to the child not later than three school days after the child seeks readmission.

GRANBY PUBLIC SCHOOLS
Granby, Connecticut

Request for a Waiver

**To Request an Exemption to Public Act 23-208
Establishing an Age 5 Kindergarten Cutoff Date of September 1**

Pursuant to Public Act 23-208 of the Connecticut General Statutes,

I, _____, of _____
Name of Parent or Guardian *Address*

the parent, guardian, or other person charged with the care of the following child,

_____, of _____ who was born
Name of Child *Address*

on _____ request that my child attend kindergarten prior to reaching five
Date of Birth

(5) years of age on September 1st. I understand that my child will be subject to an assessment by the principal and a certified staff member, who will determine whether admitting my child is “developmentally appropriate.”

Acknowledged by:

Signature of Parent or Guardian

Date

GRANBY PUBLIC SCHOOLS
BUSINESS OFFICE
15-B North Granby Road
Granby, CT 06035
(860) 844-5253

stevenson@granbyschools.org

To: Cheri P. Burke, Superintendent of Schools
From: Nickie Stevenson, Director of Finance & Operations
Re: Non-Lapsing Account (Fund Balance)
Date: May 6, 2025

On September 18, 2024, the Board of Education approved the creation of the Non-Lapsing Education Fund via Policy #3171.1. The establishment of this fund allows local boards of education to deposit unspent education funds, up to 2% of the previous fiscal year's budget appropriation, into a non-lapsing account for education related expenses only.

In FY 2024, 2% of the \$36,155,291 appropriated budget equated to \$723,105. The Board approved a deposit of \$35,269.86. Through May 5, 2025, the Non-Lapsing Education Fund balance equaled \$35,875.95. This is inclusive of the original deposit of \$35,269.86 and earned interest of \$606.09. To date there have been no expenditures expended from this fund.

Moving forward, administration will determine and propose an amount, if any, to the Board of Education for their consideration and approval annually at the first Board of Education meeting in September. This will allow sufficient time for administration to reconcile the prior fiscal year, deposit the funds, as well as complete the Town's financial audit within its traditional timeframe.

Lastly, we will continue to provide the Board of Education with the Non-Lapsing Education Fund balance, inclusive of deposits and expenditures, on an annual basis in September.

GRANBY PUBLIC SCHOOLS

BUSINESS OFFICE

15-B North Granby Road
Granby, CT 06035
(860) 844-5253

stevenson@granbyschools.org

To: Cheri P. Burke, Superintendent of Schools
From: Nickie Stevenson, Director of Finance & Operations
Re: April 2025 Budget Expense Report
Date: May 16, 2025

Please find attached the April 2025 budget expense report for this fiscal year encompassing transactions through 5/15/2025.

Personnel and Program Accounts

The overall budget remains aligned with projected annual expenditures. As is typical, during the school year both realized and anticipated savings, are identified to support both unplanned needs and yearend initiatives, while maintaining fiscal responsibility. Unspent funds may be returned to the Town for future educational use or deposited into the BOE Non-Lapsing Education Fund, reinforcing our commitment to Granby's public education.

As yearend progresses, fund transfers will increase to support key purchases and initiatives, including covering negative account balances via line-item transfers. Transfer requests requiring Board pre-approval are included at the end of this memo.

Currently, the personnel unallocated line has a balance of approximately \$267,000 due to staffing changes, vacancies, and leaves. These funds are no longer needed for FY 2025 personnel expenses. Additional program savings, particularly in special education, are also expected. Please note that invoices for goods and services received in May and June will continue to be processed through July.

Special Education

As previously mentioned at various times throughout the year, special education expenses are trending well below budget due to a variety of reasons. Such reasons consist of three (3) main contributing factors comprising of certified personnel, tuition and transportation.

- HS Psychologist (certified salary) – this employee resigned during the school year and due to the unique needs of this position, the district was unable to fill this position in FY 2025.
- Outplacement Tuition – throughout the course of the year three (3) students changed placement where they returned to in-district from their initial out-of-district placements. Additionally, there were four (4) students who withdrew from their outplaced program for various reasons (i.e., moved out of Granby, homeschooling, etc.)
- Transportation – there were significant savings this year in transportation due to a renegotiated daily contract rate, as well as the reduction of transportation for outplacements. As students leave outplacements as referenced above, transportation also ceases, which also garners savings. Finally, our special education department has been diligent in creating cost savings by alleviating

solo riders when possible and arranging ride shares. All-in-all, this year the district saved \$490,000 in special education transportation alone.

Please take note this type of surplus in special education is uncommon and can drastically change at what seems like a moment's notice. However, at this point in time we do not foresee any major shifts or changes prior to June 30th.

Quality and Diversity Fund (Q&D)

The forecast for the Q&D fund continues to remain consistent and positive. The fund is expected to end the year with a balance of approximately \$200,000.

BOE Reimbursements to the Town

The total reimbursement revenue to the Town for FY 2025 is anticipated to be \$2,327,563, which is \$165,588 less than originally budgeted. Even though the district experienced a large decrease (\$587,815) in the expected special education excess cost grant, tuition reimbursements as a whole increased \$422,227, thereby offsetting the decreased grant revenue. Most monies have been received, with the exception of tuition revenue from Hartford. However, we do fully expect to receive those funds by June 30th.

Transfer Requests

We request the following transfers from other line items with available program balances (e.g., utilities) to cover current supply line items with negative balances. Any supply line items that cannot be covered with other available supply accounts, require transfers from other categories. This type of transfer requires Board pre-approval. The accounts that require such transfers are listed below.

- \$12,000 for custodial and maintenance supplies
- \$60,197 for the purchase of the K-3 reading program and French textbooks

Additionally, as the fiscal year progresses and comes to a close, additional savings will accumulate. Given the substantial number of accounts (over 650), even the slightest amounts in each account can rapidly accumulate. Therefore, we request that additional yearend balances and unallocated funds first be transferred to balance all accounts as needed through June 30th. As FY 2025 comes to a close, the numbers for the board of education budget are highly favorable, where spending was less than the budgeted amount, demonstrating efficiency and effectiveness of current operations.

Therefore, in continued collaboration with the Town Board of Finance and the Board of Selectman, it is suggested to utilize a substantial portion of any remaining general fund monies (not to exceed \$650,000), for BOE small capital projects. Such designated funds, with the amount to be finalized after the closing of the fiscal year on 6/30/25, will be deposited into the BOE small capital fund and thereby requires approval from the Board of Education. This transfer of funds would create an appropriation for the following projects.

\$100,000 – BOE Central Office Roof
\$130,000 – GMHS Main Gym Bleachers
\$420,000 – Safety and Security*
\$650,000 – Total

*Please note, this amount could fluctuate depending upon final yearend expenses, as well as Board approval of any non-lapsing fund deposits. Any amount deposited in the small capital fund for the purpose of safety and security will be coupled with the current FY25 appropriated amount of \$439,603.

PROGRAM ACCOUNTS
Granby Board of Education FY 2025
April 2025 Budget Expense Report

Row #	Description	Budget	Adjusted Budget	YTD Expended	Encumbered	Balance	Combined % Expended and Encumbered
01	Communications	\$90,245	\$91,232	\$67,323	\$19,688	\$4,220	95.4%
02	Conference & Travel	\$58,094	\$56,681	\$29,097	\$10,172	\$17,412	69.3%
03	Dues and Fees	\$38,738	\$38,258	\$34,077	\$728	\$3,453	91.0%
04	Equipment/Furniture	\$8,500	\$199,045	\$8,826	\$190,185	\$34	100.0%
05	Legal Services/Insurance	\$140,460	\$150,094	\$145,314	\$2,861	\$1,920	98.7%
06	Library/Media	\$57,368	\$56,344	\$54,594	\$1,751	\$0	100.0%
07	Purchased Services	\$1,114,702	\$1,097,664	\$917,678	\$167,287	\$12,700	98.8%
08	Repairs & Maintenance	\$539,517	\$539,405	\$454,152	\$80,473	\$4,780	99.1%
09	Software	\$443,364	\$426,605	\$386,430	\$30,831	\$9,344	97.8%
10	Special Education	\$4,394,816	\$4,219,040	\$2,976,661	\$773,860	\$468,519	88.9%
11	Student Activities/Athletics	\$398,001	\$353,579	\$236,733	\$79,922	\$36,925	89.6%
12	Supplies	\$548,582	\$537,498	\$458,795	\$77,778	\$925	99.8%
13	Textbooks	\$119,698	\$167,816	\$198,806	\$29,207	-\$60,197	135.9%
14	Transportation	\$1,168,747	\$1,187,220	\$771,372	\$415,628	\$220	100.0%
15	Tuition	\$10,967	\$11,317	\$11,317	\$0	\$0	100.0%
16	Utilities	\$851,590	\$851,590	\$658,646	\$173,407	\$19,537	97.7%
17	Unallocated Appropriation	\$0	\$0	\$0	\$0	\$0	
	Program	\$9,983,388	\$9,983,388	\$7,409,820	\$2,053,777	\$519,791	94.8%

PERSONNEL ACCOUNTS
Granby Board of Education FY 2025
April 2025 Budget Expense Report

Row #	Description	Budget	Adjusted Budget	YTD Expended	Encumbered	Balance	Combined % Expended and Encumbered
18	Administration	\$1,651,319	\$1,662,464	\$1,470,446	\$192,018	\$0	100.0%
19	Central Office	\$557,043	\$572,852	\$491,591	\$81,075	\$186	100.0%
20	Certified Staff	\$11,638,907	\$11,560,442	\$9,058,552	\$2,478,344	\$23,545	99.8%
21	Custodial and Maintenance	\$1,481,279	\$1,499,606	\$1,302,730	\$190,820	\$6,057	99.6%
22	School Secretaries	\$715,648	\$706,460	\$618,213	\$88,247	\$0	100.0%
23	Special Education	\$4,452,429	\$4,207,875	\$3,526,509	\$649,778	\$31,588	99.2%
24	Student Activities/Athletics	\$545,575	\$548,014	\$356,684	\$155,068	\$36,262	93.4%
25	Teaching Assistants	\$327,901	\$387,901	\$338,791	\$48,526	\$584	99.8%
26	Technology Support Services	\$357,910	\$331,099	\$252,125	\$49,075	\$29,899	91.0%
27	Tutors	\$41,720	\$25,683	\$22,816	\$2,867	\$0	100.0%
28	Employee Benefits	\$6,365,402	\$6,365,402	\$5,855,910	\$478,727	\$30,765	99.5%
29	Unallocated Appropriation	\$0	\$267,335	\$0	\$0	\$267,335	
	Personnel	\$28,135,133	\$28,135,133	\$23,294,369	\$4,414,544	\$426,221	98.5%
	100 General Fund	\$38,118,521	\$38,118,521	\$30,704,189	\$6,468,321	\$946,011	97.5%

SPECIAL EDUCATION ACCOUNT DETAIL
Granby Board of Education FY 2025
April 2025 Budget Expense Report

Row #	Description	Budget	Adjusted Budget	YTD Expended	Encumbered	Balance	Combined % Expended and Encumbered
01	Administrative/Certified	\$2,281,664	\$2,113,565	\$1,709,861	\$402,184	\$1,520	99.9%
02	Secretaries	\$102,667	\$106,818	\$92,121	\$14,697	\$0	100.0%
03	Support Services	\$497,291	\$480,884	\$412,767	\$67,967	\$150	100.0%
04	Teaching Assistants	\$1,528,934	\$1,449,436	\$1,261,864	\$162,931	\$24,641	98.3%
05	Tutors	\$41,873	\$57,173	\$49,896	\$2,000	\$5,277	90.8%
	TOTAL PERSONNEL	\$4,452,429	\$4,207,875	\$3,526,509	\$649,778	\$31,588	99.2%
06	Communications	\$100	\$100	\$72	\$0	\$28	72.5%
07	Conference & Travel	\$14,125	\$14,125	\$5,593	\$267	\$8,265	41.5%
08	Dues and Fees	\$2,250	\$2,250	\$603	\$85	\$1,562	30.6%
09	Legal Services	\$27,500	\$27,500	\$20,578	\$6,923	\$0	100.0%
10	Purchased Services	\$153,375	\$300,871	\$201,049	\$70,754	\$29,068	90.3%
11	Software	\$9,310	\$8,812	\$8,508	\$104	\$200	97.7%
12	Supplies	\$37,550	\$37,550	\$26,606	\$2,085	\$8,859	76.4%
13	Transportation	\$1,388,936	\$1,141,162	\$665,417	\$231,760	\$243,985	78.6%
14	Tuition	\$2,761,670	\$2,686,670	\$2,048,235	\$461,882	\$176,553	93.4%
	TOTAL PROGRAM	\$4,394,816	\$4,219,040	\$2,976,661	\$773,860	\$468,519	
	OVERALL TOTAL	\$8,847,244	\$8,426,915	\$6,503,170	\$1,423,638	\$500,107	94.1%

SUPPLEMENTAL INFORMATION
Granby Board of Education FY 2025
April 2025 Budget Expense Report

REVENUE TO TOWN SUMMARY
REIMBURSEMENTS FOR BOE EXPENDITURES

Description	Budget	Anticipated	Received To Date	Difference (Received minus Anticipated)
Regular Education Tuition*	\$678,674	\$757,844	\$757,844	\$0
Special Education Tuition*	\$605,191	\$871,215	\$25,763	-\$845,452
B.E.A.R. Transition Academy Tuition*	\$0	\$77,033	\$77,033	\$0
Excess Cost Grant	\$1,167,286	\$579,471	\$507,206	-\$72,265
Pay for Participation	\$42,000	\$42,000	\$30,409	-\$11,591
Totals	\$2,493,151	\$2,327,563	\$1,398,256	-\$929,308

*From Other Towns

QUALITY AND DIVERSITY FUND (Q&D)

Description	Budget	YTD	Difference (YTD vs. Budget)
Opening Balance	\$95,335	-	-
Expenses	\$1,069,766	\$612,794	\$456,972
Revenue	\$1,028,144	\$979,654	-\$48,490
Ending Balance	\$53,713	\$462,195	\$408,482

MEMORANDUM

TO: The Granby Board of Education

FROM: Cheri Burke, Superintendent of Schools

DATE: May 21, 2025

RE: BOE 10-Year Capital Plan Priorities

Consistent with Town of Granby Charter, Chapter 10-2, Section (d), The Board of Education and the Granby Board of Selectmen, must approve the 10-Year Capital Improvement Plan (previously approved) and the identified priorities.

The Board of Education adopted the Capital Improvement Projects 10-Year Plan at the June 18, 2024 Board of Education Meeting. The following identified priorities for the plan will be presented at the next Capital Program Priorities Advisory Committee (CPPAC) Meeting in June of 2025:

Town of Granby Board of Education Capital Priorities:

- | | |
|---|---------------|
| 1. District Safety and Security Program | \$1.2 Million |
| 2. GMHS Turf Track and Field Replacement | \$ 4 Million |
| 3. GMMS Building Renovation | \$ TBD |
| 4. Board of Education Building Roof Replacement | \$100,000 |
| 5. District Facility Storage | \$200,000 |

Based on the process the Town has traditionally followed, once the Board of Education and Board of Selectmen approve their respective list and priority projects, they will be forwarded to CPPAC for further review and discussion.

CPPAC will commence their work and produce a recommendation on the capital priorities that the Town of Granby should consider for budget, lease or bond funding.

At a future date consistent with the production of the FY27 Budget, the Town Manager will recommend funding options for these capital priorities to the Board of Selectmen and Board of Finance, as appropriate, for consideration.

In order for the process to continue, the following motion is needed from the Board of Education:

Proposed Motion:

That the Granby Board of Education approve the attached Board of Education 10-Year Capital Plan priorities as follows: District Safety and Security Program, GMHS Turf Track and Field Replacement, Granby Memorial Middle School Renovation, Board of Education Building Roof Replacement, and District Facility Storage.



TOWN OF GRANBY

MEMORANDUM

DATE: June 1, 2024

TO: The Granby Board of Selectmen

FROM: Mike Walsh, Granby Town Manager

REGARDING: 10-Year Capital Improvement Plan (FY 25 - 34) for Review & Action

By way of this memo, please accept two Excel worksheets representing the Town's and Board of Education's 10-Year Capital Improvement Plan. The Town's submission totals \$44.4 million while the Board's submission totals \$33.5 million, for a townwide total of \$77.9 million.

I would like to add a cautionary note to both totals. As this is a living and breathing document subject to annual review and update, the amount for any individual capital line is an estimate.

When an individual capital line is approved for replacement, the town or BOE needs to carefully assess and update the final amount of total funding needed to complete the project as inflation, supply chain issues, prevailing wage, bonding and insurance costs, professional assistance in the form of architects, engineers, and lawyers will raise the cost of the project compared to the initial estimate. Allowing the public to understand this will increase transparency.

This document is a starting point that will be annually updated as part of the normal budget process both to reassess the capital project priorities from year to year, adding new one as necessary, as well as to apply scarce financial resources to what may seem like an endless and constantly changing list of needs.

I suggest the following three items be contemplated by the Board of Selectmen to move this document forward:

1. Reengage the Capital Program Priority Advisory Committee (CPPAC) by making the necessary appointments including two members from the Board of Selectmen, two members from the Board of Finance, two members from the Board of Education, the Superintendent of Schools, the Town Manager, and any other members of the community deemed by the Board of Selectmen as necessary. Once the CPPAC is reconstituted, refer this document to them for consideration and action.
2. The Town and Board budgets should segregate leases, debt service, and any other committed funds from the total budgeted funding in order to identify available/non-committed funding to use as an annual appropriation for future borrowing.
3. Engage Phoenix Advisors, the Town's bond and financial advisor, to reverse engineer, using the available/non-committed annual appropriation identified above to provide a recurring borrowing amount to begin to address what are deemed to be the priorities on the attached 10-Year Capital Improvement Plan.

I will be on hand to the June 17th Board of Selectmen meeting to answer any questions on the aforementioned. Thank you.

The Town of Granby 10-Year Capital Improvement Plan - Town
Prepared as of June 1, 2024

Ref #	Project Description	Funding Source	BOF App.	BOS Rec.	TM Rec.	Dept. Rec.	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	TOTAL
2025-001	Road Maintenance/Improvement Moosehorn Rd, Wells Rd, Northwoods Rd, Lindsay Cir, Pleasant Run, Quail Ln, Canton Rd & Sinsbury Rd	GF	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	0	0	0	0	0	0	0	0	0	1,000,000
2025-002	Day St, Greenwoods Rd, Loveland Rd, Stonehedge Way, Tinker Trl, HF Lot (FOG) & Firetown (FOG)	GO Bond	0	0	0	0	1,000,000	0	0	0	0	0	0	0	0	0	1,000,000
2025-003	East St, Cooley Rd, Pond Ln, Fern Hollow Dr, Sawmill Rd, Cornfield Ln, Ridge Rd, Brook Pasture Ln, Bradley Brook Dr, Harvest Ln, DPW Garage	GO Bond	0	0	0	0	0	0	1,000,000	0	0	0	0	0	0	0	1,000,000
2025-004	Old Stage Coach Rd, Quarry Rd (West), Cranberry Ln, SBP, Rovers Lot & Roadway	GO Bond	0	0	0	0	0	0	0	1,000,000	0	0	0	0	0	0	1,000,000
2025-005	Notch Rd, Duncaster Wood, Duncaster Cir, Roundhill Rd, Westview Dr, Partridge Meadow Rd & Canal Rd	GO Bond	0	0	0	0	0	0	0	0	1,000,000	0	0	0	0	0	1,000,000
2025-006	Silkey Rd, Silkey Heights Dr & Higley Rd	GO Bond	0	0	0	0	0	0	0	0	0	1,000,000	0	0	0	0	1,000,000
2025-007	Silver Brook Ln, Eastview Dr, Dara Ln & Holcomb Farm Lot	GO Bond	0	0	0	0	0	0	0	0	0	0	1,000,000	0	0	0	1,000,000
2025-008	Copper Hill Rd, Petersen Rd, Canal Rd & Hungary Rd	GO Bond	0	0	0	0	0	0	0	0	0	0	0	1,000,000	0	0	1,000,000
2025-009	Muriel Dr, Sullivan Dr, Deenwood Dr, Danielle Rd, Aster Dr, Crest Rd, Elizabeth St, Creamery Hill Rd, Kelly Ln (North) & Ahrens Park Lot	GO Bond	0	0	0	0	0	0	0	0	0	0	0	0	1,000,000	0	1,000,000
2025-010	Granby Farms Rd, Indian Hill Dr, Old Field Rd, Farmview Ln, Farmview Cir, Juniper Dr & Town Hall Lot	GO Bond	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,000,000
	Road Maintenance/Improvement Total		1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
2025-011	Bridges/Culverts/Drainage	GF	15,000	15,000	15,000	15,000	15,000	15,000	0	15,000	15,000	15,000	15,000	15,000	15,000	15,000	135,000
2025-012	Bridges/Repairs/Inspections	GO Bond	0	0	0	0	0	0	200,000	0	0	0	0	0	0	0	200,000
2025-013	Re-paint Silver Street Bridge	GO Bond	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2025-014	Donahue Road Bridge	GO Bond	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2025-015	Griffin Road Bridge	GO Bond	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2025-016	Hungary Road Bridge	GO Bond	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2025-017	Moosehorn Road Bridge	GO Bond	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Simsbury Road W. Branch-Salmon Brk.	GO Bond	0	0	0	0	1,327,432	0	0	0	0	0	0	0	0	0	1,327,432
	Bridges/Culverts/Drainage Total		15,000	15,000	15,000	15,000	1,342,432	15,000	200,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	1,662,432

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2025-018	Capital Equipment	FB	4,600,000	4,600,000	4,600,000	4,600,000	0	0	0	0	0	0	0	0	0	0	4,600,000	
2025-019	R Radio Communication System Upgrade	Lease	130,000	130,000	130,000	130,000	130,000	143,325	150,491	158,015	165,916	174,212	182,923	192,069	201,672	0	1,635,123	
2025-020	M/R Dump Trk/Ford Explorer/Mower/Trk Plow '23	Lease	0	0	0	86,391	86,391	86,391	43,196	43,196	0	0	0	0	0	0	0	302,369
2025-021	M/R Dump Trks/Motorized Lift/Shields/Firearms '25	Lease	0	0	0	74,400	168,000	168,000	168,000	168,000	84,000	0	0	0	0	0	0	830,400
2025-022	M/R Senior Van/PD Equip/Trk Plow '24	Lease	0	0	0	58,000	58,000	58,000	58,000	29,000	0	0	0	0	0	0	0	261,000
2025-023	M/R Mower/Backhoe/Comp/Generator/Aero '21	Lease	0	0	0	52,053	26,027	0	0	0	0	0	0	0	0	0	0	78,080
2025-024	M/R Lift/Skid/Truck/Broom/Sander/Senior Van '22	Lease	0	0	0	36,410	36,410	18,205	18,205	0	0	0	0	0	0	0	0	91,025
2025-025	R Technology and Equipment	Lease	0	0	0	25,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	0	475,000	
2025-026	N Police Ballistic Shields x3	Lease	24,000	24,000	24,000	24,000	24,000	0	0	0	0	0	0	0	0	0	24,000	
2025-027	M/R Trks/Plow/Sander '20	Lease	0	0	0	20,138	0	0	0	0	0	0	0	0	0	0	20,138	
2025-028	R PD Firearms (Duty Sidearmx18)	Lease	19,000	19,000	19,000	19,000	0	0	0	0	0	0	0	0	0	0	19,000	
2025-029	R 6 Wheel Dump Trk w/Plow	Lease	0	0	0	300,000	300,000	300,000	300,000	305,000	310,000	309,000	310,000	315,000	320,000	0	2,459,000	
2025-030	R Mini Sweeper	Lease	0	0	0	160,000	0	0	0	0	0	0	0	0	0	0	160,000	
2025-031	R Backhoes/Loaders	Lease	0	0	0	125,000	0	0	180,000	0	0	0	0	0	0	0	305,000	
2025-032	R Motorized 4 Wheel Lift for Tree Cutting	Lease	0	0	0	90,000	0	0	0	0	0	0	0	0	0	0	90,000	
2025-033	N AP Automation Software System	Lease	0	0	0	55,000	0	0	0	0	0	0	0	0	0	0	55,000	
2025-034	M/R Dump Trk/Backhoes/Loaders '26	Lease	0	0	0	52,000	104,000	104,000	104,000	104,000	104,000	104,000	52,000	0	0	0	520,000	
2025-035	N Mobile Assessor	Lease	0	0	0	23,000	0	0	0	0	0	0	0	0	0	0	23,000	
2025-036	R PD Radar Units for Cruisers (6 units)	Lease	0	0	0	18,000	0	0	0	0	0	0	0	0	0	25,000	43,000	
2025-037	R Senior Van	Lease	0	0	0	120,000	0	0	120,000	0	0	130,000	0	0	0	0	390,000	
2025-038	N Capital Contribution to GAA	Lease	0	0	0	92,940	0	0	92,940	0	0	122,500	0	0	0	0	215,440	
2025-039	M/R Dump Trk/Senior Van '27	Lease	0	0	0	53,000	106,000	106,000	106,000	106,000	106,000	106,000	106,000	53,000	0	0	530,000	
2025-040	N PD Speed Signs x2	Lease	0	0	0	12,000	0	0	12,000	0	0	12,000	0	0	0	0	24,000	
2025-041	R PD M4 Patrol Rifles x6	Lease	0	0	0	8,000	0	0	8,000	0	0	0	0	0	0	0	8,000	
2025-042	R Mechanics Truck/Van w. Utility Body	Lease	0	0	0	93,000	0	0	100,000	0	0	93,000	0	0	0	0	100,000	
2025-043	M/R Dump Trk/Park Mower/Mechanics Trk/Backhoes or Loaders/Car '28	Lease	0	0	0	80,000	0	0	80,000	25,000	186,000	93,000	186,000	186,000	93,000	0	837,000	
2025-044	R Park Mowers	Lease	0	0	0	0	0	0	0	0	0	0	0	28,000	0	0	133,000	
2025-045	R Director Vehicle	Lease	0	0	0	0	0	0	0	0	0	0	0	0	0	0	65,000	
2025-046	R PD AEDs for Cruisers x8	Lease	0	0	0	20,000	0	0	20,000	0	0	0	0	0	0	0	20,000	
2025-047	N PD Electric Bicycles x2	Lease	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22,000	
2025-048	R Paving Machine	Lease	0	0	0	10,000	0	0	10,000	0	0	0	0	0	0	12,000	22,000	
2025-049	M/R Dump Trk/Park Mower/Mid Size Pickups/Paving Machine '29	Lease	0	0	0	0	0	0	0	250,000	0	0	0	0	0	0	250,000	
2025-050	R Mid-size Pickups	Lease	0	0	0	0	0	0	0	82,000	164,000	164,000	164,000	164,000	82,000	0	820,000	
2025-051	R Police Mobile Data Terminal (MDT) x6	Lease	0	0	0	0	0	0	0	80,000	80,000	80,000	0	0	0	0	160,000	
2025-052	R Large Loader	Lease	0	0	0	0	0	0	0	30,000	30,000	0	0	0	0	0	60,000	
2025-053	M/R Large Loader/Senior Van/Mid Size Pickups/Small Equip '30	Lease	0	0	0	0	0	0	0	0	0	400,000	160,000	160,000	160,000	0	400,000	
2025-054	R Small Equip Plow/Sander	Lease	0	0	0	0	0	0	0	0	0	80,000	80,000	0	0	0	160,000	
2025-055	N PD Variable Message Board	Lease	0	0	0	0	0	0	0	0	0	30,000	0	0	0	0	30,000	
2025-056	M/R Dump Trk/Vac or Sweeper Trk '31	Lease	0	0	0	0	0	0	0	0	0	20,000	0	0	0	0	20,000	
2025-057	R Equipment Trailer Irg	Lease	0	0	0	0	0	0	0	0	0	0	89,000	178,000	178,000	178,000	623,000	
2025-058	R Midsize Dump Trk w/Plow	Lease	0	0	0	0	0	0	0	0	0	0	0	125,000	0	0	125,000	
2025-059	M/R Dump Trk/Park Mower/Equip Trailer Irg '32	Lease	0	0	0	0	0	0	0	0	0	0	0	100,000	0	0	100,000	
2025-060	R PD Speed Trailers	Lease	0	0	0	0	0	0	0	0	0	0	0	58,000	116,000	116,000	290,000	
2025-061	M/R Dump Trk/Senior Van '33	Lease	0	0	0	0	0	0	0	0	0	0	0	12,000	0	0	12,000	
2025-062	M/R Dump Trk'34	Lease	0	0	0	0	0	0	0	0	0	0	0	0	57,000	114,000	171,000	
2025-063	R Police/TH Video Security System	Lease	0	0	0	0	0	0	0	0	0	0	0	0	0	40,000	40,000	
	Capital Equipment Total		4,773,000	4,773,000	4,773,000	4,773,000	5,125,392	1,384,328	1,213,861	1,527,687	1,573,015	1,629,416	1,302,212	1,606,923	1,465,069	1,353,672	18,181,575	

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	Education Related																
	Equipment																
2025-064	Buses (2020-21)	Lease	0	0	0	0	46,438	23,219	0	0	0	0	0	0	0	0	69,657
2025-065	Buses (2021-22)	Lease	0	0	0	0	27,662	13,831	0	0	0	0	0	0	0	0	69,155
2025-066	Buses (2022-23)	Lease	0	0	0	0	24,053	12,027	24,053	12,027	0	0	0	0	0	0	84,186
2025-067	Maint. Equipment (2024-25)	Lease	0	0	0	0	14,040	28,080	28,080	28,080	14,040	0	0	0	0	0	140,400
2025-068	Maint. Equipment (2023-24)	Lease	0	0	0	0	13,729	13,729	13,729	6,865	0	0	0	0	0	0	61,781
2025-069	Furn., Fixtures, & Equipment	Lease	0	0	0	0	13,200	0	0	0	0	0	0	0	0	0	13,200
2025-070	Scrubber/Lits (2019-20)	Lease	0	0	0	0	6,348	0	0	0	0	0	0	0	0	0	6,348
2025-071	Maint. Veh. & Equip. (2022-23)	Lease	0	0	0	0	7,595	3,798	7,595	3,798	0	0	0	0	0	0	26,583
2025-072	Buses (2019-20)	Lease	0	0	0	0	5,875	0	0	0	0	0	0	0	0	0	5,875
2025-073	Burnisher/Spreader (2021-22)	Lease	0	0	0	0	3,310	3,310	1,655	0	0	0	0	0	0	0	8,275
2025-074	Blower (2020-21)	Lease	0	0	0	0	1,840	925	0	0	0	0	0	0	0	0	2,765
2025-075	Buses (2023-24)	Lease	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Improvements																
2025-076	Bldg. Maintenance/Safety & Security	GO Bond	0	0	0	0	589,603	0	0	0	0	0	0	0	0	0	589,603
	Technology																
2025-077	Technology (2020-21)	Lease	0	0	0	0	58,270	29,135	0	0	0	0	0	0	0	0	87,405
2025-078	Technology (2021-22)	Lease	0	0	0	0	56,979	28,490	28,490	0	0	0	0	0	0	0	142,448
2025-079	Technology (2024-25)	Lease	0	0	0	0	50,923	101,846	101,846	101,846	50,923	0	0	0	0	0	506,230
2025-080	Technology (2023-24)	Lease	0	0	0	0	50,836	50,836	50,836	25,418	0	0	0	0	0	0	228,762
2025-081	Technology (2022-23)	Lease	0	0	0	0	47,851	47,851	47,851	23,926	0	0	0	0	0	0	167,479
2025-082	Buses (2019-20)	Lease	0	0	0	0	29,448	0	0	0	0	0	0	0	0	0	29,448
2025-083	Lease Payments: Equip/Impro/Tech	Lease	0	0	0	0	682,034	584,780	837,791	765,758	935,037	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	7,805,400
	Education Related Total		0	0	0	0	1,050,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,950,000
	Property Val. & Reval																
2025-084	Commercial/ Economic Development*	Lease	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2025-085	Revaluation**	Lease	0	0	0	0	75,000	75,000	75,000	75,000	110,000	110,000	110,000	110,000	110,000	110,000	370,000
	Property Val. & Reval Total		0	0	0	0	75,000	75,000	75,000	75,000	110,000	110,000	110,000	110,000	110,000	110,000	370,000

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	Facility Improvements																
2025-086	Drainage Improvement Projects	Lease	0	0	0	0	90,000	0	0	0	0	0	0	0	0	0	90,000
2025-087	HF North Barn Pavilion Equipment Replacement	Lease	0	0	0	0	26,000	0	0	0	0	0	0	0	0	0	26,000
2025-088	SBP Large Playground & Basketball Court Replacement	Lease	15,000	15,000	15,000	15,000	10,000	678,945	0	0	0	0	0	0	0	0	688,945
2025-089	PD Window Security Protection	Lease	7,000	7,000	7,000	7,000	0	0	0	0	0	0	0	0	0	0	7,000
2025-090	DPW Overhead/Passage Doors/Doors	Lease	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	60,000
2025-091	GPL Renovation	Lease	0	0	0	0	0	450,000	0	0	0	0	0	0	0	0	450,000
2025-092	Comm Devs Granby Center Master Plan	Lease	0	0	0	0	0	0	0	0	0	0	0	0	0	0	75,000
2025-093	GPL Generator	Lease	0	0	0	0	0	65,000	0	0	0	0	0	0	0	0	65,000
2025-094	HF Sliding Replacement	Lease	50,000	50,000	50,000	50,000	40,000	0	0	0	0	0	0	0	0	0	50,000
2025-095	SC Furniture	Lease	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100,000
2025-096	GPL EV Charging Stations	Lease	37,000	37,000	37,000	37,000	0	37,000	0	0	0	0	0	0	0	0	37,000
2025-097	GPL Rear Staff Entrance & Parking: ADA Compliance	Lease	0	0	0	0	0	25,000	0	0	0	0	0	0	0	0	25,000
2025-098	GPL Hang French Door to Reading Rm	Lease	0	0	0	0	20,000	0	0	0	0	0	0	0	0	0	20,000
2025-099	TH Complex Window/Door Replacements	Lease	0	0	0	0	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	150,000
2025-100	PD Storage Shed	Lease	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60,000
2025-101	GPL Automatic Entry Doors Replacement	Lease	0	0	0	0	0	15,000	0	0	0	0	0	0	0	0	15,000
2025-102	HF Sign	Lease	0	0	0	0	0	14,000	0	0	0	0	0	0	0	0	14,000
2025-103	PD Rear Parking Lot Fence	Lease	0	0	0	0	0	12,000	0	0	0	0	0	0	0	0	12,000
2025-104	GPL Book Drops Replacement	Lease	0	0	0	0	0	12,000	0	0	0	0	0	0	0	0	12,000
2025-105	DPW Exterior Building Repairs & Roof	Lease	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22,000
2025-106	PD Fire Alarm Panel Replacement	Lease	0	0	0	0	0	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	110,000
2025-107	Various Bldgs Security Camera	Lease	0	0	0	0	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	100,000
2025-108	DPW Fuel Pump Station Concrete Repairs	Lease	0	0	0	0	0	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	80,000
2025-109	Dog Pound Upgrade/Renovation	Lease	0	0	0	0	0	0	0	8,000	8,000	8,000	8,000	8,000	8,000	8,000	80,000
2025-110	DPW Interior Drainage Repairs	Lease	0	0	0	0	0	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	25,000
2025-111	GPL Electrical Outlets Reconfiguration	Lease	0	0	0	0	0	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	400,000
2025-112	Transfer Station Rebuild/Repair Sheds	Lease	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30,000
2025-113	SBP Rec Building Roof Repair	Lease	0	0	0	0	0	0	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	270,000
2025-114	PD Carpet Replacement	Lease	0	0	0	0	0	0	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	250,000
2025-115	DPW Install Stairway from Mezzanine to Ground	Lease	0	0	0	0	0	0	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	100,000
2025-116	GPL New Library Signage	Lease	0	0	0	0	0	0	0	15,000	15,000	15,000	15,000	15,000	15,000	15,000	150,000
2025-117	SBP Skatepark & Pump Track	Lease	0	0	0	0	0	0	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	85,000
2025-118	SBP Lifeguard Chair Replacement	Lease	0	0	0	0	0	0	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	80,000
2025-119	Comm Devs Office Furniture	Lease	0	0	0	0	0	0	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	50,000
2025-120	Various Bldgs Exterior Painting	Lease	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20,000
2025-121	PD Office Furniture/Storage	Lease	0	0	0	0	0	0	0	0	0	5,000	5,000	5,000	5,000	5,000	50,000
2025-122	SBP Tennis Court Refurbishment	Lease	0	0	0	0	0	0	0	300,000	300,000	300,000	300,000	300,000	300,000	300,000	3,000,000
2025-123	Transfer Station Building Replacement	Lease	0	0	0	0	0	0	0	100,000	100,000	100,000	100,000	100,000	100,000	100,000	1,000,000
2025-124	SBP Swim Building Rebuild	Lease	0	0	0	0	0	0	0	90,000	90,000	90,000	90,000	90,000	90,000	90,000	900,000
2025-125	Comm Devs Zoning Regulations	Lease	0	0	0	0	0	0	0	30,000	30,000	30,000	30,000	30,000	30,000	30,000	300,000
2025-126	PD Stairway Replacement	Lease	0	0	0	0	0	0	0	0	0	0	0	0	0	0	90,000
2025-127	HF Maintenance Garage, Build one	Lease	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30,000
2025-128	PD Impound Lot Upgrades	Lease	0	0	0	0	0	0	0	20,000	20,000	20,000	20,000	20,000	20,000	20,000	200,000
2025-129	Dog Pound Roofing/Siding Repair	Lease	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35,000
2025-130	SC Carpet Replacement	Lease	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25,000
2025-131	PD Evidence Storage Shelving System	Lease	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20,000
2025-132	DPW Salt Storage Repairs	Lease	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18,000
2025-133	DPW Furnace/AC Replcmnt.	Lease	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15,000
2025-134	Dog Pound Furnace/AC Unit	Lease	0	0	0	0	0	0	0	0	0	5,000	5,000	5,000	5,000	5,000	50,000
2025-135	DPW Furniture/Fixtures/Apparatus	Lease	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15,000
2025-136	SBP Storage Garage	Lease	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10,000
2025-137	TH Vault Door Replacement	Lease	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40,000
2025-138	DPW Window Replacement	Lease	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20,000
2025-139	DPW Ceiling Tiles/Duct Cleaning/Painting	Lease	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18,000
2025-140	DPW Cold Storage Renovation/Build	Lease	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,000
2025-141	Cossitt Library Downstairs Entrance	Lease	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,000
2025-142	Cossitt Library Septic System	Lease	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20,000
2025-143	HF Main Barn Flooring	Lease	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,000
2025-144	SBP Cleaning & Re-Staining SBP Buildings	Lease	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36,000
2025-145	TH Land Record Book Shelving	Lease	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36,000
	Facility Improvements Total		115,000	115,000	115,000	115,000	139,000	1,592,445	207,000	974,000	559,000	102,000	97,000	78,000	36,000	96,000	3,880,445

The Town of Granby 10-Year Capital Improvement Plan - Town
Prepared as of June 1, 2024

Ref #	Project Description	Funding Source	BOF App.	BOS Rec.	TM Rec.	Dept. Rec.	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	TOTAL
2025-146	Sidewalks, Alignments	GO Bond	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	150,000
2025-147	Sidewalks Various Intersection Alignments	GO Bond	10,000	10,000	10,000	10,000	10,000	15,000	0	15,000	50,000	0	0	50,000	0	0	125,000
	Sidewalks, Alignments Total		25,000	25,000	25,000	25,000	25,000	30,000	15,000	15,000	65,000	15,000	15,000	65,000	15,000	15,000	275,000
	CAPITAL IMPROVEMENT PROGRAM TOTAL																
			5,928,000	5,928,000	5,928,000	5,928,000	8,681,824	5,021,773	3,710,861	4,606,687	4,212,015	3,761,416	3,429,212	3,874,923	3,641,069	3,479,672	44,419,452

**BOE
CAPITAL IMPROVEMENT PLAN
FY25 - FY34**

Ref #	Project Description	Funding Source	BOF App	BOS Rec.	BOE Rec.	Supt. Rec.	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	TOTAL	
	Kelly Lane Primary School																	
	KL Flat Roof (w/o state 2,780,000)						0	1,271,016	0	0	0	0	0	0	0	0	0	1,271,016
	KL Boiler Replacement						0	0	0	0	0	0	0	0	0	0	0	0
	KL Parking Lot resurfacing and Expansion						0	0	0	0	0	0	0	0	0	0	0	0
	Catchbasin replacement (6)						0	0	0	378,758	0	0	0	0	0	0	0	378,758
	KL Oil Tank Removal & Alternate Fuel Replacement						0	120,000	0	0	0	0	0	0	0	0	0	120,000
	Water System Upgrade (Kelly Lane water storage tank and associated mechanicals should be studied prior to replacement along with Wells Road potable water provisions.....both have similar installations.)						0	0	0	0	0	0	0	0	0	0	0	0
	Interior Fire Door Replacement (Fire Code)						0	600,000	0	0	0	0	0	0	0	0	0	600,000
	KL Air Conditioning						0	50,000	0	0	0	0	0	0	0	0	0	50,000
	KL RTU Replacement & air conditioning						0	0	0	0	0	0	0	0	0	0	0	0
	RTU 1						0	0	0	0	0	0	0	0	0	0	0	0
	RTU 2						0	0	0	0	0	0	0	0	0	0	0	0
	RTU 3						0	0	0	0	0	0	0	0	0	0	0	0
	RTU 4						0	0	0	0	0	0	0	0	0	0	0	0
	KL Fencing						0	0	0	0	0	0	0	0	0	0	0	0
	KL Shed						0	0	0	0	0	0	0	0	0	0	0	0
	KL Water heaters (2) (see H2O Sheet)						0	0	0	0	0	30,000	0	0	0	0	0	30,000
	Kelly Lane courtyard paver replacement						0	0	0	0	0	0	0	0	0	0	0	0
	Kelly Lane Gym Floors:						0	0	0	0	0	0	0	0	0	0	0	0
	Kelly Lane Rubber floor replacement						0	0	0	0	0	0	0	0	0	0	0	0
	Kelly Lane Wood floor replacement						0	0	0	0	0	60,000	0	0	0	0	0	60,000
	Kelly Lane Bathroom Renovations						0	0	0	0	0	0	0	0	0	0	0	0
	Pavillion 20'x40" (Cement slab and Piers)						0	0	0	0	0	0	0	0	0	0	0	0
	Playground updates						0	0	0	0	0	0	75,000	0	0	0	0	75,000
	Courtyard redesign/outdoor learning space/compost						0	0	0	0	0	0	0	0	0	0	0	0
	Kelly Lane Primary School Total						0	2,041,016	0	378,758	0	90,000	75,000	0	0	2,523,204	5,107,378	
	Wells Road Intermediate School																	
	WR Roof (1,375,000 w/o state)						0	1,451,610	0	0	0	0	0	0	0	0	0	1,451,610
	WR Boiler Replacement						0	0	0	0	0	0	0	0	0	0	0	0
	WR Parking Lot resurfacing						0	0	0	0	0	0	0	0	0	0	0	0
	Catchbasin replacement (6)						0	0	0	0	0	0	0	0	0	0	0	0
	Buttress walls Repair						0	90,000	0	0	0	0	0	0	0	0	0	90,000
	WR Building Envelope Repair - Extensive						0	110,000	0	0	0	0	0	0	0	0	0	110,000
	Parking Lot Reconfiguration						0	350,000	0	0	0	0	0	0	0	0	0	350,000
	WR Oil Tank Removal & Alternate Fuel Replacement						0	120,000	0	0	0	0	0	0	0	0	0	120,000
	Water System Upgrade (Kelly Lane water storage tank and associated mechanicals should be studied prior to replacement along with Wells Road potable water provisions.....both have similar installations.)						0	0	0	0	0	0	0	0	0	0	0	0
	Interior Fire Door Replacement (Fire Code)						0	600,000	0	0	0	0	0	0	0	0	0	600,000
	Bathroom Renovations (cost per bathroom)						0	50,000	0	0	0	0	0	0	0	0	0	50,000
	WR Fencing						0	90,000	0	0	0	0	0	0	0	0	0	90,000
	WR RTU Replacement & air conditioning						0	0	0	0	0	0	0	0	0	0	0	0
	RTU 1						0	0	0	0	0	0	0	0	0	0	0	0
	RTU 2						0	0	0	0	0	0	0	0	0	0	0	0
	RTU 3						0	0	0	0	0	0	0	0	0	0	0	0
	RTU 4						0	0	0	0	0	0	0	0	0	0	0	0
	WR Gym Floors:						0	0	0	0	0	0	0	0	0	0	0	0

**BOE
CAPITAL IMPROVEMENT PLAN
FY25 - FY34**

Ref #	Project Description	Funding Source	BOF App	BOS Rec.	BOE Rec.	Supt. Rec.	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	TOTAL	
	WR Rubber floor replacement						0	0	0	0	0	0	0	0	0	0	60,000	60,000
	WR Wood floor replacement						0	0	0	0	0	0	0	0	0	0	125,000	125,000
	WR Shed						0	0	0	0	0	0	0	0	0	0	15,000	15,000
	WR Ventilation & Building Management System						0	0	0	0	0	0	0	0	0	0	1	1
	WR Water heaters (see H2O Sheet)						0	0	0	0	0	0	0	0	0	0	30,000	30,000
	WR Window Replacement (just affected areas)						0	0	0	0	0	0	0	0	0	0	150,000	150,000
	Pavillion 20'x40' (Cement slab and Piers)						0	0	0	0	0	0	0	0	0	0	78,200	78,200
	Cafeteria and stage renovation						0	0	0	0	0	0	600,000	0	0	0	0	600,000
	Wells Road Intermediate School Total						0	2,861,610	0	0	0	1,430,000	600,000	0	0	1,521,961	6,413,571	
	Granby Memorial Middle School																	
	Renovate to NEW entire MS, age is 32 years old (\$20,000,000)																	0
	Otherwise all of the following will be needed:																	0
	Fire rated doors (50)						0	0	0	0	0	0	0	0	0	0	50,000	50,000
	Modernize Instructional Spaces (for study)						150,000	300,000	0	0	0	0	0	0	0	0	0	300,000
	Security, fire panel, and equipment upgrade						0	250,000	0	0	0	0	0	0	0	0	0	150,000
	Window replacement						0	90,000	0	0	0	0	0	0	0	0	0	250,000
	Replace all bathroom fixtures (cost per bathroom)						0	100,000	0	0	0	0	0	0	0	0	0	80,000
	HVAC controls upgrade						0	100,000	0	0	0	0	0	0	0	0	0	100,000
	Ceiling tiles						0	100,000	0	0	0	0	0	0	0	0	0	100,000
	MS Bleachers						0	50,000	0	0	0	0	0	0	0	0	0	50,000
	MS Ecology Center maintenance and upgrades						0	0	0	0	0	0	0	0	0	0	0	0
	MS Kitchen Equipment (Renovation List)						0	0	0	0	0	0	0	0	0	0	0	0
	MS Kitchen: Lighting						0	0	0	0	0	0	0	0	0	0	1	1
	MS Kitchen: Paint						0	0	0	0	0	0	0	0	0	0	1	1
	MS Kitchen: Dishwasher						0	0	0	0	0	0	0	0	0	0	1	1
	MS Kitchen: Fridge and Freezer rehab						0	0	0	0	0	0	0	0	0	0	1	1
	MS Kitchen: Hood relocation						0	0	0	0	0	0	0	0	0	0	1	1
	MS Kitchen: Equipment Relocation						0	0	0	0	0	0	0	0	0	0	1	1
	MS Parking Lot resurfacing (combined with HS total 1,327,857)						0	0	0	0	0	0	0	0	0	0	1	1
	MS Roll-off Trailer (s)/Storage Containers and all systems aparatis) with A/C						0	0	0	0	0	0	0	0	0	0	1	1
	RTU 1						0	0	0	0	0	0	0	0	0	0	350,000	350,000
	RTU 2						0	0	0	0	0	0	0	0	0	0	350,000	350,000
	RTU 3						0	0	0	0	0	0	0	0	0	0	350,000	350,000
	RTU 4						0	0	0	0	0	0	0	0	0	0	350,000	350,000
	RTU 5						0	0	0	0	0	0	0	0	0	0	350,000	350,000
	RTU 6						0	0	0	0	0	0	0	0	0	0	350,000	350,000
	RTU 7						0	0	0	0	0	0	0	0	0	0	350,000	350,000
	MS Shed						0	0	0	0	0	0	0	0	0	0	15,000	15,000
	MS Sprinkler System - Updating						0	0	0	0	0	0	0	0	0	0	400,000	400,000
	MS Water heaters: Electric						0	0	0	0	0	0	0	0	0	0	0	0
	Gas Tankless (MS Kitchen)						0	0	0	0	0	40,000	0	0	0	0	40,000	40,000
	Pavillion 20'x40' (Cement slab and Piers)						0	0	0	0	0	15,000	0	0	0	0	15,000	15,000
	MS Elevator (in ground cylinder replacement 75,000 per elevator)						0	0	0	0	0	0	0	0	0	0	78,200	78,200
	Granby Memorial Middle School Total						150,000	990,000	0	0	0	55,000	0	0	0	3,068,210	4,263,210	

**BOE
CAPITAL IMPROVEMENT PLAN
FY25 - FY34**

Ref #	Project Description	Funding Source	BOF App	BOS Rec.	BOE Rec.	Supt. Rec.	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	TOTAL
	Granby Memorial High School																
	Storage space - Auditorium & Drama						0	150,000								0	150,000
	Interior Fire Door Replacement (Fire Code)						0	150,000								0	150,000
	HS Community Gym Bleachers						0	0								0	35,750
	HS Main Gym Bleachers						0	0								0	98,750
	HS Corridor Tile Replacement (All Buildings)						0	0								0	250,000
	HS Fencing						0	0								0	70,000
	HS Irrigation System						0	0								0	75,000
	HS MS Parking Lot resurfacing						0	0								0	1,327,857
	HS Water heaters (see H2O Sheet)						0	0				40,000				0	40,000
	MS RTU Top Unit Replacement (include air handlers and all systems apparatus) with A/C						0	0								0	1,327,857
	HS RTU Replacement #15						0	0								0	350,000
	HS RTU Replacement #14						0	0								0	350,000
	HS RTU Replacement #13						0	0								0	350,000
	HS RTU Replacement #12						0	0								0	350,000
	HS RTU Replacement #11						0	350,000								0	350,000
	HS RTU Replacement #10						0	0								0	350,000
	HS RTU Replacement #9						0	0								0	350,000
	HS RTU Replacement #8						0	0								0	350,000
	HS RTU Replacement #7						0	0								0	350,000
	HS RTU Replacement #6						0	0								0	350,000
	HS RTU Replacement #5						0	0								0	350,000
	HS RTU Replacement #4						0	0								0	350,000
	HS RTU Replacement #3						0	0								0	350,000
	HS RTU Replacement #2						0	0								0	350,000
	HS RTU Replacement #1						0	0								0	350,000
	Pavillion 20'x40' (Cement slab and Piers)						0	0								0	350,000
	HS Elevator (in ground cylinder replacement 75,000 per elevator)						0	0								0	78,200
	Granby Memorial High School Total						0	650,000	0	0	0	40,000	0	0	0	0	225,000
	Granby Memorial High School Total						0	650,000	0	0	0	40,000	0	0	0	0	225,000
	Maintenance Vehicles																
	Ford F-450 4X4						0	0								0	0
	Ford F-350 4X4 Styleside						0	0								0	1
	Ford F-350 4X4						0	0								0	60,000
	Ford E150 Cargo Van						0	0								0	60,000
	Ford E-150 Cargo Van						0	0								0	40,000
	Maintenance Trailer						0	0								0	40,000
	Ford Full Size Van						0	0								0	1
	Maintenance Trailer						0	0								0	40,000
	Ford Full Size Van						0	0								0	1
	Trailer 6 x 12						0	0								0	10,000
	Robotics Trailer						0	0								0	8,000
	Ford F-450 4X4						0	0								0	1
	Maintenance Trailer						0	0								0	1
	Maintenance Vehicles Total						0	0	0	0	0	0	0	0	0	0	258,006
	Maintenance Vehicles Total						0	0	0	0	0	0	0	0	0	0	258,006

**BOE
CAPITAL IMPROVEMENT PLAN
FY25 - FY34**

Ref #	Project Description	Funding Source	BOF App	BOS Rec.	BOE Rec.	Supt. Rec.	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	TOTAL
	Athletics																
	HS Rolloff Trailer (s)/Storage Containers						0	0	0	0	0	0	0	0	0	0	10,000
	HS Sheds - Turf Field (2)						0	0	0	0	0	0	0	0	0	0	500,000
	HS Snack Shack- Booster club supported						0	0	0	0	0	0	0	0	0	0	1
	HS Softball Shed						0	0	0	0	0	0	0	0	0	0	10,000
	HS Stadium Bleachers						0	0	0	0	0	0	0	0	0	0	500,000
	HS Tennis Court Replacement						0	0	0	0	0	0	0	0	0	0	240,000
	HS Track Resurface Only						0	0	0	0	0	0	0	0	0	0	400,000
	HS Track Replacement						0	0	0	0	0	0	0	0	0	0	1,200,000
	HS Synthetic Turf Replacement:						0	0	0	0	0	0	0	0	0	0	1
	Stadium Field						0	0	0	0	0	0	0	0	0	0	600,000
	Turf Field 2						0	0	0	0	0	0	0	0	0	0	500,000
	HS Bleachers Community Gym						0	0	0	0	0	0	0	0	0	0	45,000
	HS Bleachers Main Gym						0	0	0	0	0	0	0	0	0	0	105,000
	New softball/baseball turf infields						0	0	0	0	0	0	0	0	0	0	1,500,000
	Athletics Totals						0	0	0	0	0	0	0	0	0	0	5,610,002
	Board of Ed / Central Services																
	Roof						75,000	0	0	0	0	0	0	0	0	0	75,000
	Office reconfiguration						0	0	0	0	0	0	0	0	0	0	40,000
	Board of Ed / Central Services Total						75,000	0	0	0	0	0	0	0	0	0	115,000
	School Busses																
	Bus Year 2024						0	0	0	1	0	0	0	0	0	0	0
	Bus Year 2025						0	0	0	0	1	0	0	0	0	0	1
	Bus Year 2026						0	0	0	0	0	1	0	0	0	0	1
	Bus Year 2027						0	0	0	0	0	0	1	0	0	0	1
	Bus Year 2028						0	0	0	0	0	0	0	1	0	0	1
	Bus Year 2029						0	0	0	0	0	0	0	0	1	0	1
	Bus Year 2030						0	0	0	0	0	0	0	0	0	1	1
	School Busses Total						0	0	0	1	1	1	1	1	1	1	7
	District																
	Facilities Storage						0	150,000	0	0	0	0	0	0	0	0	150,000
	District Waterless Urinals						0	0	0	0	0	0	0	0	0	0	50,000
	District Wide Lighting Upgrades-Energy efficiency						0	0	0	0	0	0	0	0	0	0	450,000
	Keying/Alarm System System						0	0	0	0	0	0	0	0	0	0	3,000,000
	District Total						0	150,000	0	0	0	0	0	0	0	0	3,650,000
	BOE CAPITAL IMPROVEMENT PROGRAM TOTAL						225,000	6,692,626	0	378,758	0	1,615,000	675,000	0	0	23,931,941	33,518,325

MEMORANDUM

TO: The Granby Board of Education

FROM: Cheri Burke, Superintendent of Schools

DATE: May 21, 2025

RE: BOE 10-Year Capital Plan Priorities

Consistent with Town of Granby Charter, Chapter 10-2, Section (d), The Board of Education and the Granby Board of Selectmen, must approve the 10-Year Capital Improvement Plan (previously approved) and the identified priorities.

