


# Town Of Middlebury

Capital Plan Update

12/10/2018



On behalf of myself and the Board of Selectmen, I would like to extend our appreciation for the amazing work done by the following employees and volunteers on the Capital Plan project:

**Connie Brunswick**

**Kevin Dawes**

**Drue Greene**

**Jay Hamuka**

**Larry Hutvagner**

**Chris Kelsey**

**Dan Norton**

**Tony Polzella**

**Betty Proulx**

**Rita Smith**

**Peter Vaccarelli**

**Barbara Whitaker**

**Public Works Commission**

The endless hours you have spent working on this project and the professionalism you have shown is very impressive. Your diligence, self-motivation as well as dedication have been a source of inspiration for the rest of the team.

Thank you for all of your efforts.

Edward B. St. John, First Selectman



# White Deer Rock





# Old Watertown



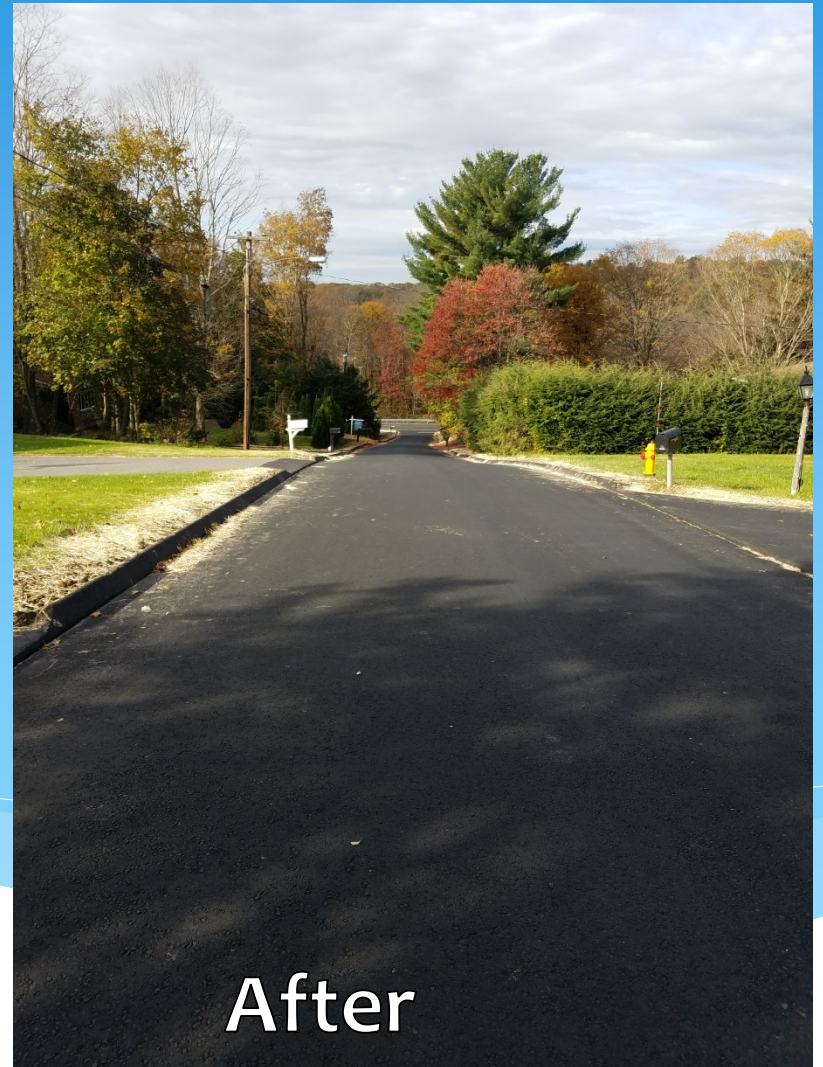


How it's done



Before

Anawan Ave



After

# Town Hall And Shepardson Then and Now





# TOWN HALL



Town of Middlebury CT 2016



Town of Middlebury CT 2016

Before



# TOWN HALL



Extensive Masonry Restoration

During