The Board of Education adopted the Capital Improvement Projects 10-Year Plan at the June 18, 2024 Board of Education Meeting. The following identified priorities for the plan will be presented at the next Capital Program Priorities Advisory Committee (CPPAC) Meeting in June of 2025:

Town of Granby Board of Education Capital Priorities:

- | | |
|---|---------------|
| 1. District Safety and Security Program | \$1.2 Million |
| 2. GMHS Turf Track and Field Replacement | \$ 4 Million |
| 3. GMMS Building Renovation | \$ TBD |
| 4. Board of Education Building Roof Replacement | \$100,000 |
| 5. District Facility Storage | \$200,000 |

Based on the process the Town has traditionally followed, once the Board of Education and Board of Selectmen approve their respective list and priority projects, they will be forwarded to CPPAC for further review and discussion.

CPPAC will commence their work and produce a recommendation on the capital priorities that the Town of Granby should consider for budget, lease or bond funding.

At a future date consistent with the production of the FY27 Budget, the Town Manager will recommend funding options for these capital priorities to the Board of Selectmen and Board of Finance, as appropriate, for consideration.

In order for the process to continue, the following motion is needed from the Board of Education:

Proposed Motion:

That the Granby Board of Education approve the attached Board of Education 10-Year Capital Plan priorities as follows: District Safety and Security Program, GMHS Turf Track and Field Replacement, Granby Memorial Middle School Renovation, Board of Education Building Roof Replacement, and District Facility Storage.

**BOE
CAPITAL IMPROVEMENT PLAN
FY25 - FY34**

Ref #	Project Description	Funding Source	BOF App	BOS Rec.	BOE Rec.	Supt. Rec.	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	TOTAL	
	Kelly Lane Primary School																	
	KL Flat Roof (w/o state 2,780,000)						0	1,271,016	0	0	0	0	0	0	0	0	0	1,271,016
	KL Boiler Replacement						0	0	0	0	0	0	0	0	0	0	575,000	575,000
	KL Parking Lot resurfacing and Expansion						0	0	0	378,758	0	0	0	0	0	0	0	378,758
	Catchbasin replacement (6)						0	0	0	0	0	0	0	0	0	100,000	0	100,000
	KL Oil Tank Removal & Alternate Fuel Replacement						0	120,000	0	0	0	0	0	0	0	0	0	120,000
	Water System Upgrade (Kelly Lane water storage tank and associated mechanicals should be studied prior to replacement along with Wells Road potable water provisions.....both have similar installations.)						0	0	0	0	0	0	0	0	0	0	0	0
	Interior Fire Door Replacement (Fire Code)						0	600,000	0	0	0	0	0	0	0	0	0	600,000
	KL Air Conditioning						0	50,000	0	0	0	0	0	0	0	0	0	50,000
	KL RTU Replacement & air conditioning						0	0	0	0	0	0	0	0	0	1	0	1
	RTU 1						0	0	0	0	0	0	0	0	0	0	1	1
	RTU 2						0	0	0	0	0	0	0	0	0	0	350,000	350,000
	RTU 3						0	0	0	0	0	0	0	0	0	0	350,000	350,000
	RTU 4						0	0	0	0	0	0	0	0	0	0	350,000	350,000
	KL Fencing						0	0	0	0	0	0	0	0	0	0	40,000	40,000
	KL Shed						0	0	0	0	0	0	0	0	0	0	15,000	15,000
	KL Water heaters (2) (see H2O Sheet)						0	0	0	0	0	30,000	0	0	0	0	0	30,000
	Kelly Lane courtyard paver replacement						0	0	0	0	0	0	0	0	0	0	0	0
	Kelly Lane Gym Floors:						0	0	0	0	0	0	0	0	0	1	0	1
	Kelly Lane Rubber floor replacement						0	0	0	0	0	0	0	0	0	0	0	0
	Kelly Lane Wood floor replacement						0	0	0	0	0	60,000	0	0	0	0	0	60,000
	Kelly Lane Bathroom Renovations						0	0	0	0	0	0	0	0	0	0	125,000	125,000
	Pavillion 20'x40" (Cement slab and Piers)						0	0	0	0	0	0	0	0	0	0	90,000	90,000
	Playground updates						0	0	0	0	0	0	75,000	0	0	0	78,200	78,200
	Courtyard redesign/outdoor learning space/compost						0	0	0	0	0	0	0	0	0	0	75,000	75,000
	Kelly Lane Primary School Total						0	2,041,016	0	378,758	0	90,000	75,000	0	0	2,523,204	0	5,107,378
	Wells Road Intermediate School																	
	WR Roof (1,375,000 w/o state)						0	1,451,610	0	0	0	0	0	0	0	0	0	1,451,610
	WR Boiler Replacement						0	0	0	0	0	0	0	0	0	0	575,000	575,000
	WR Parking Lot resurfacing						0	0	0	0	0	0	0	0	0	0	378,758	378,758
	Catchbasin replacement (6)						0	0	0	0	0	0	0	0	0	0	100,000	100,000
	Buttress walls Repair						0	90,000	0	0	0	0	0	0	0	0	0	90,000
	WR Building Envelope Repair - Extensive						0	110,000	0	0	0	0	0	0	0	0	0	110,000
	Parking Lot Reconfiguration						0	350,000	0	0	0	0	0	0	0	0	0	350,000
	WR Oil Tank Removal & Alternate Fuel Replacement						0	120,000	0	0	0	0	0	0	0	0	0	120,000
	Water System Upgrade (Kelly Lane water storage tank and associated mechanicals should be studied prior to replacement along with Wells Road potable water provisions.....both have similar installations.)						0	0	0	0	0	0	0	0	0	0	0	0
	Interior Fire Door Replacement (Fire Code)						0	600,000	0	0	0	0	0	0	0	0	0	600,000
	Bathroom Renovations (cost per bathroom)						0	50,000	0	0	0	0	0	0	0	0	0	50,000
	WR Fencing						0	90,000	0	0	0	0	0	0	0	0	0	90,000
	WR RTU Replacement & air conditioning						0	0	0	0	0	0	0	0	0	40,000	0	40,000
	RTU 1						0	0	0	0	0	0	0	0	0	0	1	1
	RTU 2						0	0	0	0	0	350,000	0	0	0	0	0	350,000
	RTU 3						0	0	0	0	0	350,000	0	0	0	0	0	350,000
	RTU 4						0	0	0	0	0	350,000	0	0	0	0	0	350,000
	WR Gym Floors:						0	0	0	0	0	350,000	0	0	0	0	0	350,000

**BOE
CAPITAL IMPROVEMENT PLAN
FY25 - FY34**

Ref #	Project Description	Funding Source	BOF App	BOS Rec.	BOE Rec.	Supt. Rec.	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	TOTAL	
	WR Rubber floor replacement						0	0	0	0	0	0	0	0	0	0	60,000	60,000
	WR Wood floor replacement						0	0	0	0	0	0	0	0	0	0	125,000	125,000
	WR Shed						0	0	0	0	0	0	0	0	0	0	15,000	15,000
	WR Ventilation & Building Management System						0	0	0	0	0	0	0	0	0	0	1	1
	WR Water heaters (see H2O Sheet)						0	0	0	0	0	0	0	0	0	0	0	30,000
	WR Window Replacement (just affected areas)						0	0	0	0	0	0	0	0	0	0	0	150,000
	Pavillion 20'x40' (Cement slab and Piers)						0	0	0	0	0	0	0	0	0	0	0	78,200
	Cafeteria and stage renovation						0	0	0	0	0	0	600,000	0	0	0	0	600,000
	Wells Road Intermediate School Total						0	2,861,610	0	0	0	1,430,000	600,000	0	0	1,521,961	6,413,571	
	Granby Memorial Middle School																	
	Renovate to NEW entire MS, age is 32 years old (\$20,000,000)																	0
	Otherwise all of the following will be needed:																	0
	Fire rated doors (50)						0	0	0	0	0	0	0	0	0	0	50,000	50,000
	Modernize Instructional Spaces (for study)						0	300,000	0	0	0	0	0	0	0	0	0	300,000
	Security, fire panel, and equipment upgrade						150,000	0	0	0	0	0	0	0	0	0	0	150,000
	Window replacement						0	250,000	0	0	0	0	0	0	0	0	0	250,000
	Replace all bathroom fixtures (cost per bathroom)						0	90,000	0	0	0	0	0	0	0	0	0	90,000
	HVAC controls upgrade						0	100,000	0	0	0	0	0	0	0	0	0	100,000
	Ceiling tiles						0	100,000	0	0	0	0	0	0	0	0	0	100,000
	MS Bleachers						0	100,000	0	0	0	0	0	0	0	0	0	100,000
	MS Ecology Center maintenance and upgrades						0	50,000	0	0	0	0	0	0	0	0	0	50,000
	MS Kitchen Equipment (Renovation List)						0	0	0	0	0	0	0	0	0	0	0	0
	MS Kitchen: Lighting						0	0	0	0	0	0	0	0	0	0	0	0
	MS Kitchen: Paint						0	0	0	0	0	0	0	0	0	0	0	0
	MS Kitchen: Dishwasher						0	0	0	0	0	0	0	0	0	0	0	0
	MS Kitchen: Fridge and Freezer rehab						0	0	0	0	0	0	0	0	0	0	0	0
	MS Kitchen: Hood relocation						0	0	0	0	0	0	0	0	0	0	0	0
	MS Kitchen: Equipment Relocation						0	0	0	0	0	0	0	0	0	0	0	0
	MS Parking Lot resurfacing (combined with HS total 1,327,857)						0	0	0	0	0	0	0	0	0	0	0	0
	MS Roll-off Trailer (s)/Storage Containers and all systems aparatis) with A/C						0	0	0	0	0	0	0	0	0	0	0	0
	RTU 1						0	0	0	0	0	0	0	0	0	0	0	0
	RTU 2						0	0	0	0	0	0	0	0	0	0	0	0
	RTU 3						0	0	0	0	0	0	0	0	0	0	0	0
	RTU 4						0	0	0	0	0	0	0	0	0	0	0	0
	RTU 5						0	0	0	0	0	0	0	0	0	0	0	0
	RTU 6						0	0	0	0	0	0	0	0	0	0	0	0
	RTU 7						0	0	0	0	0	0	0	0	0	0	0	0
	MS Shed						0	0	0	0	0	0	0	0	0	0	0	0
	MS Sprinkler System - Updating						0	0	0	0	0	0	0	0	0	0	0	0
	MS Water heaters: Electric						0	0	0	0	0	0	0	0	0	0	0	0
	Gas Tankless (MS Kitchen)						0	0	0	0	0	0	0	0	0	0	0	0
	Pavillion 20'x40' (Cement slab and Piers)						0	0	0	0	0	40,000	0	0	0	0	0	40,000
	MS Elevator (in ground cylinder replacement 75,000 per elevator)						0	0	0	0	0	15,000	0	0	0	0	0	15,000
	Granby Memorial Middle School Total						0	990,000	0	0	0	55,000	0	0	0	0	75,000	4,263,210

**BOE
CAPITAL IMPROVEMENT PLAN
FY25 - FY34**

Ref #	Project Description	Funding Source	BOF App	BOS Rec.	BOE Rec.	Supt. Rec.	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	TOTAL
	Granby Memorial High School																
	Storage space - Auditorium & Drama						0	150,000								0	150,000
	Interior Fire Door Replacement (Fire Code)						0	150,000								0	150,000
	HS Community Gym Bleachers						0	0								35,750	35,750
	HS Main Gym Bleachers						0	0								98,750	98,750
	HS Corridor Tile Replacement (All Buildings)						0	0								250,000	250,000
	HS Fencing						0	0								70,000	70,000
	HS Irrigation System						0	0								75,000	75,000
	HS MS Parking Lot resurfacing						0	0								1,327,857	1,327,857
	HS Water heaters (see H2O Sheet)						0	0				40,000				0	40,000
	MS RTU Top Unit Replacement (include air handlers and all systems apparatus) with A/C						0	0								0	0
	HS RTU Replacement #15						0	0								1	1
	HS RTU Replacement #14						0	0								350,000	350,000
	HS RTU Replacement #13						0	0								350,000	350,000
	HS RTU Replacement #12						0	0								350,000	350,000
	HS RTU Replacement #11						0	350,000								0	350,000
	HS RTU Replacement #10						0	0								350,000	350,000
	HS RTU Replacement #9						0	0								350,000	350,000
	HS RTU Replacement #8						0	0								350,000	350,000
	HS RTU Replacement #7						0	0								350,000	350,000
	HS RTU Replacement #6						0	0								350,000	350,000
	HS RTU Replacement #5						0	0								350,000	350,000
	HS RTU Replacement #4						0	0								350,000	350,000
	HS RTU Replacement #3						0	0								350,000	350,000
	HS RTU Replacement #2						0	0								350,000	350,000
	HS RTU Replacement #1						0	0								350,000	350,000
	Pavillion 20'x40' (Cement slab and Piers)						0	0								78,200	78,200
	HS Elevator (in ground cylinder replacement 75,000 per elevator)						0	0								0	0
	Granby Memorial High School Total						0	650,000	0	0	0	40,000	0	0	0	7,410,558	8,100,558
	Maintenance Vehicles																
	Ford F-450 4X4						0	0								0	0
	Ford F-350 4X4 Styleside						0	0								1	1
	Ford F-350 4X4						0	0								60,000	60,000
	Ford E150 Cargo Van						0	0								60,000	60,000
	Ford E-150 Cargo Van						0	0								40,000	40,000
	Maintenance Trailer						0	0								40,000	40,000
	Ford Full Size Van						0	0								1	1
	Maintenance Trailer						0	0								40,000	40,000
	Ford Full Size Van						0	0								1	1
	Trailer 6 x 12						0	0								10,000	10,000
	Robotics Trailer						0	0								8,000	8,000
	Ford F-450 4X4						0	0								1	1
	Maintenance Trailer						0	0								1	1
	Maintenance Vehicles Total						0	0	0	0	0	0	0	0	0	258,006	258,006

**BOE
CAPITAL IMPROVEMENT PLAN
FY25 - FY34**

Ref #	Project Description	Funding Source	BOF App	BOS Rec.	BOE Rec.	Supt. Rec.	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	TOTAL
	Athletics																
	HS Rolloff Trailer (s)/Storage Containers						0	0	0	0	0	0	0	0	0	0	10,000
	HS Sheds - Turf Field (2)						0	0	0	0	0	0	0	0	0	500,000	500,000
	HS Snack Shack- Booster club supported						0	0	0	0	0	0	0	0	0	0	10,000
	HS Softball Shed						0	0	0	0	0	0	0	0	0	0	500,000
	HS Stadium Bleachers						0	0	0	0	0	0	0	0	0	0	240,000
	HS Tennis Court Replacement						0	0	0	0	0	0	0	0	0	0	400,000
	HS Track Resurface Only						0	0	0	0	0	0	0	0	0	0	1,200,000
	HS Track Replacement						0	0	0	0	0	0	0	0	0	0	600,000
	HS Synthetic Turf Replacement:						0	0	0	0	0	0	0	0	0	0	500,000
	Stadium Field						0	0	0	0	0	0	0	0	0	0	45,000
	Turf Field 2						0	0	0	0	0	0	0	0	0	0	105,000
	HS Bleachers Community Gym						0	0	0	0	0	0	0	0	0	0	1,500,000
	HS Bleachers Main Gym						0	0	0	0	0	0	0	0	0	0	5,610,002
	New softball/baseball turf infields						0	0	0	0	0	0	0	0	0	0	75,000
	Athletics Totals						0	0	0	0	0	0	0	0	0	0	40,000
	Board of Ed / Central Services																
	Board of Ed / Central Services																
	Roof						75,000	0	0	0	0	0	0	0	0	0	75,000
	Office reconfiguration						0	0	0	0	0	0	0	0	0	0	40,000
	Board of Ed / Central Services Total						75,000	0	0	0	0	0	0	0	0	0	115,000
	School Busses																
	School Busses																
	Bus Year 2024						0	0	0	1	0	0	0	0	0	0	0
	Bus Year 2025						0	0	0	0	1	0	0	0	0	0	1
	Bus Year 2026						0	0	0	0	0	1	0	0	0	0	1
	Bus Year 2027						0	0	0	0	0	0	1	0	0	0	1
	Bus Year 2028						0	0	0	0	0	0	0	1	0	0	1
	Bus Year 2029						0	0	0	0	0	0	0	0	1	0	1
	Bus Year 2030						0	0	0	0	0	0	0	0	0	1	1
	School Busses Total						0	0	0	1	1	1	1	1	1	1	7
	District																
	Facilities Storage						0	150,000	0	0	0	0	0	0	0	0	0
	District Waterless Urinals						0	0	0	0	0	0	0	0	0	0	50,000
	District Wide Lighting Upgrades-Energy efficiency						0	0	0	0	0	0	0	0	0	0	450,000
	Keying/Alarm System System						0	0	0	0	0	0	0	0	0	0	3,000,000
	District Total						0	150,000	0	0	0	0	0	0	0	0	3,650,000
	BOE CAPITAL IMPROVEMENT PROGRAM TOTAL						225,000	6,692,626	0	378,758	0	1,615,000	675,000	0	0	23,931,941	33,518,325



***GRANBY MEMORIAL MIDDLE SCHOOL
FACILITIES CONDITIONS ASSESSMENT
EXECUTIVE SUMMARY REPORT
MAY 2025***



Granby Memorial Middle School

Facilities Conditions Assessment Executive Summary Report

Prepared by: Christopher DeGray, Director of Facilities Date: 5.16.2025

Overview:

The week of 4.14.2025 – 4.17.2025 at the direction of the Granby Board of Education, Terracon Consultants, Inc. conducted an in-depth facilities conditions assessment at Granby Memorial Middle School located at 321 Salmon Brook Street, Granby, CT 06035. A vast majority of the 75,000 sq. ft. building finishes (flooring, walls, ceilings), building envelope, and mechanicals, electrical, plumbing, and HVAC are original to the building in 1992.

This work was performed in general accordance with the scope of services outlined in the Terracon Proposal Number PFR256003 dated February 19, 2025, as identified in the scope section of this Report. The sole purpose of this Report is to document the condition of the assessed building systems at the property per the American University System, Board of Regents, and ASTM E2018-15 standards. It is not the intent of this Report to assume any part of the design responsibility, but rather to report the findings to the Client.

General Physical Conditions:

Most of the building components and systems for Granby Memorial Middle School are in fair condition. Deficiencies were found in the building's interior finishes, TPO roof membrane and MEP systems. It is Terracon's opinion that the most critical deficiencies are the performance of the HVAC systems. It is Terracon's opinion that Granby Memorial Middle School is in generally fair condition.

Terracon estimates a total repair and replacement cost of \$3,109,930.98 over the next 10 years. Of that amount \$1,694,290.00 comprises immediate needs that are recommended to occur in years 1 and 2.

Facility Condition Index

The Facility Condition Index (FCI) scores are summarized below. The scores are based on the modeled replacement value for the building and the anticipated capital repairs during the evaluation period. General industry guidelines are: 0-5% is good; 5.01-10% is fair; and greater than 10% is poor:

Current Replacement Value of the Facility (CRV): \$19,657,500.00

Immediate Need + ADA + Year 1 costs: \$1,259,140.00

Facility Condition Index Score: 6%

Current Replacement Value and Valuation Notes

Based on current RSMMeans square foot models, the estimated unit cost for replacement of the building is \$262.10 per square foot. Based on the unit cost, the estimated Current Replacement Value (CRV) of the building (75,000 square feet) is approximately \$19,657,500. Note: This figure represents an in-kind replacement of current conditions and equipment. Major upgrades such as the addition of a sprinkler fire suppression system for the entire building (currently only installed in select areas of the building) are not factored. It is the recommendation to engage a code specialist to determine the applicable requirements of the fire suppression sprinkler system. Additionally, Items/repairs under \$3k are not identified. Additionally, the findings of this report are based on visual inspection only, no individual MEP or other testing was conducted.

Purpose and Scope

The purpose of this Facility Condition Assessment was to observe and document readily visible material and building system conditions, which might significantly affect the value of the property; and determine if conditions exist, which may have a significant impact on the continued operation of the facility during the evaluation period. This work is being completed in anticipation of a planned asset management of the property. The Scope of Work was developed in general conformance with ASTM E2018-24, Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process and Terracon Proposal Number PFR256003 dated February 19, 2025. The scope included a site visit, limited interviews with property management personnel; and a review of readily available construction documents (drawings and specifications) provided by the client. The site assessment includes visual observations of the following system components: site development, building exterior and interior, building structure, mechanical, electrical and plumbing systems; conveyance systems, life safety/fire protection, and general ADA issues. Repair/replacement items of less than \$3,000 may not be identified, or be designated as routine maintenance in the narrative of the Report if mentioned. This Report does not confirm the presence or absence of items such as mold, asbestos, environmental conditions or hazardous substances on this property.

General Description

Terracon completed this Facility Condition Assessment of the Granby Memorial Middle School FCA located at 321 Salmon Brook Street in Granby, CT. The property consists of one, 2-story building containing approximately 75,000 square-feet of building area. The building was constructed in 1958/1992 on a 27.95-acre parcel of land with approximately 88 parking spaces. The buildings are occupied by and predominantly used for campus administration or student services.

Parking is provided on an asphaltic concrete surface parking lot. The remainder of the site is improved with landscaped areas. The site has been graded to promote drainage to curb inlets and localized catch basins in the paved and landscaped areas. Stormwater flows into the municipal system. A detention/retention basin is not utilized to regulate the outflow from the site.

The building is a conventional steel-framed and masonry structure supported by concrete footings. The floors are grade-supported concrete slabs. The exterior of the building consists of brick veneer with metal stud back-up. The steel structure supports open-web steel joists and the metal roof deck. The window and door systems are conventional storefront units with double-glazing set-in mill-finished aluminum frames. The low-slope roofs consist of a EPDM and TPO single-ply roofing membrane system. The field of the steep-sloped roofs consist of standing-seam metal.

Cooling is provided to select areas by a variable air volume-air handling units (VAV-AHUs) with direct expansion (DX)-split system roof-mounted, condensing systems. Heating is provided by VAV-AHUs with heating hot-water (HHW) coils. Conditioned air is delivered through VAV terminal units and distributed by insulated rigid, sheet metal, and flexible ductwork. Returns are collected via ceiling plenum.

Electrical service is provided by a pad-mounted, utility-owned, electrical transformer that provides 480/277-volt, three-phase, four-wire service to the building. The main switchboard is rated for 1,600-amp service. Exterior lighting is provided by façade-mounted, pole-mounted, and recessed lighting fixtures with fluorescent or LED bulbs controlled by photocell. Interior lighting is primarily T-8 fluorescent light fixtures controlled by manual light switches and/or occupancy sensors.

Domestic water piping within the building is copper. Domestic hot water is provided by three, electric, tank-type and two, gas-fired, tankless domestic water heaters. A backflow prevention device was observed in the exterior mechanical room. The observable sanitary and vent piping materials are PVC.

The building is partially-covered by a wet-pipe, automatic, fire sprinkler system, and monitored by an off-site fire alarm system. A diesel-engine driven generator supplies the entire building with emergency power. An automatic transfer switch (ATS) is provided in the main electrical room on the first floor. The generator is provided with a belly tank.

Utilities, including potable water, sanitary sewer, gas and electricity, are provided to the site by local municipalities or private companies.

Replacement Reserves / Observations / Upgrade Recommendations

GOOD

FAIR

FAIR/POOR

POOR

END OF LIFE CYCLE

Building Envelope & Exteriors

1. Parking Lots

- **OBSERVATION:** The asphalt paving is in generally fair condition, with faded striping, linear cracking, alligator cracking, and potholes. Crack sealing, sealcoating and restriping of the paving, with limited full-depth patching of deteriorated areas of the asphalt paving is anticipated during the evaluation period and a cost is included in the Replacement Reserves.
- **OBSERVATION:** The concrete paving is in generally fair condition, with limited cracking and deteriorated areas in the truck court. Based on the observed condition of the concrete paving, localized full-depth replacement and sealing of linear cracks is anticipated during the evaluation period and a cost is included in the Replacement Reserves.
- **OBSERVATION:** Brick pavers are installed at the front entrance and a patio area at the rear of the building and are in generally fair condition. The pavers are cracked and deteriorated. Terracon anticipates partial replacement of the pavers during the evaluation period and a cost is included in the Replacement Reserves.
- **OBSERVATION:** Asphalt walkways at the rear of the building are in generally fair condition with areas of linear cracking and general deterioration. Repair of the asphalt sidewalks is anticipated during the evaluation period and a cost is included in the Replacement Reserves
- **RECOMMENDATION:** Limited full-depth repair of asphalt paving.
- **RECOMMENDATION:** Crackseal, sealcoat, and restripe asphalt paving.
- **RECOMMENDATION:** Limited concrete paving replacement.
- **RECOMMENDATION:** Partial replacement of brick pavers.

2. Envelope

- **OBSERVATION:** The concrete floor is in generally good condition. Based on the limited observed conditions, repairs are not anticipated during the evaluation period.
- **OBSERVATION:** The brick veneer is in generally fair condition. The brick veneer throughout has efflorescence. Cleaning the brick veneer and repointing the mortar joints is anticipated during the evaluation period and a cost is included in the Replacement Reserves.
- **OBSERVATION:** The elastomeric sealants are in generally fair condition with cohesive and adhesive failure in localized areas throughout. Replacement of the sealant is anticipated during the evaluation period and a cost is included in the Replacement Reserves.
- **OBSERVATION:** The coiling overhead doors are in generally fair condition. Based on the expected useful life and the observed condition of the overhead doors, replacement of the overhead doors is anticipated during the evaluation period and a cost is included in the Replacement Reserves.
- **RECOMMENDATION:** Apply a penetrating masonry sealer. Remove and replace deteriorated sealants at the perimeter of the window and door assemblies and penetrations.
- **RECOMMENDATION:** Replace loading dock manual, steel, overhead doors.
- **RECOMMENDATION:** Repoint exterior masonry.

3. Roof (Note: Did NOT include moisture surveys or thermal moisture scanning)

- **OBSERVATION:** The fully-adhered, single-ply EPDM membrane is in generally good condition. The roof membrane was installed in 2019. Replacement of the roof is not anticipated during the evaluation period.
- **OBSERVATION:** The fully-adhered, single-ply TPO membrane is in generally fair to poor condition. Terracon observed tenting and ponding. Replacement of the TPO roof is anticipated during the evaluation period and a cost is included in the Replacement Reserves.
- **OBSERVATION:** Terracon observed ponding throughout the TPO roof. The Site Contact did not report ongoing roof leaks; however, ponding water increases the likelihood of future roof leaks. Adjusting the slope of the roof covering in the area of ponding is anticipated prior to roof replacement and a separate costs are not included in the Cost Tables.
- **OBSERVATION:** The standing seam metal roof is in generally good condition. Terracon anticipates replacing the fasteners during the evaluation period as a part of routine maintenance.
- **RECOMMENDATION:** Replace single-ply TPO roof membrane assembly

4. Interior Components

- **OBSERVATION:** The interior finishes in common areas, offices, classrooms and cafeteria are in generally poor condition. Based on the expected useful life of floor coverings, wall and ceiling finishes, replacement is anticipated during the evaluation period and a cost is included in the Replacement Reserves.
- **OBSERVATION:** The interior finishes in restrooms and locker rooms are in generally fair condition. Based on the expected useful life of floor coverings, wall and ceiling finishes, replacement is anticipated during the evaluation period and a cost is included in the Replacement Reserves.
- **RECOMMENDATION:** General renovation of interior finishes in common areas, offices, classrooms and cafeteria.
- **RECOMMENDATION:** Phased renovation of locker rooms and restrooms interior finishes and fixtures.

5. Mechanical and HVAC

(Note: The condensing units for the AHUs and DX split-system were observed in generally poor condition and at the end of their expected useful life (EUL). The majority of the condensing units utilize R-22 refrigerant. The Energy Policy Act of August 2005 and Energy Independence Act of 2007 identifies R-22 as a potential ozone depleting agent and has been phased out of production. Reference Section 4.4 for additional information. It is recommended to procure enough R-22 to refill the system in the event of a coil failure for continued operation of the units)

- **OBSERVATION:** The DX mini-split system was observed in generally fair condition and at the expected mid-stage of its EUL. The unit was observed with damage to the fins, deteriorated insulation, and localized surface corrosion on the enclosure. Typical EUL of DX mini-split systems is 15-years. Based on the age and condition of the unit, replacement is anticipated during the evaluation system. A cost is included in the Cost Tables.
- **OBSERVATION:** The interior AHUs were observed in generally poor condition and at the end of the expected EUL. The AHUs were observed with deteriorated HHW piping and insulation, corroded vibration isolators, and uninsulated refrigerant piping. No replacements or refurbishments of the units were reported by the designated site contact (DSC). Refurbishment and/or replacement of a portion of the AHUs is recommended early in the evaluation period. A cost is included in the Costs Tables.
- **OBSERVATION:** The exterior AHUs were observed in generally fair to poor condition and at the end of the expected EUL. The AHUs were observed with surface corrosion on the enclosures and disconnect switches, non-sealing access doors when in the latched position, broken exterior service lights, and deteriorated refrigerant piping. No replacements or refurbishments of the units were reported by the DSC. Refurbishment and/or replacement of a portion of the AHUs is recommended early in the evaluation period. A cost is included in the Costs Tables.
- **OBSERVATION:** The exterior ductwork of RTU-7 was observed in poor condition. The insulation was observed with portions of the sealant detached and insulation exposed. Additionally, the DSC reported previous occurrences of leaks associated with the ductwork. Replacement of the exterior ductwork is recommended as part of routine maintenance. No cost is included in the Costs Tables.
- **OBSERVATION:** The VAV terminal units were observed in fair condition and at the end of their expected EUL. The EUL for VAVs is 20 years. Refurbishment of a portion the VAVs is recommended during the evaluation period. A cost is included in the Costs Tables.
- **OBSERVATION:** The HHW unit heaters were observed generally in fair condition and at the end of their expected EUL. The units appear to be original to the building. The EUL for unit heaters with HHW coils is 15-20 years. Replacement of the unit heaters HHW coils is recommended during the evaluation period. A cost is included in the Costs Tables.
- **OBSERVATION:** The baseboard radiators were observed generally in fair condition and at the end of their expected EUL. The radiators appear to be original to the building. The EUL for finned tube baseboard radiators is 25 years. Replacement of the baseboard radiators is recommended during the evaluation period. A cost is included in the Costs Tables.
- **OBSERVATION:** The electric unit heaters in the locker rooms were observed generally in fair condition and at the end of their expected EUL. The units appear to be original to the building. The EUL for electric unit heaters is 15 years. Replacement of the electric unit heaters is recommended during the evaluation period. A cost is included in the Costs Tables.

Mechanical and HVAC (con't)

- **OBSERVATION:** The DOAS was observed in generally fair condition and at the end of the expected EUL. The DOAS was observed with surface corrosion on the enclosures and disconnect switches and non-sealing access doors when closed. Replacement of the OAHU is recommended early in the evaluation period. A cost is included in the Costs Tables.
- **OBSERVATION:** The second refrigeration condensing unit was observed in poor condition. The unit enclosure was observed with significant surface corrosion. Typical EUL of refrigeration condensing units is 10-15 years. Based on the estimated age and observed condition, replacement of the unit is recommended as routine maintenance. No cost is included in the Costs Tables.
- **OBSERVATION:** The HHW piping was observed generally in fair to poor condition. Select areas of the piping was observed with torn/missing insulation and surface corrosion. The piping appears to be original to the main building. Typical steel piping has an EUL of about 50-years. Replacement of localized areas of HHW piping and fittings is recommended during the evaluation period.
- **RECOMMENDATION:** Replacement of 1.5-tons of DX-split systems.
- **RECOMMENDATION:** Replacement of 16.5-tons of condensing units.
- **RECOMMENDATION:** Refurbishment of a portion of the interior and exterior AHUs.
- **RECOMMENDATION:** Replacement of a portion of the interior and exterior AHUs.
- **RECOMMENDATION:** Replacement of the exterior ductwork.
- **RECOMMENDATION:** Refurbishment of the VAV-terminal units.
- **RECOMMENDATION:** Replacement of the unit heaters with HHW coils.
- **RECOMMENDATION:** Replacement of the finned tube baseboard radiators.
- **RECOMMENDATION:** Replacement of the electric unit heaters.
- **RECOMMENDATION:** Anticipated replacement of the DX-cooling only mini-split system.
- **RECOMMENDATION:** Replacement of the DOAS
- (Reminder: this was a visual only inspection. Structural integrity of systems within enclosed floors, walls, ceilings was not a part of this assessment).

6. Electrical Systems

- **OBSERVATION:** The electrical system was observed in generally fair condition. Given the age of the system, infrared (IR) thermal scans of all electrical panelboards and the main switchboard is recommended. A cost is included in the Cost Tables. Subsequent annual scans are recommended as part of routine maintenance. No costs is included in the Cost Tables.
- **RECOMMENDATION:** IR thermal scans of all electrical panelboards and the main switchboard. (Reminder: this was a visual only inspection. Structural integrity of systems within enclosed floors, walls, ceilings was not a part of this assessment).

7. Plumbing Systems

- **OBSERVATION:** The water heaters appeared to be in generally good condition. Water heaters have an expected useful life of 12 to 15 years. Based on the EUL, replacement is anticipated during the evaluation period as a part of routine maintenance
- **RECOMMENDATION:** None identified (Reminder: this was a visual only inspection. Structural integrity of systems within enclosed floors, walls, ceilings was not a part of this assessment).

8. Utilities

- **OBSERVATION:** The utilities appear to be in a condition consistent with the age and use with no significant issues except as noted below.
- **RECOMMENDATION:** The roof-mounted natural gas piping was observed in fair to locally poor condition. The piping was observed with localized areas surface corrosion. It is recommended the piping be sanded and repainted during the evaluation period. An allowance for the sanding and repainting of a portion of the natural gas piping is included in the Costs Tables.

9. Elevators

- **OBSERVATION:** The elevator appeared to be in a condition consistent with the age and use with no significant issues except as noted below.
- **RECOMMENDATION:** The typical estimated useful life (EUL) for hydraulic elevator controls and finishes is 20-years. Based on the estimated age of the elevator, modernization of the elevator controls and finishes are recommended early in the evaluation period. A cost is included in the Cost Tables.

10. Fire Protection / Life Safety

- **OBSERVATION:** No testing was performed by Terracon for this assessment; however, the fire protection systems appear to be functional and are routinely inspected. Terracon observed spare sprinkler heads in the fire protection equipment rooms to identify if there were heads that have been recalled due to high failure rates. Spare sprinkler heads observed included Rasco model R1715 and R1725. Recalled Central, Gem, Omega or Star glass bulb fire sprinkler heads were not identified among the spare heads stored on-site or were reported.
- **OBSERVATION:** The fire suppression and life safety equipment and systems appear to be in a condition consistent with the age and use with no significant issues except as noted below.
- **OBSERVATION:** Typically, a building of this type and size is fully covered with a wet-pipe, automatic fire-suppression sprinkler system. Determination of the prevailing fire code requirements are outside of the project scope, but is recommended to be performed by a licensed professional. An allowance for the services of a code specialist to determine the applicable requirements is included in the Costs Tables.
- **OBSERVATION:** The FACP was observed in generally good condition and in the mid-stage of its EUL.
- **RECOMMENDATION:** Typical EUL for FACP is 20-years. Based on the age of the panel, replacement of the FACP and a portion of the supporting devices and wiring is anticipated during the evaluation. A cost is included in the Costs Tables.
- **RECOMMENDATION:** Allowance for the services of a code specialist to determine the applicable requirements of the fire suppression sprinkler system.
- **RECOMMENDATION:** Anticipated replacement of the FACP and a portion of the associated devices.

11. ADA Compliance

- OBSERVATION: At this Education property (considered a “Public Accommodation”), the areas the Owner is responsible for ADA compliance are considered to be: An accessible route connecting adjacent public transportation stops from adjacent public sidewalks and streets to the accessible building entrances, parking available to the public, Exterior route from accessible parking to accessible building entrances.
- RECOMMENDATION: Create new van-accessible parking space

Definitions of Cost Type

Immediate Repair Work:

The Immediate Repair Cost Analysis Table is an analysis of the estimated cost for immediate repair work defined as 'one time' costs estimated for repairs or replacements; the repairs or replacements needed immediately to bring the property to a sound, safe, and fully habitable condition. The list includes i) any items which pose potential danger to the health, safety, or well-being of building occupants, visitors, or passersby such as structural deterioration and failures, inoperable fire alarm systems, significant tripping hazards, building code violations; ii) items affecting tenancy or marketability such as lack of running water, out of service units, extensive damage caused by storm, fire or earthquake; iii) significant deferred maintenance items or non-working building systems such as HVAC systems, parking area repairs, broken windows and/or doors, leaking roofs, pest or rodent infestations; iv) building systems or system components that have far exceeded their expected useful life and require replacement or upgrade.

Replacement Reserves (Years 1 Through Assessed Term):

The Replacement Reserve is an analysis of the estimated cost for normally anticipated replacement for the major components of the improvements during the evaluation period. Reserve costs are typically defined as predictable and in some instances to be recurring within a specified future period. Items anticipated to be less than the threshold amount to repair or replace are generally considered to be part of routine maintenance and are generally omitted from the Replacement Reserve. Unless specifically required, these costs are not intended to represent enhancements or upgrades to the existing property. The analysis is based on the physical assessment of the property, a review of maintenance logs and historical capital expenditures as well as any scheduled or in-progress capital improvement programs. The remaining life values are based on published historical performance data for comparable items with consideration for the present condition and reported service history. The cost estimates are provided in present day values. The annual costs are summed up in both present-day values and the inflated amount. The actual inflation rate may vary over the length of the term.

General Opinion of Costs:

The opinions of costs presented are for the repair/replacement of readily visible materials and building system defects identified that might significantly affect the value of the property during the evaluation period. These opinions are based on approximate quantities and values. They do not constitute a warranty that all items, which may require repair or replacement, are included. Estimated cost opinions presented in this Report are from a combination of sources. The primary sources are from Means Repair and Remodeling Cost Data and Means Facilities Maintenance and Repair Cost Data; past invoices or bid documents provided by site management; as well as Terracon's experience with costs for similar projects and city cost indexes. Actual costs may vary significantly depending on such matters as type and design of remedy; quality of materials and installation; manufacturer of the equipment or system selected; field conditions; whether a physical deficiency is repaired or replaced in whole; phasing of the work; quality of the contractor(s); project management exercised; and the availability of time to thoroughly solicit competitive pricing. In view of these limitations, the costs presented herein should be considered "order of magnitude" and used for budgeting purposes only. Detailed design and contractor bidding is recommended to determine actual cost.

Definitions of Cost Type (con't)

These opinions should not be interpreted as a bid or offer to perform the work. All costs are stated in present value. The recommendations and opinions of cost provided herein are based on the understanding that the facility will continue operating in its present occupancy classification and general quality level unless otherwise stated. Information furnished by site personnel or the property management, if presented, is assumed by Terracon to be reliable. A detailed inventory of quantities for cost estimating is not a part of the scope of this Report.

General Opinion of Costs:

The opinions of costs presented are for the repair/replacement of readily visible materials and building system defects identified that might significantly affect the value of the property during the evaluation period. These opinions are based on approximate quantities and values. They do not constitute a warranty that all items, which may require repair or replacement, are included. Estimated cost opinions presented in this Report are from a combination of sources. The primary sources are from Means Repair and Remodeling Cost Data and Means Facilities Maintenance and Repair Cost Data; past invoices or bid documents provided by site management; as well as Terracon's experience with costs for similar projects and city cost indexes. Actual costs may vary significantly depending on such matters as type and design of remedy; quality of materials and installation; manufacturer of the equipment or system selected; field conditions; whether a physical deficiency is repaired or replaced in whole; phasing of the work; quality of the contractor(s); project management exercised; and the availability of time to thoroughly solicit competitive pricing. In view of these limitations, the costs presented herein should be considered "order of magnitude" and used for budgeting purposes only. Detailed design and contractor bidding is recommended to determine actual cost. These opinions should not be interpreted as a bid or offer to perform the work. All costs are stated in present value. The recommendations and opinions of cost provided herein are based on the understanding that the facility will continue operating in its present occupancy classification and general quality level unless otherwise stated. Information furnished by site personnel or the property management, if presented, is assumed by Terracon to be reliable. A detailed inventory of quantities for cost estimating is not a part of the scope of this Report.

PROJECT BUDGET



GRANBY MEMORIAL HIGH SCHOOL ATHLETIC FACILITY IMPROVEMENTS



Date: April 21, 2025

Prepared For: Karl Gates - Athletic Director & Student Activities Coordinator

Prepared By: Andrew Dyjak – Regional Vice President, New England
Chris Hulk, PE – Regional Vice President, New England
Jonathan Luster, PE – Regional Construction Manager, New England

Address: Granby Memorial High School | 54 N Granby Rd, Granby, CT 06035

FieldTurf pricing is based on the Capital Region Education Council (CREC) program. CREC is a member of The Association of Educational Purchasing Agencies (AEPA) program. The AEPA is a purchasing co-op that provides member schools with pre-determined preferential pricing by approved vendors. Since the product has already been bid at the national level, individual schools do not have to duplicate the formal bid process. AEPA IFB #024.



Click on the following AEPA hyperlink for more information: [AEPA IFB #24](#)

Master Review Approach:

FieldTurf has reviewed each site on the campus with School and Town staff to review both existing conditions and future development desires. Through this process FieldTurf has become familiar with the needs and wants of the School to best serve the School and Town moving forward. The recommendations that are proposed below are based on hundreds of Connecticut installations, the design build approach that has become the preferred procurement method of many municipalities in the New England area and by in house professional engineering staff design.

A conceptual layout plan has been developed for each site with associated budgets. These budgets are subject to change and be altered upon further refinement of scope between FieldTurf and the School/Town. FieldTurf will help develop the final scope of the project, then develop professionally engineered plans tailored to each site and finally assist the School/Town with obtaining permits.

FieldTurf is part of Tarkett Sports and has become the industry leader in synthetic turf, design build and athletic facility development. Through Tarkett Sports we have in house post tension concrete court division, synthetic track divisions, synthetic turf divisions, long term care divisions and partnerships with various lighting companies. All of these have helped to develop the attached scopes and budgets.

PROJECT BUDGET

Overview Pricing:

Below are suggested project scope items for each site. Full break down has been included in individual budgets and may contain additional options for consideration.

-	<u>Track and Field</u>		
	○ Option 2 Reconstruction		\$ 600,000 - \$750,000
	○ Synthetic Turf Replacement		\$ 675,000 - \$750,000
	○ Synthetic Track Renovation		\$ 755,000 - \$940,000
	○ Ball Netting		\$ 135,000 - \$170,000
	○ New Bleachers with Press Box		\$ 650,000 - \$ 750,000
		➤ Suggested Budget	\$2,815,000 - \$3,360,000
-	<u>Baseball / Softball Field</u>		
	○ Field Reconstruction		\$ 2,850,000 - \$3,450,000
	○ New Scoreboard		\$ 90,000 - \$ 125,000
	○ Athletic Field Lighting		\$ 675,000 - \$ 750,000
		➤ Suggested Budget	\$3,615,000 - \$4,325,000
-	<u>Tennis Courts</u>		
	○ Post Tension Concrete Courts		\$ 1,200,000 - \$ 1,300,000
	○ Walkways and Plantings		\$115,000 - \$150,000
		➤ Suggested Budget	\$1,315,000 - \$1,450,000
-	<u>Field 2</u>		
	○ Turf Replacement		\$ 650,000 - \$ 700,000
	○ Improved Ball Netting		\$ 45,000 - \$ 85,000
	○ New Scoreboard		\$65,000 - \$ 95,000
		➤ Suggested Budget	\$ 760,000 - \$ 880,000

- Suggested Referendum Proposal: \$8,505,000 - \$10,015,000
 - *The suggested referendum proposal is provided as an overall budget for the Town to procure funds for the overall project to be completed. FieldTurf will work with the Town to develop the final scope of the project to allow a firm price and project prior to development of a referendum. It is likely that the provided budget numbers will be revised after additional scope refinement.*



TRACK AND FIELD

GRANBY

FIELD 2

BASEBALL AND SOFTBALL

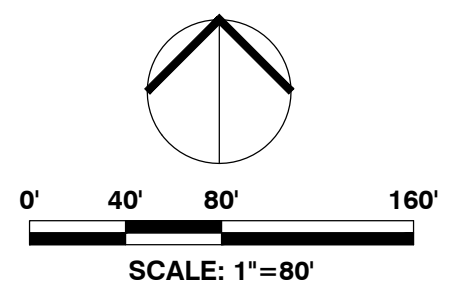
TENNIS



- NOTES:
- 1) ALL DESIGN AND EXISTING CONDITIONS MAPPING BASED ON AVAILABLE MAPPING AND SHOULD BE CONSIDERED APPROXIMATE.
 - 2) THIS DESIGN IS THE SOLE PROPERTY OF FIELDTURF, USA AND REQUIRES A CERTIFIED FIELDTURF INSTALLER AND BUILDER TO IMPLEMENT THE PROPOSED CONDITIONS.
 - 3) THIS DESIGN IS THE SOLE PROPERTY OF FIELDTURF, USA AND NO ATTEMPTS SHALL BE MADE TO DUPLICATE OR REPLICATE WITHOUT THE PERMISSION OF FIELDTURF.

GRANBY MEMORIAL HIGH SCHOOL ATHLETIC FACILITIES

39 SCHOOL STREET
GRANBY, CONNECTICUTACHUSETTS



APRIL 15, 2025

FULL SITE

PROJECT BUDGET



GRANBY MEMORIAL HIGH SCHOOL TRACK & FIELD IMPROVEMENTS



Existing Conditions Aerial



Conceptual Layout

Date: April 18, 2025

Prepared For: Karl Gates - Athletic Director & Student Activities Coordinator

Prepared By: Andrew Dyjak – Regional Vice President, New England
Chris Hulk, PE – Regional Vice President, New England
Jonathan Luster, PE – Regional Construction Manager, New England

Address: Granby Memorial High School | 54 N Granby Rd, Granby, CT 06035

This budget proposal encompasses all facets of the project, with FieldTurf offering a comprehensive, turnkey solution that includes design, project oversight, and construction. The budget is based on current site conditions, review meeting with the school, and the planned construction period in spring/summer 2026.

FieldTurf pricing is based on the Capital Region Education Council (CREC) program. CREC is a member of The Association of Educational Purchasing Agencies (AEPA) program. The AEPA is a purchasing co-op that provides member schools with pre-determined preferential pricing by approved vendors. Since the product has already been bid at the national level, individual schools do not have to duplicate the formal bid process. AEPA IFB #024.



Click on the following AEPA hyperlink for more information: [AEPA IFB #24](#)

Below is a detailed cost breakdown for site construction, turf installation and overall implementation of the project.

Project Description:

The existing track and field at Granby Memorial High School is in need of remediation efforts from sinks holes that have developed along the eastern side of the track / field. Based on geotechnical information provided by the Town, it appears that organic material has decayed below the eastern side of the track / field. The depths of this material are present up to 10' below existing grade.

Several options for remediation efforts have been developed with associated budgets. Final scope will require additional discussion and planning with the School and Town. FieldTurf has developed each option as a stand-alone project and also included several alternatives for consideration. For example, as part of Option 2, various areas of the track and field will need to be removed and based on the age and amount of removal it would be prudent to replace the full extent of the track surfacing and turf surfacing to begin new warranty period. Lastly, alternates have been included for site improvements such as LED lighting, press box, ball netting, etc...

Depending on final scope, the project is anticipated to be constructed in a ±3-4-month timeframe. It is also anticipated that access and staging areas will be available nearby. This budget is intended to assist the school in preparing for this project. Additional discussions, review and programming will be required to refine the scope and budget prior to construction.

FIELD REMEDIATION OPTIONS:

➤ Option 1

\$1,150,000 - \$1,300,000

• **General Scope: Reconstruction of +/- 1/3 of Track/Field**

- Remove and dispose of existing track surfacing within limits shown
- Cut and remove existing synthetic turf up to soccer field limits
- Full depth mill of existing track pavement within limits shown
- Excavate, remove and salvage existing field stone base and processed aggregate track base
- Remove and dispose of existing turf anchor curb and track drain within limits shown
- Remove and salvage existing storm drainage piping
- Remove and dispose of existing electrical conduit and wiring within field area
- Excavate and remove existing soils to a depth of approximately 10' to remove unsuitable soils
- Provided adequate shoring and safety measures
- Town provided 3rd party field testing agency
- Furnish and install new subgrade materials, compact in lifts to geotechnical recommendations
- Furnish and install geogrid support mesh in 2 layers
- Reinstall drainage piping and electrical conduits
- Furnish and install new ACO drain and concrete turf anchor curb
- Reinstall appropriate base materials for track and field areas
- Install new pavement from limits of removal
- Furnish and install new track surfacing and striping within limits shown
- Furnish and install new synthetic turf within limits shown

- **Option 2** **\$600,000 - \$750,000**
- **General Scope: Extensive Exploration and Solidify**
 - GPS located major sink hole areas and record for future exploration use
 - Remove and dispose of existing track surfacing within limits shown
 - Remove existing infill and roll back existing synthetic turf to soccer limits
 - Full depth mill of existing track pavement within limits shown
 - Excavate, remove and salvage existing field stone base and processed aggregate track base as necessary
 - Remove and dispose of existing turf anchor curb and track drain in various areas and install new
 - Remove and replace damaged sections of drainage piping
 - Remove and dispose of existing electrical conduit and wiring if encountered during exploration
 - Conduct a series of 10' deep x 2' diameter augur holes along eastern side of track / field
 - Remove and dispose of excavated material
 - Install flowable fill in all excavated holes to a depth of approximately 1' below finished grade
 - Furnish and install geogrid support mesh prior to backfill
 - Town provided 3rd party field testing agency
 - Furnish and install new subgrade materials, compact in lifts to geotechnical recommendations
 - Reinstall drainage piping and electrical conduits as necessary
 - Furnish and install new ACO drain and concrete turf anchor curb
 - Reinstall appropriate base materials for track and field areas
 - Install new pavement from limits of removal
 - Furnish and install new track surfacing and striping within limits shown
 - Furnish and install new synthetic turf within limits shown

SYNTHETIC TURF IMPROVEMENTS

- **Synthetic Turf Installation** **\$675,000 - \$750,000**
- Remove and recycle existing synthetic turf carpet and infill
 - Laser grade base stone and supplement base stone as needed in order to achieve planarity prior to turf installation
 - Furnish and install synthetic turf for field
 - Synthetic turf with SBR rubber and sand infill
 - Colored end zone
 - Alternating turf panels
 - Post installation GMAX field testing
- **End Zone Letters** **\$15,000 - \$28,000**
- "GRANBY" end zone lettering
- **Midfield Logo** **\$15,000 - \$20,000**
- Midfield Grizzly Style Logo

PROJECT BUDGET

TRACK IMPROVEMENTS

- **Track Base Reconstruction** **\$375,000 - \$450,000**
 - Remove and dispose of existing rubberized track surface
 - Mill and dispose of existing asphalt base (Top 1.5")
 - Pave 1.5" asphalt base
 - Match grades to existing perimeter trench drain which is to remain

- **Track Surfacing BSS-100** **\$350,000 - \$450,000**
 - Supply and install Beynon BSS-100 polyurethane track surfacing
 - Base color: Beynon red
 - Perform track striping

OR

- **Track Surfacing BSS-300** **\$580,000 - \$650,000**
 - Supply and install Beynon BSS-300 polyurethane track surfacing
 - Base color: Beynon red
 - Perform track striping

- **Colored Exchange Zones** **\$30,000 - \$40,000**
 - (3) colored exchange zones

SITE IMPROVEMENTS

- **New Perimeter Chain Link Fencing (1500 L.F.)** **\$70,000 - \$80,000**
 - Existing foundations and poles to remain and be painted
 - Supply and install new 4' height chain link mesh, top and bottom rails, and hardware

- **20' Height Ball Safety Netting** **\$80,000 - \$95,000**
 - Supply and install 20-foot-high ball safety netting in D-Zones, including foundations, sleeves, poles, netting, and hardware along the field end lines

- **10' Height Ball Safety Netting** **\$55,000 - \$75,000**
 - Supply and install 10-foot-high ball safety netting in corners of field up to 20 yard line, including foundations, sleeves, poles, netting, and hardware along the field end lines

- **Press Box** **\$175,000 - \$225,000**
 - Furnish and install new press box behind existing bleachers
 - Includes new foundation and support structure
 - ADA access lift listed as separate item if needed

- **ADA Lift** **\$95,000 - \$125,000**
 - Furnish and install new ADA accessible lift to press box
 - Includes foundation and installation

PROJECT BUDGET

- **Retrofit of Existing Athletic Lighting** **\$200,000 - \$250,000**
 - Remove and dispose of existing light fixtures and replace with LED fixtures
 - Poles to remain

- **New Bleachers with Press Box** **\$650,000 - \$750,000**
 - Furnish and install new double sided bleachers to service both fields (+/- 400 seats)
 - Furnish and install press box between fields for use for both fields
 - Furnish and install concrete slab for bleachers
 - Provide power supply

EXCLUSIONS

- *Any costs associated with necessary charges relating to the delineation of the field*
- *The supply of manholes or clean-outs or grates, or supply of the manhole covers*
- *Any alteration or deviation from specifications involving extra costs, which alteration or deviation will be provided only upon executed change orders, and will become an extra charge over and above the offered price*
- *Soil stabilization or remediation of any type*
- *Mass Excavation as required to achieve subgrade*
- *Rock excavation*
- *Offsite disposal of generated spoils*

- *Excavation or disposal of unsuitable or contaminated soils*
- *Site security*
- *Once subgrade has been established, a proof roll will be performed to ensure structural stability of the soils; in the event that unsuitable soils are encountered, a price to remedy these areas can be negotiated based on recommended methods per project Engineer*
- *Testing or Inspection Fees*
- *Site restoration, sodding, landscaping or grow-in beyond disturbed areas*
- *Repair or resurfacing existing asphalt parking lot if damaged by truck traffic*
- *Bond fees and non-local permits*

Please feel free to reach out to any member of our project team with questions about our offer:

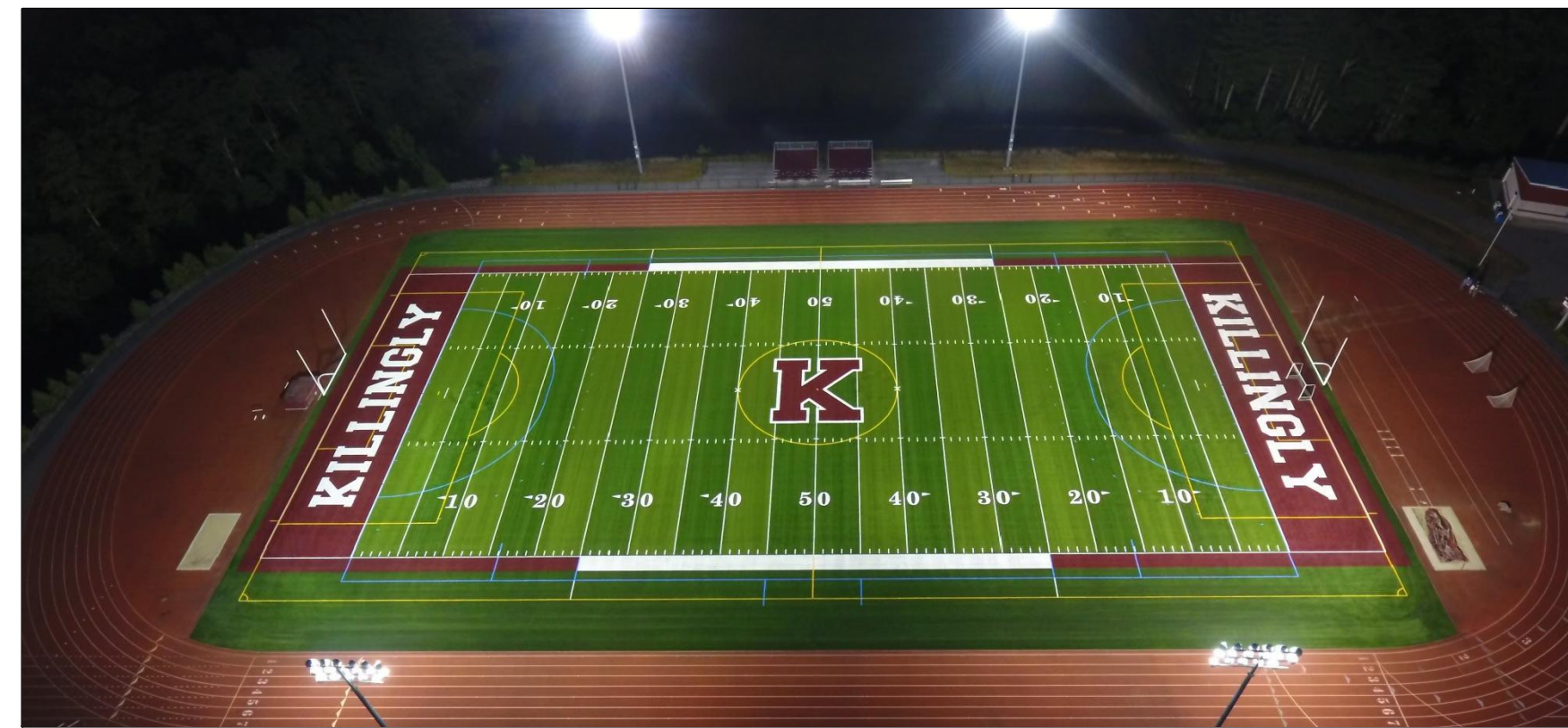
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(860) 227-4915
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EXAMPLE PROJECT 1



EXAMPLE PROJECT 2



EXAMPLE PROJECT 3



REMEDIATION AREA OPTIONS:

1) **OPTION 1: LIMITED WORK**

- CUT AND REMOVE TRACK SURFACING WITHIN LIMITS
- REMOVE TURF INFILL AND PULL BACK CARPET
- REMOVE EXISTING CONCRETE CURBING, PAVEMENT, STORM PIPING AND ELECTRICAL PIPING
- EXCAVATE TO A DEPTH OF APPROXIMATELY 10' TO REMOVE UNSUITABLE SOILS
- BACKFILL IN LIFTS TO PROPERLY COMPACT
- RE-INSTALL DRAINAGE PIPING, ELECTRICAL AND CONCRETE TURF ANCHOR CURB
- RE-HAVE TRACK WITHIN DISTURBED LIMITS
- INSTALL NEW TRACK SURFACING AND REINSTALL TURF

2) **OPTION 2: FULL UPDATE**

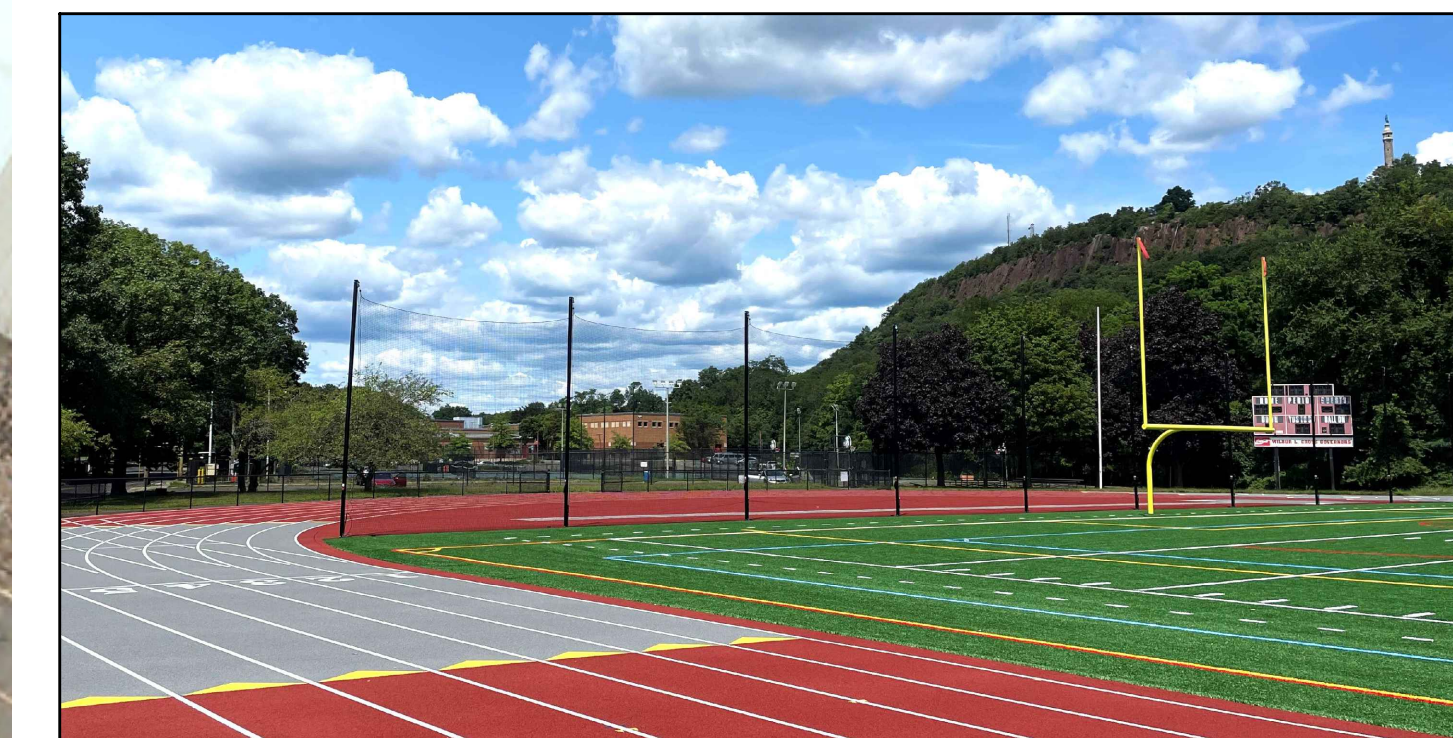
- REMOVE AND DISPOSE OF TRACK SURFACING
- REMOVE AND RECYCLE EXISTING SYNTHETIC TURF
- CONDUCT A SERIES OF APPROXIMATELY (30) 12"-18" DIAMETER REQUIRED HOLES TO DEPTHS ASSUMED TO BE 8'-10' TO IDENTIFY OVERALL EXTENT OF UNSUITABLE SOILS
- REMOVE AND DISPOSE OF EXCAVATED MATERIALS
- BACKFILL WITH FLOWABLE FILL TO A DEPTH OF 1' BELOW FINISHED GRADE
- INSTALL APPROPRIATE BASE MATERIALS

REMOVE AND REPLACE PORTIONS OF EXISTING CONCRETE CURBING, PAVEMENT, STORM PIPING AND ELECTRICAL PIPING

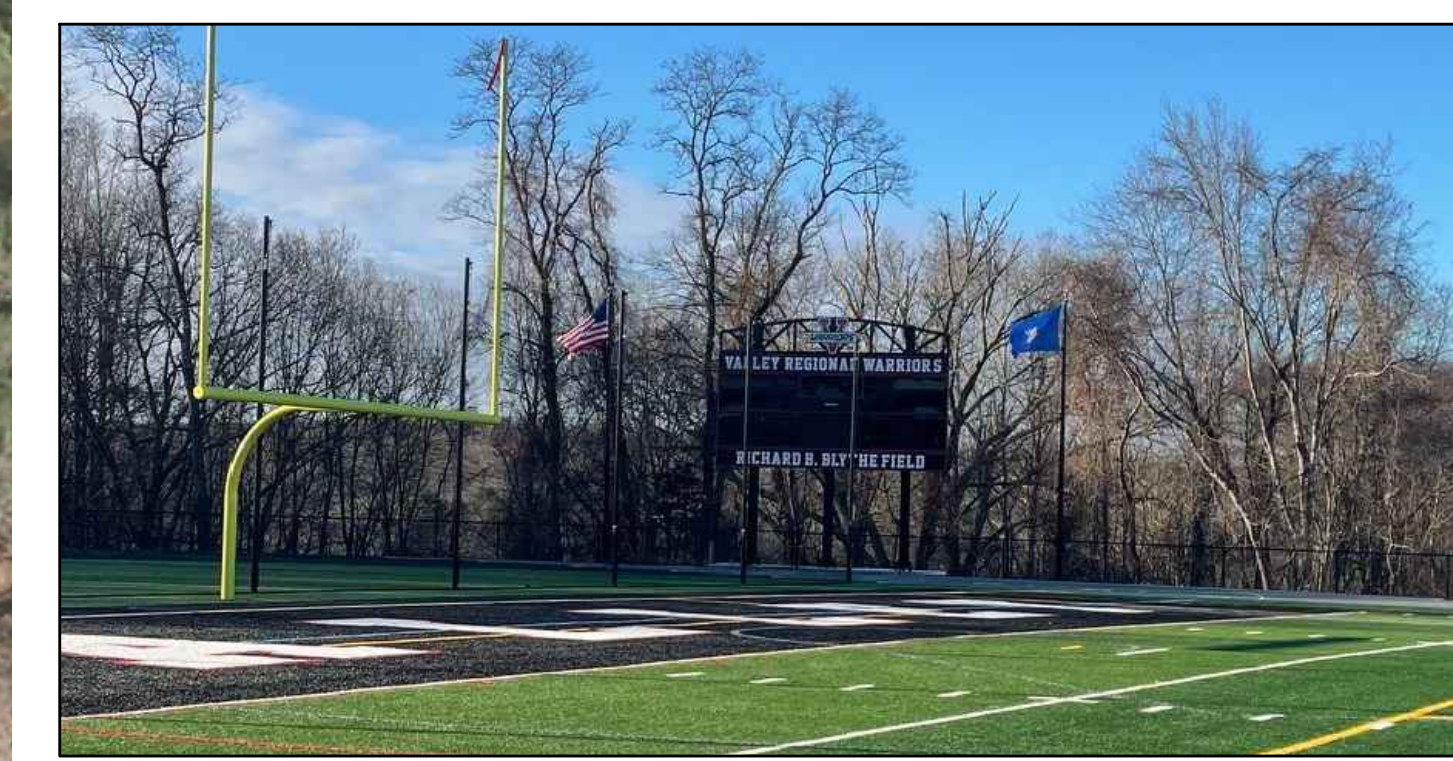
- BACKFILL IN LIFTS TO PROPERLY COMPACT
- FULL DEPTH MILL AND REPAVE TRACK IN LIMITS SHOWN
- RESURFACE NEW BSS-100 OR BSS-300 TRACK SURFACING ON FULL TRACK
- FINE GRADE EXISTING STONE BASE AND SUPPLEMENT AS NEEDED
- INSTALL NEW SYNTHETIC TURF ON FULL FIELD



EXAMPLE DOUBLE SIDED BLEACHER



EXAMPLE BALL NETTING



EXAMPLE SCOREBOARD

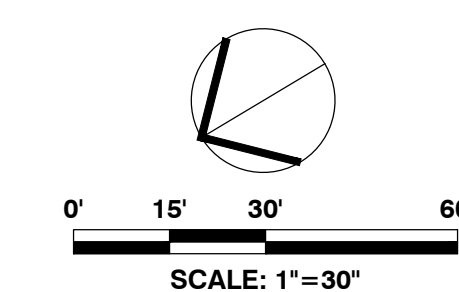


NOTES:

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GRANBY MEMORIAL HIGH SCHOOL TRACK & FIELD

39 SCHOOL STREET
GRANBY, CONNECTICUTACHUSETTS



APRIL 15, 2025

TRACK & FIELD

PROJECT BUDGET



GRANBY MEMORIAL HIGH SCHOOL BASEBALL & SOFTBALL IMPROVEMENTS



Existing Conditions Aerial



Conceptual Layout

Date: April 21, 2025

Prepared For: Karl Gates - Athletic Director & Student Activities Coordinator

Prepared By: Andrew Dyjak – Regional Vice President, New England
Chris Hulk, PE – Regional Vice President, New England
Jonathan Luster, PE – Regional Construction Manager, New England

Address: Granby Memorial High School | 54 N Granby Rd, Granby, CT 06035

This budget proposal encompasses all facets of the project, with FieldTurf offering a comprehensive, turnkey solution that includes design, project oversight, and construction. The budget is based on current site conditions, review meeting with the school, and the planned construction period in spring/summer 2026.

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Click on the following AEPA hyperlink for more information: [AEPA IFB #24](#)

Below is a detailed cost breakdown for site construction, turf installation and overall implementation of the project.

Project Description:

This project proposes to reconstruct the existing baseball to a new all-weather synthetic turf field with baseball, softball and overlay fields.

The existing field will have all fencing, topsoil, irrigation, and clay removed. Earthmoving activities will be conducted to achieve proposed grades. The field will then have the concrete turf anchor curbing, stone base, and drainage system installed. Fencing of various heights and sizes will be installed and be integral to the concrete turf anchor curb. Additionally, a tension netting backstop system extending from one dugout to the other is proposed. Additional scope items such as new dugouts, new LED light fixtures, bleachers, and walkways have been added as alternates to the base bid.

Depending on final scope, the project is anticipated to be constructed in a \pm 4-month timeframe. It is also anticipated that access and staging areas will be available nearby. This budget is intended to assist the town in preparing for this project. Additional discussions, review, and programming will be required to refine the scope and budget prior to construction.

➤ *Note: All plans will be developed by FieldTurf in house licensed professionally engineering staff*

➤ **Site Civil Construction**

- Install Sediment and Erosion Controls Including Construction Entrance Pad
- Remove Existing Topsoil, Irrigation, And Fencing
 - Topsoil To Be Removed from Site
- Import / Export General Fill to Meet Proposed Field Grades
- Cut And Cap Existing Irrigation System
 - Install Turf Box with Quick Coupler Connection
- Furnish And Install All Concrete Turf Anchor Curbing
- Furnish And Install Fencing and Netting as Applicable
- Furnish And Install Storm Drainage Piping and Flat Panel Drains
- Installation Of Dynamic Stone Base Layers and Storm Drainage Overflow
- Furnish And Install Concrete Pads and Walkways
- Furnish And Install Tension Netting Backstop
- Furnish And Install Batting Cage/ Bullpen Area
- Fine Grade Field in Preparation of Synthetic Turf
- Furnish And Install Concrete Slab for Dugouts and Portable Bleachers
- Improve Paved Access to Field
- Install Finish Materials and Restore Site to Pre-Construction Conditions

➤ **Synthetic Turf**

- Furnish And Install Synthetic Turf for Field
- Synthetic Turf with SBR Rubber and Sand Infill
- Colors And Field Markings as Shown on Rendering
- No logos or specialize lettering
- Post Installation GMAX Field Testing

SUGGESTED PROJECT BUDGET

\$ 2,900,000– \$ 350,000

PROJECT BUDGET

- **Contingency**
 - A typical project of this type and scope we would suggest a contingency for design, general conditions, and construction of 8% - 10%. This contingency would provide the School / Town level of safety for unknown site conditions such as rock removal, unsuitable soils, etc.

- **Alternate: New Scoreboard** **\$90,000 - \$125,000**
 - Furnish And Install Multi-Use Scoreboard
 - Assumed Programmable Boards with Display/Naming Panel Above Board
 - Scoreboard (8'H X 25'W)

- **Alternate: New LED Lighting Fixtures** **\$675,000 - \$750,000**
 - Furnish And Install New LED Light Fixtures on Existing Poles
 - Assumed 8 Pole System
 - New Power Supply within 100' of Field

EXCLUSIONS

- Any costs associated with necessary charges relating to the delineation of the field
- The supply of manholes or clean-outs or grates, or supply of the manhole covers
- Any alteration or deviation from specifications involving extra costs, which alteration or deviation will be provided only upon executed change orders, and will become an extra charge over and above the offered price
- Soil stabilization or remediation of any type
- Mass Excavation as required to achieve subgrade
- Rock excavation or ledge removal
- Offsite disposal of generated spoils
- Excavation or disposal of unsuitable or contaminated soils
- Site security
- Once subgrade has been established, a proof roll will be performed to ensure structural stability of the soils; in the event that unsuitable soils are encountered, a price to remedy these areas can be negotiated based on recommended methods per project Engineer
- Testing or Inspection Fees
- Site restoration, sodding, landscaping or grow-in beyond disturbed areas
- Repair or resurfacing existing asphalt parking lot if damaged by truck traffic
- Bond fees and non-local permits

Please feel free to reach out to any member of our project team with questions about our offer:

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Regional Vice President
(860) 333-7839
Andrew.Dyjak@Fieldturf.com

Chris Hulk
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203-676-4445
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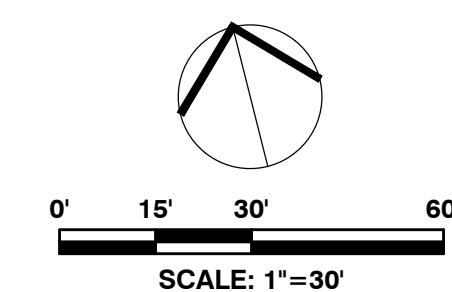
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GRANBY MEMORIAL HIGH SCHOOL BASEBALL FACILITY IMPROVEMENTS

PLEASANT STREET
GRANBY, CONNECTICUT



APRIL 14, 2025

BASEBALL

GRANBY MEMORIAL HIGH SCHOOL TENNIS COURT IMPROVEMENTS



Existing Conditions Aerial



Conceptual Layout

Date: April 18, 2025

Prepared For: Karl Gates - Athletic Director & Student Activities Coordinator

Prepared By: Andrew Dyjak – Regional Vice President, New England
Chris Hulk, PE – Regional Vice President, New England
Jonathan Luster, PE – Regional Construction Manager, New England

Address: Granby Memorial High School | 54 N Granby Rd, Granby, CT 06035

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Click on the following AEPA hyperlink for more information: [AEPA IFB #24](#)

Below is a detailed cost breakdown for site construction, court installation and overall implementation of the project.

PROJECT BUDGET

Project Description:

This project proposes to reconstruct the existing tennis courts to new post tension concrete courts. The existing tennis courts will be reclaimed in place and regrade to meet current standards. All existing vegetation, fencing, pavement and netting will be removed and disposed of. The reconstruction will also include all new post tension concrete courts, fencing, netting and court surfacing. Additionally, alternates have been added to the areas outside of the courts for new plantings, walkways, lighting, etc...

The project is expected to be completed in +/- 3 months. The courts will be constructed in two separate slabs to accommodate the grade changes and court layout. It is anticipated that access and staging areas will be available nearby. This budget is intended to assist the school in preparing for this project. Additional discussions, review and programming will be required to refine the scope and budget prior to construction.

- *Note: All plans will be developed by FieldTurf in house licensed professionally engineering staff*

- **TENNIS COURT RECONSTRUCTION** **\$1,200,000 - \$1,300,000**
 - **Tennis Court Reconstruction**
 - Install Sediment & Erosion Controls
 - Remove Existing Site Features
 - Reclaim Existing Pavement In Place
 - Perform Mass Earthwork Operations
 - Cuts And Fills to Meet Proposed Subgrade
 - Laser Grade Subgrade and Compact
 - Furnish And Install Gravel Base and Processed Aggregate Base Materials
 - Furnish And Install New Net Footings, Posts, Nets and Center Straps
 - Furnish And Install 5-1/2" Post Tensioned Concrete Court Slab
 - **Structural Warranty of 50 years is included**
 - Furnish And Install Black Vinyl Coated Chain Link Fence and Gates
 - Surface Courts With Up To 2 Colors
 - Furnish And Install All Court Striping

- **Alternate 1: Walkways and Planting** **\$115,000 - \$150,000**
 - *Furnish and install new concrete walkways*
 - *Furnish and install area for gazebo style covered area*
 - *Furnish and install plantings*

- **Alternate 2: Court Lighting** **\$250,000 - \$350,000**
 - *Furnish and install new LED court lighting on 6 courts*
 - *Supply power from nearby source within 100' of site*
 - *Supply digital control system for access via phone or internet for light controls*

PROJECT BUDGET

EXCLUSIONS

- Any costs associated with necessary charges relating to the delineation of the field
- The supply of manholes or clean-outs or grates, or supply of the manhole covers
- Any alteration or deviation from specifications involving extra costs, which alteration or deviation will be provided only upon executed change orders, and will become an extra charge over and above the offered price
- Soil stabilization or remediation of any type
- Mass Excavation as required to achieve subgrade
- Rock excavation
- Offsite disposal of generated spoils
- Excavation or disposal of unsuitable or contaminated soils
- Site security
- Once subgrade has been established, a proof roll will be performed to ensure structural stability of the soils; in the event that unsuitable soils are encountered, a price to remedy these areas can be negotiated based on recommended methods per project Engineer
- Testing or Inspection Fees
- Site restoration, sodding, landscaping or grow-in beyond disturbed areas
- Repair or resurfacing existing asphalt parking lot if damaged by truck traffic
- Bond fees and non-local permits

Please feel free to reach out to any member of our project team with questions about our offer:

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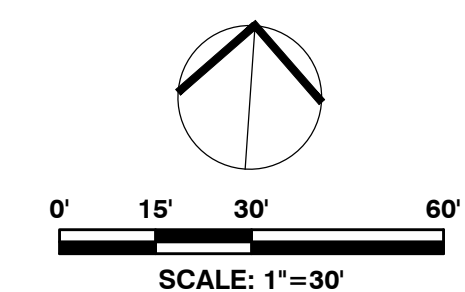
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GRANBY MEMORIAL HIGH SCHOOL TENNIS FACILITY IMPROVEMENTS

PLEASANT STREET
GRANBY, CONNECTICUT



APRIL 14, 2025

TENNIS

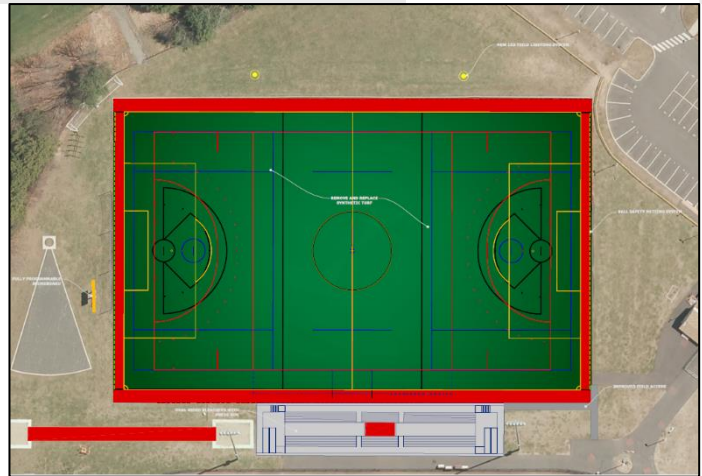
PROJECT BUDGET



GRANBY MEMORIAL HIGH SCHOOL FIELD 2 IMPROVEMENTS



Existing Conditions Aerial



Conceptual Layout

Date: April 21, 2025

Prepared For: Karl Gates - Athletic Director & Student Activities Coordinator

Prepared By: Andrew Dyjak – Regional Vice President, New England
Chris Hulk, PE – Regional Vice President, New England
Jonathan Luster, PE – Regional Construction Manager, New England

Address: Granby Memorial High School | 54 N Granby Rd, Granby, CT 06035

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Below is a detailed cost breakdown for site construction, turf installation and overall implementation of the project.

PROJECT BUDGET

Project Description:

The project proposes to replace the existing synthetic turf carpet with new synthetic turf. The existing turf will be cut into sections, rolled up, and removed from the field. The existing infill will either be placed in sacks for reuse or removed from the field and brought to a recycling facility. The field will then be laser graded to achieve planarity before the new turf is laid down and installed on the field. If additional topping stone is needed to achieve planarity, more stone will be brought in. Additional scope items such as new LED lighting pole and fixtures, ball safety netting, and walkways have been added to the budget below as well.

Depending on final scope, the project is anticipated to be constructed in a ±2-3 month timeframe. It is also anticipated that access and staging areas will be available nearby. This budget is intended to assist the school in preparing for this project. Additional discussions, review and programming will be required to refine the scope and budget prior to construction.

SYNTHETIC TURF IMPROVEMENTS

- **Synthetic Turf Installation** **\$650,000 - \$700,000**
 - Remove And Recycle Existing Synthetic Turf Carpet And Infill
 - Laser Grade Base Stone And Supplement Base Stone As Needed In Order To Achieve Planarity Prior To Turf Installation
 - Furnish And Install Synthetic Turf For Field
 - Synthetic Turf With SBR Rubber And Sand Infill
 - Colors And Logos Per Rendering
 - Post Installation GMAX Field Testing

- **Alternate: Midfield Logo** **\$15,000 - \$20,000**
 - Midfield Grizzly Style Bear

- **Alternate: Improved Ball Netting** **\$45,000 - \$85,000**
 - Remove Existing Ball Netting
 - Furnish And Install New Ball Netting
 - Final Size And Location T.B.D.

- **Alternate: New Scoreboard** **\$65,000 - \$95,000**
 - Furnish And Install Multi-Use Scoreboard
 - Assumed Programmable Boards With Display/Naming Panel Above Board
 - Scoreboard (8'h X 25'w)

- **Alternate 5: New Led Lighting Fixtures** **\$475,000 - \$550,000**
 - Furnish And Install New Led Light Fixtures On Existing Poles
 - Assumed 4 Pole System
 - New Power Supply Within 100' Of Field

PROJECT BUDGET

EXCLUSIONS

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- Soil stabilization or remediation of any type
- Mass Excavation as required to achieve subgrade
- Rock excavation
- Offsite disposal of generated spoils
- Excavation or disposal of unsuitable or contaminated soils
- Site security
- Once subgrade has been established, a proof roll will be performed to ensure structural stability of the soils; in the event that unsuitable soils are encountered, a price to remedy these areas can be negotiated based on recommended methods per project Engineer
- Testing or Inspection Fees
- Site restoration, sodding, landscaping or grow-in beyond disturbed areas
- Repair or resurfacing existing asphalt parking lot if damaged by truck traffic
- Bond fees and non-local permits

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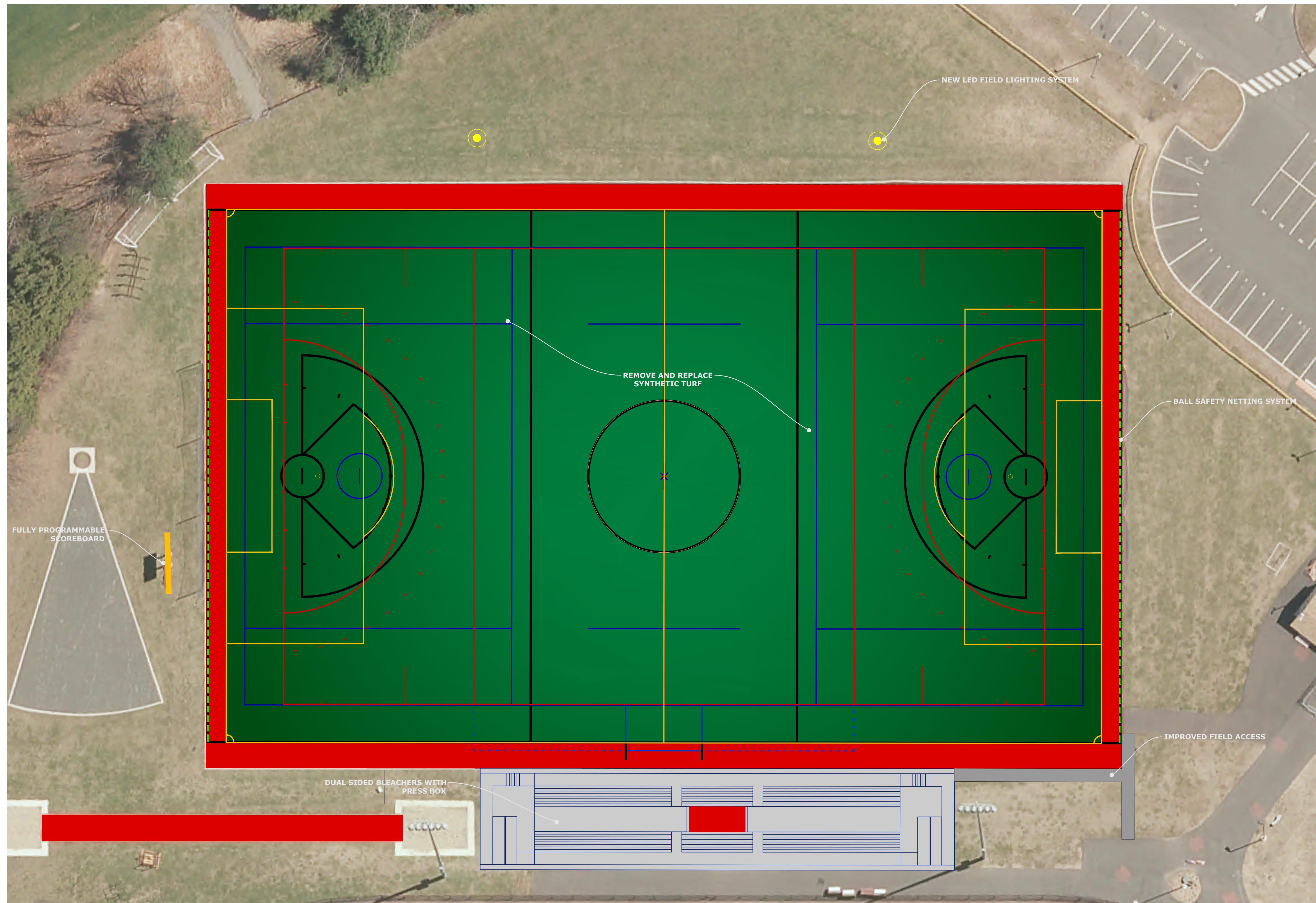
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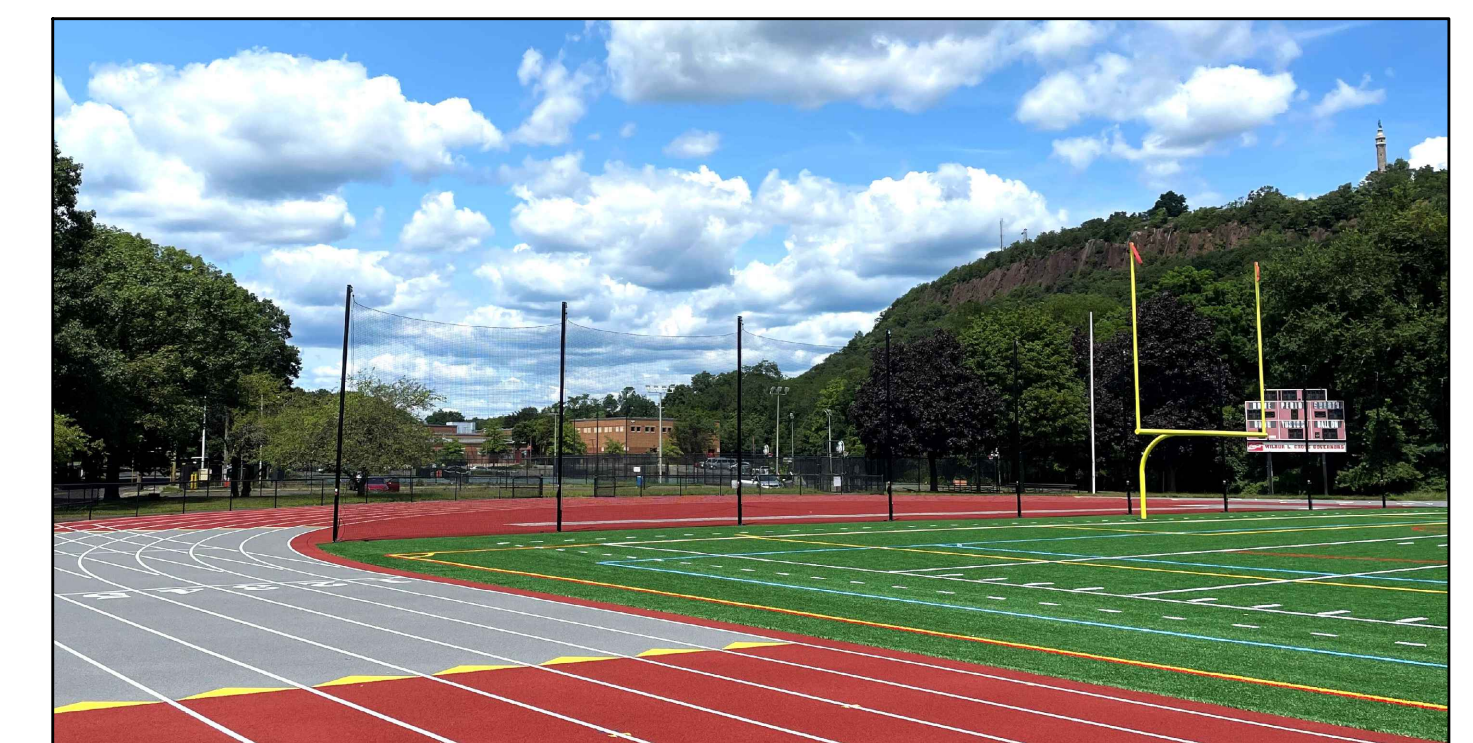
Jonathan.Luster@FieldTurf.com



EXAMPLE PROJECT



EXAMPLE PROJECT



EXAMPLE BALL NETTING



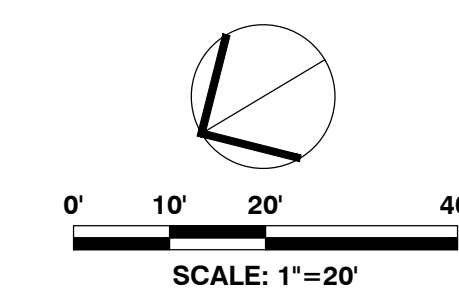
EXAMPLE SCOREBOARD



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GRANBY MEMORIAL HIGH SCHOOL FIELD 2

39 SCHOOL STREET
GRANBY, CONNECTICUTACHUSETTS



APRIL 15, 2025

FIELD 2

8 November 2022
File No. 0206711-000

R.A.D. Sports
171 VFW Drive
Rockland, MA 02370

Attention: Sean Boyd, P.E.

Subject: Subsurface Data and Geotechnical Considerations Report
Granby Memorial High School
Granby, CT

Ladies and Gentlemen:

This letter report provides a summary of the subsurface explorations conducted for the Granby Memorial High School track settlement investigation located at 54 N Granby Road, Granby, Connecticut, (refer to Figure 1). The purpose of the subsurface investigation program conducted at the subject site was to obtain information on the subsurface conditions and any observable void spaces beneath the existing track surface. The work reported herein was undertaken by Haley & Aldrich, Inc. (Haley & Aldrich) in accordance with our agreement dated 23 September 2022 and your subsequent written authorization.

Existing Site Conditions

Based on historic aerials photographs of the high school campus, the project site has been used for a track since at least 1992. We understand that the current track surface was constructed between 2012 and 2013 and that the proposed site grade changes required for construction in the area of the observed track settlement were not significantly greater than the existing site grades. Existing site grades are approximately Elevation (El.) 220 to 222 (NAVD88)¹ in the area of the track and athletic field surface.

We understand that settlement has been observed on the inside lane of the track in the northeast corner which has caused water to



¹ Elevations in this report are in feet and reference the North American Vertical Datum of 1988 (NAVD88).

pool. The purpose of our investigation program was to observe the subsurface conditions underlying the track and evaluate the presence of possible void spaces beneath the track surface resulting in observed surficial settlement.

Subsurface Conditions

The designation and approximate location of subsurface explorations are indicated on Figure 2. The recent subsurface explorations were located in the field by Haley & Aldrich personnel by measuring from existing site features and therefore are considered approximate.

On 20 October 2022, SeaBoard Drilling, Inc. of Chicopee, Massachusetts conducted a total of seven (7) geoprobe explorations. The geoprobes were drilled to depths ranging from 10 to 15 ft below ground surface (bgs) with the use of a track-mounted geoprobe rig. Refer to the geoprobe logs included in Appendix A for additional information.

Subsurface soil conditions encountered in the recent explorations consisted of the following generalized sequence of subsurface units, listed in descending order of occurrence below ground surface.

Generalized Subsurface Stratum	Depth Top of Stratum (ft)	Stratum Thickness (ft)
Fill	0.0	7.0 to 15.0
Glaciofluvial Deposits	7.0 to 13.0	Not Determined

A detailed description of the units encountered is provided below.

Fill – The Fill encountered generally consisted of gray and brown SAND with varying amounts of gravel, brick, organics, and wood. The Fill layer was encountered in each of the test borings and ranged from 7.0 to 15.0 ft in thickness. A 0.1-ft thick layer of track rubber and a 0.5-ft thick layer of bituminous asphalt was encountered at the ground surface at each geoprobe location.

At geoprobes HA-2, HA-4, and HA-5, little to no drilling resistance was observed upon advancement. Although difficult to determine from geoprobe drill action, the evidence of little to no drilling resistance often is indicative of voids in the soil strata or very loose material.

The Fill layer was not fully penetrated in HA-5 and HA-6 to depths of 10 to 15 ft respectively.

Glaciofluvial Deposits – Glaciofluvial Deposits were encountered beneath the fill in five (5) geoprobes. It generally consisted of light brown poorly-graded SAND with varying amounts of silt and gravel. The Glaciofluvial Deposit was encountered in HA1 through HA-4 and HA-7.

The groundwater was not observed in the geoprobes at the time of drilling.

Geotechnical Mitigation Considerations

Based on visual observation, the observed settlement of the track surface is currently limited to the northeast corner of the track in the general location where the exploration program was performed. Additional areas of the track may be experiencing similar settlement conditions during its service life that may not be visible at current day. Prior to conducting repairs to the existing track, we recommend conducting an optical survey of the track surface to evaluate sections of the track relative to the design criteria when the track was constructed.

Based on the remaining service life duration for the track surface, potential mitigation strategies to the currently impacted track area will range in complexity and may include one of the following:

- **Full Depth Restoration (recommended repair option)** – As mentioned previously, due to the presence of possible voids, presence of uncontrolled fill and wood in this area, all of which have the potential to cause future ground settlement, our recommendation is to excavate and remove the full depth of this Fill or up to a 10 ft depth in the observed settlement area and 10 ft laterally outside the limits of the track.

After the Fill has been excavated, the subgrade shall be compacted to 95% of the material's maximum dry unit weight (determined in accordance with ASTM D1557) using appropriate compactive efforts. As a minimum, the subgrade should receive four complete coverages with suitable compaction equipment. The excavated material may be reused after the wood or degradable materials are removed from the Fill material. The excavation shall be backfilled with excavated Fill material or Granular Fill placed in loose lift thicknesses not exceeding 9 in., and the material shall be compacted to 95% of the material's maximum dry unit weight (determined in accordance with ASTM D1557) using appropriate compactive efforts. As a minimum, each layer of fill should receive four complete coverages with suitable compaction equipment.

Following backfill and compaction to design subgrade elevation, re-construct the track subbase and surface per the original construction drawings.

- **Partial Depth Restoration (alternate consideration)** – Full depth over-excavation of the Fill material and backfill may result in significant costs. If project construction costs associated with full depth over-excavation, processing and backfilling are determined to not be acceptable to the Owner, a reduced scope could be considered by the Owner. A reduction in scope would increase the risk of potential long term field performance issues due to the presence of the remaining uncontrolled fill below the over-excavation limits. The following reduced scope of work is provided for consideration by the Owner:
 - Over-excavate the Fill to a depth of 5 ft below design subgrade and laterally 10 ft beyond the limits of the existing synthetic track;
 - Prepare and compact the subgrade;
 - Place a woven geotextile fabric (Mirafi 600X or similar) on top of the prepared and approved subgrade as well as on the sides of the excavation;

- Backfill with the excavated Fill after the wood is segregated from the Fill material; and
 - Backfill the excavation by placing and compacting Fill material or Granular Fill.
 - Following backfill and compaction to design subgrade elevation, re-construct the track subbase and surface per the original construction drawings.
- **Track Surface Restoration (temporary fix)** – Remove/mill track surface down to asphalt base layer, patch observed cracks and shim depressions in the asphalt, and replace with new synthetic track surface. Surface track restoration should be conducted by a specialty contractor familiar with the construction and repair of synthetic turf track systems.