# TOWN HALL





# TOWN HALL





# TOWN HALL



Before



After



# SHEPARDSON



Before



Before



# SHEPARDSON



Before





# SHEPARDSON



Before



# SHEPARDSON



After



# FIRE DEPARTMENT



Before





# Fire Department



# DPW



Before





# DPW



During



# DPW





# DPW EXISTING UNDERGROUND FUEL TANKS



Before





# DPW



## TANK REMOVAL





# DPW NEW FUEL DEPOT



# DPW



## After



# DPW NEW SALT TANKS



# DPW NEW BUILDINGS & GROUNDS FACILITY





# DPW BUILDINGS AND GROUNDS COMPLETED



# Inside Buildings and Grounds





# DPW Salt Shed Door



Town of Middlebury DPW

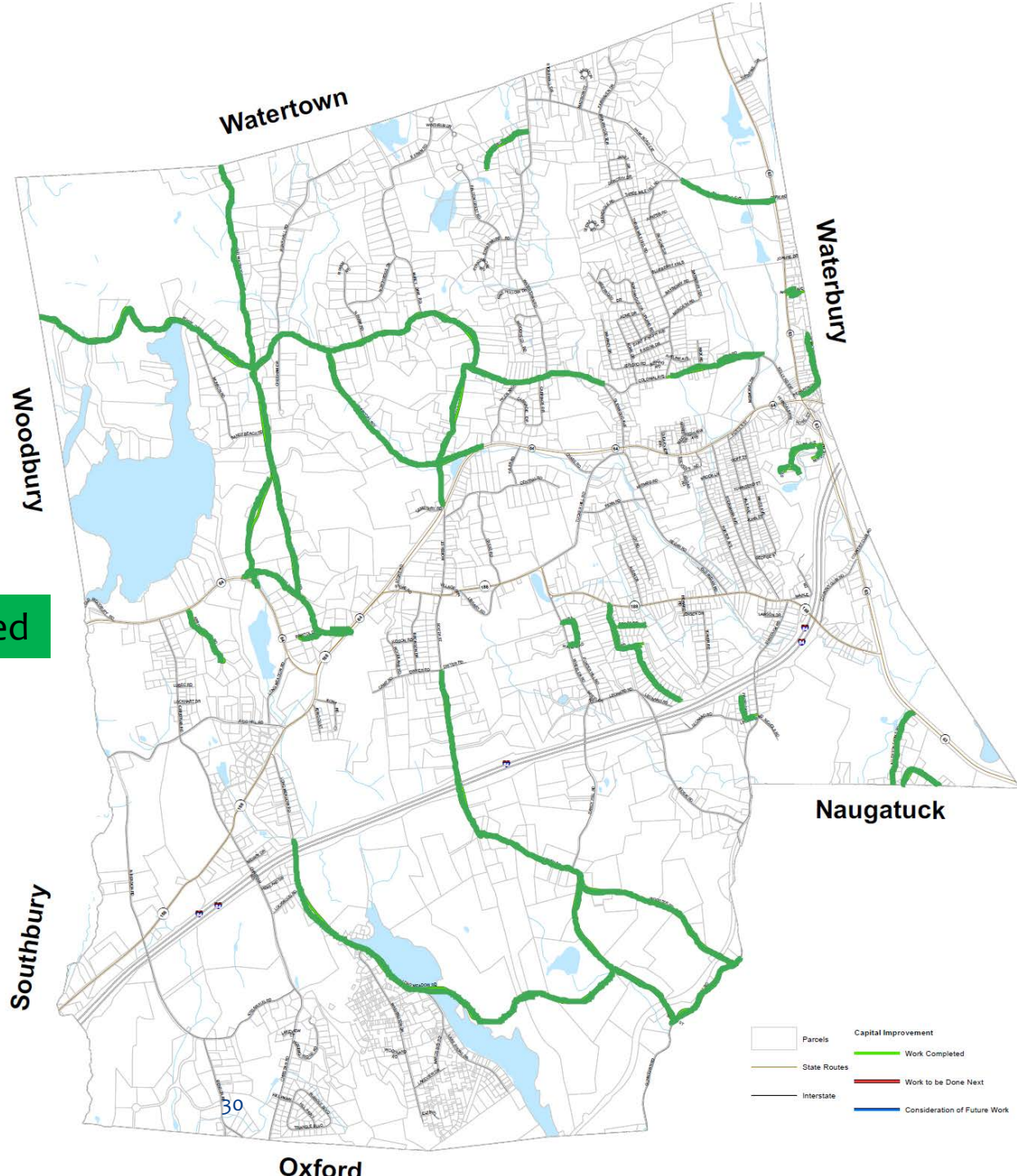
Before



After

21 Miles of Roads  
Repaired/Resurfaced

Roads Repaired or Resurfaced





- 17.67 miles, or over 27% of the town's road network has been resurfaced by means of one method or another and an additional 4.55 miles or 63,465 sq. yds. of pavement was crack sealed.
- 423 catch basins have been repaired or replaced, 8,838 linear feet of drainage pipe was removed and replaced and 152 linear feet of drainage pipe was left in place and relined. Both culvert end walls at Artillery Road were reconstructed .