If project construction costs associated with full depth or partial over-excavation and backfilling are determined to not be acceptable to the Owner, the reduced scope of track surface restorations could be considered by the Owner as a temporary fix. The temporary fix would not mitigate the risk of potential long term field performance issues due to the presence of the remaining unsuitable soils below the over-excavation limits but could allow the track to be utilized in the short term.

Limitations

This report was prepared in accordance with our authorized Agreement with R.A.D. Sports and our proposal dated 23 September 2022. This report has been prepared for the specific application to the Granby Memorial High School track.

The nature and extent of variations in the subsurface conditions between explorations may not become evident until construction, and the project design may change from our current understanding. Any additional information pertaining to the project that becomes available should be provided to Haley & Aldrich, so that our conclusions and recommendations can be reviewed and modified, as necessary.

We appreciate the opportunity to provide engineering services on this project. Please do not hesitate to call if you have any questions or comments.

Sincerely yours,
HALEY & ALDRICH, INC.



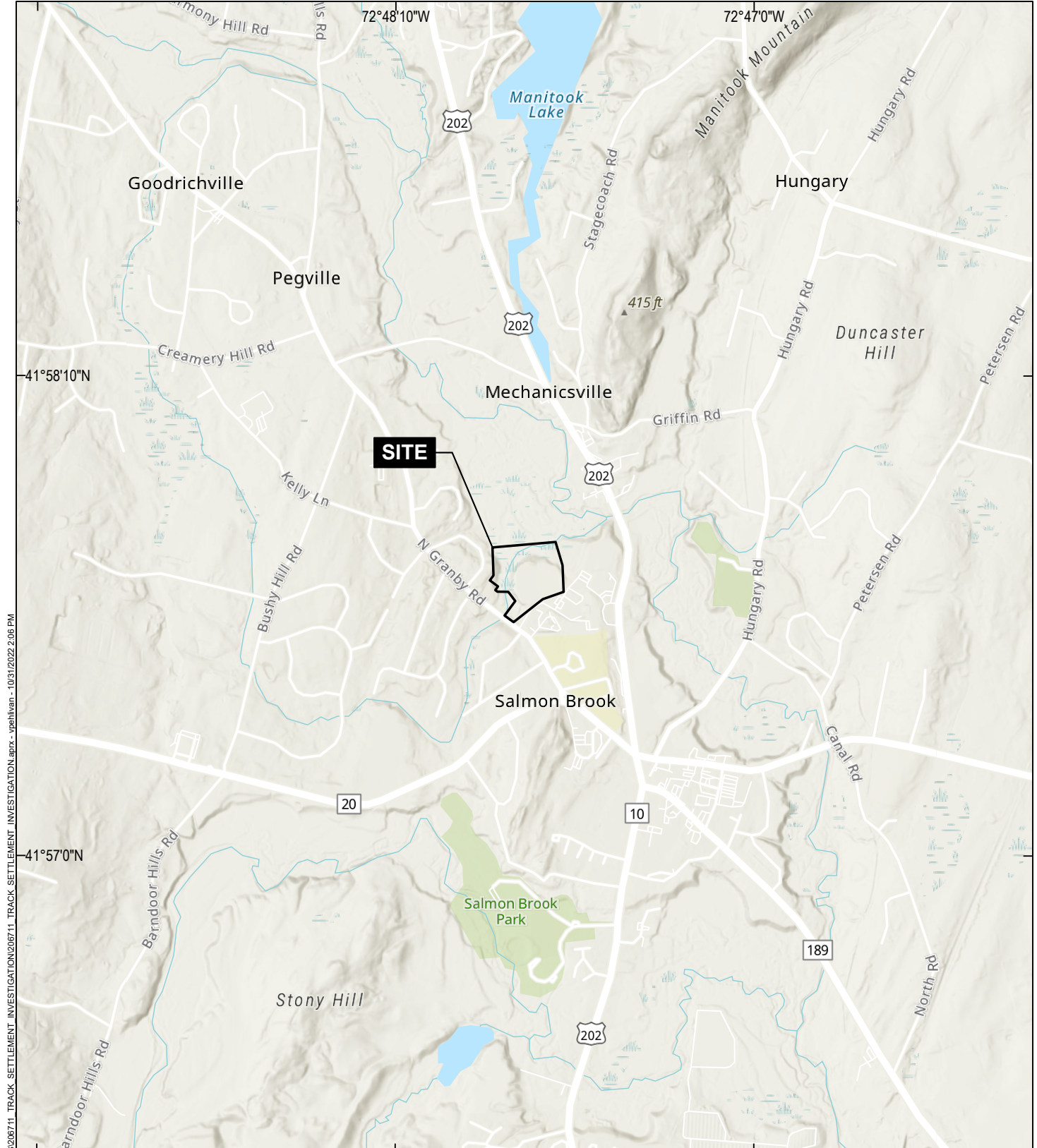
Megan Hamilton, PE (NY)
Assistant Project Manager



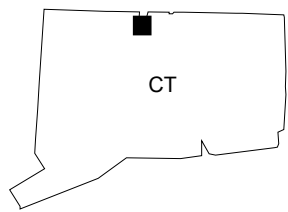
R. Scott Goldkamp, PE (MA/NH)
Principal

Attachments:

- Figure 1 – Site Locus
- Figure 2 – Site and Subsurface Exploration Location Plan
- Appendix A – Test Boring Logs



GIS: \\haleyaldrich.com\share\CF\Projects\0206711\GIS\206711_TRACK SETTLEMENT INVESTIGATION\206711_TRACK SETTLEMENT INVESTIGATION.aprx - vpehivan - 10/31/2022 2:06 PM



MAP SOURCE: ESRI
 SITE COORDINATES: 41°51'41"N, 72°47'44"W

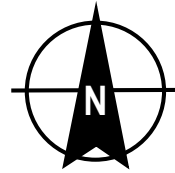
**HALEY
 ALDRICH**

GRANBY MEMORIAL HIGH SCHOOL
 GRANBY, CONNECTICUT

PROJECT LOCUS

APPROXIMATE SCALE: 1 IN = 2000 FT
 OCTOBER 2022

FIGURE 1



NOTES

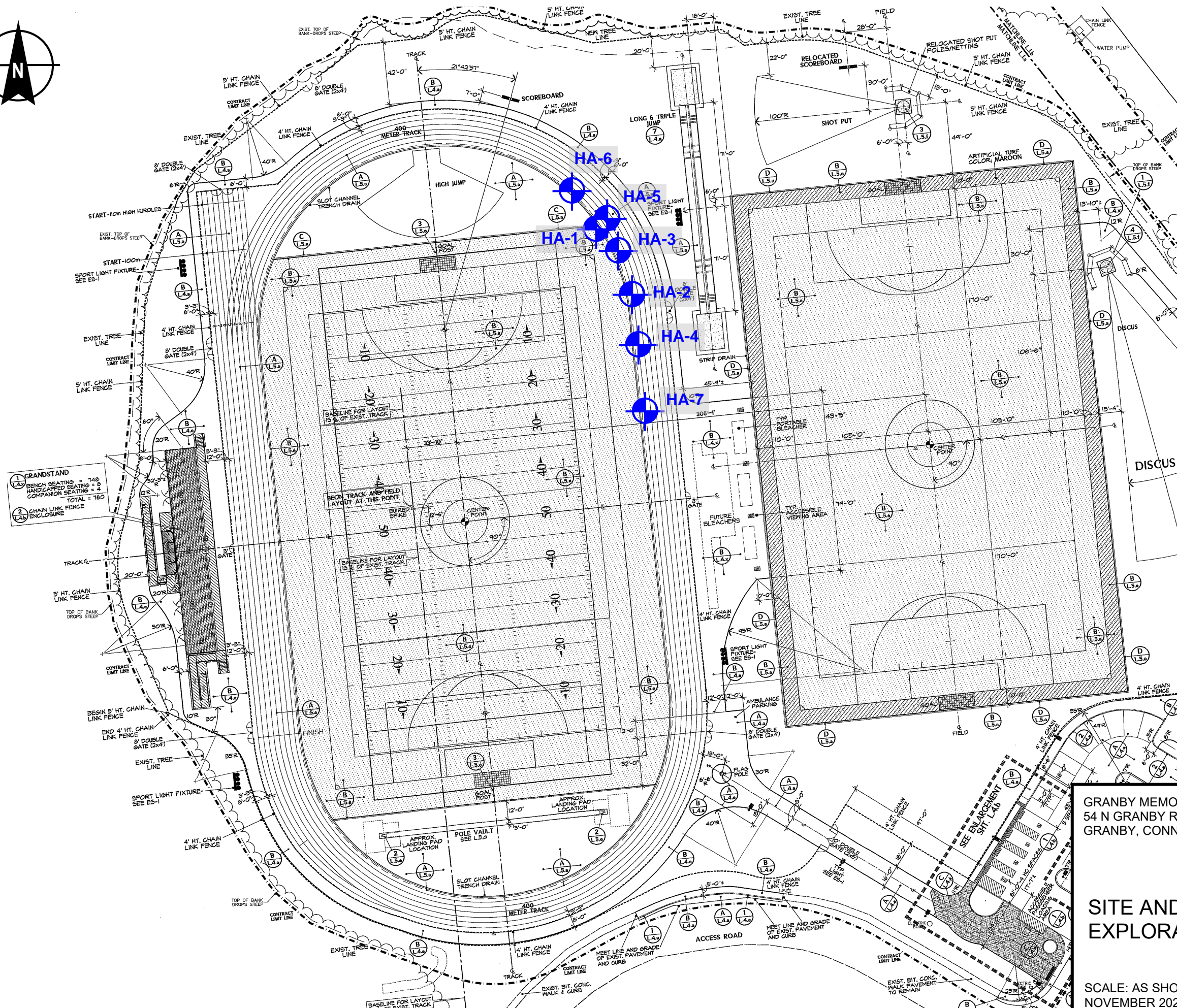
1. BASE PLAN TAKEN FROM DRAWING L1.A. TITLED "SITE LAYOUT PLAN" DATED 1 NOVEMBER 2012 AND PROVIDED BY R.A.D. SPORTS.

2. ELEVATIONS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

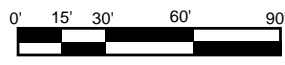
LEGEND



HA-1 DESIGNATION AND APPROXIMATE LOCATION OF GEOPROBE CONDUCTED BY SEABOARD DRILLING INC. ON 20 OCTOBER 2022 AND OBSERVED BY HALEY & ALDRICH, INC.



1 GRANDSTAND
L.4.3 BENCH SEATING = 748
HANDICAPPED SEATING = 8
COMPANION SEATING = 4
TOTAL = 760
2 CHAIN LINK FENCE ENCLOSURE
L.4.4



GRANBY MEMORIAL HIGH SCHOOL
54 N GRANBY RD
GRANBY, CONNECTICUT



**SITE AND SUBSURFACE
EXPLORATION LOCATION PLAN**

SCALE: AS SHOWN
NOVEMBER 2022

FIGURE 2

APPENDIX A
Test Boring Logs

IDENTIFICATION AND DESCRIPTION OF SUBSURFACE MATERIALS

SOIL

Soil description on logs of subsurface explorations are based on Standard Penetration Test results, visual-manual examination of exposed soil and soil samples, and the results of laboratory tests on selected samples. The criteria, descriptive terms and definitions are as follows:

DENSITY OR CONSISTENCY

Density of Cohesionless Soils	Penetration Resistance (Blows per ft.)	Consistency of Cohesive Soils	Penetration Resistance (Blows per ft.)
Very Loose	0-4	Very Soft	0-2
Loose	5-10	Soft	3-4
Medium	11-30	Medium	5-8
Dense	31-50	Stiff	9-15
Very Dense	over 50	Very Stiff	16-30
		Hard	over 30

PENETRATION RESISTANCE

Standard Penetration Test (ASTM D-1586) - Number of blows required to drive a standard 2 in. O.D. split spoon sampler 1 ft. with a 140 lb. weight falling freely through 30 in.

COLOR: Basic colors and combinations: black, brown, gray, yellow-brown, etc.

SUPPLEMENTAL SOIL TERMINOLOGY:

Laminae	- 0 to 1/16 in. thick (cohesive)
Parting	- 0 to 1/16 in. thick (granular)
Seam	- 1/16 to 1/2 in. thick
Layer	- 1/2 to 12 in. thick
Stratum	- > 12 in. thick
Pocket	- Small, erratic deposit less than 12 in. size
Lens	- Lenticular deposit larger than a pocket
Occasional	- One or less per 12 in. of thickness
Frequent	- More than one per 12 in. of thickness
Interbedded	- Alternating soil layers of differing composition
Varved	- Alternating thin seams of silt and clay
Mottled	- Variation of color

GEOLOGIC INTERPRETATION

Deposit type - GLACIAL TILL, ALLUVIUM, FILL.....

The natural soils are identified by criteria of Unified Soil Classification System (USCS), with appropriate group symbol in parenthesis for each soil description. Fill materials may not be classified by USCS criteria.

ROCK

Rock descriptions noted on logs of subsurface explorations are based on visual-manual examination of exposed rock outcrops and core samples. The criteria, descriptive terms and definitions used are as follows:

FIELD HARDNESS: A measure of resistance to scratching.

Very Hard	Cannot be scratched with a knife point or sharp pick.
Hard	Can be scratched with a knife point or sharp pick, only with difficulty.
Moderately Hard	Can be readily scratched with a knife point or pick.
Medium Hard	Can be grooved or gouged 1/16 in. deep with firm pressure on a knife point or sharp pick.
Soft	Can be grooved or gouged easily with a knife point or pick.
Very Soft	Can be carved with a knife and excavated with a pick point.

DISCONTINUITIES:

Type	Definition
Joint	A natural fracture along which no displacement has occurred. May occur in parallel groups called sets.
Shear	A natural fracture along which displacement has occurred. Surface may be slickensided or striated.
Fault	A natural fracture along which displacement has occurred. Usually lined with gouge and slickensides.
Shear or Fault Zone	Zone of fractured rock and gouge bordering the displacement plane.

ORIENTATION/ATTITUDE:

Term	Angle (degrees)
Horizontal	0-5
Low Angle	6-35
Moderately Dipping	36-55
High Angle	56-85
Vertical	86-100

SPACING:

Discontinuity Term	Bedding Term	Inches
Extremely Close	Extremely Thin	< 3/4
Very Close	Very Thin	3/4 - 2.5
Close	Thin	2.5 - 8
Moderate	Medium	8 - 24
Wide	Thick	24 - 80
Very Wide	Very Thick	80 - 240
Extremely Wide	Extremely Thick	> 240

PERSISTENCE/CONTINUITY:

Term	Feet	Term	Distance
Very Low	0-3	Very Tight	< 0.1mm
Low	3-10	Tight	0.1mm-0.25mm
Medium	10-35	Partly Open	0.25mm-0.5mm
High	35-65	Open	0.5mm-2.5mm
Very High	> 65	Moderately Wide	2.5mm-1cm
		Wide	> 1cm
		Very Wide	1cm-10cm
		Extremely Wide	10cm-1m
		Cavernous	> 1m

POROSITY:

Type
Primary:
Pre-depositional and depositional inter- and intra- granular, particle, or crystalline pores.

Secondary:
Solution features including pits, vugs, caverns, molds, and channels.
Fracture features including joints, shears, faults, shrinkage and breccia fabrics.

Term	Size
Micro	< 0.0625 mm
Meso	0.0625-4.0 mm
Mega	4.0-256 mm

HALEY
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SUBSURFACE EXPLORATION KEY

U.S. Standard Series Sieve				Clear Square Sieve Openings			
12"	3"	3/4"		4	10	40	200
Boulders	Cobbles	Gravel		Sand			Silts and Clays
		Coarse	Fine	Coarse	Medium	Fine	
305 mm	76 mm	19 mm	4.75 mm	2.00 mm	0.43 mm	0.074 mm	

UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS		Group Symbol	Graphic Symbol	TYPICAL NAMES
Coarse grained soils: more than half is larger than number 200 sieve	Gravels More than half of coarse fraction is larger than number 4 sieve	Gravels with little or no fines	GW	Well graded gravels, gravel-sand mixtures
			GP	Poorly graded gravels, gravel-sand mixtures
		Gravels with over 12% fines	GM	Silty gravels, poorly graded gravel-sand-silt mixtures
			GC	Clayey gravels, poorly graded gravel-sand-clay mixtures
	Sands More than half of coarse fraction is smaller than number 4 sieve	Sands with little or no fines	SW	Well graded sands, gravelly sands
			SP	Poorly graded sands, gravelly sands
		Sands with over 12% fines	SM	Silty sands, poorly graded sand-silt mixtures
			SC	Clayey sands, poorly graded sand-clay mixtures
Fined-grained soils: more than half smaller than number 200 sieve	Silts and Clays Liquid limit 50% or less		ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays
			OL	Organic clays and organic silty clays of low plasticity
	Silts and Clays Liquid limit greater than 50%		MH	Inorganic silty, micaceous or diatomaceous fine sandy or silty soils, elastic silts
			CH	Inorganic clays of high plasticity, fat clays
			OH	Organic clays of medium to high plasticity, organic silts
Highly organic soils		PT	Peat and other highly organic soils	

GENERAL NOTES

- Logs of subsurface explorations depict soil, rock and groundwater conditions only at the locations specified on the dates indicated. Subsurface conditions may vary at other locations and at other times.
- Water levels noted on the logs were measured at the times and under the conditions indicated. During test borings, these water levels could have been affected by the introduction of water into the borehole, extraction of tools on other procedures and thus may not reflect actual groundwater level at the test boring location. Groundwater level fluctuations may also occur as a result of variations in precipitation, temperature, season, tides, adjacent construction activities and pumping of water supply wells and construction dewatering systems.

WEATHERING: The action of organic and inorganic and chemical and physical processes resulting in alteration of color, texture and composition.

Fresh-FR	No visible sign of alteration, except perhaps slight discoloration on major discontinuity surfaces.
Slight-SL	Discoloration of rock material and discontinuity surfaces. All rock may be discolored and/or somewhat weaker than in its fresh condition.
Moderate-MOD	Less than half the rock material is decomposed and/or disintegrated to a soil. Some fresh or discolored rock is present as either a continuous framework or as corestones.
High-HIGH	More than half the rock material is decomposed and/or disintegrated to a soil. Fresh or discolored rock is present as either a discontinuous framework or as corestones.
Complete-COMP	All rock material is decomposed and/or disintegrated to soil. The original mass structure is largely intact.
Residual Soil	All rock material is converted to soil. The mass structure and material fabric are destroyed. There has been a large change of volume, but the material has not been significantly transported.

COLOR: Basic colors and combinations: gray, light gray, brown, red-brown.

TEXTURE: Size, shape and arrangements of constituents.

Term	Size	
	Igneous	Sedimentary
Coarse-grained	> 5 mm	> 2 mm
Medium-grained	1 - 5 mm	0.625 - 2 mm
Fine-grained	< 1 mm	< 0.625 mm
Aphanitic	Individual grains invisible to the unaided eye.	

LITHOLOGY: Rock classification and modifiers; accepted formation names.

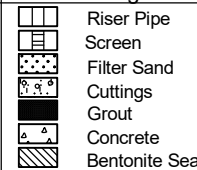
Project GRANBY HIGH SCHOOL TRACK, 54 N GRANBY RD, GRANBY CT
 Client R.A.D. SPORTS
 Contractor Sea Board Drilling

File No. 0206711-000
 Sheet No. 1 of 1
 Start October 20, 2022
 Finish October 20, 2022
 Driller M. Kern

	Casing	Sampler	Barrel	Drilling Equipment and Procedures
Type		G		Rig Make & Model: Geoprobe 6620
Inside Diameter (in.)		1.5		Bit Type: Geoprobe Spoon
Hammer Weight (lb)		Auto	-	Drill Mud: None
Hammer Fall (in.)			-	Casing: Push
				Hoist/Hammer: - Automatic Hammer
				PID Make & Model: Not used

H&A Rep. J. Shaw
 Elevation 222.0 (est.)
 Datum NAVD88
 Location See Plan

Depth (ft)	Sampler Blows per 6 in.	Sample No. & Rec. (in.)	Sample Depth (ft)	Stratum Change Elev/Depth (ft)	USCS Symbol	VISUAL-MANUAL IDENTIFICATION AND DESCRIPTION (Density/consistency, color, GROUP NAME & SYMBOL, structure, odor, moisture, optional descriptions GEOLOGIC INTERPRETATION)	Gravel			Sand			Field Test					
							% Coarse	% Fine	% Fines	% Coarse	% Medium	% Fine	% Fines	Dilatancy	Toughness	Plasticity	Strength	
0		G1 42	0.0 5.0	221.9 221.4 0.6		-TRACK RUBBER-												
					SW	- ASPHALT -	5	10	10	20	55							
					SP	Gray to gray-brown well-graded SAND with gravel (SW), no structure, no odor, dry	15	10	10	15	60							
						- FILL -												
						Light red-brown to tan poorly-graded SAND (SP), no structure, no odor, moist, trace organics												
5		G2 36	5.0 10.0		SM	Light brown to tan SAND (SM), no structure, no odor, wet, wood fragments, trace organics	10	10	20	45	15							
					SM	Gray to gray-brown silty SAND (SM), no structure, no odor, moist, trace wood fragments, trace organics	10	15	20	30	25							
10		G3 36	10.0 15.0	211.0 11.0	SP	Light brown to tan poorly-graded SAND with gravel (SP), no structure, no odor, wet	5	10	10	20	55							
						- GLACIOFLUVIAL DEPOSITS -												
15				207.0 15.0		BOTTOM OF EXPLORATION 15.0 FT												

Water Level Data					Sample ID		Well Diagram		Summary	
Date	Time	Elapsed Time (hr.)	Depth (ft) to:		O - Open End Rod T - Thin Wall Tube U - Undisturbed Sample S - Splitspoon Sample G - Geoprobe		Overburden (ft) 15.0 Rock Cored (ft) 0.0 Samples G3	Boring No. HA-1		
			Bottom of Casing	Bottom of Hole						

Field Tests: Dilatancy: R - Rapid S - Slow N - None Plasticity: N - Nonplastic L - Low M - Medium H - High
 Toughness: L - Low M - Medium H - High Dry Strength: N - None L - Low M - Medium H - High V - Very High

Note: Soil identification based on visual-manual methods of the USCS as practiced by Haley & Aldrich, Inc.

Project GRANBY HIGH SCHOOL TRACK, 54 N GRANBY RD, GRANBY CT
 Client R.A.D. SPORTS
 Contractor Sea Board Drilling

File No. 0206711-000
 Sheet No. 1 of 1
 Start October 20, 2022
 Finish October 20, 2022
 Driller M. Kern

Type	Casing	Sampler	Barrel	Drilling Equipment and Procedures
Inside Diameter (in.)		G		Rig Make & Model: Geoprobe 6620
Hammer Weight (lb)		1.5		Bit Type: Geoprobe Spoon
Hammer Fall (in.)		Auto	-	Drill Mud: None
			-	Casing: Push
			-	Hoist/Hammer: - Automatic Hammer
			-	PID Make & Model: Not used

H&A Rep. J. Shaw
 Elevation 222.0 (est.)
 Datum NAVD88
 Location See Plan

Depth (ft)	Sampler Blows per 6 in.	Sample No. & Rec. (in.)	Sample Depth (ft)	Stratum Change Elev/Depth (ft)	USCS Symbol	VISUAL-MANUAL IDENTIFICATION AND DESCRIPTION (Density/consistency, color, GROUP NAME & SYMBOL, structure, odor, moisture, optional descriptions GEOLOGIC INTERPRETATION)	Gravel					Sand			Field Test				
							% Coarse	% Fine	% Coarse	% Medium	% Fine	% Fines	Dilatancy	Toughness	Plasticity	Strength			
0		G1 42	0.0 5.0	221.9 221.4 0.1 0.6		-TRACK RUBBER-													
					SW SP	- ASPHALT - Gray to gray-brown well-graded SAND with gravel (SW), no structure, no odor, dry Light brown to tan poorly-graded SAND with gravel (SP), no structure, no odor, dry	5	10	10	20	55								
					CL SP	Gray-brown sandy lean CLAY (CL), no structure, no odor, moist, trace organics, trace wood, appears disturbed Red-brown to light brown poorly-graded SAND (SP), no structure, no odor, dry Note: Upon advancing geoprobe sleeve, observed little to no resistance between 5.4 to 5.8 ft.		10	15	20	55	70							
						- FILL -													
					SP	Tan to light brown poorly-graded SAND (SP), no structure, no odor, dry	10	15	20	55									
10		G3 42	10.0 15.0	212.0 10.0	SP	Light brown to tan poorly-graded SAND (SP), no structure, no odor, moist -GLACIOFLUVIAL DEPOSITS-	10	15	30	45									
15				207.0 15.0		BOTTOM OF EXPLORATION 15.0 FT													

Water Level Data						Sample ID		Well Diagram				Summary								
Date	Time	Elapsed Time (hr.)	Depth (ft) to:			O - Open End Rod	T - Thin Wall Tube	Riser Pipe	Screen	Filter Sand	Cuttings	Grout	Concrete	Bentonite Seal	Overburden (ft)		Rock Cored (ft)		Samples	
			Bottom of Casing	Bottom of Hole	Water										15.0	0.0	G3			
															Boring No. HA-2					

Field Tests: Dilatancy: R - Rapid S - Slow N - None Plasticity: N - Nonplastic L - Low M - Medium H - High
 Toughness: L - Low M - Medium H - High Dry Strength: N - None L - Low M - Medium H - High V - Very High

Note: Soil identification based on visual-manual methods of the USCS as practiced by Haley & Aldrich, Inc.

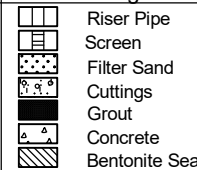
Project GRANBY HIGH SCHOOL TRACK, 54 N GRANBY RD, GRANBY CT
 Client R.A.D. SPORTS
 Contractor Sea Board Drilling

File No. 0206711-000
 Sheet No. 1 of 1
 Start October 20, 2022
 Finish October 20, 2022
 Driller M. Kern

	Casing	Sampler	Barrel	Drilling Equipment and Procedures
Type		G		Rig Make & Model: Geoprobe 6620
Inside Diameter (in.)		1.5		Bit Type: Geoprobe Spoon
Hammer Weight (lb)		Auto	-	Drill Mud: None
Hammer Fall (in.)			-	Casing: Push
				Hoist/Hammer: - Automatic Hammer
				PID Make & Model: Not used

H&A Rep. J. Shaw
 Elevation 222.0 (est.)
 Datum NAVD88
 Location See Plan

Depth (ft)	Sampler Blows per 6 in.	Sample No. & Rec. (in.)	Sample Depth (ft)	Stratum Change Elev/Depth (ft)	USCS Symbol	VISUAL-MANUAL IDENTIFICATION AND DESCRIPTION (Density/consistency, color, GROUP NAME & SYMBOL, structure, odor, moisture, optional descriptions GEOLOGIC INTERPRETATION)	Gravel		Sand			Field Test					
							% Coarse	% Fine	% Coarse	% Medium	% Fine	% Fines	Dilatancy	Toughness	Plasticity	Strength	
0		G1 36	0.0 5.0	221.9 221.4 0.6		-TRACK RUBBER-											
					SW	-ASPHALT-											
					SP	Gray to gray-brown well-graded SAND with gravel (SW), no structure, no odor, dry	5	10	10	20	55						
					SP	Light brown to tan poorly-graded SAND (SP), no structure, no odor, dry		10	15	20	55						
5		G2 36	5.0 10.0		SP	Tan to light brown poorly-graded SAND (SP), no structure, no odor, dry		10	15	20	55						
						-FILL-											
				212.5 212.0 0.5	SM	Light brown silty SAND (SM), no structure, no odor, dry				20	40	40					
10		G3 36	10.0 15.0	212.0 210.0 2.0	SP	Light brown to tan poorly-graded SAND (SP), no structure, no odor, moist			15	30	55						
						- GLACIOFLUVIAL DEPOSITS -											
15				207.0 15.0		BOTTOM OF EXPLORATION 15.0 FT											

Water Level Data						Sample ID		Well Diagram		Summary	
Date	Time	Elapsed Time (hr.)	Depth (ft) to:			O - Open End Rod T - Thin Wall Tube U - Undisturbed Sample S - Splitspoon Sample G - Geoprobe		Overburden (ft) 15.0		Rock Cored (ft) 0.0	
			Bottom of Casing	Bottom of Hole	Water			Samples G3		Boring No. HA-3	

Field Tests: Dilatancy: R - Rapid S - Slow N - None Plasticity: N - Nonplastic L - Low M - Medium H - High
 Toughness: L - Low M - Medium H - High Dry Strength: N - None L - Low M - Medium H - High V - Very High

Note: Soil identification based on visual-manual methods of the USCS as practiced by Haley & Aldrich, Inc.

H&A-GEOPROBE-09 PLOG-HA-LIB09-BOS STANDARD ONLY - COPY.GLB HA-TB-CORE-WELL-07-1.GDT \\HALEYALDRICH.COM\SHARE\CF\PROJECTS\0206711\GINT\0206711-GP.GPJ Nov 7, 22

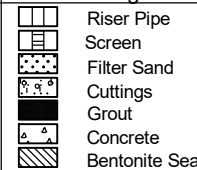
Project GRANBY HIGH SCHOOL TRACK, 54 N GRANBY RD, GRANBY CT
 Client R.A.D. SPORTS
 Contractor Sea Board Drilling

File No. 0206711-000
 Sheet No. 1 of 1
 Start October 20, 2022
 Finish October 20, 2022
 Driller M. Kern

Type	Casing	Sampler	Barrel	Drilling Equipment and Procedures
Inside Diameter (in.)		G		Rig Make & Model: Geoprobe 6620
Hammer Weight (lb)		1.5		Bit Type: Geoprobe Spoon
Hammer Fall (in.)		Auto	-	Drill Mud: None
			-	Casing: Push
			-	Hoist/Hammer: - Automatic Hammer
			-	PID Make & Model: Not used

H&A Rep. J. Shaw
 Elevation 222.0 (est.)
 Datum NAVD88
 Location See Plan

Depth (ft)	Sampler Blows per 6 in.	Sample No. & Rec. (in.)	Sample Depth (ft)	Stratum Change Elev/Depth (ft)	USCS Symbol	VISUAL-MANUAL IDENTIFICATION AND DESCRIPTION (Density/consistency, color, GROUP NAME & SYMBOL, structure, odor, moisture, optional descriptions GEOLOGIC INTERPRETATION)	Gravel			Sand			Field Test						
							% Coarse	% Fine	% Coarse	% Medium	% Fine	% Fines	Dilatancy	Toughness	Plasticity	Strength			
0				221.9		-TRACK RUBBER-													
		G1 30	0.0 5.0	221.9 221.4 0.6	SW SP	- ASPHALT - Gray to gray-brown well-graded SAND (SW), no structure, no odor, dry Light brown poorly-graded SAND (SP), no structure, no odor, dry	5	10	10	20	55								
5		G2 12	5.0 10.0		SP	Light brown to red-brown poorly-graded SAND (SP), no structure, no odor, dry Note: Upon advancing geoprobe sleeve, observed little to no resistance between 5.4 to 5.8 ft. - FILL -	10	15	20	55									
10		G3 42	10.0 15.0		SP	Light red-brown poorly graded SAND (SP), no structure, no odor, dry, pockets of dark brown organics, occasional brick specks, appears disturbed			10	20	70								
				209.0 13.0	SP	Light brown poorly-graded SAND with gravel (SP), no structure, no odor, dry	5	10	15	20	50								
				207.0 15.0	SM	Light brown silty SAND (SM), no structure, no odor, dry				20	40	40							
15						- GLACIOFLUVIAL DEPOSITS - BOTTOM OF EXPLORATION 15.0 FT													

Water Level Data					Sample ID		Well Diagram			Summary	
Date	Time	Elapsed Time (hr.)	Depth (ft) to:		O - Open End Rod T - Thin Wall Tube U - Undisturbed Sample S - Splitspoon Sample G - Geoprobe		Overburden (ft) 15.0 Rock Cored (ft) 0.0 Samples G3	Boring No. HA-4			
			Bottom of Casing	Bottom of Hole							

Field Tests: Dilatancy: R - Rapid S - Slow N - None Plasticity: N - Nonplastic L - Low M - Medium H - High
 Toughness: L - Low M - Medium H - High Dry Strength: N - None L - Low M - Medium H - High V - Very High

Note: Soil identification based on visual-manual methods of the USCS as practiced by Haley & Aldrich, Inc.

Project GRANBY HIGH SCHOOL TRACK, 54 N GRANBY RD, GRANBY CT
 Client R.A.D. SPORTS
 Contractor Sea Board Drilling

File No. 0206711-000
 Sheet No. 1 of 1
 Start October 20, 2022
 Finish October 20, 2022
 Driller M. Kern

	Casing	Sampler	Barrel	Drilling Equipment and Procedures
Type		G		Rig Make & Model: Geoprobe 6620
Inside Diameter (in.)		1.5		Bit Type: Geoprobe Spoon
Hammer Weight (lb)		Auto	-	Drill Mud: None
Hammer Fall (in.)			-	Casing: Push
				Hoist/Hammer: - Automatic Hammer
				PID Make & Model: Not used

H&A Rep. J. Shaw
 Elevation 222.0 (est.)
 Datum NAVD88
 Location See Plan

Depth (ft)	Sampler Blows per 6 in.	Sample No. & Rec. (in.)	Sample Depth (ft)	Stratum Change Elev/Depth (ft)	USCS Symbol	VISUAL-MANUAL IDENTIFICATION AND DESCRIPTION (Density/consistency, color, GROUP NAME & SYMBOL, structure, odor, moisture, optional descriptions GEOLOGIC INTERPRETATION)	Gravel						Sand			Field Test				
							% Coarse	% Fine	% Coarse	% Medium	% Fine	% Fines	Dilatancy	Toughness	Plasticity	Strength				
0		G1 36	0.0 5.0	221.9 221.4 0.1 0.6		-TRACK RUBBER-														
					SW	-ASPHALT-														
					SP	Gray to gray-brown well-graded SAND with gravel (SW), no structure, no odor, dry Light brown poorly-graded SAND with gravel (SP), no structure, no odor, moist Note: Upon advancing geoprobe sleeve, observed little to no resistance between 2.4 to 2.6 ft.	5	10	10	20	55									
							5	10	15	20	50									
5		G2 24	5.0 10.0			-FILL-														
					SP	Light brown to red-brown poorly-graded SAND (SP), no structure, no odor, moist						10	15	20	55					
10				212.0 10.0	SM	Brown poorly-graded SAND (SM), no structure, no odor, moist, bottom 2 in. wood, dark lenses of organics, possible former Topsoil/Loess horizon, disturbed										10	10	50	30	
						BOTTOM OF EXPLORATION 10.0 FT														

Water Level Data						Sample ID		Well Diagram				Summary								
Date	Time	Elapsed Time (hr.)	Depth (ft) to:			O - Open End Rod	T - Thin Wall Tube	Riser Pipe	Screen	Filter Sand	Cuttings	Grout	Concrete	Bentonite Seal	Overburden (ft)		Rock Cored (ft)		Samples	
			Bottom of Casing	Bottom of Hole	Water										15.0	0.0	G2			
						G									Boring No. HA-5					

Field Tests: Dilatancy: R - Rapid S - Slow N - None Plasticity: N - Nonplastic L - Low M - Medium H - High
 Toughness: L - Low M - Medium H - High Dry Strength: N - None L - Low M - Medium H - High V - Very High

Note: Soil identification based on visual-manual methods of the USCS as practiced by Haley & Aldrich, Inc.

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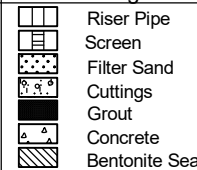
Project GRANBY HIGH SCHOOL TRACK, 54 N GRANBY RD, GRANBY CT
 Client R.A.D. SPORTS
 Contractor Sea Board Drilling

File No. 0206711-000
 Sheet No. 1 of 1
 Start October 20, 2022
 Finish October 20, 2022
 Driller M. Kern

	Casing	Sampler	Barrel	Drilling Equipment and Procedures
Type		G		Rig Make & Model: Geoprobe 6620
Inside Diameter (in.)		1.5		Bit Type: Geoprobe Spoon
Hammer Weight (lb)		Auto	-	Drill Mud: None
Hammer Fall (in.)			-	Casing: Push
				Hoist/Hammer: - Automatic Hammer
				PID Make & Model: Not used

H&A Rep. J. Shaw
 Elevation 222.0 (est.)
 Datum NAVD88
 Location See Plan

Depth (ft)	Sampler Blows per 6 in.	Sample No. & Rec. (in.)	Sample Depth (ft)	Stratum Change Elev/Depth (ft)	USCS Symbol	VISUAL-MANUAL IDENTIFICATION AND DESCRIPTION (Density/consistency, color, GROUP NAME & SYMBOL, structure, odor, moisture, optional descriptions GEOLOGIC INTERPRETATION)	Gravel			Sand			Field Test						
							% Coarse	% Fine	% Coarse	% Medium	% Fine	% Fines	Dilatancy	Toughness	Plasticity	Strength			
0		G1 42	0.0 5.0	221.9 221.4 0.5		-TRACK RUBBER-													
					SW SP	-ASPHALT-	5 5	10 10	10 15	20 20	55 50								
		G2 36	5.0 10.0			Gray to gray-brown well-graded SAND (SW), no structure, no odor, dry Light brown poorly-graded SAND with gravel (SP), no structure, no odor, dry													
					SM	Light brown to tan silty SAND (SM), no structure, no odor, moist, occasional dark brown organic lenses			10	15	20	25	30						
		G3 30	10.0 15.0		SP	Brown to tan poorly-graded SAND (SP), no structure, no odor, moist, bottom 5 in. wood			10	15	20	50	5						
						- FILL -													
				207.0 15.0	SP	Light brown to tan poorly-graded SAND (SP), no structure, no odor, moist, trace organic lenses, trace brick particles, block of wood (3 in. length) in middle of sample	10	15	20	55									
						BOTTOM OF EXPLORATION 15.0 FT													

Water Level Data						Sample ID		Well Diagram		Summary	
Date	Time	Elapsed Time (hr.)	Depth (ft) to:			O - Open End Rod T - Thin Wall Tube U - Undisturbed Sample S - Splitspoon Sample G - Geoprobe		Overburden (ft) 10.0		Rock Cored (ft) 0.0	
			Bottom of Casing	Bottom of Hole	Water			Samples G3		Boring No. HA-6	

Field Tests: Dilatancy: R - Rapid S - Slow N - None Plasticity: N - Nonplastic L - Low M - Medium H - High
 Toughness: L - Low M - Medium H - High Dry Strength: N - None L - Low M - Medium H - High V - Very High

Note: Soil identification based on visual-manual methods of the USCS as practiced by Haley & Aldrich, Inc.

Project GRANBY HIGH SCHOOL TRACK, 54 N GRANBY RD, GRANBY CT
 Client R.A.D. SPORTS
 Contractor Sea Board Drilling

File No. 0206711-000
 Sheet No. 1 of 1
 Start October 20, 2022
 Finish October 20, 2022
 Driller M. Kern

Type	Casing	Sampler	Barrel	Drilling Equipment and Procedures
Inside Diameter (in.)		G		Rig Make & Model: Geoprobe 6620
Hammer Weight (lb)		1.5		Bit Type: Geoprobe Spoon
Hammer Fall (in.)		Auto	-	Drill Mud: None
			-	Casing: Push
			-	Hoist/Hammer: - Automatic Hammer
			-	PID Make & Model: Not used

H&A Rep. J. Shaw
 Elevation 222.0 (est.)
 Datum NAVD88
 Location See Plan

Depth (ft)	Sampler Blows per 6 in.	Sample No. & Rec. (in.)	Sample Depth (ft)	Stratum Change Elev/Depth (ft)	USCS Symbol	VISUAL-MANUAL IDENTIFICATION AND DESCRIPTION <small>(Density/consistency, color, GROUP NAME & SYMBOL, structure, odor, moisture, optional descriptions GEOLOGIC INTERPRETATION)</small>	Gravel						Sand				Field Test			
							% Coarse	% Fine	% Coarse	% Medium	% Fine	% Fines	Dilatancy	Toughness	Plasticity	Strength				
0				221.9		-TRACK RUBBER-														
		G1 42	0.0	221.9		-ASPHALT-														
			5.0	221.4	SW	Gray to gray-brown well-graded SAND with gravel (SW), no structure, no odor, dry	5	10	10	20	55									
				221.0	SP	Light brown to brown poorly-graded SAND (SP), no structure, no odor, dry, trace brick														
				221.0		- FILL -														
				215.0		- FILL -														
5		G2 36	5.0	215.0	SP	Tan to light red-brown poorly-graded SAND with gravel (SP), no structure, no odor, dry	5	10		20	65									
			10.0	207.0		- GLACIOFLUVIAL DEPOSITS -														
				207.0		- GLACIOFLUVIAL DEPOSITS -														
		G3 42	10.0	207.0	SP	Light red-brown poorly-graded SAND (SP), no structure, no odor, dry					100									
			15.0	207.0		- GLACIOFLUVIAL DEPOSITS -														
15				207.0		BOTTOM OF EXPLORATION 15.0 FT														

Water Level Data						Sample ID		Well Diagram				Summary								
Date	Time	Elapsed Time (hr.)	Depth (ft) to:			O - Open End Rod	T - Thin Wall Tube	Riser Pipe	Screen	Filter Sand	Cuttings	Grout	Concrete	Bentonite Seal	Overburden (ft)		Rock Cored (ft)		Samples	
			Bottom of Casing	Bottom of Hole	Water										15.0	0.0	G3			
														Boring No. HA-7						

Field Tests: Dilatancy: R - Rapid S - Slow N - None Plasticity: N - Nonplastic L - Low M - Medium H - High
 Toughness: L - Low M - Medium H - High Dry Strength: N - None L - Low M - Medium H - High V - Very High

Note: Soil identification based on visual-manual methods of the USCS as practiced by Haley & Aldrich, Inc.

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30 April 2025
0206711-100

Granby Public Schools
15-B North Granby Road
Granby, CT 06035

Attention: Christopher DeGray, Director of Facilities

Subject: Proposal for Geotechnical Engineering Services - Geoprobes
Granby Public Schools – Turf Field and Track
50 North Granby Road
Granby, CT 06035

Mr. DeGray:

Haley & Aldrich, Inc. (Haley & Aldrich) is pleased to submit this proposal for geotechnical engineering services in connection with the subject project. Our understanding of the proposed project is based on recent discussions with Granby Public Schools. The project consists of performing a subsurface investigation program to identify subsurface conditions within the limits of the existing synthetic turf field and track.

Geotechnical Engineering Scope of Work

The focus of our work will be to prepare and implement a subsurface investigation program at select locations within the limits of the existing turf field and track. We will provide a summary letter report of the investigation results with geotechnical design considerations for the track and field complex renovation.

1. Subsurface Exploration Program - Develop a subsurface investigation program for the site in consultation with the Granby Public Schools team to obtain information on subsurface conditions at the site, evaluate site fill thickness, identify presence of voids, and obtain measurement to groundwater depth (if encountered). Arrange to perform a utility locate on site and have the explorations completed by a licensed and insured subsurface exploration contractor. Provide technical monitoring of subsurface explorations so that depths and locations of subsurface explorations, as well as in-situ sampling methods, can be varied to meet the subsurface conditions encountered. Provide logs of subsurface explorations.



Image 1. Taken from Google Earth. Site shown in "blue"

Perform up to 27 geoprobe explorations to a depth of approximately 15 feet (ft) below existing ground surface in the existing turf field and track area during the proposed three-day exploration program.

Prior to conducting the geoprobe explorations, cutting of synthetic turf surface at the proposed geoprobe locations will be required by a Sport Contractor to support the removal of 2x2 ft sections of the turf for the advancement of the geoprobe sampler. Repair of synthetic turf surface will also be required by the synthetic turf contractor following completion of each geoprobe. We have included the cost of this within the geoprobe subcontractor cost summary presented in the table below.

Each of the geoprobe explorations conducted within the limits of the synthetic track will be backfilled with sand and capped with approximately 4 inches of concrete. We have excluded restoration of the synthetic track surface from our Scope of Work.

2. Geotechnical Engineering Analysis and Reporting - Prepare a letter report that contains a summary of the results of the subsurface investigations and provides geotechnical design guidance relative to upgrades/renovations to the track and field. Participate in coordination calls to discuss.

Budget

We propose to do the above scope of work for the following Fixed Price budget.

Task No.	Task Description	Subcontractor Cost	Haley & Aldrich Labor and Expense
1.	Subsurface Exploration Program		
	Prepare and Coordinate Program	-	\$2,500
	Geoprobe Explorations at Field and Track (3 field days & travel)	\$20,000 ^{Note 1}	\$3,900
2.	Geotechnical Engineering Analysis and Letter Report	-	\$5,000
	<i>subtotal:</i>	\$20,000	\$11,400
		TOTAL:	\$31,400

Notes:

1. Subcontractor cost includes a \$9,500 allowance for the Sport Contractor to cut and repair the synthetic turf surface.
2. Subcontractor’s scope of work includes coordination of a “Call Before You Dig” ticket, labor and equipment to complete explorations and restore ground surface at the exploration locations as close as possible to existing conditions.
3. Assumes one mobilization for geoprobe explorations.
4. If additional days to complete the recommended explorations as described herein are required, we will not proceed without formal written authorization and approval by Granby Public Schools.
5. Cost estimates and schedule are based on the following assumptions:
 - a. Access and right of entry into the site will be provided by others.
 - b. Prior to mobilizing to site and performing the explorations, we will be provided any and all information and plans showing locations of existing utilities (above and below ground) and other structures that may exist on site.

- c. Geoprobe explorations will be backfilled with soil cuttings.
- d. Field explorations are conducted from 7:00 am to 5:00 pm.

Schedule

Geoprobe explorations can generally be mobilized within three to four weeks of receipt of signed contract. Scheduling for the Sport Field Contractor work will need to be coordinated to avoid their busy Summer Construction schedules, which typically occur between start of June through September. The work will be coordinated with Granby Public School Facilities to minimize the impact to the school sports or summer camp schedules.

Exclusions

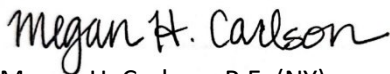
Excluded from the scope of our services is an assessment of oil or hazardous materials at the site, the presence of mold or other biological pollutants at the site, and restoration of the existing court surfaces.

Closure

If the above arrangements are satisfactory to you, please indicate your acceptance by signing and returning one copy of this letter. When accepted by you, this proposal together with the attached Terms and Conditions will constitute our Agreement.

We appreciate the opportunity to submit this proposal and look forward to our association with you on this project. Please contact the undersigned if you wish to discuss this proposal or any aspect of the project.

Sincerely yours,
HALEY & ALDRICH, INC.



Megan H. Carlson, P.E. (NY)
Project Manager



R. Scott Goldkamp, P.E. (MA/NH)
Principal

This proposal, and the attached "Standard Terms and Conditions, 2020" are understood and accepted:

Granby Public Schools

By _____
(authorized signature)

By _____
(print or type name)

Title _____

Date _____

Attachments:

- Figure 1 – Proposed Geoprobe Location Plan
- Standard Terms and Conditions, 2020

1. **INTRODUCTION.** These Standard Terms and Conditions, together with the accompanying proposal and any attachments thereto ("Proposal"), constitute the Agreement between Haley & Aldrich, Inc., including its affiliates and subsidiaries ("Haley & Aldrich"), and the entity or person to whom the proposal is addressed ("Client") for the project at the project site ("Site") as may be referenced in the Proposal. Both parties agree that no third-party beneficiaries are intended by this Agreement, which is defined to include these Terms and Conditions and Haley & Aldrich's Proposal.
2. **HEADINGS.** The headings used in these terms and conditions are inserted for the convenience of the parties and shall not define, limit, or describe the scope or the intent of the provisions set forth herein.
3. **PERFORMANCE OF SERVICES.** Client agrees that Haley & Aldrich has been engaged to provide professional services only, and that Haley & Aldrich does not owe a fiduciary responsibility to Client. Haley & Aldrich's services will be performed in accordance with generally accepted practices of engineers and/or scientists providing similar services at the same time, in the same locale, and under like circumstances ("Standard of Care"). No warranty, expressed or implied, is included or intended by this Agreement.
4. **CLIENT RESPONSIBILITIES.** Except as otherwise agreed, Client will secure the approvals, Site access, permits, licenses, and consents necessary for performance of Haley & Aldrich's services under this Agreement. Client shall provide Haley & Aldrich with a plan delineating the boundaries of the Site and all documents, reports, surveys, plans, drawings, information concerning known or suspected Site conditions, above and below ground, information related to hazardous materials or other environmental or geotechnical conditions at the Site, utility information and other information that is reasonably foreseeable to be pertinent to Haley & Aldrich's services under this Agreement. If Client is not the owner of the Site, Client will make all reasonable attempts to obtain these same documents and provide them to Haley & Aldrich. Unless otherwise agreed to in writing by Haley & Aldrich, Haley & Aldrich shall be entitled to rely on documents and information Client provides.
5. **PAYMENT.** Invoices will generally be submitted monthly. Payment will be due within thirty (30) days of invoice date. Interest will be added to accounts in arrears at the rate of one and one-half (1.5) percent per month on the outstanding balance. In the event Haley & Aldrich must engage counsel to enforce overdue payments, Client will reimburse Haley & Aldrich for all attorney's fees and court costs.
6. **INSURANCE.** Haley & Aldrich will maintain: workers' compensation insurance as required under the laws of the state in which the services will be performed; commercial general liability insurance with a combined single limit of \$1,000,000 per occurrence and \$2,000,000 in the aggregate for bodily injury, including death and property damage; automobile liability insurance with a combined single limit of \$1,000,000 per occurrence; professional liability insurance in the amount of \$1,000,000 per claim and in the aggregate; and contractor's pollution liability insurance in the amount of \$1,000,000 per occurrence and in the aggregate.
7. **OWNERSHIP OF DOCUMENTS AND AUTHORIZED USE.** All documents and all processes created, prepared, or furnished under this Agreement by Haley & Aldrich are its instruments of service and all ownership and copyright rights of the same shall remain with Haley & Aldrich. Haley & Aldrich's instruments of service are prepared solely for Client and made available to Client only for the purpose set forth in the Proposal. Client may make and retain copies of Haley & Aldrich's instruments of service, opinions, or reports or otherwise related documents ("Instruments of Services") for the project at the Site. Any (1) reuse or modification of Haley & Aldrich's Instruments of Services without written verification or adaption by Haley & Aldrich for the specific purpose intended and/or (2) unauthorized use of, or reliance upon, Haley & Aldrich's Instruments of Services by any other party, or for any other project or purpose, except and unless Haley & Aldrich provides prior written authorization, shall be at Client's and/or any third party's sole risk and without any liability or legal exposure to Haley & Aldrich. Client shall indemnify, defend, and hold harmless Haley & Aldrich from all claims, damages, losses, and expenses, including attorney's fees, arising out of or resulting therefrom. Client agrees that any such verification or adaptation of Haley & Aldrich's documents and processes shall entitle Haley & Aldrich to just and proper compensation.
8. **CONFIDENTIALITY.** Haley & Aldrich will hold confidential all business and technical information obtained or generated in performing of services under this Agreement. Haley & Aldrich will not disclose such information without Client's consent except to the extent required for: (1) performance of services under this Agreement; (2) compliance with professional standards of conduct for preservation of the public safety, health, and welfare; (3) compliance with any court order, statute, law, or governmental directive; and/or (4) protection of Haley & Aldrich against claims or liabilities arising from the performance of services under this Agreement. Haley & Aldrich's obligations hereunder shall not apply to information in the public domain or lawfully obtained on a non-confidential basis from others.

9. SUSPENSION OF WORK AND TERMINATION. Client may, at any time, suspend further work by Haley & Aldrich or terminate this Agreement. Suspension or termination shall be by written notice effective three (3) business days after receipt by Haley & Aldrich. Client agrees to compensate Haley & Aldrich for all services performed and commitments made prior to the effective date of the suspension or termination, together with reimbursable expenses including those of subcontractors, subconsultants, and vendors. Client acknowledges that its failure to pay all invoices on time and in full, including accrued interest, may result in a suspension of services by Haley & Aldrich. In the event of a suspension of services due to Client's failure to pay all invoices on time and in full, Haley & Aldrich shall have no liability to Client for delay or damage to Client or others because of such suspension of services.
10. FORCE MAJEURE. Except for Client's obligation to pay for services rendered, no liability will attach to either party from delay in performance or nonperformance caused by circumstances or events beyond the reasonable control of the party affected, including, but not limited to, acts of God, fire, flood, unanticipated Site or subsurface conditions, pandemics, explosion, war, terrorism, request or intervention of a governmental authority (foreign or domestic), court order (whether at law or in equity), labor relations, accidents, delays or inability to obtain materials, equipment, fuel or transportation.
11. SUBSURFACE RISKS. Client shall disclose to Haley & Aldrich any known or suspected subsurface conditions, below ground structures, and information related to hazardous materials or other environmental or geotechnical conditions at the Site. Client recognizes that inherent risks occur in the exploration and evaluation of subsurface conditions. Even with the information the Client provides to Haley & Aldrich and a comprehensive sampling, testing and exploration program performed in accordance with the Standard of Care, certain underlying conditions and/or structures may not be identified, and Client agrees to accept this level of risk. Client agrees to indemnify and hold Haley & Aldrich, and each of their subcontractors, consultants, officers, directors, and employees (Haley & Aldrich) harmless against any and all claims, losses, liabilities or damages, direct or consequential, related to interference with subterranean structures, or other such subsurface conditions, substances, or features that are not called to Haley & Aldrich's attention in writing, shown on documents provided by Client, or could not be reasonably detected by exercising the Standard of Care.
12. HAZARDS AND HAZARDOUS MATERIALS.
- 12.1 Disclosure of Hazards (Right to Know). Haley & Aldrich will take reasonable precautions for the health and safety of Haley & Aldrich's employees while at the Site. Client will obtain from Site owner, and others as applicable, and furnish to Haley & Aldrich, prior to Haley & Aldrich beginning services under this Agreement, all available information concerning Site conditions, including, but not limited to: subsurface conditions, oil, hazardous material, toxic mold and biological conditions, radioactive or asbestos material in, on or near the Site. If such a material or condition is discovered that had not been disclosed to Haley & Aldrich, then, upon notification, Client and Haley & Aldrich shall seek an equitable adjustment to be made to this Agreement. By authorizing Haley & Aldrich to proceed with the services, Client confirms that Haley & Aldrich has not created nor contributed to the presence of any hazardous substances at or near the Site. Client agrees to assume all liability and shall indemnify, defend and hold Haley & Aldrich harmless from any claims, losses, liabilities or damages arising out of (1) personal injury or death resulting from such hazardous material or condition and/or (2) a release of hazardous substances except to the extent the release was caused by Haley & Aldrich's gross negligence or willful misconduct in the performance of the services.
- 12.2 Hazardous Materials. Before any hazardous or contaminated materials are removed from the Site, Client shall sign manifests naming Client as the Generator of the waste (or, if Client is not the Generator, Client will arrange for the Generator to sign the manifest). Client shall select the treatment or disposal facility to which any waste is taken. Haley & Aldrich shall not be the Generator, Owner, Arranger, Operator, nor will it possess, take title to, or assume any legal liability for any hazardous or contaminated materials at or removed from the Site. Haley & Aldrich shall not have responsibility for or control of the Site or of operations or activities at the Site other than its own. Haley & Aldrich shall not undertake, arrange for or control the handling, treatment, storage, disposal, removal, shipment, transportation or disposal of any hazardous or contaminated materials at or removed from the Site, other than laboratory samples it collects or tests (which shall be returned to Client for disposal). Client agrees to defend, indemnify and hold harmless Haley & Aldrich for any costs or liability incurred by Haley & Aldrich in defense of or in payment for any legal actions in which it is alleged that Haley & Aldrich is the Owner, Operator, Generator, Arranger, Treater, Storer or Disposer of hazardous waste. Capitalized terms used herein shall have the meanings assigned to them in RCRA and CERCLA.
13. DIFFERING SITE CONDITIONS. If, during the course of performance of this Agreement, conditions or circumstances are discovered, which were not contemplated or anticipated by Haley & Aldrich, or otherwise provided to Haley & Aldrich by the Client, at the commencement of this Agreement or which differ materially from those indicated in Haley & Aldrich's Proposal, Haley & Aldrich may notify Client in writing of the newly discovered conditions or circumstances, and Client and

Haley & Aldrich shall renegotiate, in good faith, the scope of work and terms and conditions of this Agreement. If amended terms and conditions cannot be agreed upon within thirty (30) days after notice, Haley & Aldrich may terminate this Agreement.

14. SAMPLES. Samples of soil, rock, water, waste, or other materials collected from the Site may be disposed of sixty (60) days from sampling date unless Client advises otherwise in writing or unless applicable law requires their retention. Haley & Aldrich will dispose of such samples with a qualified waste disposal contractor. Client shall pay all costs associated with the storage, transport, and disposal of samples, and agrees to indemnify, defend and hold Haley & Aldrich harmless for any liability arising therefrom. If samples must be stored by Haley & Aldrich for longer than sixty (60) days from sampling date, Client shall pay all associated storage costs. Client recognizes and agrees that Haley & Aldrich is a bailee and assumes neither title to said waste or samples nor any responsibility as generator of said waste or samples.
15. ENGINEERING/CONSULTING SERVICES DURING CONSTRUCTION. Haley & Aldrich shall not, during construction Site visits, shop drawing review, or as a result of observations of construction work, supervise, direct, or have control over any contractors' means, methods, work sequences or procedures of construction selected by contractors. Haley & Aldrich shall not be liable for any of contractors' work, safety precautions or programs incident to contractors' work. Haley & Aldrich shall not have any liability whatsoever for any failure of contractors to comply with any laws, rules, regulations, ordinances, codes or orders. Haley & Aldrich neither guarantees nor warrants the performance of any contractors' work and does not assume responsibility for any contractors' failure to furnish any labor, materials, equipment or related work in accordance with any agreement or contract documents.
16. ADDITIONAL SERVICES. Haley & Aldrich's compensation hereunder shall be subject to adjustment to recognize any increase in costs due to additional services requested or authorized by Client. Such additional services shall include, but not be limited to, additions in the manner or method of Haley & Aldrich's performance of Services or due to changes in schedule or circumstances not solely caused by or under the control of Haley & Aldrich. These additional services shall be verified in writing by the parties and performed on the basis of mutually agreed rates, or other such basis agreed to by the parties.
17. WAIVER OF CONSEQUENTIAL DAMAGES. Neither party, nor their parent, affiliated or subsidiary companies, nor the officers, directors, agents, employees, or contractors of any of the foregoing, shall be liable to the other in any action or claim for incidental, indirect, special, collateral, punitive, exemplary or consequential damages arising out of or related to the services, whether the action in which recovery of damages is sought is based upon contract, tort (including, to the greatest extent permitted by law, the sole, concurrent or other negligence, whether active or passive, and strict liability of any protected individual or entity), statute or otherwise.
18. WAIVER OF PERSONAL LIABILITY. No officer, director, or employee of Haley & Aldrich shall bear any personal liability to Client for any injuries, claims, demands, losses, expenses or damages, of whatever kind or character, arising out of or in any way related to this Agreement or the performance of services hereunder.
19. LIMITATION OF REMEDIES. To the fullest extent permitted by law, the total aggregate liability of Haley & Aldrich, its officers, directors, and employees to Client, and anyone claiming by, through, or under Client, including all authorized Relying Parties, as applicable, for any and all injuries, claims, losses, expenses, or damages whatsoever arising out of or in any way related to Haley & Aldrich's services, from any cause or causes whatsoever, including, but not limited to, negligence, errors, omissions, strict liability or contract, shall be limited to an aggregate amount of \$50,000 or Haley & Aldrich's fee, whichever is greater.

If Client prefers not to limit Haley & Aldrich's liability to this sum, Haley & Aldrich may increase this limitation upon Client's written request, provided that Client agrees to pay an additional fee agreed to by the parties. The additional fee is for the additional risk assumed by Haley & Aldrich and is not a charge for additional liability insurance.
20. DISPUTE RESOLUTION. If a dispute arises out of or relates to this Agreement or the breach thereof, the parties will attempt in good faith to resolve the dispute through negotiation. Except for payment matters, if a dispute is not resolved by these negotiations, the matter will be submitted to non-binding mediation with a mutually agreed upon mediator. The parties agree that they will participate in the mediation in good faith and that they will share equally in its costs. Except for payment matters or to preserve mechanics' lien rights, neither party will commence a civil action until after the completion of an initial mediation session.
21. LEGAL ACTION. All legal actions by either party against the other for any cause or causes, including, but not limited to, breach of this Agreement, negligence, misrepresentations, breach of warranty or failure to perform in accordance with the

Standard of Care, however denominated, shall be barred two (2) years from the day after completion of Haley & Aldrich's Services. Client agrees to compensate Haley & Aldrich for services performed in response to any legal action, subpoena, or court order arising out of or related to Haley & Aldrich's services under this Agreement at Haley & Aldrich's Standard Fee Schedule then in effect.

22. **TAXES.** Unless otherwise provided for in the scope of services, Haley & Aldrich's fee is exclusive of sales, use, or similar tax imposed by taxing jurisdictions on the amount of fees or services. Should such taxes be imposed, Haley & Aldrich will collect and remit any applicable sales taxes. Client's documentation of exemption from sales or use taxes, if any, must be provided to Haley & Aldrich prior to services being performed.
23. **SEVERABILITY.** If any of these Terms and Conditions are finally determined to be invalid or unenforceable in whole or part, the remaining provisions shall remain in full force and effect and be binding upon the parties. The parties agree to reform these Terms and Conditions to replace any such invalid or unenforceable provision with a valid and enforceable provision that comes as close as possible to the intention of the stricken provision.
24. **SURVIVAL.** All Terms and Conditions contained herein shall survive the completion of Haley & Aldrich's services on this project or the termination of services for any cause.
25. **GOVERNING LAW AND JURISDICTION.** This Agreement shall be solely governed, and construed and enforced, in accordance with the laws of the State or Commonwealth where the services are performed, without regard to its conflict of laws rules. Client agrees to submit and consent to the jurisdiction of the courts in that State or Commonwealth in any action brought to enforce (or otherwise arising from or relating to) this Agreement.
26. **ASSIGNMENT.** This Agreement shall not be assigned by either party without the express written consent of the other.
27. **PRECEDENCE.** These Terms and Conditions shall take precedence over any inconsistent or contradictory provisions contained in any proposal, contract, purchase order, requisition, notice to proceed, right of entry, or like document.
28. **ENTIRE AGREEMENT.** **Client and Haley & Aldrich agree that all provisions of these Terms and Conditions were mutually negotiated and agreed upon, and that this Agreement represents the entire Agreement between the parties.** No modification or alteration of any provision of this Agreement shall be binding upon either Client or Haley & Aldrich, unless such modification or alteration is mutually agreed to, is in writing, and is signed by the party against whom such modification or alteration is sought to be enforced.

END OF TERMS AND CONDITIONS

Facility Condition Assessment

Granby Memorial Middle School FCA

321 Salmon Brook Street

Granby, Grand County, CT

May 12, 2025 | Project Number: FR256003

Prepared for:

Granby Public Schools
15-B North Granby Road
Granby, CT



Nationwide
[Terracon.com](https://www.terracon.com)

- Facilities
- Environmental
- Geotechnical
- Materials

May 12, 2025
Granby Public Schools
15-B North Granby Road
Granby, CT

Attn: Mr. Christopher DeGray
Phone: 860-844-5256
Email: degrayc@granbyschools.org

Re: Facility Condition Assessment

Granby Memorial Middle School FCA
321 Salmon Brook Street
Granby, CT
Terracon Project No. FR256003

Dear Mr. DeGray:

Terracon Consultants, Inc. has completed a Facility Condition Assessment and Report of the Granby Memorial Middle School, located in Granby, CT for Granby Public Schools. A Terracon team comprised of Les Mendlovic conducted the visual observations. The site observation took place on April 15, 2025 and the walk-through incorporated a visual assessment of the site improvements, building structural components (as observable), building shell components, fire and life safety systems, plumbing, HVAC, electrical systems, and interior spaces, as well as a cursory review of barriers to accessibility for the disabled.

This work was performed in general accordance with the scope of services outlined in the Terracon Proposal Number PFR256003 dated February 19, 2025, as identified in the scope section of this Report. The sole purpose of this Report is to document the condition of the assessed building systems at the property per the American University System, Board of Regents, and ASTM E2018-15 standards. It is not the intent of this Report to assume any part of the design responsibility, but rather to report the findings to the Client.

If you have any questions concerning this Report, or if we may be of further service, please contact us.

Sincerely,

Terracon Consultants, Inc.

Les Mendlovic
Senior Facilities Professional
Facilities Services

Doug Baum
National Director
Facilities Services

Attached: Facility Condition Assessment

Project Summary

Construction System	Good	Fair	Poor	Action	Accessibility	Immediate	Over Term Years 1-10
<u>3.1</u> Site Improvements		X		Repair			\$239,690
<u>3.2</u> Amenities		X		Refurbish			\$24,000
<u>3.3</u> Building Exterior		X		Repair			\$81,260
<u>3.4</u> Roof	X	X		Replace			\$210,000
<u>3.5</u> Structural System	X			None			
<u>3.6</u> Interior Components		X	X	Replace			\$1,620,000
<u>3.7</u> Mechanical and HVAC Systems		X	X	Replace		\$1,000	\$527,100
<u>3.8</u> Electrical Systems		X		None			\$4,000
<u>3.9</u> Plumbing Systems	X			None			
<u>3.10</u> Utilities	X	X		Refurbish			\$6,000
<u>3.11</u> Vertical Transportation		X	X	Refurbish			\$120,000
<u>3.12</u> Fire and Life Safety Systems		NA		None		\$5,000	\$75,000
<u>3.13</u> Accessibility	X	X		Missing van-accessible parking space.	\$850		
<u>3.14</u> Furniture, Fixtures, and Equipment		NA		None			
Totals					\$850	\$6,000	\$2,907,050

Summary	Today's Dollars	\$/Square Feet
Accessibility Repairs	\$850	\$0.01

Summary	Today's Dollars	\$/Square Feet
Immediate Repairs	\$6,000	\$0.08

	Today's Dollars	\$/Square Feet	\$/Square Feet/Year
Replacement Reserves, today's dollars	\$2,907,050.00	\$38.76	\$3.88
Replacement Reserves, w/10, 3.0% escalation	\$3,109,930.98	\$41.47	\$4.15

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1.0 DIVISION I EXECUTIVE REPORT



Granby Memorial Middle School FCA

Granby Memorial Middle School

321 Salmon Brook Street

Granby, CT 06035

Terracon Consultants, Inc.

May 12, 2025

Prepared by: Les Mendlovic

1.1 General Description

Item	Description
Property Name	Granby Memorial Middle School
Property Address	321 Salmon Brook Street, CT, 06035
Type of Facility	Education
Total Parking Spaces	95
Number of Buildings	1
Number of Stories	2
Building Area (SF)	75,000
Year(s) Constructed	1958/1992
Renovation Notes	The general renovation was in 1992.
General Construction	The building is supported by shallow concrete footings. The structure is steel-framed supporting concrete floor and metal roof decks. Exterior components include brick veneer. The roofs are single-ply membrane and standing-seam metal. Exterior components include brick veneer. Cooling and heating to the building are provided by VAV-AHUs with HHW coils and DX-split systems. Electrical service provided to the building is 480/277-volt, three-phase, four-wire service. The main switchboard is rated for 1,600-amp service. Domestic water piping within the building is copper. Domestic hot water is provided by electric, tank-type and/or gas-fired, tankless domestic water heaters. The building is partially-covered by a wet-pipe, an automatic fire sprinkler system, and monitored by an off-site fire alarm system. Utilities, including potable water, sanitary sewer, gas and electricity, are provided to the site by local municipalities or private companies.
Site Visit Performed By	Les Mendlovic and Andrea Castaneda
Site Visit Date	April 15, 2025

1.2 General Physical Condition

Most of the building components and systems for Granby Memorial Middle School are in fair condition. Deficiencies were found in the building's interior finishes, TPO roof membrane and MEP systems. It is Terracon's opinion that the most critical deficiencies are the performance of the HVAC systems.

Terracon estimates a total repair and replacement cost of \$3,109,930.98 over the next 10 years.

It is Terracon's opinion that Granby Memorial Middle School is in generally fair condition.

1.3 Recent Capital Improvements

According to management, the following items have been previously completed at this property.

Reported Capital Expenditures	Year Completed	Approximate Costs/Comments
Replacement of the boilers and HHW pumps.	2024	None reported.
Replacement of three electric, tank-type water heaters.	2018	None reported.
Replacement of two propane-fired, tankless water heaters.	2018	None reported.
Replacement of metal roof.	2019	None reported.
Replacement of EPDM roof membrane.	2019	None reported.

1.4 Work-in-Progress Capital Improvements

No capital improvements to this property are either under construction or under contract to begin within the next six months.

1.5 Planned Capital Improvements

No planned capital improvements are currently being considered by Ownership.

1.6 Recommended Additional Evaluation

Engage a code specialist to determine the applicable requirements of the fire suppression sprinkler system.

1.7 Current Replacement Value

Based on current RSMeans square foot models, the estimated unit cost for replacement of the building is \$262.10 per square foot. Based on the unit cost, the estimated Current Replacement Value (CRV) of the building (75,000 square feet) is approximately \$19,657,500.

1.8 Facility Condition Index

The Facility Condition Index (FCI) scores are summarized below. The scores are based on the modeled replacement value for the building and the anticipated capital repairs during the evaluation period. General industry guidelines are: 0-5% is good; 5.01-10% is fair; and greater than 10% is poor.

Facility Condition Index

Current Replacement Value of the Facility (CRV)	\$19,657,500
Immediate + ADA + Year 1	\$1,259,140
Facility Condition Index (FCI)	0.06

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2.0 DIVISION II - TECHNICAL REPORT



Granby Memorial Middle School FCA

Granby Memorial Middle School

321 Salmon Brook Street

Granby, CT 06035

Terracon Consultants, Inc.

May 12, 2025

Prepared by: Les Mendlovic

2.1 Executive Summary

2.1.1 General Description

Terracon completed this Facility Condition Assessment of the Granby Memorial Middle School FCA located at 321 Salmon Brook Street in Granby, CT. The property consists of one, 2-story building containing approximately 75,000 square-feet of building area. The building was constructed in 1958/1992 on a 27.95-acre parcel of land with approximately 88 parking spaces. The buildings are occupied by and predominantly used for campus administration or student services.

Parking is provided on an asphaltic concrete surface parking lot. The remainder of the site is improved with landscaped areas. The site has been graded to promote drainage to curb inlets and localized catch basins in the paved and landscaped areas. Stormwater flows into the municipal system. A detention/retention basin is not utilized to regulate the outflow from the site.

The building is a conventional steel-framed and masonry structure supported by concrete footings. The floors are grade-supported concrete slabs. The exterior of the building consists of brick veneer with metal stud back-up. The steel structure supports open-web steel joists and the metal roof deck. The window and door systems are conventional storefront units with double-glazing set-in mill-finished aluminum frames. The low-slope roofs consist of a EPDM and TPO single-ply roofing membrane system. The field of the steep-sloped roofs consist of standing-seam metal.

Cooling is provided to select areas by a variable air volume-air handling units (VAV-AHUs) with direct expansion (DX)-split system roof-mounted, condensing systems. Heating is provided by VAV-AHUs with heating hot-water (HHW) coils. Conditioned air is delivered through VAV terminal units and distributed by insulated rigid, sheet metal, and flexible ductwork. Returns are collected via ceiling plenum.

Electrical service is provided by a pad-mounted, utility-owned, electrical transformer that provides 480/277-volt, three-phase, four-wire service to the building. The main switchboard is rated for 1,600-amp service. Exterior lighting is provided by façade-mounted, pole-mounted, and recessed lighting fixtures with fluorescent or LED bulbs controlled by photocell. Interior lighting is primarily T-8 fluorescent light fixtures controlled by manual light switches and/or occupancy sensors.

Domestic water piping within the building is copper. Domestic hot water is provided by three, electric, tank-type and two, gas-fired, tankless domestic water heaters. A backflow prevention device was observed in the exterior mechanical room. The observable sanitary and vent piping materials are PVC.

The building is partially-covered by a wet-pipe, automatic, fire sprinkler system, and monitored by an off-site fire alarm system. A diesel-engine driven generator supplies the entire building with emergency power. An automatic transfer switch (ATS) is provided in the main electrical room on the first floor. The generator is provided with a belly tank.

Utilities, including potable water, sanitary sewer, gas and electricity, are provided to the site by local municipalities or private companies.

Item	Comment
Zoning Classification	Zoned School M-94 per the Town of Granby Zoning Map, viewed on May 5, 2025.
Certificate of Occupancy	Requested, but not provided.
Flood Classification	This property is in Zone X of the FEMA flood plain map and panel #09003C0183F, dated 9/26/2008.
Flood Zone Description	Zone X: Zone X is the area determined to be outside the 500-year flood and protected by levee from 100-year flood.
Seismic Zone	Zone 2A, per the 1997 UBC, defined as an area of low-to-moderate probability of damaging ground motion.

2.1.2 General Physical Condition

The Property is in generally good to locally fair condition. Maintenance appears to be consistent with similar properties.

The building is approximately 33 years old with some renewals and replacements of major equipment or building systems since construction. Some major equipment and building systems have reached and/or will likely reach their estimated useful life (EUL) during this evaluation period. These capital reserve items consist of predictable or cyclical replacement.

In addition, some immediate repair items have been identified that will require remedial work early in the evaluation period.

2.1.3 Opinions of Cost

Immediate Repairs Summary

	Total Cost
Time Period for Repair	0 to 1 YR
Total Immediate Repair Cost	\$6,000

Replacement Reserve Summary

	Total Cost
Evaluation Term	10
Square Feet	75,000

	Total Cost
Total Replacement Reserve Cost	\$2,907,050
Total Inflated Replacement Reserve Cost	\$3,109,931
Inflation Factor	3%
Total Replacement Reserve (per Square Feet per Year)	\$3.88
Total Inflated Replacement Reserve (per Square Feet per Year)	\$4.15

ADA Related Cost Summary

	Total Cost
ADA Improvement Cost	\$850.00

2.1.4 Recommendations and Discussion

2.2 Purpose and Scope

The purpose of this Facility Condition Assessment was to observe and document readily visible material and building system conditions, which might significantly affect the value of the property; and determine if conditions exist, which may have a significant impact on the continued operation of the facility during the evaluation period. This work is being completed in anticipation of a planned asset management of the property.

The Scope of Work was developed in general conformance with ASTM E2018-24, Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process and Terracon Proposal Number PFR256003 dated February 19, 2025. The scope included a site visit, limited interviews with property management personnel; and a review of readily available construction documents (drawings and specifications) provided by the client. The site assessment includes visual observations of the following system components: site development, building exterior and interior, building structure, mechanical, electrical and plumbing systems; conveyance systems, life safety/fire protection, and general ADA issues. Repair/replacement items of less than \$3,000 may not be identified, or be designated as routine maintenance in the narrative of the Report if mentioned.

This Report does not confirm the presence or absence of items such as mold, asbestos, environmental conditions or hazardous substances on this property.

Item	Comment
Zoning Classification	Zoned School M-94 per the Town of Granby Zoning Map, viewed on May 1, 2025.
Certificate of Occupancy	Requested, but not provided.

Item	Comment
Flood Classification	This property is in Zone X of the FEMA flood plain map and panel #09003C0183F, dated 9/26/2008.
Flood Zone Description	Zone X: Zone X is the area determined to be outside the 500-year flood and protected by levee from 100-year flood.
Seismic Zone	Zone 2A, per the 1997 UBC, defined as an area of low-to-moderate probability of damaging ground motion.

2.3 Personnel Interviewed

In conjunction with our on-site visit and while attempting to gather pertinent information on this property, the following personnel were interviewed or have provided information, which we have relied upon in the assembly of this Report. These individuals were designated as knowledgeable about the site and related improvements.

Name	Title	Telephone / Email
Dale Kittelson	Facilities Manager	860-209-4780
Chris DeGray	Director of Facilities	413-222-4731

2.4 Reliance

This Report was prepared pursuant to the contract Terracon has with Granby Public Schools. This Report is for the exclusive use and benefit of, and may be relied upon by Granby Public Schools and no other party shall have any right to rely on any service provided by Terracon Consultants, Inc. without prior written consent.

The FCA Report may be relied upon by you as a description of the observed current conditions of the building and site improvements, only as of the date of this Report, and with the knowledge that there are certain limitations and exceptions within the Report that are reflective of the scope of services as defined in our contract. Any unauthorized reliance on or use of the Report, including any of its information or conclusions, will be at the third party's sole risk. For the same reasons, no warranties or representation, express or implied in this Report, are made to any such third party. Reliance on the Report by the client and all authorized parties will be subject to the terms, conditions and limitations stated in the contract Terms and Conditions. The limitation of liability defined in the Terms and Conditions is the aggregate limit of Terracon's liability to the Client and all relying parties.

3.0 SYSTEM DESCRIPTION AND OBSERVATIONS

3.1 Site Improvements

Site Systems					
Item	Description				
Site Access	Direct vehicular access via driveway entrances to the adjacent public street.				
Topography	Generally level.				
Retaining Walls	None observed.				
Site Lighting	Exterior lighting is provided by facade-mounted, pole-mounted, and recessed lighting fixtures with fluorescent or LED bulbs. Fixtures are controlled by photocell.				
Parking Type	Surface parking is provided in designated parking areas on the west side of the property.				
Vehicular Pavements	Asphaltic and concrete pavements.				
Curbs	Concrete				
Bollards	Painted plastic covered bollards are located adjacent to the loading dock.				
Truck Court	The truck court depth is approximately 75-feet and the concrete truck dock apron depth is approximately 40-feet. Maneuvering space appears to be generally adequate for truck traffic.				
Parking Structure	Parking structures were not observed.				
Parking Space Count	Parking count totals are from counts in the field.				
No. of Parking Spaces	Parking Structure	Surface Lot	Standard – Accessible	Van – Accessible	TOTAL
	0	83	4	1	88
EV Charging Stations	None observed.				
Walkways	Typically broom-finished concrete along the front portions of the building. Asphalt along the side and rear portions of the building. There are limited areas of brick pavers adjacent to the main building entrance.				
Signage	Property identification signage is provided by monument signage adjacent to the main entrance drive.				
Landscaping	Lawn turf, mature trees, shrubs.				

Irrigation	An automatic underground irrigation system is installed at the landscaped areas. The system is reportedly functional and under a service agreement. Irrigation water is provided by the municipality. Backflow prevention was observed.
Fences	A 6-foot high chain-link fence with metal posts and a gate that encloses the emergency generator and natural gas service.

Site Improvements Conditions and Recommendations

The following recent capital projects were reported:

- None reported.

The site components appear to be in a condition consistent with the age and use with no significant issues except as noted below:

- The asphalt paving is in generally fair condition, with faded striping, linear cracking, alligator cracking, and potholes. Crack sealing, sealcoating and restriping of the paving, with limited full-depth patching of deteriorated areas of the asphalt paving is anticipated during the evaluation period and a cost is included in the Replacement Reserves.
- The concrete paving is in generally fair condition, with limited cracking and deteriorated areas in the truck court. Based on the observed condition of the concrete paving, localized full-depth replacement and sealing of linear cracks is anticipated during the evaluation period and a cost is included in the Replacement Reserves.
- Brick pavers are installed at the front entrance and a patio area at the rear of the building and are in generally fair condition. The pavers are cracked and deteriorated. Terracon anticipates partial replacement of the pavers during the evaluation period and a cost is included in the Replacement Reserves.
- Asphalt walkways at the rear of the building are in generally fair condition with areas of linear cracking and general deterioration. Repair of the asphalt sidewalks is anticipated during the evaluation period and a cost is included in the Replacement Reserves.

Immediate Repairs:

- None identified.

Replacement Reserves:

- Limited full-depth repair of asphalt paving.
- Crackseal, sealcoat, and restripe asphalt paving.
- Limited concrete paving replacement.
- Partial replacement of brick pavers.

Photographs



Chain link fence surrounding propane tanks for kitchen equipment.



Chain link fence surrounding propane tank at the loading dock area.



Loading dock area.



Loading dock steel overhead door.



Dumpster at the loading dock area.



Painted plastic covered bollards located adjacent to the loading dock.



Signage.



Property entrance.



Typical alligator type cracking at the asphalt parking lot.



Concrete curb.



Concrete walkway at the front of the building.



Concrete walkway at the main entrance to the building.



Site drainage.



Overview of the main parking lot at the rear of the building.



Linear cracking at the parking lot.



Asphalt walkway.



Outdoor rest area at the rear of the building.



Brick pavers at the outdoor rest area.



Asphalt vehicular pavement damage.



Evidence of previous repairs of asphalt vehicular pavement.



Damaged concrete pavement at the loading dock area.
 Typical of concrete pavement damage throughout.



Landscaping - Stone covering at a landscape island.



Landscaping - Mature trees.

3.2 Amenities

Amenities	
Item	Descriptions
Site Amenities	The property is provided with the following amenities: Gym

Item	Sport	Quantity	Indoor/Outdoor	Surface
Gym	Multi-function	1	Indoor	Wood
Carport	Not Observed.			
Picnic Structures	Not Observed.			
Trash Enclosures	Dumpsters were located within the loading dock area. This area includes an asphalt pad and is not screened.			
Stairs, Landings, Rails, and Bollards	Cast-in-place concrete steps and ramps with painted metal handrails are provided at grade changes.			
Swimming Pools and Water Features	Not Observed.			
Playgrounds	Not observed.			

Amenities Conditions and Recommendations

The following recent capital projects were reported:

- None reported.

The site components appear to be in a condition consistent with the age and use with no significant issues except as noted below:

- The gymnasium’s wood flooring is in generally fair condition with areas of general deterioration. Based on the observed conditions, refinishing of the wood flooring is anticipated during the evaluation period and a cost is included in the Replacement Reserves.

Immediate Repairs:

- None identified.

Replacement Reserves:

- Refinish the gym wood floor.

Photographs



Overview of the Gymnasium.



Overview of the Gymnasium.



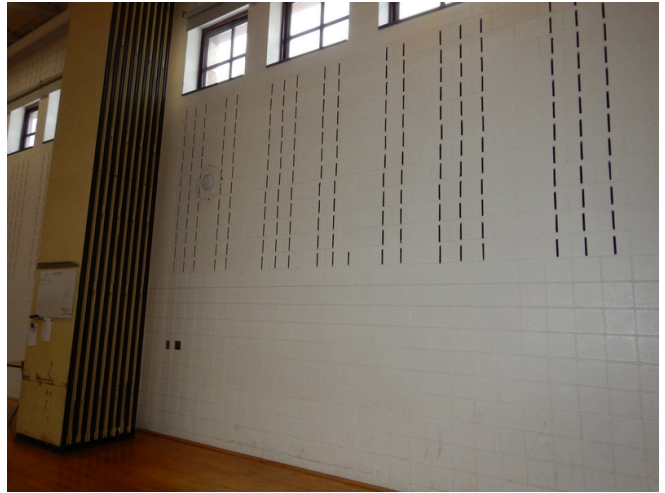
Wood flooring.



Gymnasium wood floor. Note the damaged spot.



Gymnasium bleachers.



Gymnasium wall finish.



Ceiling finishes.

3.3 Building Exterior

Building Envelope	
Item	Description
Exterior Walls	The exterior of the building consists of brick veneer.
Windows / Doors	The main entry doors are manual, swing-type doors that are part of the storefront system. Secondary doors are glazed units set in anodized frames. Service doors are painted hollow metal in metal frames.

Building Envelope		
Item	Description	
Exterior Building Stairs / Steps	None observed.	
Balconies	None observed.	
Sealants	Elastomeric sealants are located at control joints in the brick veneer and around window and door penetrations.	
Loading Docks	The building has a drive-in and recessed loading dock area located at the northeast elevation. Docks are generally equipped with upward-acting coiling, metal, overhead doors. There is one berth with dock bumpers.	
Overhead Doors	Dock High	1 Total 12'x14'
	Rail Doors	0 Total
	Drive-In Doors	1 Total 12'x14'
Dock Stairs	Dock stairs are concrete with painted metal handrails.	
Dock Canopies	None observed.	

Building Envelope Conditions and Recommendations

The following recent capital projects were reported:

- None reported.

The building components appear to be in a condition consistent with the age and use with no significant issues except as noted below:

- The concrete floor is in generally good condition. Based on the limited observed conditions, repairs are not anticipated during the evaluation period.
- The brick veneer is in generally fair condition. The brick veneer throughout has efflorescence. Cleaning the brick veneer and repointing the mortar joints is anticipated during the evaluation period and a cost is included in the Replacement Reserves.
- The elastomeric sealants are in generally fair condition with cohesive and adhesive failure in localized areas throughout. Replacement of the sealant is anticipated during the evaluation period and a cost is included in the Replacement Reserves.

- The coiling overhead doors are in generally fair condition. Based on the expected useful life and the observed condition of the overhead doors, replacement of the overhead doors is anticipated during the evaluation period and a cost is included in the Replacement Reserves.

Immediate Repairs:

- None identified.

Replacement Reserves:

- Apply a penetrating masonry sealer.
- Remove and replace deteriorated sealants at the perimeter of the window and door assemblies and penetrations.
- Replace loading dock manual, steel, overhead doors.
- Repoint exterior masonry.

Photographs



South (front) elevation of the building.



Partial west elevation of the building.



North elevation of the building.



Loading dock steel overhead door.



Main entrance to the building.



main entrance doors.



First floor window.



Elastomeric sealant.



Elastomeric sealant.



Upper level windows.



Concrete foundation.



Site steps.



Service door.



Typical windows.



Drive-in loading dock door.



Brick veneer below windows.



View of elastomeric sealant around the door.



Concrete slab-on-grade.



Metal roof deck.



Typical roll-up door.



Corrosion on base of roll-up door in maintenance room.

3.4 Roof

Roof	
Item	Description
Field of Roof	The field of the low-sloped roofs consists of a fully-adhered, single-ply EPDM and TPO membrane over an unspecified rigid insulation. The field of the steep-sloped roofs consist of standing-seam metal.
Roof Deck	The roof deck is metal. See Advisory Note in Section 4.4 of this Report.

Roof					
Item		Description			
Flashing / Coping		Field of roof extends to the metal roof edge flashing along the perimeter of the building and standing-seam metal roof. Step flashing and kick-out flashing were apparent at transitions from the steep-sloped roofing to sidewalls.			
Expansion Joints		None observed.			
Equipment Screen Wall		The rooftop equipment is partially screened by the parapet walls.			
Skylights		Translucent panels are installed in the field of the standing seam metal roof.			
Drainage		The roof drains to primary, internal drains that are piped to the underground storm drainage system. Sheet flow to the roof edge is collected by metal gutters and downspouts that are piped into the underground storm drainage system.			
Reported Leaks		The Site Contact did not report active roof leaks at the time of the site visit.			
Building or Section	Roof Area (SF)	Roof System	Date Installed	General Condition	Estimated Remaining Service Life (Years)
Low sloped sections	5800	Single-ply EPDM	2019	Good	14
Low sloped sections	14000	Single-ply TPO	1995	Poor	1
Steep sloped sections.	47000	Standing-seam metal	2019	Good	36
Warranty in Place		A copy of the roof warranty was requested, but not provided.			

Roof Conditions and Recommendations

Our evaluation was visual and did not include moisture surveys to evaluate the condition of unexposed roof components. Terracon recommends that the roofs be evaluated on an annual basis to determine the specific need and timing to replace them. Ongoing repairs and annual maintenance should be anticipated as part of routine operating maintenance, the cost of which will likely increase as the roofing ages. Specific timing and costs of maintenance repairs cannot be determined but should be anticipated based on the type of roof system. Making recommendations concerning specific roof replacement type and design requires in-depth testing and evaluation that is not a part of this report's scope of services. Note that some costs might be budget- or allowance-only

Roof Conditions and Recommendations

amounts, since additional funds may be needed for hidden conditions or environmental factors for removal of existing materials. The presence of additional layers of roofing and/or asbestos containing materials could significantly increase estimated replacement costs.

The following recent capital projects were reported:

- Steeped sloped standing-seam metal roof was installed in 2019.
- Low sloped EPDM membrane roof was installed in 2019.

The roof components appear to be in a condition consistent with the age and use with no significant issues except as noted below:

- The fully-adhered, single-ply EPDM membrane is in generally good condition. The roof membrane was installed in 2019. Replacement of the roof is not anticipated during the evaluation period.
- The fully-adhered, single-ply TPO membrane is in generally fair to poor condition. Terracon observed tenting and ponding. Replacement of the TPO roof is anticipated during the evaluation period and a cost is included in the Replacement Reserves..
- Terracon observed ponding throughout the TPO roof . The Site Contact did not report ongoing roof leaks; however, ponding water increases the likelihood of future roof leaks. Adjusting the slope of the roof covering in the area of ponding is anticipated prior to roof replacement and a separate costs are not included in the Cost Tables.
- The standing seam metal roof is in generally good condition. Terracon anticipates replacing the fasteners during the evaluation period as a part of routine maintenance.

The level of maintenance and the related maintenance costs will continue to increase as the system ages.

Immediate Repairs:

- None identified.

Replacement Reserves:

- Replace single-ply TPO roof membrane assembly.

Photographs



Roof access.



EDPM roof membrane over cafeteria..



Internal drain.



Evidence of previous repair of the EPDM roof membrane.



EDPM roof membrane.



Close up of EPDM roof membrane.



Parapet wall.



Gym: Roof hatch to the lower roof.



Gym: Lower roof overview.



Gym: TPO membrane.



Ponding at the gym TPO membrane.



Gym: Evidence of TPO membrane repair.



Gym: Roof overview facing northwest.



TPO membrane



Gym: internal drain.



Gym: Roof overview facing southeast.



TPO membrane patch.



Metal roof.



Metal roof.



Skylight,

3.5 Structural System

Building Structure	
Item	Description
Foundation	The foundation systems were not observed, and drawings were not available for reference; however, buildings of this type are typically founded on continuous reinforced concrete wall footings at the perimeter and isolated spread footings at the interior columns.
Basement	None observed.

Building Structure	
Item	Description
Ground Floor	Based on limited visual observation the ground floor consists of concrete slab-on-grade.
Superstructure	The building is a conventional steel-framed structure with steel columns and beams, steel open-web joists and metal decks with concrete topping at upper floors.
Building Structure Conditions and Recommendations	
The following recent capital projects were reported:	
<ul style="list-style-type: none"> None reported. 	
The building components appear to be in a condition consistent with the age and use with no significant issues except as noted below:	
<ul style="list-style-type: none"> None observed. 	
Immediate Repairs:	
<ul style="list-style-type: none"> None identified. 	
Replacement Reserves:	
<ul style="list-style-type: none"> None identified. 	

Photographs



Concrete foundation.



Concrete slab-on-grade.

3.6 Interior Components

Interior Components		
Item	Description	
General Occupancy	The building is fully occupied.	
General Common Areas	All occupants enter the ground floor lobby via the main entrance or from secondary entrances through interior corridors. The upper floors are accessed either from elevators in the main entrance lobby on the ground floor or by stairs at several locations. An elevator lobby and a set of restrooms are located on each floor.	
Ground Floor Entry and Elevator Lobby	Floors	Sheet vinyl
	Walls	Painted CMU
	Ceilings	Suspended acoustical ceiling tile
Upper Level Elevator Lobbies	Floors	Sheet vinyl
	Walls	Painted CMU
	Ceilings	Suspended acoustical ceiling tile
Corridors	Floors	Sheet vinyl
	Walls	Painted CMU

	Ceilings	Suspended acoustical ceiling tile
Offices	Floors	Carpet
	Walls	Painted drywall/CMU
	Ceilings	Suspended acoustical ceiling tile
Classrooms	Floors	VCT
	Walls	Painted drywall/CMU
	Ceilings	Suspended acoustical ceiling tile
Service Areas	Floors	Concrete or VCT
	Walls	Painted CMU
	Ceilings	Exposed structure
Restroom Finishes	Floors	Ceramic tile
	Walls	Painted drywall and ceramic tile.
	Ceilings	Suspended acoustical ceiling tile
	Counters	Cultured stone with vitreous china lavatories
	Partitions	Powder coated steel
Stairs	Egress stairs at emergency exits and to the upper level are metal-framed with closed risers, poured concrete and metal railing.	

Interior Components Conditions and Recommendations

The following recent capital projects were reported:

- None reported.

The interior finishes appear to be in a condition consistent with the age and use with no significant issues except as noted below:

- The interior finishes in common areas, offices, classrooms and cafeteria are in generally poor condition. Based on the expected useful life of floor coverings, wall and ceiling finishes, replacement is anticipated during the evaluation period and a cost is included in the Replacement Reserves.

- The interior finishes in restrooms and locker rooms are in generally fair condition. Based on the expected useful life of floor coverings, wall and ceiling finishes, replacement is anticipated during the evaluation period and a cost is included in the Replacement Reserves.

Immediate Repairs:

- None identified.

Replacement Reserves:

- General renovation of interior finishes in common areas, offices, classrooms and cafeteria.
- Phased renovation of locker rooms and restrooms interior finishes and fixtures.

Photographs



Dining Room



Dining room VCT flooring.



Dining room ceramic tile flooring.



Kitchen Equipment.



Dishwasher.



Main entrance lobby.



Corridor leading from the main entrance lobby.



Acoustical ceiling finish.



First floor corridor.



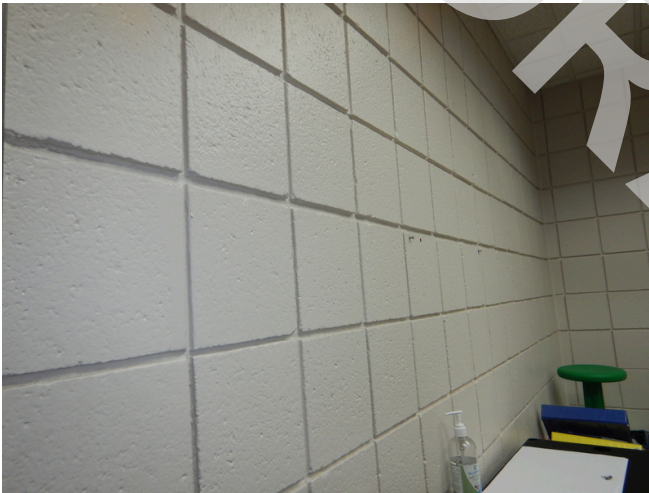
School office.



Carpet flooring.



Break room.



CMU wall finish.



Secondary entrance lobby.



Overview of the Gymnasium.



Gymnasium wood floor. Note the damaged spot.



Gymnasium bleachers.



Gymnasium restroom.



Gymnasium toilet.



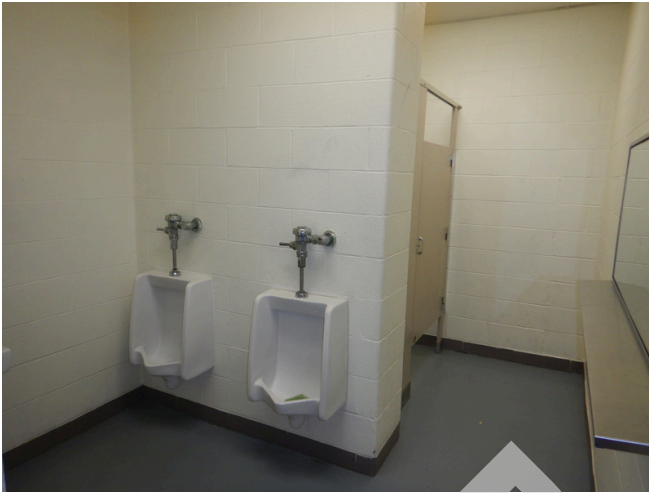
Entry door to the Boys locker room.



Boys locker room.



Boys locker room lockers.



Boys locker room urinals.



Boys locker room toilet.



Girls locker room.



Girls locker room toilet and sink.



Girls locker room showers.



Locker room shower flooring.



Conference Room C.



Classroom S8.



Typical painted CMU wall finish.



Custodian room.



Custodian room. VCT flooring.



Typical 1st floor restroom toilet.



Typical 1st floor restroom sink.



Typical 1st floor restroom wall and ceiling finishes.



Typical 1st floor restroom toilet partitions.



Typical 1st floor restroom flooring.



Typical florescent ceiling lighting.



Corridor fire doors.



8th grade classrooms corridor.



Overview of classroom 61.



Overview of classroom 68.



Overview of classroom 62.



Overview of classroom 67.



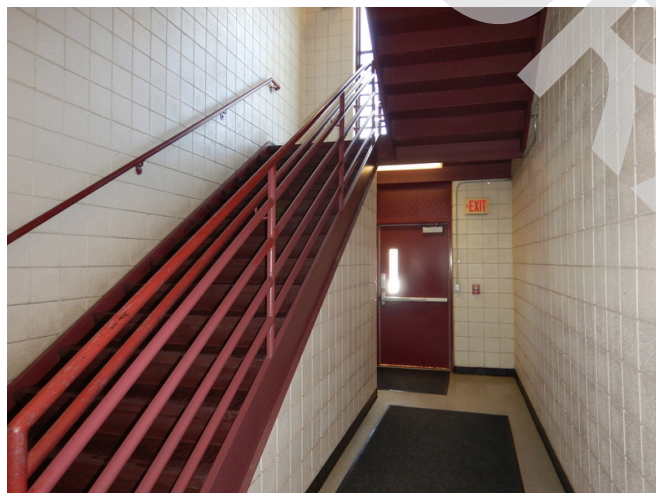
Detail of classroom casework.



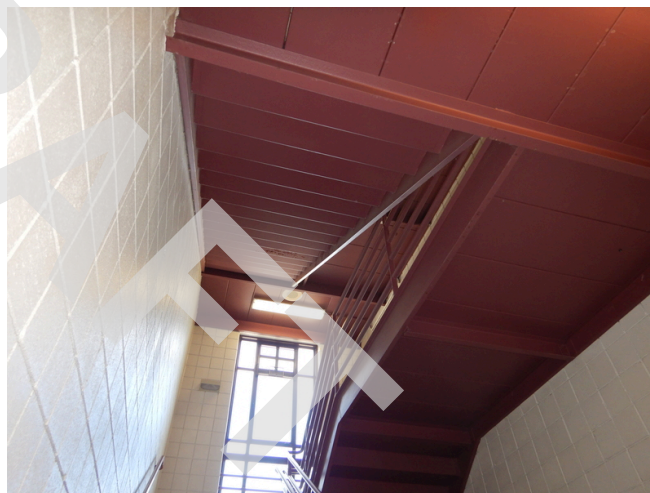
Overview of classroom 65.



Emergency exit door leading to the egress stairway.



Typical egress stairway.



View of steel egress stairs.



Typical egress stairway steps.



Typical corridor lockers.



Technology wing corridor.



Technology wing corridor floor finish.



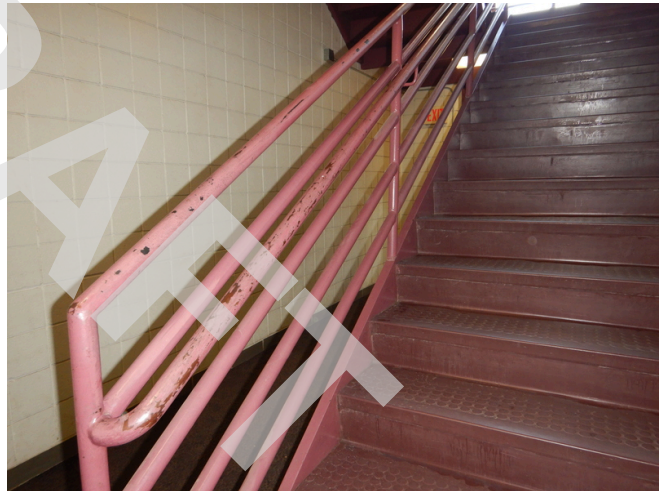
Overview of Technology Lab A1.



Technology Lab ceiling finish.



Overview of Technology Lab A2.



Stairwell railing.



Painted CMU wall finishes.



Home economics wing corridor.



Home economics classroom.



Home economics classroom flooring finish.



Boiler room.



Metal roof deck.



Elevator equipment room.



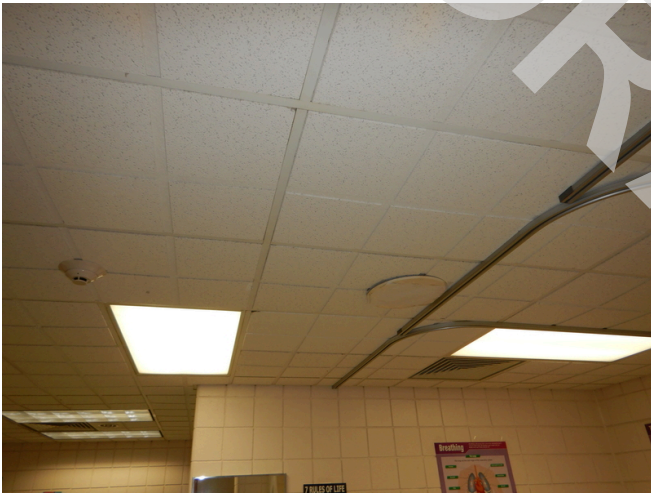
Elevator equipment room flooring.