**Crack Sealed:** *4.55 miles of road surface were crack sealed*

Central Road	Highwood Avenue
Crest Road	Breakneck Hill Road
Store Road	Abbott Farm Road
Woodside Avenue	Curtis Farm Road
Senior Drive	Cross Road
Richardson Drive	Dwyer Road
Larchmont Road	

**Resurfaced by Micro-Paving**

*3.17 miles were resurfaced by micro-paving*

Woodside Avenue	Breakneck Hill Road
Senior Drive	Abbott Farm Road
Richardson Drive	Curtis Farm Road
Larchmont Road	Cross Road
Highwood Avenue	



## Resurfaced by Milling & Paving

- 8.16 miles were resurfaced by milling & asphalt paving.

## Full Depth Reclaimed, re-graded & compacted, and paved with 2 courses of asphalt (binder and top):

- .73 of a mile was reconstructed by full depth reclamation, regrading, compacting, paving and curbing
  - Bristol Drive
  - Porter Hill from Waters Drive to Wheeler Road  
(Woven Geo-Textile soil stabilization fabric was installed)
  - Waters Drive (Woven Geo-Textile soil stabilization fabric was installed)
  - Ravenwood Drive
  - Anawan Avenue

Artillery Road  
Charcoal Avenue  
Freedom Road  
Green Hill Road  
Leonard Road - from Freedom Road  
to Shadduck Road  
Old Watertown Road

South St. - from Dwyer Road to the  
I-84 Bridge  
Spring Road  
Tranquility Road  
Upper Whittemore Road  
White Deer Rock Road

### Catch Basin and Drainage Repairs

*423 Catch Basins were repaired or replaced, 8,838 linear feet of drainage pipe was replaced and 152 linear feet of drainage pipe was relined*

- |   |   |
|---|---|
| <ul style="list-style-type: none"><li>• Anawan Avenue – Replaced 7 CBs and 480' of drainage pipe replaced</li><li>• Artillery Road – Installed 30 CBs and installed 2,950' of new drainage pipe</li><li>• Bayberry Terr. – 3 CBs repaired</li><li>• Blueberry Knoll – 5 CBs repaired</li><li>• Breakneck Hill Road - 80 CBs repaired</li><li>• Bristol Road - 2 CBs repaired and 110' of pipe replaced</li><li>• Burr Hall Road 1 new CB and 70' of pipe added</li><li>• Carriage Drive – 13 CBs repaired</li><li>• Charcoal Avenue – 17 CBs repaired, 1 new CB &amp; 200' of pipe added</li><li>• Christian Road – 2 CBs repaired and replaced 60' of drainage pipe</li><li>• Cross Road - 6 CBs repaired</li><li>• Curtis Farm Road - 16 CBs repaired, 85' of pipe replaced and 35' of pipe relined</li><li>• DPW Yard Road – 6 CBs repaired</li><li>• Freedom Road and Leonard Road from Freedom to Shadduck Road - 4 CBs repaired, 1 new CB &amp; 466' of pipe added.</li><li>• Green Hill Road - 11 CBs repaired, 2 new CBs added and 520' of pipe replaced</li><li>• Highland Drive – 1 CB repaired</li><li>• Hill Road – 3 CBs repaired</li><li>• Judd Hill Road – 5 CBs repaired</li><li>• Long Meadow Road – 44 CBs repaired</li></ul> | <ul style="list-style-type: none"><li>• Long Meadow Ext. – 1 CB repaired</li><li>• Memorial Drive – 1 CB repaired</li><li>• Mirey Dam Road – 2 CBs and Relined 20' of drainage pipe</li><li>• North Farms Road – 1 CB repaired</li><li>• Park Road Ext. - 3 CBs repaired</li><li>• Pine Hollow Road - 6 CBs repaired</li><li>• Porter Hill from Waters Drive to Wheeler Road – 7 CBs and 426' of drainage pipe replaced</li><li>• Ravenwood Drive – Replaced or rebuilt 8 CBs, and replaced 2,765' of drainage pipe</li><li>• Richardson Drive - 18 CBs repaired and relined 97' of drainage pipe</li><li>• Skyline Drive – 1 CB repaired</li><li>• South Street – 23 CBs repaired from Dwyer to the Naugatuck Town Line</li><li>• Spring Road – 3 CBs repaired, 60' of drainage pipe replaced</li><li>• Stonewall Drive – Replaced 1 CB and 120' of drainage pipe</li><li>• Strathmore Road - 2 CBs repaired</li><li>• Three Mile Hill Road – 20 CBs repaired</li><li>• Tranquility Road – 12 CBs repaired</li><li>• Tucker Hill Road – 5 CBs repaired</li><li>• Upper Whittemore Road – 14 CBs repaired, 1 new CB &amp; 220' of pipe added</li><li>• Waters Drive – Added 4 new CBs and installed 266' of new drainage pipe</li><li>• Watertown Road - 13 CBs repaired</li><li>• Wheeler Road – Added 5 new CBs and installed 40' of new drainage pipe</li><li>• White Deer Rock Road - 2 crossover pipes replaced and 1 crossover extended</li><li>• Woodfield Drive - 11 CBs repaired</li></ul> |
|---|---|