Overview of the Clinic.



Clinic flooring finish.



Clinic ceiling finishes.



Clinic case work.



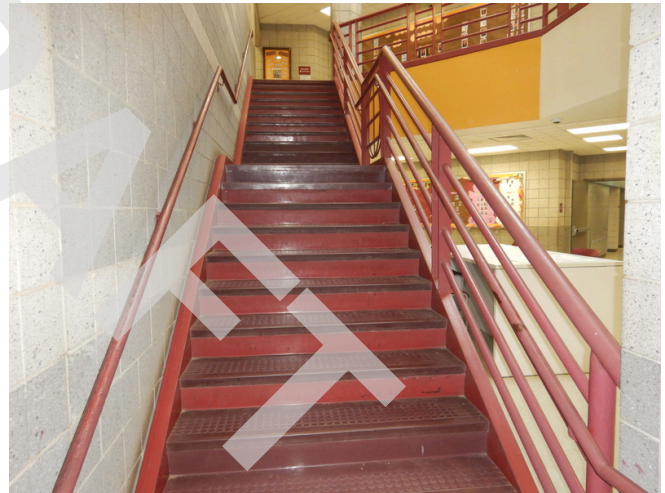
Clinic restroom toilet. Clinic r



Clinic restroom wall and ceiling finishes.



Monumental stairway at the center of the building.



Monumental stairs.



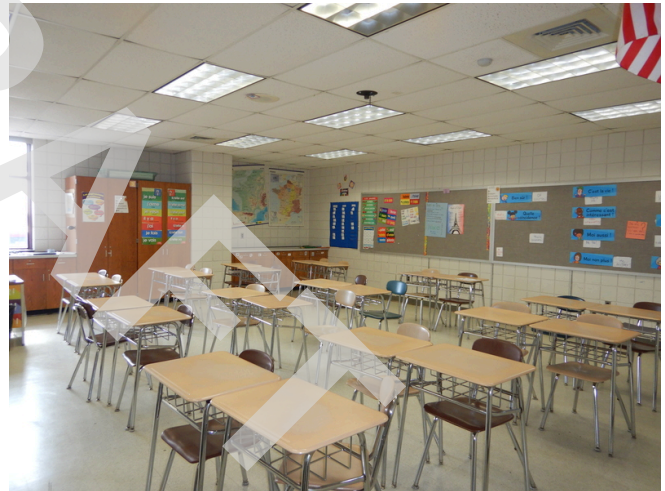
Upper level corridor wall finishes.



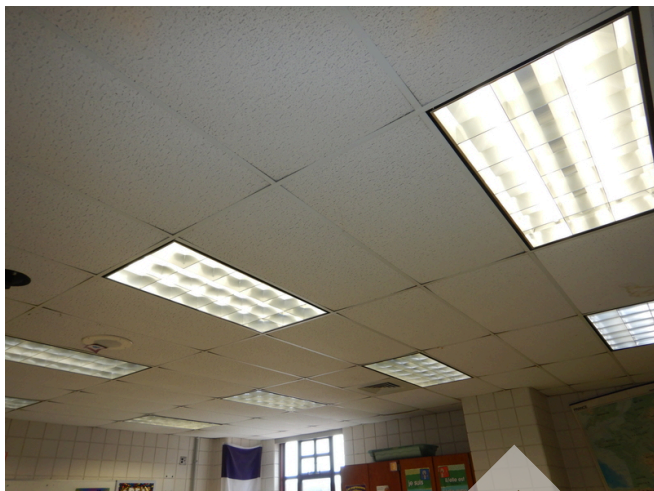
2nd floor classroom corridor.



Corridor viny sheet goods flooring.



Overview of classroom 81.



Classroom 81 ceiling finishes.



Overview of classroom 86.



Overview of classroom 84.



Second floor mechanical room.



Concrete slab-on-grade.



Roof access.



Overview of classroom 73.



Overview of classroom 77.



Computer lab.



Media room.

Item	Description
Water Intrusion / Suspect Mold	Representative observations revealed no representative observations revealed no obvious visual indications of the presence of excessive moisture or suspect mold activity. The Site Contact did not report existing moisture issues or reported complaints from occupants.

3.7 Mechanical and HVAC Systems

Mechanical and HVAC Systems	
Item	Description
Heating and Cooling	<p>Heating is provided by three, gas-fired boilers and four heating hot water (HHW) circulation pumps.</p> <p>HHW is provided by three, gas-fired condensing water boilers located in the main mechanical room in the maintenance office. All the boilers are rated for 2,000 MBH. The units were manufactured by <i>Cleaver Brooks</i> in approximately 2024.</p> <p>Four, in-line, circulation pumps are located in the main mechanical room in the maintenance office. The pump are supplied with electrical motors ranging from 4.4- to 8.2-HP. The pump motors are manufactured by <i>Wilo</i> and are equipped with <i>Wilo</i> variable frequency drive (VFD).</p> <p>Heating to the building is provided by water-heated AHUs. Five, water-heated, VAV-AHUs with HHW coils are provided in the second floor mechanical room. The units are each driven by an <i>ABB</i> VFD. Seven, roof-mounted, water-heated VAV-AHUs with HHW coils are provided throughout the roofs. All units were manufactured by <i>McQuay</i> in 1992.</p>

Mechanical and HVAC Systems				
Item	Description			
	<p>Cooling is provided to select areas by VAV-AHUs provided with DX-split systems. Four, air-cooled condensing units are located on the roofs, associated evaporator coils are located in the VAV-AHUs. The units were manufactured by <i>McQuay</i> in 1992 and utilize R-22 refrigerant. The units provide cooling to the chorus room, band room, cafeteria, and main office and library.</p> <p>Conditioned air is delivered through VAV terminal units. Per the designated site contact (DSC), the units were generally manufactured by <i>Enviro-tec</i> in 1992 and 2002. The number of units was unknown by the DSC.</p> <p>Conditioned air is distributed by insulated rigid, sheet metal, and flexible ductwork. Returns are collected via ceiling plenum.</p>			
Equipment Type	QTY	Nominal Cooling Capacity, Tons	Manufacturer	Refrigerant
VAV-AHU - heating only	8		McQuay	
VAV-AHU - heating and cooling	4		McQuay	R-22
Condensing unit	2	7.5 tons	McQuay	R-22
Condensing unit	1	6.5 tons	McQuay	R-22
Condensing unit	1	2.5 tons	McQuay	R-22
Supplemental Heating	<p>A ceiling-mounted, <i>McQuay</i> unit heater with HHW coils is provided for localized heating of the custodial office.</p> <p>Ceiling-mounted, <i>Vulcan</i> FPTUs with HHW coils are provided for localized heating of each gym.</p> <p>Finned tube baseboard radiators supplied with HHW are provided for localized heating of the classrooms.</p> <p>Wall-mounted, electric unit heaters are provided for localized heating of the locker rooms.</p> <p>Wall-mounted, <i>McQuay</i> unit heaters with HHW coils are provided for localized heating of each stairwell.</p>			
Supplemental Cooling	<p>A 1.5-ton, DX-cooling only mini-split system is provided for localized cooling of the server room. The system was manufactured by <i>Mitsubishi Electric</i> in 2017 and utilizes R-410A refrigerant.</p> <p>A 3-ton, DX-cooling only split-system is provided for localized cooling of the technology lab. The system was manufactured by <i>Mitsubishi Electric</i> in 2000 and utilizes R-22 refrigerant.</p>			

<p>Refrigeration Systems</p>	<p>Two, roof-mounted, refrigeration system condensing units were provided for the kitchen refrigerators. One unit was manufactured by <i>Heatcraft</i> in 2023. The second unit was not observed with a label. The type of refrigerant utilized by the units is unknown.</p>
<p>Ventilation</p>	<p>A <i>McQuay</i> dedicated outside air system (DOAS) with HHW coils provides pre-conditioned, outside air (OA) for ventilation of the locker rooms. The unit was manufactured in 1992.</p> <p>Restrooms and janitor’s closets are provided with roof-mounted exhaust fans vented to the exterior.</p> <p>The kitchen is provided with a kitchen exhaust fan for the stoves.</p> <p>The three, gas-fired boilers are each provided with a flue vent to exhaust combustion by-products. The vents discharge through the east exterior wall up to the roof.</p> <p>A dust collector was observed in the shop room. The unit was manufactured by <i>Donaldson Torit</i> and utilizes a 10-HP motor. The age of the unit was not observed.</p>
<p>Building Automation System (BAS)</p>	<p>A <i>Niagara Frame</i> BAS monitors and schedules building HVAC equipment. The BAS is provided with a typical level of control and instrumentation for a building of this age. The heating and cooling equipment is monitored including supply, return, and zone temperatures, OA damper position, HHW valve position, and DX staging status.</p>

Mechanical and HVAC Conditions and Recommendations

The following recent capital projects were reported:

- Replacement of the boilers and HHW pumps.

The MEP system appear to be in a condition consistent with the age and use with no significant issues except as noted below:

- The condensing units for the AHUs and DX split-system were observed in generally poor condition and at the end of their expected useful life (EUL). The majority of the condensing units utilize R-22 refrigerant. **The Energy Policy Act of August 2005 and Energy Independence Act of 2007** identifies R-22 as a potential ozone depleting agent and has been phased out of production. Reference Section 4.4 for additional information. It is recommended to procure enough R-22 to refill the system in the event of a coil failure for continued operation of the units. A cost for procurement of spare charge of R-22 is included in the immediate Cost Tables. Replacement of 27-tons of condensing units is anticipated early in the evaluation period. A cost is included in the Costs Tables.
- The DX mini-split system was observed in generally fair condition and at the expected mid-stage of its EUL. The unit was observed with damage to the fins, deteriorated insulation, and localized surface corrosion on the enclosure. Typical EUL of DX mini-split systems is 15-years. Based on the age and condition of the unit, replacement is anticipated during the evaluation system. A cost is included in the Cost Tables.

- The interior AHUs were observed in generally poor condition and at the end of the expected EUL. The AHUs were observed with deteriorated HHW piping and insulation, corroded vibration isolators, and uninsulated refrigerant piping. No replacements or refurbishments of the units were reported by the designated site contact (DSC). Refurbishment and/or replacement of a portion of the AHUs is recommended early in the evaluation period. A cost is included in the Costs Tables.
- The exterior AHUs were observed in generally fair to poor condition and at the end of the expected EUL. The AHUs were observed with surface corrosion on the enclosures and disconnect switches, non-sealing access doors when in the latched position, broken exterior service lights, and deteriorated refrigerant piping. No replacements or refurbishments of the units were reported by the DSC. Refurbishment and/or replacement of a portion of the AHUs is recommended early in the evaluation period. A cost is included in the Costs Tables.
- The exterior ductwork of RTU-7 was observed in poor condition. The insulation was observed with portions of the sealant detached and insulation exposed. Additionally, the DSC reported previous occurrences of leaks associated with the ductwork. Replacement of the exterior ductwork is recommended as part of routine maintenance. No cost is included in the Costs Tables.
- The VAV terminal units were observed in fair condition and at the end of their expected EUL. The EUL for VAVs is 20 years. Refurbishment of a portion the VAVs is recommended during the evaluation period. A cost is included in the Costs Tables.
- The HHW unit heaters were observed generally in fair condition and at the end of their expected EUL. The units appear to be original to the building. The EUL for unit heaters with HHW coils is 15-20 years. Replacement of the unit heaters HHW coils is recommended during the evaluation period. A cost is included in the Costs Tables.
- The baseboard radiators were observed generally in fair condition and at the end of their expected EUL. The radiators appear to be original to the building. The EUL for finned tube baseboard radiators is 25 years. Replacement of the baseboard radiators is recommended during the evaluation period. A cost is included in the Costs Tables.
- The electric unit heaters in the locker rooms were observed generally in fair condition and at the end of their expected EUL. The units appear to be original to the building. The EUL for electric unit heaters is 15 years. Replacement of the electric unit heaters is recommended during the evaluation period. A cost is included in the Costs Tables.
- The DOAS was observed in generally fair condition and at the end of the expected EUL. The DOAS was observed with surface corrosion on the enclosures and disconnect switches and non-sealing access doors when closed. Replacement of the OAHU is recommended early in the evaluation period. A cost is included in the Costs Tables.
- The second refrigeration condensing unit was observed in poor condition. The unit enclosure was observed with significant surface corrosion. Typical EUL of refrigeration condensing units is 10-15 years. Based on the estimated age and observed condition, replacement of the unit is recommended as routine maintenance. No cost is included in the Costs Tables.
- The HHW piping was observed generally in fair to poor condition. Select areas of the piping was observed with torn/missing insulation and surface corrosion. The piping appears to be original to the main building. Typical steel piping has an EUL of about 50-years. Replacement of localized areas of HHW piping and fittings is recommended during the evaluation period.

Immediate Repairs:

- Allowance for the procurement of a spare charge of R-22.

Replacement Reserves:

- Replacement of 1.5-tons of DX-split systems.
- Replacement of 16.5-tons of condensing units.
- Refurbishment of a portion of the interior and exterior AHUs.
- Replacement of a portion of the interior and exterior AHUs.
- Replacement of the exterior ductwork.
- Refurbishment of the VAV-terminal units.
- Replacement of the unit heaters with HHW coils.
- Replacement of the finned tube baseboard radiators.
- Replacement of the electric unit heaters.
- Anticipated replacement of the DX-cooling only mini-split system.
- Replacement of the DOAS.

Photographs



Typical condition of hail guards for condensing units.
Note age and surface corrosion.



Typical condition of exterior ductwork.



Typical condition of exterior ductwork, note deterioration of external coating/insulation.



HHW Circulation pumps.



Typical condensing water boilers.



Typical roof-mounted equipment. Note surface corrosion on natural gas piping.



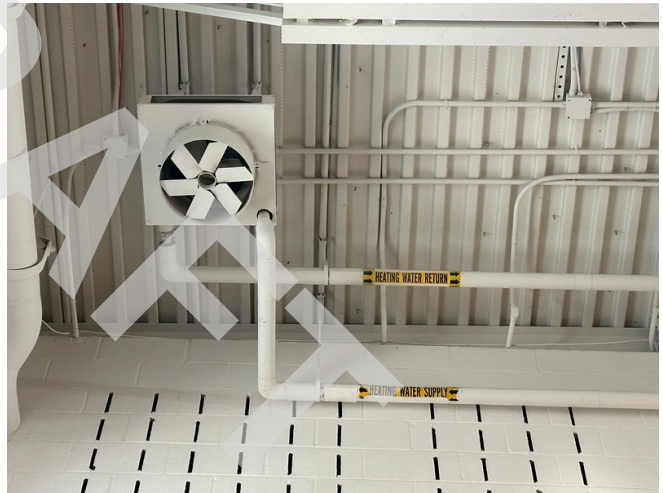
Typical condition of condensing unit fins.



DX mini-split condensing unit.



Typical new wall-mounted thermostat.



Typical HHW unit heater for gym.



Typical roof-mounted VAV-AHU with heating only.



DX mini-split-system cassette unit.



Typical older thermostat and temperature sensor.



Typical HHW unit heater for stairwell.



Typical Interior AHU with heating and cooling coils.



Typical VFD for interior AHU.



Typical AHU with heating coils only.



Typical condition of HHW piping, connections, and insulation.



DX mini-split fan coil unit.



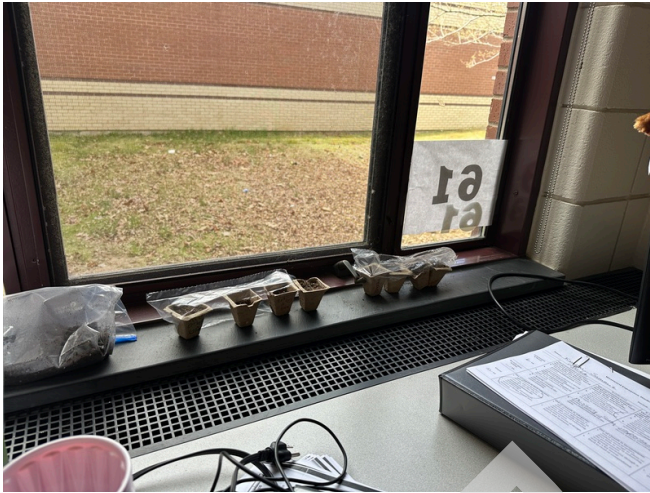
DX split-system condensing unit.



Typical VAV terminal units.



Typical roof-mounted condensing unit. Note corroded fan guards.



Typical HHW baseboard unit heater.



Typical roof-mounted AHU with heating and cooling coils.



DOAS.



Dust collector.

3.8 Electrical Systems

Electrical Systems	
Item	Description
Transformer(s)	Transformers are provided in the electrical and mechanical rooms throughout the building. dry-type, step-down transformers provide 208/120-volt, 1-phase, 3-wire service for general power, lighting, and receptacles. Transformers ranged in capacity from 45-kVa to 150-kVa.
Substation	None observed.

Electrical Systems	
Item	Description
Standby Power	None observed. Refer to Section 3.12 for information on the emergency generator system.
Main Electrical Distribution	The main switchboard was manufactured by <i>Siemens</i> in 1992 and has a rating of 1600-amps, 480/277-volts, 3-phase, 4-wire service. The switchboard is located in main electrical room on the first floor. Electrical and mechanical rooms generally contain both 480/277-volt, 3-phase, 4-wire for equipment load and dry-type, step-down transformers that feed the 208/120-volt panels. The panels were generally manufactured by <i>Siemens</i> and <i>Eaton</i> .
Branch Wiring	Copper per Site Contact. No aluminum branch wiring was observed or reported.
Interior Lighting	Interior lighting primarily consists of recessed, incandescent and T-8 fluorescent tube light fixtures controlled by manual switching and occupancy sensors.
Security Systems	Building entry is controlled by a card reader access system. All other areas are accessible through standard key entry.
Electrical System Condition and Recommendations	
The following recent capital projects were reported:	
<ul style="list-style-type: none"> ■ None reported. 	
The electrical system appears to be in a condition consistent with the age and use with no significant issues except as noted below:	
<ul style="list-style-type: none"> ■ The electrical system was observed in generally fair condition. Given the age of the system, infrared (IR) thermal scans of all electrical panelboards and the main switchboard is recommended. A cost is included in the Cost Tables. Subsequent annual scans are recommended as part of routine maintenance. No costs is included in the Cost Tables. 	
<u>Immediate Repairs:</u>	
<ul style="list-style-type: none"> ■ None identified. 	
<u>Replacement Reserves:</u>	
<ul style="list-style-type: none"> ■ IR thermal scans of all electrical panelboards and the main switchboard. 	

Photographs



Main Electrical Switchboard.



Utility owned, pad-mounted transformer.

3.9 Plumbing Systems

Plumbing System	
Item	Description
Domestic Water Distribution	<p>Domestic hot and cold water is supplied for the restroom and classroom plumbing fixtures, showers, kitchen, and janitorial sinks. All water distribution was observed as copper where visible.</p> <p>A domestic water building loop pump (BLP) package is located in the exterior mechanical room. Two pumps with 5-HP <i>Baldor</i> motors and <i>ABB</i> variable frequency drives (VFDs) supply domestic water to upper floors of the building. The system was packaged by <i>Canariis</i>.</p> <p>Backflow prevention was observed for the domestic hot and cold water in the exterior mechanical room.</p>
Domestic Water Heaters	<p>Three electric, tank-type water heaters provide domestic hot water to the building. They are located in the main mechanical room in the custodial office. The water heaters were manufactured by <i>A.O Smith</i> in 2018 and have a capacity of 120-gallons.</p> <p>Two propane-fired, tankless water heaters provide domestic hot water to the kitchen. They are located in the exterior mechanical room. The water heaters were manufactured by <i>A.O. Smith</i> in 2018.</p>
Sanitary	<p>PVC per observations. No ABS piping was observed or reported.</p>

Plumbing System Condition and Recommendations

The following recent capital projects were reported:

- Replacement of three electric, tank-type water heaters.
- Replacement of two propane-fired, tankless water heaters.

The plumbing system appears to be in a condition consistent with the age and use with no significant issues except as noted below:

- The water heaters appeared to be in generally good condition. Water heaters have an expected useful life of 12 to 15 years. Based on the EUL, replacement is anticipated during the evaluation period as a part of routine maintenance.

Immediate Repairs:

- None identified.

Replacement Reserves:

- None identified.

Photographs



Tank-type water heaters.



Tankless water heaters and domestic water backflow preventer.



BLPs and controls cabinet.

3.10 Utilities

Utilities	
Site Utilities	The following is a list of the utility providers for the project:
	Sanitary Sewer: Simsbury Sewer Treatment Facility
	Domestic Water: City of Granby
	Storm Sewer: Town of Granby
	Gas Service: Eversource Energy
	Electric Service: Eversource Energy
Item	Description
Sanitary Sewer Service	Wastewater drainage is provided by gravity to subsurface piping and on to the municipal sewer main. The type of piping for the sanitary sewer was unknown by the site contact and is considered a hidden condition.
Water Service	The city main is tapped to provide separate supplies for potable domestic water, irrigation, and fire suppression water to site. Underground piping was not observed and is considered a hidden condition. Domestic water piping was not observed and is considered a hidden condition. Backflow prevention devices were observed in the exterior mechanical room.
Site Drainage (Storm Sewer)	The site has been graded to promote surface drainage to localized catch basins and curb cuts discharging to municipal storm water drains.

Item	Description
Site Gas Service	Gas service is provided to the site and serves gas-fired, HHW boilers in the main mechanical room in the custodial office.
Fuel Tanks	Two, 1,000-gallon propane tanks were observed on the northeast exterior elevation of the property. The tanks are used for the kitchen equipment. One propane tank was observed on the north exterior elevation of the building. The tank was approximately 10-gallons and is used for the home economics equipment.

Utilities Condition and Recommendations

The following recent capital projects were reported:

- None reported.

The utilities appear to be in a condition consistent with the age and use with no significant issues except as noted below:

- None identified.

Immediate Repairs:

- None identified.

Replacement Reserves:

- The roof-mounted natural gas piping was observed in fair to locally poor condition. The piping was observed with localized areas surface corrosion. It is recommended the piping be sanded and repainted during the evaluation period. An allowance for the sanding and repainting of a portion of the natural gas piping is included in the Costs Tables.

Photographs



Typical roof-mounted equipment. Note surface corrosion on natural gas piping.

3.11 Vertical Transportation

Vertical Transportation				
Item	Description			
Vertical Transportation	One hydraulic, passenger elevator provides access to all levels. The observed condition of the elevator cab finishes and equipment is consistent with building age.			
Item	Passenger Elevator			
Manufacturer	Montgomery			
# of Units / Age	# of Units	1	Age	33
Type	Hydraulic			
Capacity	2,500-pounds			
Cab Finishes	Metal ceiling with recessed, incandescent light fixtures, plastic laminate wall paneling, and CVT flooring.			
Under Service Agreement	The elevator is under a service agreement with <i>Otis</i> .			
Last Inspection Date	An up-to-date inspection record was not observed. As noted on the certificate posted in the elevator cab, the last inspection expired on January 14, 2022.			

Modernization	Cab: Not Reported. Controls: Not reported.
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Vertical Transportation Conditions and Recommendations

The following recent capital projects were reported:

- None reported.

The elevator appeared to be in a condition consistent with the age and use with no significant issues except as noted below:

- The typical estimated useful life (EUL) for hydraulic elevator controls and finishes is 20-years. Based on the estimated age of the elevator, modernization of the elevator controls and finishes are recommended early in the evaluation period. A cost is included in the Cost Tables.

Immediate Repairs:

- None identified.

Replacement Reserves:

- Modernization of the elevator controls and finishes.

Photographs



Elevator cab interior.



Elevator equipment.

3.12 Fire and Life Safety Systems

Fire Protection / Life Safety	
Item	Descriptions
Automatic Sprinklers	<p>The building is partially covered with a wet pipe, automatic fire suppression sprinkler system supplied by municipal water pressure. No fire-suppression water pumps were reported or observed. Per the DSC, approximately one-third of the building is covered.</p> <p>The location of the standpipe riser was unknown by the DSC. A backflow prevention device was observed in the exterior mechanical room. The most recent inspection was completed by <i>Fire Protection</i> in October 2024.</p>
Fire Department Connection	None observed.
Fire Alarm Control Panel (FACP)	<p>The building FACP is located in the main electrical room on the first floor. The FACP was manufactured by <i>Honeywell</i> model <i>MS-9600UDLS</i>. No installation tag was observed; however, a manufacture date of November 2014 was observed. No inspection tag was observed.</p> <p>An annunciator panel is located in the entrance vestibule. The installation date of this panel was unknown by the DSC.</p>
Alarm Devices	Visual strobes and audible alarms were observed throughout the building.

Fire Protection / Life Safety	
Item	Descriptions
Smoke / Heat Detectors	Hard-wired smoke detectors were observed in select areas of the building. Duct-mounted smoke/heat protectors were observed in the return ductwork of the five AHUs in the second floor mechanical room. Visual confirmation of protectors in above ceiling ductwork for all other units was not observed by Terracon during the site visit.
Pull Stations	Pull stations were observed throughout the building, primarily at the emergency exits.
Fire Extinguishers - Portable	Portable type fire extinguishers were observed throughout the building, The most recent inspections were completed by <i>Fire Equipment Inc.</i> in August 2024.
Fire Hydrants	A fire hydrant is located in a landscaped area at the southwest exterior elevation of the property.
Emergency Lighting / Signs	Exit lights were generally observed along paths of egress and adjacent to the exit doors.
Emergency Engine / Generator Set	The building is provided with a <i>Generac</i> diesel-engine driven emergency generator located on the northeast exterior elevation of the property. Reportedly, the generator is run every Tuesday. The power output and run time was unknown by the DSC. Run time hours are considered a hidden condition. Reportedly, the generator is supplied with diesel fuel from a 500-gallon belly tank. An <i>Asco</i> automatic transfer switch (ATS) supplies emergency power to selected electrical panelboards located in the main electrical room on the first floor. The generator provides emergency power to the entire building.

Fire Protection/Life Safety Conditions and Recommendations

No testing was performed by Terracon for this assessment; however, the fire protection systems appear to be functional and are routinely inspected. Terracon observed spare sprinkler heads in the fire protection equipment rooms to identify if there were heads that have been recalled due to high failure rates. Spare sprinkler heads observed included *Rasco* model *R1715* and *R1725*. Recalled *Central*, *Gem*, *Omega* or *Star* glass bulb fire sprinkler heads were not identified among the spare heads stored on-site or were reported. A detailed study of in-place heads is beyond the scope of this assessment and should be performed by the company responsible for maintaining the system. **See Advisory Note in Section 4.4 of this Report.**

The following recent capital projects were reported:

- None reported.

The fire suppression and life safety equipment and systems appear to be in a condition consistent with the age and use with no significant issues except as noted below:

- Typically, a building of this type and size is fully covered with a wet-pipe, automatic fire-suppression sprinkler system. Determination of the prevailing fire code requirements are outside of the project scope, but is recommended to be performed by a licensed professional. An allowance for the services of a code specialist to determine the applicable requirements is included in the Costs Tables.
- The FACP was observed in generally good condition and in the mid-stage of its EUL. Typical EUL for FACP is 20-years. Based on the age of the panel, replacement of the FACP and a portion of the supporting devices and wiring is anticipated during the evaluation. A cost is included in the Costs Tables.

Immediate Repairs:

- Allowance for the services of a code specialist to determine the applicable requirements of the fire suppression sprinkler system.

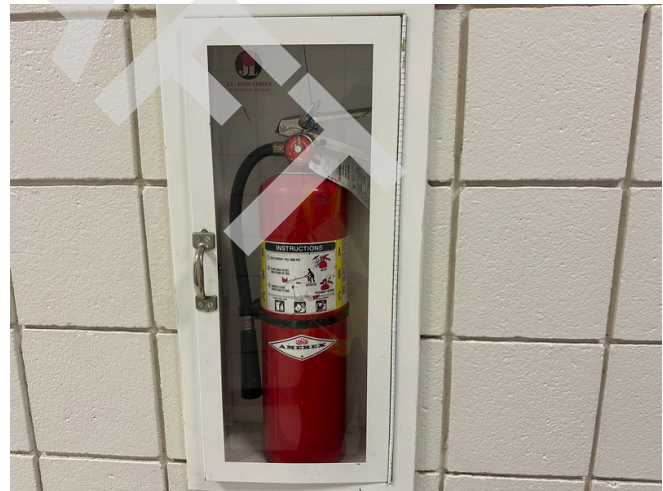
Replacement Reserves:

- Anticipated replacement of the FACP and a portion of the associated devices.

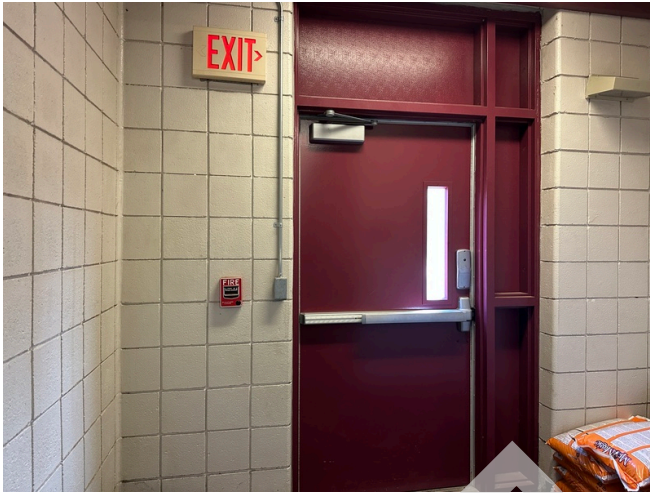
Photographs



FACP.



Typical portable fire extinguisher in cabinet.



Typical exit door with exit sign and pull station.



Emergency generator.



Fire suppression backflow preventer.

3.13 Accessibility

At facilities with multiple buildings, each building should have at least one accessible space located near an accessible entrance, more if the number of parking spaces designated for such building requires additional accessible spaces. If only one space is required for any building, it should be van-accessible.

Accessibility Related Issues

During our site visit, a limited visual assessment for accessibility was made. This Report identifies physical barriers to accessibility that we observed. Our cursory review is not to be considered a full accessibility survey. A full accessibility compliance survey may reveal further aspects of the facility, which are not accessible. Since compliance can have legal consequences we recommend that the Owner consult with legal counsel prior to taking any action.

Our Opinions of Cost present budget-level values to remove observed Owner-responsible physical barriers are included in the ADA Cost Table of this Report. Modifications that are the tenant's responsibility are not included our assessment. If client requires that Tenant-responsible items be identified, Client should immediately contact Terracon and request additional services.

If Federal Government funds assisted in acquisition or development, or provide rental subsidies, or if the US-General Services Administration is a Lessee, then Uniform Federal Accessibility Standards (UFAS) apply to this facility. Terracon's scope of services did not include evaluating this facility for UFAS compliance.

Some states and municipalities have adopted building codes similar to the Americans with Disabilities Act (ADA) of 1990. In some instances, these code requirements are more restrictive than the ADA. Terracon's evaluation considered only the ADA, as applicable to the subject facility.

ADA Compliance

The ADA is civil rights legislation enacted by the United States Congress enacted July 26, 1990. The ADA is not a building code. The United States Department of Justice published revised regulations for the 1990 ADA on September 15, 2010. The regulations adopted revised accessibility standards called the *2010 ADA Standards for Accessible Design* that replaced the *1991 Americans with Disabilities Act Accessibility Guidelines (ADAAG)*.

Facilities Constructed or Altered before March 15, 2012 that are COMPLIANT with the 1991 ADAAG are not required to make further modifications to bring the facility into compliance with the 2010 ADA Standard. Other Facilities that are NOT COMPLIANT with the 2010 ADA Standard shall be made accessible using the 2010 ADA Standard. The 2010 ADA Standard "does NOT address existing facilities **unless altered** at the discretion of a covered entity". The 2010 ADA Standard defines alteration as "remodeling, renovation, structural changes, wall changes, reconstruction, historic restoration". Alterations on or after March 15, 2012 in buildings constructed before March 15, 2012 are required to be made compliant to the "**maximum extent feasible**".

Determination of which standard (1991 ADAAG or 2010 ADA Standard) is applicable to this facility and the "maximum extent feasible" is beyond Terracon's scope of work. We recommend consultation with legal counsel and, if determined necessary, the development and implementation of a plan for physical barrier removal that satisfies the requirements of the ADA.

Terracon evaluated the *Common Areas* of the facility for general compliance with Title III of the ADA utilizing the *2010 ADA Standards*. Title III ("Public Accommodations") of the ADA, divides private buildings and facilities into two categories: "*Public Accommodations*" and "*Commercial Facilities*". *Public Accommodations* are intended for the general public's use. A *Commercial Facility* is intended for a private business and its employees. "Common" areas at this facility are considered areas of *Public Accommodation*. Administrative and service areas can be classified as a *Commercial Facility*, and there is no obligation under the ADA to remove barriers, except as needed for the landlord's compliance with Title I of the ADA (Employment).

At this Education property (considered a "*Public Accommodation*"), the areas the Owner is responsible for ADA compliance are considered to be:

- An accessible route connecting adjacent public transportation stops from adjacent public sidewalks and streets to the accessible building entrances,
- Parking available to the public,
- Exterior route from accessible parking to accessible building entrances,

- Building Entrances,
- Interior public common area accessible route,
- Building common areas (if any) open to public, including restrooms, meeting areas and elevators.

Based upon our site visit and in reference to the below ASTM Uniform Abbreviated Screening Checklist for the 2010 ADA, Terracon makes the following recommendations:

Accessibility Recommendations:

- Create new van-accessible parking space.

Photographs



Accessible parking at the front elevation of the building.



Accessible parking at the front elevation of the building.



Route to an accessible building entrance.



Accessible entrance doors in a series.

Uniform Abbreviated Screening Checklist for the 2010 ADA

Section	Item	Yes	No	N/A	Comments
A. Building History					
1.	Has an ADA survey previously been completed for this property?		X		Per designated site contact.
2.	Have any ADA improvements been made to the property since original construction?		X		Per designated site contact.
3.	Has building ownership/management reported any ADA complaints or litigation?		X		Per designated site contact.
B. Parking					
1.	Does the required number of standard ADA-designated spaces appear to be provided?	X			Required: 4 Provided: 4
2.	Does the required number of van-accessible designated spaces appear to be provided?		X		Required: 1 Provided: 0 1 additional van space should be provided.
3.	Are accessible spaces part of the shortest accessible route to an accessible building entrance?	X			
4.	Is a sign with the International Symbol of Accessibility at the head of each space?	X			

Uniform Abbreviated Screening Checklist for the 2010 ADA					
Section	Item	Yes	No	N/A	Comments
5.	Does each accessible space have an adjacent access aisle?	X			
6.	Do parking spaces and access aisles appear to be relatively level and without obstruction?	X			
C. Exterior Accessible Route					
1.	Is an accessible route present from public transportation stops and municipal sidewalks on the property?	X			
2.	Are curb-cut ramps present at transitions through curbs on an accessible route?	X			
3.	Do the curb cut ramps appear to have the proper slope for all components?			X	Exterior ramps were not present.
4.	Do ramps on an accessible route appear to have a compliant slope?			X	
5.	Do ramps on an accessible route appear to have a compliant length and width?			X	
6.	Do ramps on an accessible route appear to have compliant end and intermediate landings?			X	
7.	Do ramps on an accessible route appear to have compliant handrails?			X	
D. Building Entrances					
1.	Do a sufficient number of accessible entrances appear to be provided?	X			
2.	If the main entrance is not accessible, is an alternate accessible entrance provided?			X	
3.	Is signage provided indicating the location of alternate accessible entrances?			X	
4.	Do doors on an accessible route appear to have compliant clear floor area on both sides?	X			

Uniform Abbreviated Screening Checklist for the 2010 ADA					
Section	Item	Yes	No	N/A	Comments
5.	Do doors on an accessible route appear to have compliant hardware?	X			
6.	Do doors on an accessible route appear to have compliant clear opening width?	X			
7.	Do pairs of accessible entrance doors in a series appear to have the minimum clear space between them?	X			
8.	Do thresholds at accessible entrances appear to have a compliant height?	X			
E. Interior Accessible Routes and Amenities					
The tenant's interior common areas are generally observed, as follows:					
1.	Does an accessible route appear to connect with all public areas inside the building?	X			
2.	Do accessible routes appear free of obstructions and/or protruding objects?	X			
3.	Do ramps on an accessible route appear to have a compliant slope?			X	Interior ramps were not present.
4.	Do ramps on an accessible route appear to have a compliant length and width?			X	
5.	Do ramps on an accessible route appear to have compliant end and intermediate landings?			X	
6.	Do ramps on an accessible route appear to have compliant handrails?			X	
7.	Are adjoining public areas and areas of egress identified with accessible signage?	X			
8.	Do public transaction areas have an accessible, lowered counter section?	X			
9.	Do public telephones appear mounted with an accessible height and location?			X	

Uniform Abbreviated Screening Checklist for the 2010 ADA					
Section	Item	Yes	No	N/A	Comments
10.	Are publicly-accessible swimming pools equipped with an entrance lift?			X	
F. Interior Doors					
The tenant's interior doors are generally observed, as follows:					
1.	Do doors at interior accessible routes appear to have compliant clear floor area on both sides?	X			
2.	Do doors at interior accessible routes appear to have compliant hardware?	X			
3.	Do doors at interior accessible routes appear to have compliant opening force?	X			
4.	Do doors at interior accessible routes appear to have compliant clear opening width?	X			
G. Elevators					
Elevators were observed as follows:					
1.	Are hallway call buttons configured with the "UP" button above the "DOWN" button?	X			
2.	Is accessible floor identification signage present on the hoistway sidewalls?	X			
3.	Do the elevators have audible and visual arrival indicators at the entrances?	X			
4.	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area?	X			
5.	Do the elevator and car doors have automatic re-opening devices to prevent closure on obstructions?	X			
6.	Do elevator car control buttons appear to be mounted at a compliant height?	X			
7.	Are tactile and Braille characters mounted to the left of each elevator car control button?	X			

Uniform Abbreviated Screening Checklist for the 2010 ADA					
Section	Item	Yes	No	N/A	Comments
8.	Are audible and visual floor position indicators provided in the elevator car?	X			
9.	Is the emergency call system at the base of the control panel and not require voice communication?	X			
H. Toilet Rooms					
The tenant's toilet rooms are generally observed, as follows:					
1.	Do publicly-accessible toilet rooms appear to have a minimum compliant floor area?	X			
2.	Does the lavatory appear to be mounted at a compliant height and with compliant knee area?	X			
3.	Does the lavatory faucet have compliant handles?	X			
4.	Is the plumbing piping under lavatories configured to protect against contact?	X			
5.	Are grab bars provided at compliant locations around the toilet?	X			
6.	Do toilet stall doors appear to provide the minimum compliant clear width?	X			
7.	Do toilet stalls appear to provide the minimum compliant clear floor area?	X			
8.	Do urinals appear to be mounted at a compliant height and with compliant approach width?	X			
9.	Do accessories and mirrors appear to be mounted at a compliant height?	X			
Extracted from E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process, ASTM International.					

3.14 Furniture, Fixtures, and Equipment

Excluded from the authorized scope based on the Client's request.

3.15 Additional Considerations

Limitations

The services Terracon performed were general in scope and in nature. This Report is intended to provide a general overview of the building systems and our opinion of their overall condition based solely on our visual assessment. It has been performed using that degree of skill and care normally exercised by reputable consultants performing similar work. The activities of this survey included observations of visible and readily accessible areas. The observations were performed without removing or damaging components of the existing building systems. Consequently, certain assumptions have been made regarding conditions and operating performance. Comprehensive studies to identify, document, and evaluate every existing defect or deficiency, were not conducted. In some cases, additional studies may be warranted to fully evaluate concerns noted. In addition, system checks or testing of the equipment in the operating mode is beyond the scope of this assessment. It is recommended that contractor's bids be obtained for items that may represent significant expenditures.

Costs for normal maintenance activities have not been included in this Report.

The observations, findings, and conclusions within this Report are based on our professional judgment and information obtained during the course of this assessment based on the scope of work authorized. The opinions and recommendations presented herein are based on our observations, evaluation of the information provided, and interviews with personnel familiar with the property. No calculations have been performed to determine the adequacy of the facility's original design. It is possible that defects and/or deficiencies exist that were not readily accessible or visible. Problems may develop with time, which were not evident at the time of this assessment. The opinions and recommendations in this Report should not be construed in any way to constitute a warranty or guarantee regarding the current or future performance of any system identified.

The representations regarding the status of ADA Title III compliance were determined based on visual observation and without any physical measuring and, thus, are intended to be a good faith effort to assist the Client by noting nonconforming conditions along with estimates of costs to correct and are not to be considered to be based on a detailed study.

Costs and information contained in Draft Reports may be subject to additional input or further analysis prior to the issuance of the final report. This ongoing activity could ultimately alter the conclusions and data contained in the Draft Report. Draft-status information or partial release of a Report should only be utilized by interested parties with the knowledge that minor or substantial changes in the evaluations or recommendations could occur before the final Report is issued. Decisions and actions by the Client based on information contained in a Draft Report, prior to issuance of the final report should be undertaken only after careful review of this cautionary advisory.

Condition Evaluation Definitions

- Good:** Average to above-average condition for the building system or materials assessed, with consideration of its age, design, and geographical location. Generally, other than normal maintenance, no work is recommended or required.
- Fair:** Average condition for the building system evaluated. Some work is required or recommended, primarily due to normal aging and wear of the building system, to return the system to a good condition.
- Poor:** Below average condition for the building system evaluated. Significant work should be anticipated to restore the building system or material to an acceptable condition.

Definitions of Cost Type

Immediate Repair Work

The [Immediate Repair Cost Analysis Table](#) is an analysis of the estimated cost for immediate repair work defined as 'one time' costs estimated for repairs or replacements; the repairs or replacements needed immediately to bring the property to a sound, safe, and fully habitable condition. The list includes i) any items which pose potential danger to the health, safety, or well-being of building occupants, visitors, or passersby such as structural deterioration and failures, inoperable fire alarm systems, significant tripping hazards, building code violations; ii) items affecting tenancy or marketability such as lack of running water, out of service units, extensive damage caused by storm, fire or earthquake; iii) significant deferred maintenance items or non-working building systems such as HVAC systems, parking area repairs, broken windows and/or doors, leaking roofs, pest or rodent infestations; iv) building systems or system components that have far exceeded their expected useful life and require replacement or upgrade.

Replacement Reserves (Years 1 Through Assessed Term)

The [Replacement Reserve](#) is an analysis of the estimated cost for normally anticipated replacement for the major components of the improvements during the evaluation period. Reserve costs are typically defined as predictable and in some instances to be recurring within a specified future period. Items anticipated to be less than the threshold amount to repair or replace are generally considered to be part of routine maintenance and are generally omitted from the Replacement Reserve. Unless specifically required, these costs are not intended to represent enhancements or upgrades to the existing property. The analysis is based on the physical assessment of the property, a review of maintenance logs and historical capital expenditures as well as any scheduled or in-progress capital improvement programs. The remaining life values are based on published historical performance data for comparable items with consideration for the present condition and reported service history. The cost estimates are provided in present day values. The annual costs are summed up in both present-day values and the inflated amount. The actual inflation rate may vary over the length of the term.

General Opinion of Costs

The opinions of costs presented are for the repair/replacement of readily visible materials and building system defects identified that might significantly affect the value of the property during the evaluation period. These opinions are based on approximate quantities and values. They do not constitute a warranty that all items, which may require repair or replacement, are included. Estimated cost opinions presented in this Report are from a combination of sources. The primary sources are from Means Repair and Remodeling Cost Data and Means Facilities Maintenance and Repair Cost Data; past invoices or bid documents provided by site management; as well as Terracon's experience with costs for similar projects and city cost indexes.

Actual costs may vary significantly depending on such matters as type and design of remedy; quality of materials and installation; manufacturer of the equipment or system selected; field conditions; whether a physical deficiency is repaired or replaced in whole; phasing of the work; quality of the contractor(s); project management exercised; and the availability of time to thoroughly solicit competitive pricing. In view of these limitations, the costs presented herein should be considered "order of magnitude" and used for budgeting purposes only. Detailed design and contractor bidding is recommended to determine actual cost.

These opinions should not be interpreted as a bid or offer to perform the work. All costs are stated in present value. The recommendations and opinions of cost provided herein are based on the understanding that the facility will continue operating in its present occupancy classification and general quality level unless otherwise stated. Information furnished by site personnel or the property management, if presented, is assumed by Terracon to be reliable. A detailed inventory of quantities for cost estimating is not a part of the scope of this Report.

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Advisory Notes

The following advisory notes are provided to discuss potential issues associated with budgeting practices, presence of potential hazardous materials, constructions products that may be defective or have a shorter useful life than anticipated for similar or alternative products used for the same purpose. The list of items addressed is not intended to list all such products, but includes some that could be present at this type of development.

Occupant-Responsible Expenses and Condominium Association-Type Costs

Since the subject portion of the building is located within an overall building that is a condominium, it should be recognized that Terracon was not provided with the information concerning apportionment of costs or assignment of responsibilities of shared capital expenses outside of the subject space. Additional costs or supplemental responsibilities for maintenance and replacement of certain equipment or systems and components of the overall building were not reported to Terracon; therefore, situations can occur where the occupant or lease-holder of the subject space might be required to bear potential costs of repairs or replacement. Terracon has not included these costs in this Report and recommends that such potential costs to be further verified.

Tenant-Responsible Expenses

It should be recognized that, even if a tenant is responsible for maintenance and replacement of certain equipment, such as their HVAC equipment according to their lease, situations can occur where the Owner may still be required to bear the cost of the replacement. Terracon has not included these potential costs in this Report unless specifically stated.

Product and Material Recalls

The Consumer Product Safety Commission, as well as some manufacturers, will issue alerts or recalls on products or materials that are under review or have been determined to be defective or potentially dangerous under certain conditions. From time to time, we recommend that multi-family-type occupancies, in particular, check safety and recall information that is released from agencies and testing agencies about kitchen appliances, electrical components, as well as other building components and systems typically used at low-to-mid-rise residential and hotel occupancies.

Hazardous Materials

This Report does not confirm or deny the presence or absence of items such as mold, asbestos, environmental conditions, or hazardous substances on this property.

Existing Roof Warranties

It is recommended that the Client investigate the transferability of the any in-place roof warranties to the new Ownership prior to any property transaction.

Water Intrusion - Present of excessive moisture and visible evidence of suspect mold development

Limited interior areas of the buildings to which access was provided, and where building elements were readily observable, were visually observed for the presence of excessive moisture and visible evidence of suspect mold development, if included as part of the authorized scope of work. No observations were conducted within concealed locations (behind wall and ceiling finishes, and other building components considered to be hidden conditions). No sampling or testing was performed in this assessment. In addition to our visual observation efforts, our questionnaire requested information from property personnel regarding their disclosure of any known excessive moisture or mold issues. The scope of this work should not be construed as a mold assessment.

Flashing and Sheathing - Exterior Wall Coverings

An exterior wall's underlying substrate and flashing materials are usually a hidden condition that indicates problems only well after storm water intrusion failures have caused damage to interior finishes. Wall siding products on typical residential or low-rise commercial structures ultimately rely on the integrity of the underlying sheathing and flashing materials to shed water. When these cladding/sheathing assemblies lack a drainage plane for storm water to migrate out of the wall assembly, the wrapping membranes and flashing components become even more critical to water resistance. Other types of membranes such as asphaltic felts and building papers can vary in type, but should not be considered true moisture barriers. Where moisture cannot escape from behind the felt or paper, rotting of the felt/paper can occur, as well as degrading of sheathing materials.

Installation procedures greatly affect the water shedding ability of a wall. Substandard workmanship can include poorly taped joints of wrap membranes, of sheathing and insulation panels, overdriven fasteners (automatic staple gun) that tear the membrane, holes from ladder damage, missing or badly installed flashing membranes at openings, at terminations of adjacent materials, and at wall/roof plane locations.

Manufacturer's recommendations should be followed regarding installation during extremes of outdoor temperature, which can affect quality and therefore the performance of buildings wraps and felts/building paper. Disintegration of building wrap products can occur when the wrapping membrane is exposed to sun and wind for greater than recommended by the wrap's manufacturer, such as longer than four months for certain products.

Wall openings require flashing to further protect against water migration. Treated sheet metals are traditional flashing materials, but different types of flexible flashings have become more common, such as a flexible peel and stick membrane stripping along the edges of the opening over the wrap. Sills and threshold locations require particular attention to flashing that is turned up and sealed to create a dam against water traveling back into the wall.

Some flashing materials favor installation at opposite temperature extremes; usage of asphaltic flashing membranes should be avoided in extreme heat and direct sun that can have almost immediate detrimental impact. Sun exposure for greater than 30 to 120 days (product dependent) on other flexible flashing membranes or building tapes is not recommended.

Wall assemblies that omit drainage planes have a greater potential for storm water to penetrate beyond the sheathing into insulation and finish materials, especially for Exterior Insulation Finish Systems (EIFS) products. Stucco-type materials should not be applied directly on a wrap membrane without using an intervening building felt/paper layer or other approved detail.

Wood or wood composite siding products should not be applied without an intervening space over the sheathing to allow an exit path for moisture. Cedar and redwood siding also have the potential to degrade membrane wraps, including felts, if the wood has not been sealed on the in-facing side (back-primed).

Where a wall assembly's water resistance is of specific concern, we recommend that localized destructive testing be performed to discover the underlying materials installed and its current moisture condition. Sampling locations should include openings and penetrations to determine actual sheathing, flashing, and sealant usage. Such testing work will not necessarily determine effectiveness of the envelope's air barrier or thermal performance of the wall assembly.

Precast and Prestressed Concrete Products

Precast concrete assemblies, such as tilt-up walls and prestressed floor or wall components, typically have relatively thin concrete face shells containing metal reinforcement. Where used for walls, these pre-manufactured assemblies can have integral cavities filled with insulation or other materials, or remain hollow such as for a structural floor. While the integrity of these concrete assemblies is well established, including site-cast concrete tilt-up components, their service life can be shortened when insufficient concrete encasement of reinforcement within a panel's shell leads to rusting, or if manufacturer's fill materials are substantially incompatible with the concrete material itself. Corrosion of reinforcement might also occur within an insulated sandwich wall panel because of internal condensation if persistently exposed to a building interior's thermal and humidity conditions more extreme than were intended by the design for the panel. Although such design/manufacturing defects might be infrequent, hairline concrete cracking could commence but not be readily apparent until numerous years after installation when the cracks widen due to progressing rust or by exposure to freeze/thaw cycles, or by unsuitable characteristics of mix materials that affect cementitious durability. Internal distress, considered to be a hidden condition, might be underway without significant

visual indication during some years of good performance by the precast product. Hairline defects can be masked by a panel's variegated concrete surface, its painted finish, particularly textured-type paints, and by stains from excess water deposits as from roof-related leakage. We recommend prompt attention be given to frequent paint adherence problems or to the sudden appearance of spalls and cracks, particularly repetitive pattern-type cracks. To help minimize potential moisture-related damage, building ownership should maintain the proper range of interior environmental conditions for which a panel was designed, repaint at reasonable intervals (if already painted), prevent on-going water deposits from gutter leaks or roof overflows and other discharges, replace sealants as needed, and perform routine repairs at joints, openings, and cracks or spalls. Prompt maintenance and obtaining timely professional advice for repairs of concrete assemblies are essential for achieving a normal service life.

Prior to repainting precast concrete walls, cracks should be locally sealed in an approved manner and with a concrete sealant. Cracking may need localized repairs to prevent crack migration from repair locations, which should be monitored on an annual basis. The selected repair materials and the paint type should have a capacity to cover localized hairline crack repairs in the underlying concrete surface. In order to prevent moisture intrusion, repainting of precast concrete sandwich panels might be advisable on a more frequent basis and require paints with increased capacities for adherence and ability to cover surficial concrete characteristics.

Roofing Replacement Costs

Costs for replacement are based on using the same construction-type as the currently in place roofing, unless otherwise noted. Making recommendations concerning specific roof replacement type and design requires in-depth testing and evaluation that are not part of this Report's scope. Where an overlay-type system is already in place, or when a property's owner/management considers using a recovery-type overlay system in lieu of a complete tear-off to expose the structural deck, the existing underlying substrate and conditions cannot be evaluated visually or within the scope of this Report. For purposes of confirming underlying conditions to accommodate an overlay-type system or replacement of only the membrane portion of an existing overlay system, additional testing is necessary, as well as verification by a manufacturer that it will accept the underlying substrate and conditions in order to fulfill Warranty requirements, achieve an estimated service life, as well as deliver performance characteristics.

For the purpose of estimating a replacement dollar amount, a type of re-roofing system and its cost have been assumed, although confirmation that the system will be compatible with underlying conditions at the time of actual replacement will be required. The selected re-roofing type, along with its cost assumed by this Report, may no longer apply when unacceptable conditions are later found, with consequential additional costs not included in this Report such as for significant remediation of underlying components or when a complete tear-off procedure is then deemed necessary.

Costs for roofing recommendations necessarily assume that the building and roof superstructures will accommodate the roofing's loads or change in load patterns, if any; supplemental structural engineering verification may be needed at additional cost beyond this Report. All roofing recommendations or costs are intended to be confirmed by the property's Owner/management's roofing advisors and roofing installer at time of the roofing proposal. Applicable roof design requirements (storm drainage criteria, fire ratings, Code requirements, insurance company ratings, energy criteria, zoning, etc.) need to be further verified while soliciting proposals and prior to installation, which are beyond the scope of this Report. Note that overlay systems can have a shortened service life or voided warranties where installed over existing roof conditions that do not allow rapid storm water drainage or other localized situations, and which should be understood by Owner/property management as being an acceptable economic choice between cost and long-term performance.

Premature Failure of TPO Roofing

TPO (ThermoPlastic Olefin) low-slope roof membranes have been used since the mid-1990s. Some TPO manufacturers have experienced problems with the longevity of their specific product, whereby membranes produced prior to approximately 2002 have undergone accelerated aging such that the membrane becomes brittle, seams lose their adhesion, and the membrane cannot be repaired using typically expected means. A manufacturer's proprietary selection of chemical additives to its TPO formulation can be critical to premature failure. Some black-colored TPO membranes may even be more failure-prone than the usual white. ASTM standards for TPO roofing materials have since been developed. Some American manufacturers have gone out of business because of their unsuccessful TPO formulations, while other manufacturers now have different chemical compositions that can permit warranties of 20-years. European-made TPO products appear to have been unaffected, but are usually installed as 60-mil membranes.

The most problematic TPO usage reportedly has been a 45-mil thick, unbacked (no fleece-backing), membrane that is fully adhered to the substrate and manufactured prior to 2002. Different applications of TPO, such as being mechanically attached, may perform somewhat better by allowing the membrane to stretch slightly before tearing or pulling away from flashing. Regardless of installation method, including ballasted, TPO membranes can undergo premature aging and shrinkage due to a manufacturer's chemical formulation, such as lack of UV stabilizers in their composition. 60-mil thick membranes reportedly have had less overall susceptibility to premature aging, especially if the membrane had been purchased with a fleece backing, and possibly because there is greater thickness to deteriorate before significant failure. Visual indications of premature aging and failure may not be readily evident early in the roof's age or even for some years. The membrane may rapidly deteriorate shortly before significant failure, and resulting in an unpredictably shorter service life. We understand that, in some early failure cases, a shortened service life has been less than 10-years; potential failure should generally be assumed to occur in a range of 10-to-15 years, especially for pre-2002 products. Since 2002, newer TPO formulations will likely have a more normal expected service life, but no long-term track record has yet been established proving an estimated useful life of about 15-plus years for an American TPO product. In an overlay/recovery application, TPO may be more prone to premature failure, regardless of year manufactured or formulation, if the substrate was in poorer condition than required by a manufacturer or than prudent to have been overlaid without complete tear-off. We recommend an aggressive preventative maintenance program for all TPO membranes throughout the year, prompt repair, and annual professional inspections to better determine actual roof replacement timing, which may be significantly sooner than the year indicated by the Cost Table, or required to be replaced even if not anticipated by this report.

Batt Insulation on Underside of Metal Roofing

Some types of insulation batts with integral vapor barriers, especially metal foil-type barriers, have been known to cause deterioration of roof decks and rusting of metal roof connectors when attached securely to the roof framing. This situation can create a dead air space above the insulation, potentially trapping moisture from condensation or roof leaks. As part of the ongoing maintenance of buildings that have this type of insulation, Terracon recommends a random inspection of the roof framing to verify that no current damage exists and that the insulation be vented to prevent future condensation buildup and damage to the assembly. Where insulation batts lack this barrier, the underside of a metal roof deck or panel is still considered a hidden condition that should be randomly monitored on a routine basis.

Roof Skylights & Fall Protection

Evaluation of the safety measures for all personnel accessing roofs and while upon roof areas is wholly the responsibility of property ownership/management. Certain roof locations and conditions may require that fall protection has been installed at roof skylights, and which are further identified by OSHA (Occupational Safety and Health Act) standards and model building codes. Determining a roof's fall protection need or specific safety measure to be installed is not within Terracon's scope of work. Safety-type inspections of the fall protection provided at skylights or other roof areas, including their adequacy or current physical condition, are outside of Terracon's responsibility or its Report.

If a cost for fall protection at skylights is cited by Terracon, the cost shall be considered a budget-only amount and to be understood as Terracon's recommendation for property ownership/management to promptly commence and complete a professional analysis of the possible need and implementation of fall protection. Additional roof areas and conditions might need further evaluation than discussed in this Report. Analysis of all structural-type loads or loading conditions for skylights and their fall protection is beyond the scope of Terracon's Report.

Although fall protection at skylights and other roof areas can usually be accomplished by various means, selecting a method is the responsibility of the property ownership/management. If, in the judgment of property ownership/management, certain safety measures are needed or otherwise required by such agencies as OSHA (29 CFR Section 1910.23), or by a building code, the type and sufficiency of the specific safety measures shall be determined by a qualified party designing and installing the safety equipment as directed by property ownership/management. Websites for OSHA, roof skylight manufacturers, and the local code jurisdictions should be consulted for additional information concerning roof fall protection.

Fire Retardant Treated (FRT) Sheathing

In lieu of constructing a parapet above the roof, usage of fire retardant treated plywood (FRT) as roof sheathing 4-feet to either side of a tenant separation wall or fire separation wall was required in some jurisdictions. Typical installations occurred on medium- or steep-slope roofs in low-rise multi-family/townhouse buildings. A stamp on the attic side of the sheathing would indicate fire-retardant-treated materials. Although earlier usage may have occurred, the treatment method used between 1981 into the 1990s was prone to failure, causing the FRT plywood material to degrade when simultaneously exposed to high temperature, poor ventilation, and high humidity. Loss of structural strength, of fire protection capability, corrosion of fasteners, and possible deformation of roof shingles are characteristic in extreme cases, which could occur after 3 to 8 years of severe combined exposure. Lesser degradation occurs where attic ventilation is much greater and temperatures are lower. The affected plywood becomes darkened, brittle to the touch, and has a crumbly surface.

Roofs should not be walked where FRT plywood may have been used. Attic spaces should be properly ventilated to mitigate conditions that can cause FRT plywood to deteriorate. All areas should be monitored regularly for possible deterioration. We recommend that FRT plywood be replaced when the roofing is replaced. If a fire rating of the specific assembly is required, an alternative method of accomplishing this should be determined and approved by the building and fire departments. The cost of replacing suspect FRT plywood, as well as an estimated cost of accomplishing the required fire-rating, is not included in any cost table.

Energy Policy Act of August 2005 and Energy Independence Act of 2007

Federal legislation has mandated that direct expansion (DX) cooling equipment, sized 1- through 5.5-nominal tons, single- and three-phase electric service, manufactured after June 19, 2008 shall have a minimum Seasonal Energy Efficiency Ratio (SEER) of 13. Within the next five years, it is speculated that minimum SEER ratings may be raised to 18 or 20. Further, due to the required reduction in the manufacture of refrigerant HCFC-22 since 2004, manufacturers began to provide SEER 13 and higher rated units in 2007 based on using refrigerant HFC-410A, the replacement for HCFC-22. Manufacturing of refrigerant HCFC-22 in 2015 will be limited to 10-percent of pre-2003 levels until final phase-out in 2020.

Air conditioning systems that use HFC-410A operate at much higher pressures than with HCFC-22. Direct conversion of in-place HCFC-22 equipment may not be practical. Consideration must be given to the age, efficiency, condition and pressure rating of the existing evaporator coils, condition of the air handlers or furnaces, length and diameter of refrigerant piping, and configuration of the mechanical ductwork and plenums. Prior to replacing an individual system, or implementing a broader replacement program, a registered professional engineer or licensed air conditioning contractor should be consulted.

Terracon's cost estimates provided in this Report assume that replacement condensing units compatible with the existing systems will remain available through 2011 or longer, however, the date that the client may realize the cost impact of these regulations may be sooner or later than can be estimated. Unless stated differently elsewhere in this Report, Terracon has based replacement and conversion costs on utilizing existing refrigerant piping and evaporator coils for use with refrigerant HFC-410A. Depending on equipment in place, replacement and conversion may also require evacuation of HCFC-22 refrigerant, flushing and cleaning the existing refrigerant piping of refrigerant and oils, installing a filter-dryer, replacing the thermal expansion device if required, and charging the system with R-410A. These costs are not included in our cost estimate.

Terracon recognizes that replacement or conversion strategies may differ at each property based on equipment ages, economics, availability of HCFC-22 refrigerant, and the extent of costs associated with consequential building alterations due to air conditioning equipment and system modifications. Actual costs of maintenance, replacement, conversion, or of collateral physical renovations to unspecified building components may vary over the next several years and be additional to the cost tables; hence Terracon recommends that a client consider establishing a contingency fund within its operating budget beyond any costs already reserved in the evaluation term. Complete replacement of the split DX systems, if required, could range from \$3,000 to \$5,000 per system.

Piping/Duct Insulation

Gaps, splits, and vapor barrier failure in various types of pipe insulation has been known to cause corrosion of metallic piping and ductwork within hydronic systems where the insulation either absorbs moisture or allows condensation to form on the piping and ductwork. Since condensation and related corrosion can potentially cause long-term deterioration and damage to piping and ductwork within hidden spaces, as part of the ongoing maintenance of buildings that have this type of piping and insulation, Terracon recommends a random inspection of the piping and ductwork and its insulation to verify that damage has not occurred. This condition can be latent and may require Ownership to open enclosed/sealed chase spaces.

Building Electrical Systems

Recognizing that a property's electrical distribution components are a mostly hidden condition, and that these systems must be maintained on a regular basis as part of an operating budget, property owners/managers should utilize a licensed electrician to routinely monitor electrical connections, grounding systems, and fault protection devices for signs of metallic corrosion, for overheating, such as softened, distorted, or charred insulation on a wire or of a component's casing, and for cracking of pre-1965 rubber-type wire insulation.

Reusing salvaged electrical components can require extensive prior examination and refurbishing since they may contain aluminum parts or other corroded or degraded materials that must be reconditioned or be wholly rejected by a licensed electrician; testing agency-approved/listed new replacement parts are recommended. From time to time, property owners/managers should check recall announcements from the United States CPSC (Consumer Product Safety Commission) for in-place electrical equipment, including HVAC equipment.

When electrical equipment manufacturers go out of business, or when equipment becomes obsolete though still functional, or is being phased-out by manufacturers due to regulatory requirements, such as for T12 fluorescent lamps since July 2005 and T12 magnetic ballasts since March 2006, part shortages can occur for in-place equipment that may lead to replacing entire assemblies rather than a single component. In the case of T12 lamps and magnetic ballasts, retrofitting of existing lamp sockets and using electronic ballasts might be an option, but which would require a property's owners/manager to determine their most cost-efficient conversion or replacement strategy.

Selecting a conversion or upgrade strategy for electrical equipment and fixtures is beyond the scope of this Report. Our cost opinions, or our assumptions of costs being a part of an annual operating budget or of a tenant's build-out activities cannot anticipate or direct a property owners/managers' strategy to incorporate new equipment, or when to participate in utility or manufacturer incentive and tax programs.

Aluminum Wiring

Certain properties of aluminum and aluminum-alloy wiring can cause deterioration of connections, possibly presenting a fire hazard even after years of service. The hazard lies in the overheating of connections, typically after carrying a heavy electrical load, such as a hair dryer or portable heater, for a sustained period of time. Increased loads are more typical today than in the 1960's and 70's when aluminum branch wiring was used. An aluminum version of type NM non-metallic sheathed cable (the common house wiring cable) became widely used through the 1960's and until around 1972. Facilities that have branch circuit wiring installed using aluminum, aluminum-alloy, and tin-plated aluminum (SINIPAL brand) wiring directly to fixtures should be considered a significant risk; such aluminum wiring types are prohibited for branch circuit wiring in new installations. Note that no corrective action to copper-coated aluminum wire connections is required since there is no known history reported of overheated connections associated with copper-clad aluminum wiring. Plated copper wire is also an approved wire-type requiring no corrective action. Note that approved aluminum-type wiring is permitted on the service-entry side of the main service breaker panel.

It was gradually recognized that certain properties of aluminum were causing problems with connections, and occasional electrical fires resulted from overheating of those connections. Aluminum is relatively soft, and as temperature increases, expands more than the metals from which connectors are made. When current flows through a connection, the connection becomes warmer. The expansion of the aluminum, confined under a screw terminal, generates tremendous pressure, so that the metal "flows" into the empty spaces in the connector. When the electrical

load is removed, the aluminum cools and contracts, and a gap forms between the wire and the connector. The resulting loosely-fit connection results in a higher electrical resistance at the location that can result in arcing of the current, the formation of corrosion in the gap, and ultimately a further increase of the electrical resistance.

The industry recognizes the most sure and permanent solution is to rewire with copper. The use of a COPALUM crimp, which is a type of pigtail connection whereby copper is "crimped" (a full compression crimp connection) with the existing aluminum, is recommended by the National Fire Protection Association, UL and the US Consumer Products Safety Commission as the next best repair method. Two other repair methods are often recommended by electricians, (pig-tailing and the use of CO/ALR devices) but both have been proven to fail and while these repair methods are less expensive than COPALUM crimp connectors, neither of these repairs are considered acceptable by CPSC. It is our position, as stated by the CPSC that though it is believed that the use of CO/ALR approved devices can greatly reduce the most frequent failures, it is considered a less permanent repair than rewiring or the COPALUM crimp and that CO/ALR devices must be considered to be, at best, an incomplete repair and a temporary fix.

Aluminum wiring requires aggressive maintenance procedures such as checking of connections, checking main service panels, abrading the wiring at the connections and re-tightening annually, including the neutral bus. Besides checking aluminum-type wiring to receptacles and switches, inspection and maintenance or repair may be required of wire splices, and connections to built-in appliances as dishwasher, hot water heater, and HVAC equipment. Where approved repairs have already been done, the work should be re-inspected annually. Signs of an overheated device or connection should prompt immediate repair, including removal of cosmetic finishes that protrude over or into a receptacle box, like wall paper or any combustible material such as a non-metal cover plate. All repairs are considered to be dependent on the skill level and diligence of those conducting the work, which we cannot verify. Regardless of the method chosen for dealing with existing aluminum wiring conditions, outlets and switches, the connections in the circuit breaker panel and at all junction boxes should be checked and aggressive maintenance procedures be required by the Borrower/Owner and their Certified Electrician to assure the safety of the occupants of this facility going forward.

Corrosion in Potable / Non-Potable Water Distribution and Drainage Systems

Various corrosive conditions, including destructive Microbial Induced Corrosion (MIC) activity, can be present in both potable and non-potable water distribution systems, such as in space heating/chilled water piping, as well as a building's sanitary plumbing system. Over time, this corrosion can result in chronic leaking of piping. Some piping installations may be more prone to accelerated degradation or blockage, such as low-sloped waste drainage piping, low-usage supply piping, exceedingly high-flow velocities in undersized pipe, or installations with numerous bends/irregular lay-out geometries. Poor initial installation practices may also promote corrosion. Particular defects, such as pinholes in copper, may exist without discovery until substantial damage has occurred. Such piping is considered a hidden condition, including insulated or wrapped or embedded piping, and will prevent adequate visual observation and therefore need to be part of preventative maintenance programs that could consist of flushing or videoing of these systems at recommended intervals. If testing identifies MIC, the treatment will vary depending upon the organism. Treatments include removal of microbial nutrient; providing accessibility for frequent cleaning; changes to the pH of the water; the use of suitable protective coatings; and the use of more-resistant materials.

No costs were included in this Report for significant testing or piping replacement unless otherwise specifically noted in the Cost Tables. Terracon did not perform any testing as part of our scope of work for this PCR. Although we did interview available persons knowledgeable with the property to determine whether historical chronic leaking has occurred, Terracon recommends regular testing and proactive maintenance to address this potential condition as part of an operating budget cost.

Fire Sprinkler System Microbial Induced Corrosion - (MIC)

Destructive microbial activity has been found to be a contributing factor in the corrosion of wet fire protection sprinkler systems. Symptoms of MIC include pinhole leaks, smelly water, black water and tubercles forming inside the piping. The corrosion is seen more often in lower (numerical) Schedule steel piping than with higher Schedule piping and appears to happen more at pipe seams. The National Fire Protection Agency (NFPA) is currently addressing the MIC problem with changes in NFPA 13 and 25.

Over time if left untreated, this corrosion can result in chronic leaking of the sprinkler piping. The presence of these organisms can only be confirmed using analytical tests. If the testing identifies MIC, the treatment will vary depending upon the organism. Treatments include removal of microbial nutrient; providing accessibility for frequent cleaning; changes to the pH of the water; the use of suitable protective coatings; the use of more-resistant materials; and possible cathodic protection. For some species, the use of biocides has been effective. A dry-pipe sprinkler system could also be affected because wet testing can allow residual moisture to be retained in piping low spots; this moisture, coupled with oxygen available in the compressed air within the pipe can potentially increase internal wall corrosion rates and possibly lead to leaks.

Terracon did not perform any testing as part of our scope of work for this PCR. Although we did interview available persons knowledgeable with the property to determine whether historical chronic leaking has occurred, Terracon recommends regular testing and proactive maintenance to address this potential condition of the fire sprinkler piping as normal preventative maintenance as part of an operating budget cost. No costs were included in this Report for significant piping replacement unless otherwise specifically noted in the Cost Tables.

Recalled Fire Sprinkler Heads

Our site observations may have noted the presence of fire suppression sprinklers within this/these structure(s). There have been several national recalls of various defective sprinkler heads. These manufacturers include *Omega* and recalled heads from *Central*, *Star* or *Gem*. The national recall of *Central*, *Star* or *Gem* sprinkler heads was due to the degradation failure of the O-rings. Other manufacturer-related reasons for non-functioning sprinkler heads also exist. If the presence of fire suppression sprinklers at the subject site was observed, we noted the type of spare heads stored on-site in the spare sprinkler head cabinet by observing the manufacturer's name of the heads; however, the same sprinkler head type may not be in actual service throughout the subject site. Because of manufacturer recalls, we therefore recommend that property owner(s) or their management firm(s) promptly contact the licensed fire suppression contractor that inspects and services their system in order to confirm the in-place head-types, and to verify if they are part of any manufacturer's recall or service bulletin. The time for a manufacturer's offer of partial dollar compensation for recall-related work may have expired; however, the work must still be performed promptly.

3.16 Documents Reviewed

Terracon was provided with the following documentation for this property, which we have relied upon in the assembly of this Report.

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3.17 Out of Scope Considerations

No out of scope considerations are included in this Report.

3.18 Opinions of Cost

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Immediate Repair Cost Table

Item	Quantity	Unit	Unit Cost	Immediate Total
3.7 Mechanical and HVAC Systems				
Allowance for the procurement of a spare charge of R-22.	1	Allow	\$1,000	\$1,000
3.12 Fire and Life Safety Systems				
Allowance for the services of a code specialist to determine the applicable requirements of the fire suppression sprinkler system.	1	EA	\$5,000	\$5,000
Total Repair Cost				\$6,000

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Capital Reserve Schedule

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total Cost
3.1 Site Improvements																		
Limited full-depth repair of asphalt paving.	10	9	1	35,000	SF	\$8.00	\$280,000	\$140,000										\$140,000
Crackseal, sealcoat, and restripe asphalt paving.	5	4	1	35,000	SF	\$0.65	\$22,750	\$22,750					\$22,750				\$22,750	\$68,250
Limited concrete paving replacement.	30	29	1	8,550	SF	\$7.00	\$59,850	\$23,940										\$23,940
Partial replacement of brick pavers.	20	19	1	1,200	SF	\$25.00	\$30,000	\$7,500										\$7,500
3.2 Amenities																		
Refinish gym wood floor.	10	9	1	6,000	SF	\$4.00	\$24,000	\$24,000										\$24,000
3.3 Building Exterior																		
Apply a penetrating masonry sealer.	10	8	2	14,000	SF	\$3.00	\$42,000	\$42,000										\$42,000
Remove and replace deteriorated sealants at the perimeter of the window and door assemblies and penetrations.	15	10	5	900	LF	\$10.00	\$9,000					\$9,000						\$9,000
Replace loading dock manual, steel, overhead doors.	35	30	5	320	SF	\$18.00	\$5,760					\$5,760						\$5,760
Repoint exterior masonry.	25	20	5	14,000	SF	\$7.00	\$98,000					\$24,500						\$24,500
3.4 Roof																		
Replace single-ply TPO roof membrane assembly.	20	16	4	14,000	SF	\$15.00	\$210,000				\$210,000							\$210,000
3.6 Interior Components																		
General renovation of interior finishes in common areas, offices, classrooms and cafeteria.	10	9	1	60,000	SF	\$13.00	\$780,000	\$390,000	\$390,000									\$780,000
Phased renovation of locker rooms and restrooms interior finishes and fixtures.	30	25	5	12,000	SF	\$70.00	\$840,000					\$280,000	\$280,000	\$280,000				\$840,000
3.7 Mechanical and HVAC Systems																		
Replacement of 16.5-tons of condensing units.	20	33	0	17	TON	\$1,800.00	\$30,600	\$30,600										\$30,600
Replacement of 1.5-tons of DX-split systems.	20	25	0	3	TON	\$2,000.00	\$6,000	\$6,000										\$6,000
Refurbishment of a portion of the interior and exterior AHUs.	25	33	0	7	EA	\$20,000.00	\$140,000	\$140,000										\$140,000

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total Cost
Replacement of a portion of the interior and exterior AHUs.	25	33	0	6	EA	\$40,000.00	\$240,000	\$240,000										\$240,000
Refurbishment of a portion of the VAV-terminal units.	20	33	0	33	EA	\$500.00	\$16,500	\$16,500										\$16,500
Replacement of the unit heaters with HHW coils.	20	33	0	3	EA	\$1,000.00	\$3,000	\$3,000										\$3,000
Replacement of the finned tube baseboard radiators.	25	33	0	400	LF	\$50.00	\$20,000	\$20,000										\$20,000
Replacement of the electric unit heaters in locker rooms.	15	33	0	4	EA	\$2,000.00	\$8,000	\$8,000										\$8,000
Anticipated replacement of the DX-cooling only mini-split system.	15	8	7	2	TON	\$1,500.00	\$3,000							\$3,000				\$3,000
Replacement of the DOAS.	25	33	0	1	EA	\$40,000.00	\$40,000	\$40,000										\$40,000
Replacement of localized areas of HHW piping and fittings.	50	67	0	40	LF	\$500.00	\$20,000	\$10,000	\$10,000									\$20,000
3.8 Electrical Systems																		
IR thermal scans of all electrical panelboards and the main switchboard.				1	EA	\$4,000.00	\$4,000	\$4,000										\$4,000
3.10 Utilities																		
Allowance for the sanding and repainting of a portion of the natural gas piping.	0	0	0	600	LF	\$10.00	\$6,000	\$6,000										\$6,000
3.11 Vertical Transportation																		
Modernization of elevator controls.	20	33	0	1	EA	\$100,000.00	\$100,000	\$100,000										\$100,000
Modernization of elevator cab finishes.	20	33	0	1	EA	\$20,000.00	\$20,000	\$20,000										\$20,000
3.12 Fire and Life Safety Systems																		
Anticipated replacement of the FACP and a portion of the associated devices.	20	11	9	1	EA	\$75,000.00	\$75,000									\$75,000		\$75,000
Total (Uninflated)								\$1,252,290.00	\$442,000.00	\$0.00	\$210,000.00	\$319,260.00	\$302,750.00	\$283,000.00	\$0.00	\$75,000.00	\$22,750.00	\$2,907,050.00
Inflation Factor (3.0%)								1.0	1.03	1.061	1.093	1.126	1.159	1.194	1.23	1.267	1.305	
Total (inflated)								\$1,252,290.00	\$455,260.00	\$0.00	\$229,472.67	\$359,329.94	\$350,970.23	\$337,916.80	\$0.00	\$95,007.76	\$29,683.59	\$3,109,930.98
Evaluation Period:								10										
# of Square Feet:								75,000										

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total Cost	
Reserve per Square Feet per year (Uninflated)								\$3.88											
Reserve per Square Feet per year (Inflated)								\$4.15											

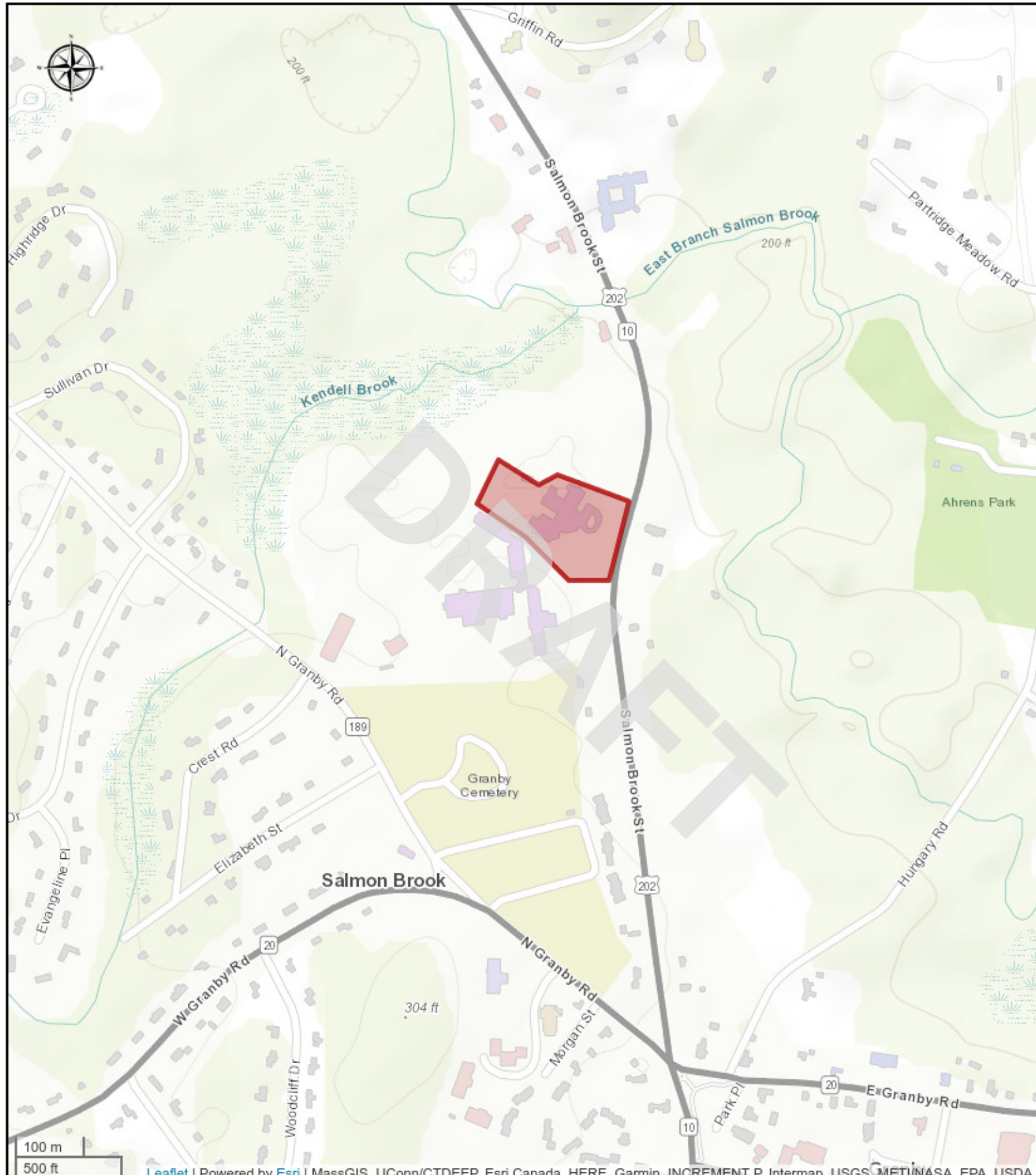
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ADA Cost Table


Project:	Granby Memorial Middle School FCA			Square Feet:	75,000	
Location	321 Salmon Brook Street, Granby, CT 06035			No. of buildings:	1	
Type of Facility:	Education			Reserve Term:	10	years
No. Stories:	2			Property Age:	33	years
A-1	Item Description	Quantity	U	Cost	A-Total\$	Comments
	Create new van-accessible parking space.	1	EA	\$850.00	\$850.00	
	Total Cost				\$850.00	
	Cost per Square Feet				\$0.01	

APPENDIX A
SITE LOCATION PLAN

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Leaflet | Powered by Esri | MassGIS, UConn/CTDEEP, Esri Canada, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

Project No. FR256003	 611 Lunken Park Drive Cincinnati, OH 45226	Site Location Plan	EXHIBIT
Scale AS SHOWN		Granby Memorial Middle School FCA	1
Date May 13, 2025		321 Salmon Brook Street Granby, Grand, CT	

APPENDIX B
AERIAL IMAGERY

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Leaflet | Powered by Esri | Esri Community Maps Contributors, Maxar, M...

Project No. FR256003	 611 Lunken Park Drive Cincinnati, OH 45226	Aerial Imagery	EXHIBIT
Scale AS SHOWN			Granby Memorial Middle School FCA
Date May 13, 2025		321 Salmon Brook Street Granby, Grand, CT	

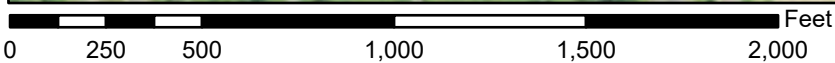
APPENDIX C
FLOOD RESEARCH

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National Flood Hazard Layer FIRMette



72°47'44"W 41°57'55"N



72°47'7"W 41°57'28"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **5/5/2025 at 1:08 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

APPENDIX D
PHOTOGRAPHIC DOCUMENTATION



Photo 1: Chain link fence surrounding propane tanks for kitchen equipment.



Photo 2: Chain link fence surrounding propane tank at the loading dock area.



Photo 3: Loading dock area.



Photo 4: Loading dock steel overhead door.



Photo 5: Dumpster at the loading dock area.



Photo 6: Painted plastic covered bollards located adjacent to the loading dock.



Photo 7: Signage.



Photo 8: Property entrance.



Photo 9: Typical alligator type cracking at the asphalt parking lot.



Photo 10: Concrete curb.



Photo 11: Concrete walkway at the front of the building.



Photo 12: Concrete walkway at the main entrance to the building.



Photo 13: Site drainage.



Photo 14: Overview of the main parking lot at the rear of the building.



Photo 15: Linear cracking at the parking lot.



Photo 16: Asphalt walkway.



Photo 17: Outdoor rest area at the rear of the building.



Photo 18: Brick pavers at the outdoor rest area.



Photo 19: Asphalt vehicular pavement damage.



Photo 20: Evidence of previous repairs of asphalt vehicular pavement.



Photo 21: Damaged concrete pavement at the loading dock area. Typical of concrete pavement damage throughout.



Photo 22: Landscaping - Stone covering at a landscape island.



Photo 23: Landscaping - Mature trees.



Photo 24: Overview of the Gymnasium.



Photo 25: Overview of the Gymnasium.



Photo 26: Wood flooring.



Photo 27: Gymnasium wood floor. Note the damaged spot.



Photo 28: Gymnasium bleachers.



Photo 29: Gymnasium wall finish.

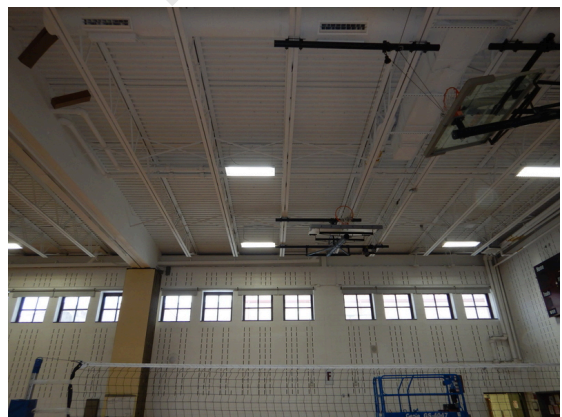


Photo 30: Ceiling finishes.



Photo 31: South (front) elevation of the building.



Photo 32: Partial west elevation of the building.



Photo 33: North elevation of the building.



Photo 34: Main entrance to the building.



Photo 35: main entrance doors.



Photo 36: First floor window.



Photo 37: Elastomeric sealant.



Photo 38: Elastomeric sealant.



Photo 39: Upper level windows.



Photo 40: Concrete foundation.



Photo 41: Site steps.



Photo 42: Service door.



Photo 43: Typical windows.



Photo 44: Drive-in loading dock door.



Photo 45: Brick veneer bellow windows.



Photo 46: View of elastomeric sealant around the door.



Photo 47: Concrete slab-on-grade.



Photo 48: Metal roof deck.



Photo 49: Typical roll-up door.



Photo 50: Roof access.



Photo 51: EDPM roof membrane over cafeteria..



Photo 52: Internal drain.



Photo 53: Evidence of previous repair of the EPDM roof membrane.



Photo 54: EPDM roof membrane.



Photo 55: Close up of EPDM roof membrane.



Photo 56: Parapet wall.



Photo 57: Gym: Roof hatch to the lower roof.



Photo 58: Gym: Lower roof overview.



Photo 59: Gym: TPO membrane.



Photo 60: Ponding at the gym TPO membrane.



Photo 61: Gym: Evidence of TPO membrane repair.



Photo 62: Gym: Roof overview facing northwest.



Photo 63: TPO membrane

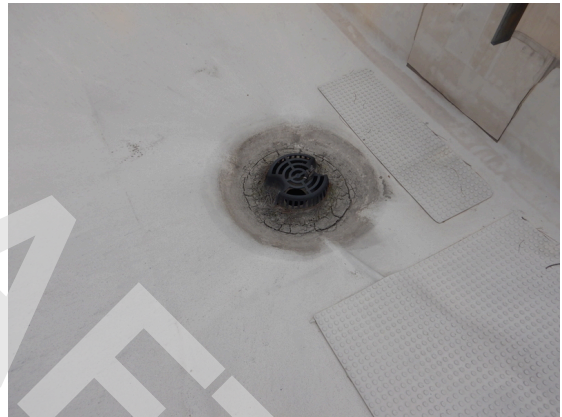


Photo 64: Gym: internal drain.



Photo 65: Gym: Roof overview facing southeast.



Photo 66: TPO membrane patch.



Photo 67: Metal roof.



Photo 68: Metal roof.



Photo 69: Skylight,



Photo 70: Concrete slab-on-grade.



Photo 71: Dining Room



Photo 72: Dining room VCT flooring.



Photo 73: Dining room ceramic tile flooring.



Photo 74: Kitchen Equipment.



Photo 75: Dishwasher.



Photo 76: Main entrance lobby.



Photo 77: Corridor leading from the main entrance lobby.



Photo 78: Acoustical ceiling finish.



Photo 79: First floor corridor.



Photo 80: School office.



Photo 81: Carpet flooring.



Photo 82: Break room.

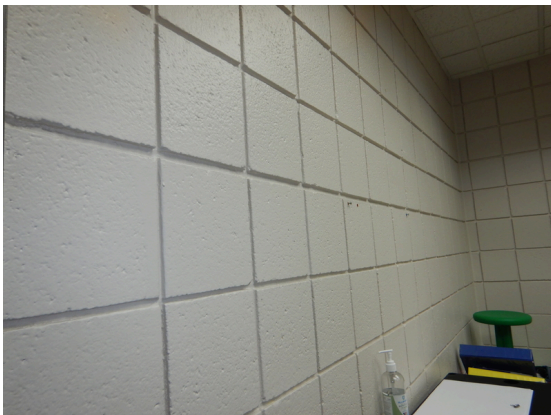


Photo 83: CMU wall finish.



Photo 84: Secondary entrance lobby.



Photo 85: Gymnasium restroom.



Photo 86: Gymnasium toilet.



Photo 87: Entry door to the Boys locker room.



Photo 88: Boys locker room.



Photo 89: Boys locker room lockers.

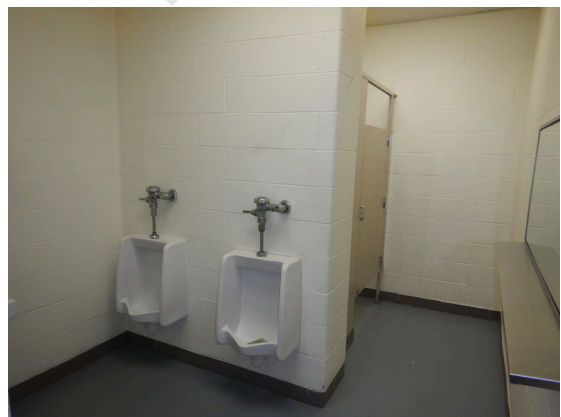


Photo 90: Boys locker room urinals.



Photo 91: Boys locker room toilet.



Photo 92: Girls locker room.



Photo 93: Girls locker room toilet and sink.



Photo 94: Girls locker room showers.



Photo 95: Locker room shower flooring.



Photo 96: Conference Room C.



Photo 97: Classroom S8.



Photo 98: Typical painted CMU wall finish.



Photo 99: Custodian room.



Photo 100: Custodian room. VCT flooring.



Photo 101: Typical 1st floor restroom toilet.



Photo 102: Typical 1st floor restroom sink.



Photo 103: Typical 1st floor restroom wall and ceiling finishes.



Photo 104: Typical 1st floor restroom toilet partitions.



Photo 105: Typical 1st floor restroom flooring.



Photo 106: Typical florescent ceiling lighting.



Photo 107: Corridor fire doors.



Photo 108: 8th grade classrooms corridor.



Photo 109: Overview of classroom 61.



Photo 110: Overview of classroom 68.



Photo 111: Overview of classroom 62.



Photo 112: Overview of classroom 67.



Photo 113: Detail of classroom casework.



Photo 114: Overview of classroom 65.



Photo 115: Emergency exit door leading to the egress stairway.



Photo 116: Typical egress stairway.

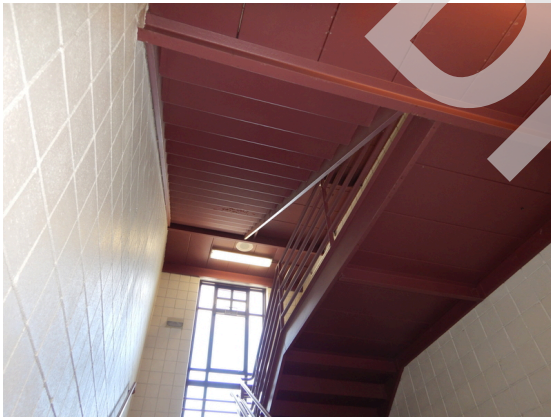


Photo 117: View of steel egress stairs.

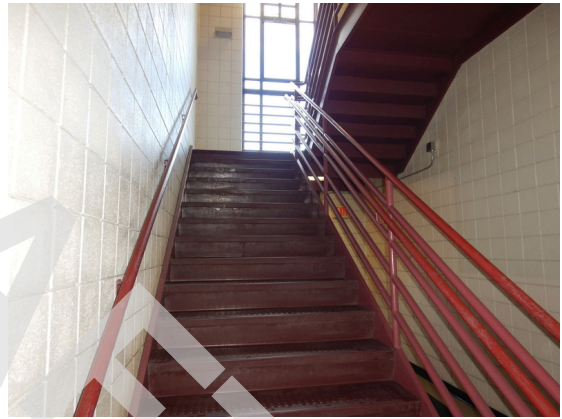


Photo 118: Typical egress stairway steps.



Photo 119: Typical corridor lockers.



Photo 120: Technology wing corridor.



Photo 121: Technology wing corridor floor finish.



Photo 122: Overview of Technology Lab A1.



Photo 123: Technology Lab ceiling finish.



Photo 124: Overview of Technology Lab A2.

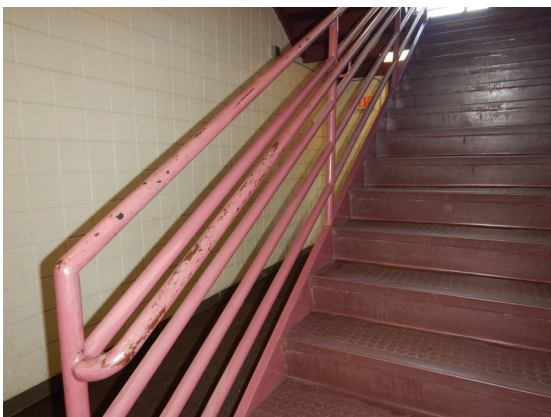


Photo 125: Stairwell railing.



Photo 126: Painted CMU wall finishes.



Photo 127: Home economics wing corridor.



Photo 128: Home economics classroom.



Photo 129: Home economics classroom flooring finish.



Photo 130: Boiler room.



Photo 131: Elevator equipment room.



Photo 132: Elevator equipment room flooring.



Photo 133: Overview of the Clinic.



Photo 134: Clinic flooring finish.



Photo 135: Clinic ceiling finishes.



Photo 136: Clinic case work.



Photo 137: Clinic restroom toilet. Clinic r



Photo 138: Clinic restroom wall and ceiling finishes.



Photo 139: Monumental stairway at the center of the building.



Photo 140: Monumental stairs.



Photo 141: Upper level corridor wall finishes.

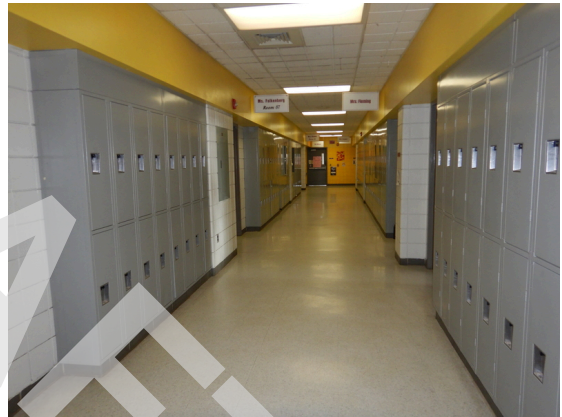


Photo 142: 2nd floor classroom corridor.



Photo 143: Corridor viny sheet goods flooring.

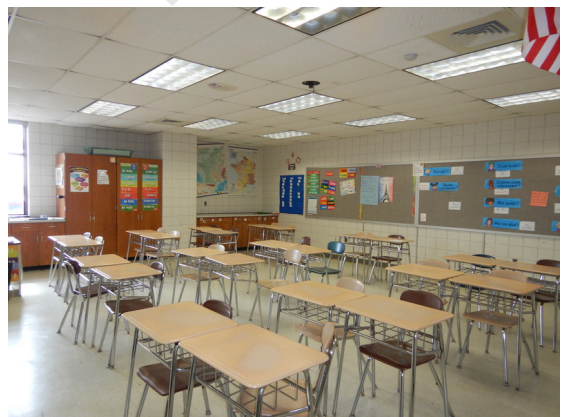


Photo 144: Overview of classroom 81.



Photo 145: Classroom 81 ceiling finishes.



Photo 146: Overview of classroom 86.



Photo 147: Overview of classroom 84.



Photo 148: Second floor mechanical room.



Photo 149: Roof access.



Photo 150: Overview of classroom 73.



Photo 151: Overview of classroom 77.



Photo 152: Computer lab.



Photo 153: Media room.



Photo 154: Typical condition of hail guards for condensing units. Note age and surface corrosion.



Photo 155: Typical condition of exterior ductwork.



Photo 156: Typical condition of exterior ductwork, note deterioration of external coating/insulation.



Photo 157: HHW Circulation pumps.



Photo 158: Typical condensing water boilers.



Photo 159: Typical roof-mounted equipment.
Note surface corrosion on natural gas piping.



Photo 160: Typical condition of condensing unit fins.



Photo 161: DX mini-split condensing unit.



Photo 162: Typical new wall-mounted thermostat.

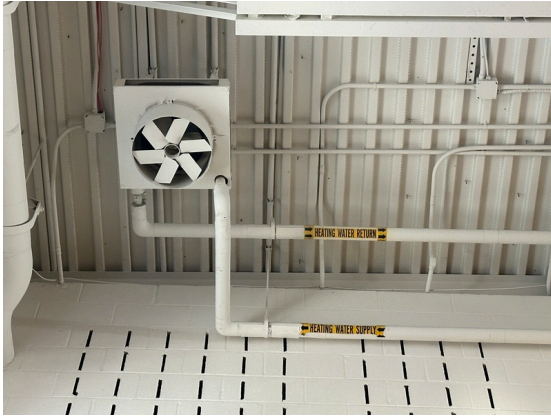


Photo 163: Typical HHW unit heater for gym.



Photo 164: Typical roof-mounted VAV-AHU with heating only.



Photo 165: DX mini-split-system cassette unit.



Photo 166: Typical older thermostat and temperature sensor.



Photo 167: Typical HHW unit heater for stairwell.



Photo 168: Typical Interior AHU with heating and cooling coils.



Photo 169: Typical VFD for interior AHU.



Photo 170: Typical AHU with heating coils only.



Photo 171: Typical condition of HHW piping, connections, and insulation.



Photo 172: DX mini-split fan coil unit.



Photo 173: DX split-system condensing unit.



Photo 174: Typical VAV terminal units.



Photo 175: Typical roof-mounted condensing unit. Note corroded fan guards.

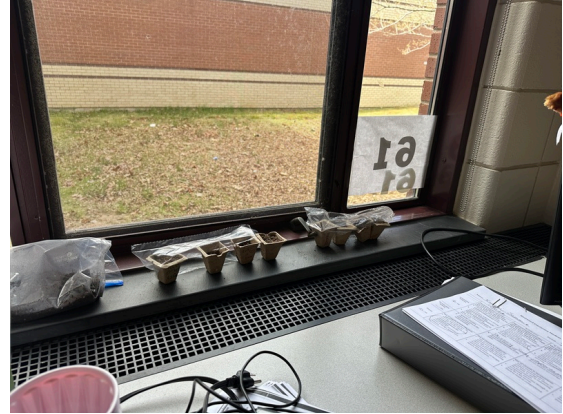


Photo 176: Typical HHW baseboard unit heater.



Photo 177: Typical roof-mounted AHU with heating and cooling coils.



Photo 178: DOAS.



Photo 179: Dust collector.



Photo 180: Main Electrical Switchboard.



Photo 181: Utility owned, pad-mounted transformer.



Photo 182: Tank-type water heaters.



Photo 183: Tankless water heaters and domestic water backflow preventer.



Photo 184: BLPs and controls cabinet.



Photo 185: Elevator cab interior.



Photo 186: Elevator equipment.



Photo 187: FACP.



Photo 188: Typical portable fire extinguisher in cabinet.

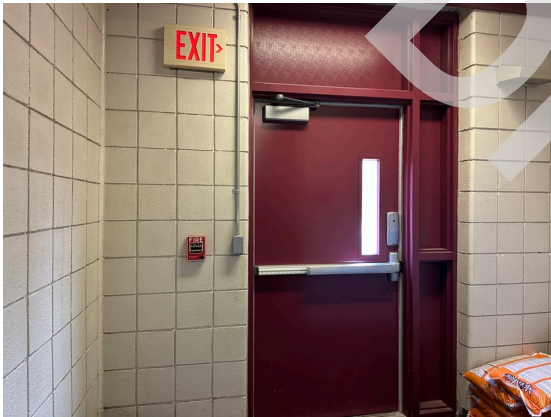


Photo 189: Typical exit door with exit sign and pull station.



Photo 190: Emergency generator.



Photo 191: Fire suppression backflow preventer.



Photo 192: Accessible parking at the front elevation of the building.



Photo 193: Accessible parking at the front elevation of the building.



Photo 194: Route to an accessible building entrance.



Photo 195: Accessible entrance doors in a series.

APPENDIX E
PRE-SURVEY QUESTIONNAIRE

PCA PRE-SURVEY QUESTIONNAIRE



Today's Date:	2/25/2025		
Subject Property Name:	Granby Memorial Middle School		
Property Addresses:	321 Salmon Brook St. Granby, CT 06035		
Property Parcel ID #s:	Assessor's Info Attached		
Your Name / Company / Title:	Christopher DeGray	Granby CT Public Schools	Director of Facilities
Your Contact Email/Phone:	degrayc@granbyschools.org	860-844-5256 (o)	413-222-4731 (cell)
Length of Time with Property:	5 months		
Date of Site Visit:			
Comments:			
Return to:	Melissa.garver@terracon.com; Ronnie.choi@terracon.com		

- ◆ Please provide dates/information on **recent capital improvements** and **future capital improvements**.
- ◆ Person most knowledgeable about the property **MUST** accompany us throughout the site visit.
- ◆ ALL "down" (unlettable) spaces must be accessed. Make prior arrangements if necessary.
- ◆ Pre-arrange entry into approximately 10% or more of units / rooms— arrange choices by different design & locations in all buildings, as reasonably possible. ADA facilities must be included.
- ◆ We need to view ALL major equipment such as but not limited to: HVAC, Electrical, Plumbing, Fire Sprinklers, etc.
- ◆ We need to view ALL spaces: locked rooms, garages, crawl spaces, basements, under-sidewalk vaults, etc.
- ◆ **Roofs (low-slope):** Terracon needs **SAFE access** to low-sloped roofs. Provide OSHA-approved portable ladders as needed, OR arrange for roofing contractor to be on-site.
- ◆ **Attic - Ceiling Areas:** A reasonable number of attic spaces need to be accessed during our visit.

➔ **Check the box of documents that will be furnished to us: PLEASE PROVIDE ALL AVAILABLE DOCUMENTS**

- | | |
|--|--|
| <input checked="" type="checkbox"/> Site schematic plan (small scale) | <input checked="" type="checkbox"/> Certificate of Occupancy |
| <input type="checkbox"/> Prior engineering studies performed | <input checked="" type="checkbox"/> Most recent fire / building / health department inspections. |
| <input checked="" type="checkbox"/> Fire sprinkler tests | <input checked="" type="checkbox"/> Fire alarm test |
| <input checked="" type="checkbox"/> Elevator/escalator/lift inspection certificates | <input type="checkbox"/> Load tests |
| <input checked="" type="checkbox"/> Health department inspections/permits (swimming pool inspection/service certificates; commercial food) | |
| <input checked="" type="checkbox"/> Boiler inspection certificates | <input checked="" type="checkbox"/> Roof warranties (5/6 year old roof) |
| <input type="checkbox"/> Violations against Codes / Zoning / ADA | <input type="checkbox"/> Specific zoning variations granted for your site |
| <input type="checkbox"/> Fire pump test <i>NONE</i> | <input checked="" type="checkbox"/> Termite inspections |
| <input checked="" type="checkbox"/> Emergency electric generator test | |

➔ **We need to examine the following: PLEASE PROVIDE ALL AVAILABLE DOCUMENTS**

- | | | | |
|--|--|--|--|
| <input type="checkbox"/> ALTA Survey | <input checked="" type="checkbox"/> Architectural drawings | <input checked="" type="checkbox"/> MEP / Civil Engineering Drawings | <input type="checkbox"/> Geotechnical report |
| <input type="checkbox"/> Proposals for major repair/replacement work such as: parking garage repairs, MEP equipment maintenance | | | |
| <input type="checkbox"/> Projected future Capital Improvements with approximate individual dollar amounts for next one-to-five years | | | |
| <input type="checkbox"/> Bid costs or dollar budgets for on-going & proposed capital improvements work | | | |
| <input checked="" type="checkbox"/> Termite inspections | <input checked="" type="checkbox"/> Mold tests | <input checked="" type="checkbox"/> Roof surveys (infrared, etc.) | |
| <input type="checkbox"/> (If new construction is underway) Architect's G702 Schedule of Values that indicates completion percentages by individual line items. | | | |

PROPERTY DESCRIPTION

Original Construction Date:	See attached	Total land acres:	
Renovation Date(s):	Assessor's info	By phase:	
Building Square Footages:		# of stories:	
# of Buildings:		Parking garage stories:	
# of Units:		Total # of Parking Spaces	
Unit Type Mix and # of each type:		# of ADA Accessible Parking Spaces	

LIST ALL OTHER STRUCTURES & AMENITIES:

UTILITIES	Provider Name/Service		
Electric Power:	Eversource	Separate Tenant Meters?	Y / (N)
Natural or Propane Gas:	StateLine	Separate Tenant Meters?	(Y) / (N)
Domestic Water:	City of Granby	Separate Tenant Meters?	(Y) / (N)
Storm Sewer:	Town of Granby	Grease Traps?	Y / N
Sanitary Sewer:	"		
Sanitary Lift Stations:	None		
Waste Removal:	Paine's	Private? / Municipal?	✓

Any problems or insufficiencies with any utilities / suppliers? Y / N (if Yes, describe)

INSPECTIONAL AGENCIES

County of Jurisdiction	Hartford	
Building Department	Town of Granby	Outstanding Violations? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Zoning Department	" "	Outstanding Violations? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Fire Department	" "	Outstanding Violations? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Health Department	" "	Outstanding Violations? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

REPAIRS/CAPITAL IMPROVEMENTS HISTORY

List ALL major physical improvements for the PAST 5 YEARS.	Roof / Barbers
Any in-progress or planned capital improvements?	NO
Identify your <i>most</i> common types of repair work?	Plumbing / HVAC
Chronic or acute problems?	NO
Any Tenant Responsibilities?	IF yes, state where OWNER is responsible & in what dollar amount. NO
Triple Net Lease?	

GENERAL		No	Yes	Describe Specific Quantities & AGES
Any recent damage caused by: flooding, earthquake, fires, hail, high winds, OR <u>current</u> building-related lawsuit / lien etc.?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the site or portion thereof in a 100-year or more frequent floodplain? Other geological hazards?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Any flooding on the site during your tenure? Into any building or onto a parking lot?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are you currently required to modify any item in order to meet Codes / Zoning / Seismic or other regulation. Any liens against the Property?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are you experiencing or aware of any mold OR damage? Previous remediation?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	MUSIC / CHORUS ROOMS 08/2024
Are you experiencing or aware of any termite or pest conditions & damage? Any Bonds in effect?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Constant or recurring Indoor Air Quality issues/tenant complaints?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	UNION GRIEVANCES
Loud or unusual noise sources on neighboring properties or on-site?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
ADA		No	Yes	
Has an ADA survey previously been completed for this property?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Have any ADA improvements been made to this property?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Does a Barrier Removal Plan exist for the property?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Has the Barrier Removal Plan been reviewed/approved by a third-party?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Has building management received any ADA complaints that have not been resolved?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are you in the process of implementing ADA compliance, or have an ADA-related complaint/lawsuit filed against the Property?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is any litigation pending related to ADA issues?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
PAVEMENTS & DRIVES		No	Yes	Describe Specific Quantities & AGES
Number of ADA compliant spaces? Sufficient number?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	(if NO describe)
Asphalt Paving? <input checked="" type="checkbox"/>	Age? 23yrs	Alligating? Potholes? Overlay? Seal Coat? Re-striping?		
Concrete Paving?	Age?	Cracking?, Spalling? Repairs or Replacement? Re-striping?		
Sidewalks? <input checked="" type="checkbox"/>	Age? 23yrs			
SITE & DRAINAGE		No	Yes	Describe Specific Quantities & AGES
Municipal or On-site? Erosion / ponding problems?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Basements / crawl space / Below grade areas? Any known water intrusion or seepage?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Storm water lift stations / pond aerators / filtration?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Irrigation? Timers? Backflow prevention?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	Baseball / soccer fields
Site Lighting? Timers or photocells?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
STRUCTURE & FOUNDATION		No	Yes	IF yes - Describe SPECIFIC Quantities & AGES
Concrete, steel, composite, or wood structure?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	Repairs? Replacements?
Differential movement, spalling, deflection?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	

PCA Pre-Survey Questionnaire



Piles, piers, beams, matt or foundation? Differential movement, cracking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Termite damage or wood rot? Last inspection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
BUILDING ENVELOPE	No	Yes	IF yes - Describe SPECIFIC Quantities & AGES
Masonry, Glass/Spandrel, EIFS, Concrete, Wood Siding?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Repairs? Replacements?
Water infiltration problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Exterior last painted?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	never
Masonry repairs / tuckpointing?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Siding replacement?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Sealant / caulking replacement?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Balconies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Repairs? Replacements?
Windows?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Replacements?
Doors?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Replacements?
Loading docks at dock height, quantity? Bumpers?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Loading docks with truck wells, quantity? Bumpers?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Loading docks with dock equipment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Overhead doors, quantity?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
ROOFING	No	Yes	Describe Specific Ages and Locations
Low Slope: Built-up, Modified Bitumen, EPDM, PVC, Metal? Overlay-type re-roof systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	EPDM
Steep-slope: Asphalt shingles, masonry, wood shingles or shakes, metal panels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Metal
Any active roof leaks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Any current roof warranties in place? Transferable?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	25yr warranty
Fire-retardant treated (FRT) plywood roof deck?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Any roof insulation with phenolic-related properties? Major areas of metal deck rust?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Ice dams or damage at attic soffits during winter?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Name & phone number of roofing maintenance contractor:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
HEATING	No	Yes	Describe Quantities, Locations & Ages
Boilers? 3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Gas? Electric? propane 8 months old
Furnaces?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Rooftop packaged? 7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Gas? Electric? electric all original to bldg. 1992
Heat Pump?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Base board?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	original to bldg throughout 1992
Ceiling or duct mounted? a few	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Gas? Electric? original to bldg 1992
PTAC? 2	<input type="checkbox"/>	<input type="checkbox"/>	
Tenant responsibility? Owned/maintained?	<input type="checkbox"/>	<input type="checkbox"/>	Facilities Dept maintained
COOLING & VENTILATION	No	Yes	Describe Quantities, Locations & AGES
Chillers?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Refrigerant type? Tons?

PCA Pre-Survey Questionnaire



Cooling Towers?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Central air system? Split-systems?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Quantity? Tons? 0, R22 5 split systems (20 tons)
Rooftop packaged?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Quantity? Refrigerant type? Tons? R22
Heat Pump?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
PTAC?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Piping? Steel, Copper, PVC?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copper
Building or tenant owned?	<input type="checkbox"/>	<input type="checkbox"/>	
Outside air ventilation? Dedicated system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	yes
Energy Management System? Pneumatic or DDC controls?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	DDC control
Name & phone number of HVAC maintenance contractor:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Conservu, Steve Goldberg, 860-930-2858

ELECTRICAL	No	Yes	Describe Specific Quantities & AGES
Building service capacity? Volts? Amps, 1 or 3-phase?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	480, 277/120, single & 3 phase
Primary transformers utility owned?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Size and location of typical service panels? 480/277-volt? 208/2120-volt?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Circuit breaker or screw-base fuses? Arc-fault breakers? throughout bldg.
Step-down transformers? Size and location?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any known Aluminum wiring? CO/ALR devices used?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Fluorescent or incandescent lighting? T-8 or T-12 lamps? Lighting controls?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	throughout bldg.
Infrared Thermal Scans?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Emergency generator? Natural gas, diesel or propane? Size of fuel tank?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	How often tested? Powers during an emergency? yes Diesel, 500 gallon, tested weekly
Name & phone number of electrical maintenance contractor:	<input type="checkbox"/>	<input type="checkbox"/>	Huntington Power, 203-929-3203

PLUMBING	No	Yes	Describe Specific Quantities & Ages
Municipal or public domestic water service? Booster pumps? Pressure tanks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Municipal, booster pump, pressure tanks original to bldg
Type of domestic water piping:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copper Galvanized Steel, Polybutylene (PB), Polyvinyl Chloride (PVC), ABS?
Type of sanitary drain piping: Cast iron, PVC?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cast iron & PVC
Domestic water heaters? Number and location? Natural gas or electric?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tank size? Drip tubes replaced (electric)? 2, electric
Domestic water treatment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Fountains?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	8+
Gravel or Oil Separators?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

FIRE / LIFE SAFETY SYSTEMS	No	Yes	Describe Specific Quantities & Ages
Type of Fire Suppression Sprinklers: Wet, Dry, Pre-action, None?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Last Inspected (month/year) wet 08/2025
Fire Alarm Control Panel (FACP)? Zoned or Addressable? Age of FACP?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Last Inspected (month/year) Zoned 08/2025
Fire Alarm remotely monitored? Municipality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Advanced Alarm/Affiliated Monitoring 1800 434 4000

PCA Pre-Survey Questionnaire



Any microbiologically influenced corrosion (MIC) deterioration of the sprinkler systems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Sprinkler head manufacturer ? Any Star / Omega / Central recalls?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Fire Pump? Size? Age?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Fire Sprinkler maintenance contract in-place? Name & phone number	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire Equipment Inc
Smoke Detectors in common areas? Tenant spaces?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Last Inspected (month/year) 08/2025
Fire extinguisher inspections current?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Last Inspected (month/year) completed monthly
Smoke Evacuation Systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Last Inspected (month/year)
Pressurized Stairwells?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Last Inspected (month/year)
ADA Strobe lighting in common areas and restrooms?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Describe - Quantity

ELEVATORS & ESCALATORS	No	Yes	Describe Specific Quantities & AGES
Electric traction? <u>Hydraulic</u> ? Escalators?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1
Quantity and ages?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	original to bldg.
Capacities (Lbs.) and Velocity?	<input type="checkbox"/>	<input type="checkbox"/>	600lbs
List recent elevator upgrades / repairs?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Seal 3/4 years ago
Most recent inspection dates?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within past year
Maintenance contract in place? Name & phone number of contractor? Length of Contract?	<input type="checkbox"/>	<input type="checkbox"/>	Service only <input type="checkbox"/> Parts AND service? <input checked="" type="checkbox"/>
Are elevators equipped with ADA accessible provisions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Item or System	Age in years Elevator 1	Age in years Elevator 2	Age in years Elevator 3	Age in years Elevator 4	Age in years Elevator 5
Elevator finishes and doors	23				
Elevator machinery and controls	23				
Escalator finishes	23				
Escalator machinery and controls	23				

FINISHES - COMMON AREAS	No	Yes	Describe Specific Quantities & AGES
Restrooms; quantity, location, ages of fixtures?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	original to bldg. 9+ others
Corridors; finishes, ages?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	tile original to bldg
Carpet; type, ages?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	several locations 15+ yrs old
Tile; type, ages?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	VCT throughout original to bldg
Primary entrances; finishes, ages?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	original to bldg, carpet
Other:	<input type="checkbox"/>	<input type="checkbox"/>	Describe what replacement is expected in next 10-years & Cost:

Person Completing Questionnaire

Signature: Chris DeGray

Date: 2/26/25

PRINT name: Chris DeGray

Company: Granby CT schools, facilities

321 SALMON BROOK ST

Location 321 SALMON BROOK ST

Mblu F-44/ 51/ 61/ /

Acct# 1-6-315

Owner GRANBY TOWN OF

Assessment \$22,165,570

Appraisal \$31,665,100

PID 4382

Building Count 3

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$28,759,700	\$2,905,400	\$31,665,100
Assessment			
Valuation Year	Improvements	Land	Total
2022	\$20,131,790	\$2,033,780	\$22,165,570

Owner of Record

Owner GRANBY TOWN OF
Co-Owner MEMORIAL MIDDLE + SENIOR HIGH
Address 54 NORTH GRANBY RD
 GRANBY, CT 06035-1804

Sale Price \$0
Certificate
Book & Page 0055/0642
Sale Date 07/30/1957
Instrument

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GRANBY TOWN OF	\$0		0055/0642		07/30/1957

Building Information

Building 1 : Section 1

Year Built: 1992
Living Area: 73,987
Replacement Cost: \$13,026,231
Building Percent Good: 81
Replacement Cost
Less Depreciation: \$10,551,200

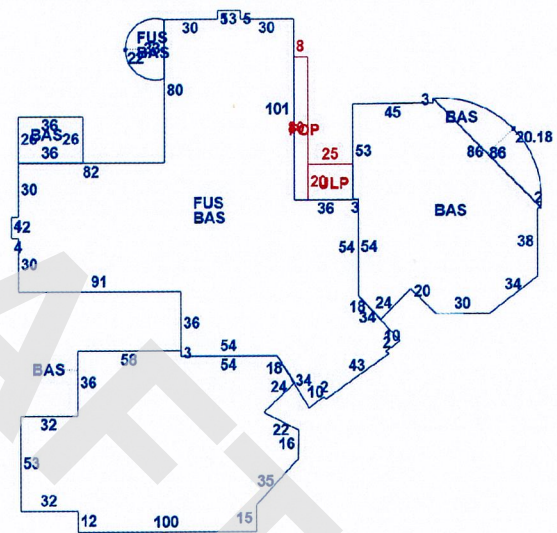
Building Attributes	
Field	Description
Style:	Schools-Public
Model	Commercial
Grade	Good +
Stories:	2
Occupancy	1.00
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Metal
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Vinyl/Asphalt
Interior Floor 2	Carpet
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Partial AC
Bldg Use	SCHOOL M94
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	903C
Heat/AC	HEAT/AC PKGS
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	14.00
% Comn Wall	0.00

Building Photo



(<https://images.vgsi.com/photos2/GranbyCTPhotos/\00\01\34\27.jpg>)

Building Layout



(ParcelSketch.ashx?pid=4382&bid=4382)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	49,461	49,461
FUS	Upper Story, Finished	24,526	24,526
FOP	Porch, Open	640	0
ULP	Uncov Loading Platform	500	0
		75,127	73,987

Building 2 : Section 1

Year Built:	1958
Living Area:	209,625
Replacement Cost:	\$27,288,361
Building Percent Good:	64
Replacement Cost Less Depreciation:	\$17,464,600

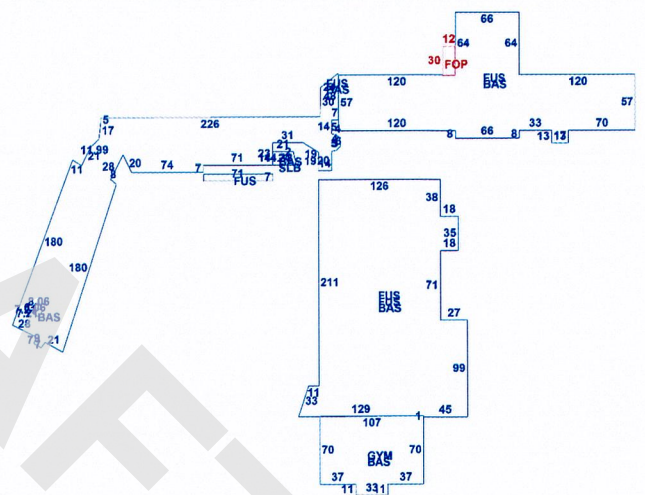
Building Attributes : Bldg 2 of 3	
Field	Description
Style:	Schools-Public
Model	Commercial
Grade	Average
Stories:	2
Occupancy	1.00
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Rubber
Interior Wall 1	Minimum
Interior Wall 2	Drywall
Interior Floor 1	Vinyl/Asphalt
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Hot Air-no Duc
AC Type	Partial AC
Bldg Use	SCHOOL M94
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	903C
Heat/AC	NONE
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	12.00
% Comn Wall	0.00

Building Photo



(https://images.vgsi.com/photos2/GranbyCTPhotos//00\01\56\47.jpg)

Building Layout



(ParcelSketch.ashx?pid=4382&bid=4555)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	114,189	114,189
BAS	First Floor	87,583	87,583
GYM	Gymnasium	7,853	7,853
FOP	Porch, Open	360	0
SLB	Slab	315	0
		210,300	209,625

Building 3 : Section 1

Year Built: 2012
Living Area: 1,568
Replacement Cost: \$321,048
Building Percent Good: 90
Replacement Cost Less Depreciation: \$288,900

Building Attributes : Bldg 3 of 3

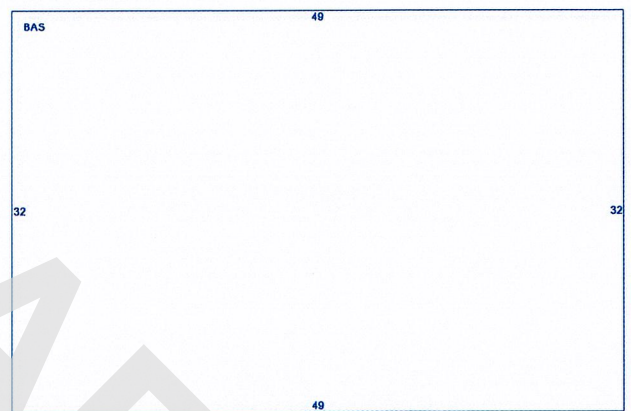
Field	Description
Style:	Schools-Public
Model	Commercial
Grade	Average
Stories:	1
Occupancy	1.00
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt / Arch
Interior Wall 1	Minimum
Interior Wall 2	
Interior Floor 1	Concrete
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	None
Bldg Use	SCHOOL M94
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	
Heat/AC	HEAT/AC PKGS
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & MIN WL
Rooms/Prtns	LIGHT
Wall Height	14.00
% Comn Wall	

Building Photo



(<https://images.vgsi.com/photos2/GranbyCTPhotos/\00\01\34\29.jpg>)

Building Layout



(ParcelSketch.ashx?pid=4382&bid=102894)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,568	1,568
		1,568	1,568

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
SPR1	SPRINKLERS-WET	216470.00 S.F.	\$138,500	2
ELEV	ELEVATOR COMM	2.00 STOPS	\$15,000	1
ELEV	ELEVATOR COMM	2.00 STOPS	\$19,200	2
ELEV	ELEVATOR COMM	2.00 STOPS	\$19,200	2

Land

Land Use

Use Code 903C
Description SCHOOL M94
Zone CC
Neighborhood 200
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 27.95
Frontage 0
Depth 0
Assessed Value \$2,033,780
Appraised Value \$2,905,400

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			80000.00 S.F.	\$120,000	1
LT1	LIGHTS-IN W/PL			38.00 UNITS	\$13,100	1
SHP4	W/IMPROV AVE			288.00 S.F.	\$7,200	2
TEN	TENNIS COURT			43200.00 S.F.	\$81,000	1
LT12	W/FOUR LIGHTS			2.00 UNITS	\$7,400	2
LT4	W/FOUR LIGHTS			2.00 UNITS	\$3,800	2
SHD1	SHED FRAME			80.00 S.F.	\$900	1
SHD1	SHED FRAME			80.00 S.F.	\$500	1
SBD	SCOREBOARD - DIGITAL			1.00 UNIT	\$5,000	2
LT2	W/DOUBLE LIGHT			7.00 UNITS	\$3,900	3
SHD1	SHED FRAME			192.00 S.F.	\$1,200	3
SHD1	SHED FRAME			504.00 S.F.	\$3,000	3
SHD1	SHED FRAME			504.00 S.F.	\$3,000	3
LNT	LEAN-TO			192.00 S.F.	\$300	3
LNT	LEAN-TO			192.00 S.F.	\$300	3
LNT	LEAN-TO			192.00 S.F.	\$300	3
LNT	LEAN-TO			192.00 S.F.	\$300	3
PMH	PUMP HOUSE			192.00 S.F.	\$4,800	3
PTCI	PATIO-CONCRETE			5700.00 S.F.	\$7,100	3

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$28,759,700	\$2,905,400	\$31,665,100
2022	\$28,759,700	\$2,905,400	\$31,665,100
2021	\$18,284,200	\$2,767,100	\$21,051,300

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$20,131,790	\$2,033,780	\$22,165,570
2022	\$20,131,790	\$2,033,780	\$22,165,570

2021	\$12,798,940	\$1,936,970	\$14,735,910
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DRAFT



STATE OF CONNECTICUT
DEPARTMENT OF EDUCATION



TO: Sponsors of the National School Lunch Program

FROM: Shannon K. Yearwood, Bureau Chief *Shannon K. Yearwood*
Bureau of Child Nutrition Programs

DATE: February 24, 2025

SUBJECT: Operational Memorandum No. 03-25
Requirements for Submitting the Healthy Food Certification (HFC) Statement
for School Year 2025-26

The Healthy Food Certification (HFC) statute ([C.G.S. Section 10-215f](#)) requires that every year, local boards of education or governing authorities (BOE) for public schools participating in the National School Lunch Program (NSLP) must determine and certify whether all food items sold to students separately from reimbursable meals will or will not meet the [Connecticut Nutrition Standards](#) (CNS). These standards also apply to all foods offered in reimbursable snacks for the Afterschool Snack Program (ASP).

“Public schools” include all public schools, regional educational service centers, the Connecticut Technical Education and Career System (CTECS), charter schools, interdistrict magnet schools, and endowed academies.

This memo provides the required BOE motion language and step-by-step instructions for submitting the HFC application for school year (SY) 2025-26. Please review this Operational Memorandum carefully to ensure accurate and timely submission of the HFC Statement.

HFC Eligibility Requirements for BOEs opting to implement HFC

To be eligible for HFC during SY 2025-26 (July 1, 2025, through June 30, 2026), the BOE must conduct the HFC votes by **July 1, 2025**. All votes must use the **exact motion language** provided in attachment 1.

All BOEs **must** vote on whether to participate in the healthy food option of HFC.

- If the BOE votes “yes” to the healthy food option, a vote on whether to allow food exemptions is **required**. The BOE may choose to vote on whether to allow beverage exemptions.
- If the BOE votes “no” to the healthy food option, a vote on whether to allow food exemptions is **not** required. The BOE may choose to vote on whether to allow beverage exemptions.

Beverage exemptions are defined by a separate statute (C.G.S. Section 10-221q) and are not part of the annual HFC Statement. If the BOE does not vote to allow beverage exemptions, only [allowable beverages](#) can be sold to students on school premises at all times.

Refer to attachment 1 for the required motion language and a summary chart of the required votes.

HFC Application Process for SY 2025-26

All public school sponsors of the NSLP must complete the steps below to meet the HFC application deadline of **July 1, 2025**, for school year 2025-26.

1. Schedule the required HFC votes at a BOE meeting **well before** July 1, 2025, to allow sufficient time for the BOE to approve the **draft** minutes before they are submitted to the CSDE. The HFC Statement must include the **final** BOE-approved minutes. If the district chooses to allow beverage exemptions, the CSDE recommends that the BOE conducts the vote on beverage exemptions at the same time as the HFC votes.
2. Conduct the BOE votes and prepare the BOE minutes. The final BOE-approved minutes must: 1) include the required language in attachment 1; and 2) indicate the results of each vote. Do not submit the final BOE-approved minutes until requested by the CSDE (refer to step 3).
3. **May 2025:** Complete the online HFC application module in the CSDE's Connecticut Online Application and Claiming System for Child Nutrition Programs (CNP System). Upload the final BOE-approved minutes indicating the results of the HFC votes. The CSDE will notify sponsors when the HFC application module and instructions are available.

For more information, visit the "[Annual HFC Application](#)" section of the CSDE's HFC webpage. Training on the HFC application process is available in the CSDE's video, [Completing the Application Process for Healthy Food Certification](#).

For HFC compliance resources, visit the "[Guidance and Resources](#)" section of the CSDE's HFC webpage. Training on the HFC requirements is available in the CSDE's training program, [Complying with Healthy Food Certification](#).

For questions or additional information, please contact Susan Fiore at 860-807-2075 or susan.fiore@ct.gov or Teri Dandeneau at 860-807-2079 or teri.dandeneau@ct.gov.

SKY:sff

Attachments: (1)

Important: This is a numbered Connecticut State Department of Education (CSDE) operational memorandum that contains important program information. Please read carefully and retain for future reference. All CSDE operational memoranda are posted on the CSDE's [Operational Memoranda for School Nutrition Programs](#) webpage.

Attachment 1

Required Motion Language for the Healthy Food Certification (HFC) Statement

School Year 2025-26

This attachment accompanies the Connecticut State Department of Education's (CSDE) Operational Memorandum No. 03-25: *Requirements for Submitting the Healthy Food Certification (HFC) Statement for School Year 2025-26* and provides the required motion language for:

- the board of education or governing authority's (BOE) votes; and
- the final BOE-approved minutes.

The HFC Statement and final BOE minutes are due to the CSDE by July 1, 2025.

Use the **exact motion language** on pages 2-3 to conduct the required HFC votes and the optional vote for beverage exemptions (if applicable).

Summary of BOE Votes

Step 1: HFC Participation

All BOEs of public schools that participate in the National School Lunch Program (NSLP) must use the language in this attachment to conduct the required vote on participation in the healthy food option of HFC.

Step 2: Food and Beverage Exemptions

Conduct the votes on food and beverage exemptions using the required language in this attachment.

- If BOE votes **“yes”** to HFC, complete either one of the two requirements below.
 1. Conduct the required vote for food exemptions and the optional vote for beverage exemptions using the required language in this attachment.
 2. Conduct one vote for combined food and beverage exemptions using the required language in this attachment.
- If BOE votes **“no”** to HFC, conduct the optional vote for beverage exemptions using the required language in this attachment.

Attachment 1: Required Motion Language for the Healthy Food Certification (HFC) Statement

Required Language for BOE Votes and Minutes for HFC

The required motion language for each BOE vote is below. All BOEs must use this **exact language** for each vote to be eligible for participation in HFC.

Vote 1: Required vote for participation in healthy food option of HFC

Pursuant to C.G.S. Section 10-215f, the (*insert name of board of education or governing authority*) certifies that all food items offered for sale to students in the schools under its jurisdiction, and not exempted from the Connecticut Nutrition Standards published by the Connecticut State Department of Education, will comply with the Connecticut Nutrition Standards during the period of July 1, 2025, through June 30, 2026. This certification shall include all food offered for sale to students separately from reimbursable meals at all times and from all sources, including but not limited to school stores, vending machines, school cafeterias, culinary programs, and any fundraising activities on school premises sponsored by the school or non-school organizations and groups.

Vote 2: Required vote for food exemptions for BOEs voting “yes” to the healthy food option of HFC

The motion and BOE-approved meeting minutes must reflect a “yes” or “no” vote to allow food exemptions.

The (*insert name of board of education or governing authority*) will allow the sale to students of food items that do not meet the Connecticut Nutrition Standards provided that the following conditions are met: 1) the sale is in connection with an event occurring after the end of the regular school day or on the weekend; 2) the sale is at the location of the event; and 3) the food items are not sold from a vending machine or school store. An “event” is an occurrence that involves more than just a regularly scheduled practice, meeting, or extracurricular activity. For example, soccer games, school plays, and interscholastic debates are events but soccer practices, play rehearsals, and debate team meetings are not. The “regular school day” is the period from midnight before to 30 minutes after the end of the official school day. “Location” means where the event is being held and must be the same place as the food sales.

Note: If the BOE votes “no” to participation in the healthy food option, a vote on whether to allow food exemptions is **not** required.

Attachment 1: Required Motion Language for the Healthy Food Certification (HFC) Statement

Required Language for BOE Vote and Minutes on Beverages

The state beverage requirements (C.G.S. Section 10-221q) apply to all public schools, regardless of whether the district participates in the NSLP or certifies for the healthy food option of HFC.

Vote 3: Optional vote for beverage exemptions for all BOEs

The (*insert name of board of education or governing authority*) will allow the sale to students of beverages not listed in Section 10-221q of the Connecticut General Statutes provided that the following conditions are met: 1) the sale is in connection with an event occurring after the end of the regular school day or on the weekend; 2) the sale is at the location of the event; and 3) the beverages are not sold from a vending machine or school store. An “event” is an occurrence that involves more than just a regularly scheduled practice, meeting, or extracurricular activity. The “school day” is the period from midnight before to 30 minutes after the end of the official school day. “Location” means where the event is being held and must be the same place as the beverage sales.

Required Language for Option to Combine Food and Beverage Exemptions

BOEs that vote “yes” to participate in the healthy food option may choose to combine the two separate food and beverage exemptions into one motion. This combined option replaces votes 2 and 3 above.

Required motion language for combined food and beverage exemptions:

The (*insert name of board of education or governing authority*) will allow the sale to students of food items that do not meet the Connecticut Nutrition Standards and beverages not listed in Section 10-221q of the Connecticut General Statutes provided that the following conditions are met: 1) the sale is in connection with an event occurring after the end of the regular school day or on the weekend; 2) the sale is at the location of the event; and 3) the food and beverage items are not sold from a vending machine or school store. An “event” is an occurrence that involves more than just a regularly scheduled practice, meeting, or extracurricular activity. For example, soccer games, school plays, and interscholastic debates are events but soccer practices, play rehearsals, and debate team meetings are not. The “regular school day” is the period from midnight before to 30 minutes after the end of the official school day. “Location” means where the event is being held and must be the same place as the food and beverage sales.

Students

Suicide Prevention/Intervention

The Board of Education recognizes that suicide is a complex issue and that, while the school may recognize a potentially suicidal youth, it cannot make a clinical assessment of risk and provide in-depth counseling. Instead, the Board directs school staff to refer students who may be at risk of attempting suicide to an appropriate service for professional assessment, counseling and treatment services outside of the school.

The Board of Education recognizes the need for youth suicide prevention procedures and will establish student assistance program(s) to identify risk factors for youth suicide, procedures to intervene with such youth, referral services and training for teachers, other school professionals and students to provide assistance in these programs.

Risk factors for youth suicide will be based on the statewide strategic suicide prevention plan developed by the Connecticut Suicide Advisory Board, which includes, but is not limited to youth who are:

1. bereaved by suicide,
2. disabled or have chronic health conditions, such as mental health or substance use disorders,
3. involved in the juvenile justice system,
4. experiencing homelessness or placed in an out-of-home setting, such as foster care, or
5. lesbian, gay, bisexual, transgender or questioning.

To that end, the Board directs the Superintendent to implement an assessment recommended by the Connecticut State Department of Education for determining suicide risk. The assessment shall be used to determine the suicide risk of students who:

- a. exhibit mental health distress,
- b. have been identified as at risk of suicide, or
- c. are considered to be at an increased risk of suicide based on particular risk factors.

Any school employee who may have knowledge of a suicide threat, attempt or ideation must take the proper steps to immediately report this information to the building Principal or his/her designee who will, in turn, notify the appropriate school officials, the Crisis Intervention Team, the student's family and appropriate resource services outside and within the school system.

In addition, information regarding the 988 crisis line should be made widely available in schools and district offices. Text should note to call 988 if you are in emotional distress and/or you are having suicidal ideations. It should also include that by calling 988, you will be provided with support and connected to resources if needed.

Information concerning a student's suicide attempt, threat, or risk will be shared with others to the degree necessary to protect that student and others.

Legal Reference: Connecticut General Statutes

10-221(e) Boards of education to prescribe rules.

Policy Adopted: 6/20/90
Policy Revised:

GRANBY PUBLIC SCHOOLS
Granby, CT

Students

Suicide Prevention/Intervention

A. Prevention

1. The K-12 Health curriculum will incorporate appropriate suicide prevention lessons.
2. The District, through its administration, will identify mental health clinics and other community resources that have expertise in the problem of youth suicide for the purpose of developing education and referral sources for the school district.
3. The District will develop in-service programs for teachers, administrators, and counseling personnel for the purpose of enhancing their ability to recognize those students who may be vulnerable to, or at risk, for suicide. Training will include, but may not be limited to, information about factors that increase a student's risk for suicide; recognition of the behavioral signs that may indicate that a student is suicidal; information on community resources available for students that may need assistance; information regarding school procedures for handling a suicidal student.
4. The District will make counseling resources available for students at risk of suicide. The Board of Education will also make counseling resources available to students subsequent to a suicide attempt by one of their peers.
5. The District may establish a youth assistance program for the purpose of developing educational programs for students about the risk factors related to suicide and the community resources available for students who may need counseling.

B. Intervention

If any member of the teaching, counseling, or administrative staff is confronted by a student who makes a statement of suicidal thinking or, for any other reason suspects that an attempt at suicide is possible, the following procedures must be implemented:

1. The principal of the building or the principal's designee must be advised immediately. If the principal is absent from the building and if there are no designees available, then the Superintendent must be notified.

Students

Suicide Prevention/Intervention

Intervention (Continued)

2. The principal or designee will notify the school nurse and the school counselor, school psychologist, or school social worker who will immediately meet with the student.
3. The student will be brought to the school nurse's office or the school office. Under no circumstances is the student to be left alone.
4. The student's parents/guardians will be notified.
5. The student's parents/guardians will be referred to a local physician or community agency for emergency intervention and counseling.
6. The parents/guardians will be asked to pick the student up from school. The student will not be allowed to go home alone.
7. The principal or his designee will be responsible for following up with the student's parents/guardians to ensure that a referral has been made.
8. The student will be monitored by school counseling personnel or social worker on a daily basis to assess if the threat of suicide continues. School personnel will maintain contact with the outside agency that is treating the student to support the treatment program.
9. If school staff has reason to believe that the student continues to have suicidal thoughts, and no referral has been made by the student's parents/guardians, the parents will be informed that their failure may constitute emotional neglect and a referral will be made to the Department of Children and Youth Services.
10. In the event any employee becomes aware that a student has attempted suicide, the principal and school nurse are to be notified immediately.
11. If the principal and school nurse determine that the student's medical or emotional condition requires hospitalization as a result of the suicide attempt, the parents/guardians will be contacted and the student will be transported immediately to an area hospital for medical treatment.
12. The student and his parents/guardians will be referred to a local physician or community agency for ongoing counseling.

Students

Suicide Prevention/Intervention

C. Postvention

1. There will be designated staff at each building who have been trained in postvention strategies and counseling techniques.
2. Policies governing crisis management procedures will be distributed to all staff.
3. Grief and loss support teams will be available.
4. Linkages with community resources will be established.

Regulation approved: 6/20/90
Regulation revised:

GRANBY PUBLIC SCHOOLS
Granby, CT

Regular Board of Education Meeting – Draft Minutes
Wednesday, May 7, 2025, 7:00 p.m.
Town Hall Meeting Room

Present Board Members: Liz Barlow, Monica Logan, Heather Lombardo, David Peling, Karen Richmond-Godard, Ali Zafar (via Zoom), and Sofia Brenson and Katie O’Neill (Student Representatives)

Absent Board Members: N/A

I. Call to Order and Welcome

Board Chair, Monica Logan, called the meeting to order at 7:00 p.m.

II. Chairperson’s Report

Chair Logan, extended a special thank you to all who voted in favor of the budget.

III. Awards and Recognition

III.A. CAFE Student Leadership Awards

Chair Logan, presented the annual CAFE Student Leadership Awards to Hallie James and Robert Hazen, Granby Memorial Middle School students, and Sofia Brenson and Benjamin LaVigne, Granby Memorial High School students. The CAFE Student Leadership Award recipient must exhibit leadership skills based on the following criteria: Willingness to take on challenges; capacity to make difficult decisions; concern for others; ability to work with others; willingness to commit to a project; diplomacy; ability to understand issues clearly; and, ability to honor a commitment. Biographies were read of each student’s accomplishments.

IV. Public Comment

High School Junior students Kaitlyn Wagoner and Maria Peterson addressed the Board regarding concerns over the schedule changes for the middle school and high school next year. They shared that even though a survey was given to students, student concerns were not relayed. The new schedule presents numerous challenges and students feel undervalued. If there is a true cost savings that results from this schedule change, it should be shared with the school community. Both students requested the Board to re-examine their decision.

High School Junior, Jenna Stevens, addressed the Board and stated she cares deeply about the high school and the students and she is also concerned about the schedule change, stating it goes against the Board’s goals as well as the district’s theme *Connect. Believe. Achieve*. She shared the new schedule will create shorter, more fragmented instruction with fewer double periods and less in-depth learning. Double period days give teachers more time and this new schedule does not enhance teaching. She asked the Board to please re-examine the decision on the new schedules and to ask for more input.

V. Student Representative Reports

- The spring band concert was held on May 1st.
- A Foreign Food Festival was held on May 2nd and was a fundraiser to support a scholarship.
- AP exams began this week and will run until May 16th.
- The Senior Prom will be held on Friday, May 16th, at The Riverview.
- NHS will once again hold a Science Night for elementary students on May 20th.
- The Senior outing will be held at Boulder Ridge on May 22nd.
- Spring sports are in full swing.

VI. Reports and Discussion

VI.A. Schools in the Spotlight

Kristin Rice, Instructional Specialist at Granby Memorial Middle School, shared a brief history of the Crew Program and how it has been implemented at GMMS. Ms. Rice stated Crew started this year at the middle school and stated it is a structure with a group of students who meet weekly with a Crew Leader to support and push each other in school and life. Students shared the three parts of a crew meeting: the opening and greeting, samples of activities and the closing. Crew Leader, Ms. Collins, her crew present tonight created a very special community. She shared what a typical crew meeting looks like with Board members by doing an activity and also played a game with the Board. She shared after the activity, there is a closing reflection to discuss what was challenging about the activity; how students can use what was learned; and, how small miscommunications lead to big misunderstandings. Students shared what

themes were done over the past few months as well as shared comments from other students and families about the program and Ms. Collins shared comments from other staff members.

Nick Gaeta, Technology Education Teacher at Granby Memorial High School, along with two of his Advanced Communications students, Damiano Hernandez and Hayden Baker, presented their work to make the Morning Bears Broadcast an exciting new part of the GMHS culture. Mr. Gaeta stated the Broadcast Studio was built in 2022 and the first broadcast was March of 2023. The program allows for students to engage in the school community. A video was shared thanking the Granby Education Foundation and the Board of Education as well as a sample of a typical broadcast. Senior at GMHS, Damiano, stated the impact on the GMHS culture has been huge and he explained the production process stating a script is written and entered into the teleprompter. Mr. Gaeta stated the production crew has full control of the class. Tasks are slowly given to students and the show is eventually produced solely by the students. When asked how this program has helped them grow, Damiano stated it led him to an interest in communications along with journalism. Hayden shared it has helped her overcome shyness and that she loves making students happy.

VII.B. First Reading of Revised Policy 5141.5, Suicide Prevention

The Curriculum/Policy/Technology/Communications Subcommittee recommended revised Policy 5141.5, Suicide Prevention, to the Board for a first reading. Assistant Superintendent, Jennifer Parsons stated that state legislation requires policy changes around prevention and post-prevention of suicide as well as posting the suicide prevention phone number. These changes bring the policy up-to-date with the law. This policy will be brought forward to the Board for a second reading and approval at the next meeting.

VII. Business Requiring Action

VII.A. Director of Finance & Operations Report

Nickie Stevenson, Director of Operations & Finance, presented the Budget Expense Report for March 2025 and stated personnel and program account expenditures are stable and within budget. With year-end approaching there will be an increase in shifting of funds to accommodate year-end purchases and alleviate any negative line item balances. Special education accounts are stable nearing year-end and special education expenses are coming in less than budgeted with substantial savings. Revenue to the town is anticipated to decrease by \$36,160 primarily due to the final excess cost reimbursement. This year's final anticipated entitlement is \$579,471 with an expected final payment of \$72,265 to the town in June. One student in the B.E.A.R. Program withdrew decreasing revenue by approximately \$10,000. Ms. Stevenson concluded by stating all-in-all, the financials are looking favorable. A motion was made by Donna Nolan and seconded by Liz Barlow that the Granby Board of Education approve the March 2025 Budget Expense Report. This motion passed unanimously at 8:08 p.m.

VII.B. Minutes

MOTION #1: A motion was made by Karen Richmond-Godard and seconded by Liz Barlow that the Granby Board of Education approve the minutes from the April 2, 2025 Board of Education Meeting. This motion passed unanimously with one abstention (Donna Nolan) at 8:09 p.m.

MOTION #2: A motion was made by Donna Nolan and seconded by Liz Barlow that the Granby Board of Education approve the minutes from the April 7, 2025 Special Board of Education Meeting. This motion passed at 8:10 p.m. with two abstentions (David Peling and Ali Zafar).

VII.C. International Field Trip Approval

The Board considered approval of International field trips for Granby Memorial High School students for the 2025-2026 school year. Superintendent Burke stated the first trip is to Quebec, Canada during the February 2026 break and the second one to Madrid, Spain during the April 2026 break. David Peling suggested reaching out to the GEF to see if they can provide a scholarship for one student. Liz Barlow stated a teacher would need to write a grant for something like this but it is a great idea, as long as it complies with GEF bylaws. A motion was made by Donna Nolan and seconded by Karen Richmond-Godard that the Granby Board of Education approve the International field trips for the 2025-2026 school year for Granby Memorial High School students as presented. This motion passed unanimously at 8:14 p.m.

VIII. Committee Reports

VIII.A. Board Standing Committee Reports

VIII.A.1. Curriculum/Policy/Technology/Communication

Karen Richmond-Godard reported this subcommittee met this evening and discussed the school climate policy which has significant legislated changes with regard to bullying and challenging behaviors. The second policy discussed was a policy regarding the new Kindergarten age requirement and withdrawal from school procedures for students at the age of 17. Both policies will go forward to the Board at the next meeting. Reviewed the Assistant Superintendent's Monthly Report: 1) DLT discussed curriculum review cycle and departments will assess the status of their respective curriculum; 2) Principals and Assistant Principals working on finalizing the secondary schedules; and, 3) Teacher of the Year and climate surveys were sent to families, students and staff.

VIII.A.2. Finance/Personnel/Facilities

This Subcommittee has not met but will meet in 2 weeks on May 21st.

VIII.B. Other Board-Related Reports

VIII.B.1. CREC/CABE

Chair Logan stated she attended the CABE Board Chair Meeting. There are changes in a variety of policies and budgets. Many towns in Connecticut are having a tough time and cutting programs and staff.

VIII.B.2. Granby Education Foundation

Liz Barlow reported the GranBee was held at the end of April. It was well attended and auction items raised a lot of money. The GEF is talking about what to do next year and how to creatively adapt to the times.

VIII.C. Calendar of Events

There are many end-of-year activities going on around the district.

VIII.D. Board Member Announcements

Liz Barlow shared at the last district equity committee meeting there was a speaker from Avon Public Schools who spoke about gender and oppression.

VIII.E. Action Items

There were no action items this evening.

IX. Superintendent's Report

- Teacher Appreciation Week is being celebrated across the district this week with support from parents and PTO. Signs are up at all of the schools and lanyards were given to all staff members.
- The GranBee was so much fun and great to see so many varying groups and stakeholders. Lucy Lawton, a 3rd grader, won the chance to spend the day with Supt. Burke on May 29th.
- Granby Educator of the Year, Kristin LaFlamme, was celebrated by the Granby/Simsbury Chamber of Commerce last week.
- Attended New Teacher Celebration this week with new teachers and their mentors to celebrate completing their first year in Granby.
- Given a larger than projected class size in Kindergarten next year, an additional FTE has been added.
- Transition night for incoming 6th graders on May 14th and Kindergarten orientation on May 16th.
- There are many year-end activities happening around the district. Check the website for details.
- 8th graders will travel to Washington, D.C. on Tuesday, May 20th and return on Thursday, May 22nd.
- A Learning Walk will be held on May 14th. Thank you to Heather Lombardo for attending.
- The next regularly scheduled Board Meeting will be held on May 21st.

X. Adjournment

A motion was made by Donna Nolan and seconded by David Peling that the Granby Board of Education adjourn the Board of Education Meeting. This motion passed unanimously at 8:25 p.m.

Respectfully submitted,

Elizabeth H. Barlow, Board Secretary

Curriculum Subcommittee Meeting, March 5, 2025 – Approved Minutes Central Office

Present:

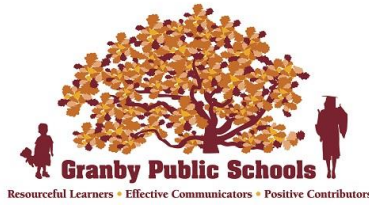
Liz Barlow	Cheri Burke
Monica Logan	Jennifer Parsons
David Peling	
Karen Richmond-Godard	

Meeting commenced at 5:33 pm and adjourned at 6:45 pm

- 1. Public Comment:** There were no public comments this evening.
- 2. Approve Minutes from the February 5, 2025 Curriculum Subcommittee Meeting:** A motion was made by David Peling. and seconded by Liz Barlow. to approve the minutes from the February 5, 2025 Curriculum Subcommittee Meeting. Motion carried.
- 3. Assistant Superintendent’s Monthly Report:**
 - Second to last PD day on Friday. Only day when K-12 teams are together.
 - Open Choice students traveled with Family Engagement Specialist, Bethany Grupp, to Washington, DC to visit HBCU and one student got into Howard. Traveled with Simsbury and used Open Choice grant funding to help pay for this.
 - Ten (10) seats are open in Kindergarten for Open Choice students; however, only 3 have signed up so far.
 - The Scheduling Committee has determined there will be an 8-period day and they are working out the details.
- 4. Curriculum Review, Revision and Approvals:**

There have been major curriculum-related accomplishments since 2020 and Jenn Parsons shared policy connections with the committee members. She also shared a breakdown of curriculum, assessments and instruction and how resources are selected. Finally, information was shared about upcoming curriculum work, as well as outlining the role of the Board of Education in curriculum. Assistant Superintendent Parsons then shared the proposed curriculum review cycle with us. It is a 5-year cycle.
- 5. Policies:**
 - Policy 4112.5 – Fingerprinting: This policy was approved to bring forward to the BOE for a first read on March 19th.
 - Policy 5131.911 – School Climate: This policy was tabled to the April Curriculum Subcommittee Meeting.
 - Policy 5145.5 – Suicide Prevention: This policy was tabled to the April Curriculum Subcommittee Meeting
- 6. Other:** N/A

A motion was put forth to adjourn. A motion was made by Dave Peling and seconded by Liz Barlow. The meeting adjourned at 6:45 pm.



UPCOMING DISTRICT EVENTS

May 21	Finance Subcommittee Meeting Board of Education Meeting	5:30 p.m. 7:00 p.m.	Central Office Town Hall Meeting Room
May 22	Senior Outing		Boulder Ridge
May 22	Arts Expo	5:30-8:00 pm	HS Rotunda/Hallways
May 22	GMHS Chorus Concert	8-9:00 pm	HS Auditorium
May 23	No School – Professional Development		
May 26	No School – Holiday		Offices Closed
May 27	GMMS Chorus Concert	7-8:00 pm	HS Auditorium
May 28	New Athlete Night (Incoming Freshmen)	6-8:00 pm	MS Cafeteria
May 29	GMMS Band Concert	7-8:00 pm	HS Auditorium
May 30	Underclassmen Awards	1-2:30 pm	HS Auditorium
June 2	CPPAC Meeting	5-7:00 pm	Town Hall Meeting Room
June 3	Senior Awards & Scholarship Night	7-9:00 pm	HS Auditorium
June 4	5 th Grade Picnic	9:30am-1:30pm	Salmon Brook Park
June 4	Kelly Lane Summer Fun Kick Off	4:00-5:30 pm	KL Grounds
June 6	Top Scholar Luncheon	11:30am-3 pm	The North House
June 6	2 nd Grade Moving-Up Ceremony	12:30-1:30	KL Cafetorium
June 9-10	Early Release – All Schools		
June 9	5 th Grade Moving-Up Ceremony	11:30-12:15 pm	WR Gymnasium
June 9	8 th Grade Moving-Up Ceremony	6-7:00 p.m.	HS Auditorium
June 10	High School Graduation	5:30 pm	HS Stadium Field
June 11	Early Release – Last Day of School		