### **Bridge Repairs**

Tranquility Road Stone Arch Bridge Repair – 60' of pipe  
Artillery Road – Extensive concrete repairs to both headwalls

### **Tree Removals**

Approximately 435 dead trees were removed from Town ROWs  
(right of way) since March

# Capital Plan Projects Completed By Buildings & Grounds

## Town Hall

- Roof Replacement and masonry repair
- Clean and seal brick siding
- Gutter Heat
- LED Lighting, interior and exterior
- HVAC Main Floor and Lower Level
- Steam Heat Radiator Valves Upgraded

## Fire Department Headquarters

- HVAC Roof Top Unit replaced
- Multi-zone Conversion
- Replaced 8 overhead doors and controls
- Interior Painted
- Insulation repair and replacement
- Overhangs, trim and doors painted
- Simulcast radio upgrades

## Shepardson Community Center

- Replace Roof and repair masonry
- Clean and seal brick siding
- Gutter Heat
- LED Lighting, interior and exterior
- New HVAC Split Systems in the lower level
- Steam Radiator Valves Upgraded
- Chiller Repairs

## Police Department

- HVAC Server Room
- HVAC Booking Room
- HVAC Roof Top Unit replacement
- HVAC Interior Multi-zone Conversion
- Insulation repair and replacement
- Cell Block Lavatories replaced
- Repair EPDM Roof
- Removed underground fuel tank
- Overhangs, trim and doors painted



# Capital Plan Projects Completed By Buildings & Grounds

## Fire Dept West End

- Interior Painting
- Security System / Camera Up grades
- Overhead Doors and controls replaced (4)
- Overhangs, trim and doors

## Middlebury Public Library

- Metal Roof Repair
- EPDM Roof Repairs
- Gutter Heat Cables
- Larkin Rm HVAC replaced

## Department of Public Works

- High Band Radio Conversion
- Buildings & Grounds space closed in between DPW and the salt shed
- Replace (3) Salt Shed Doors
- LED Lighting, Interior & Exterior
- Fuel Depot
- Replace door and other work
- Alarm System Upgrades
- Underground tanks removed

## Historical Building

- Mechanical upgrades and Duct repair
- LED lighting upgrades

## Fenn Farm

- House-resided
- Cow Barn Roof and (3) other smaller barn roofs

## Street Lighting

- New LED Lighting upon replacement

# Capital Plan Projects Completed By Buildings & Grounds

## Parks & Recreation

### Garden Park

- Upgrades and improvements

### Meadowview Park

- Replaced walking bridge
- Interior and exterior LED lights
- Building interior painted
- Walkway replaced
- Extensive brush and tree removal

### Ledgewood Park

- Interior and exterior LED lights

### Middlebury Recreational Area

- Department of Health/Drinking water Section (Compliant July 2018)
- Cottage roof repair and garage trim replaced

- Quassy Ball Fields – Extend fencing an additional 12' higher
- Quassy Ball Fields – CT Department of Health / Drinking Water Section (Compliant July 2018)

### School House Park

- Interior and exterior LED lighting



Date of Completion 2016-2018

## Town of Middlebury Radio Upgrades

Original Bond Request ( <i>Defeated at Referendum</i> )	\$3,800,000
Town Expenses/Actual Payments	
Police Updates	\$300,000
Fire Updates*	\$164,329
Public Works New System*	\$150,000
Town Costs	\$14,329
<b>Grant for Radios Received</b>	
Fire (Paid directly to MVFD)	\$325,000
Police	\$225,000
Total Cost	\$1,164,329
Total Town Cost from Town Funds	\$614,329

\*as of October 18, 2018

# We still have more to go

Its cost effective to complete sooner  
than later



Before



BENSON RD



BIOSKI RD



WHEELER RD

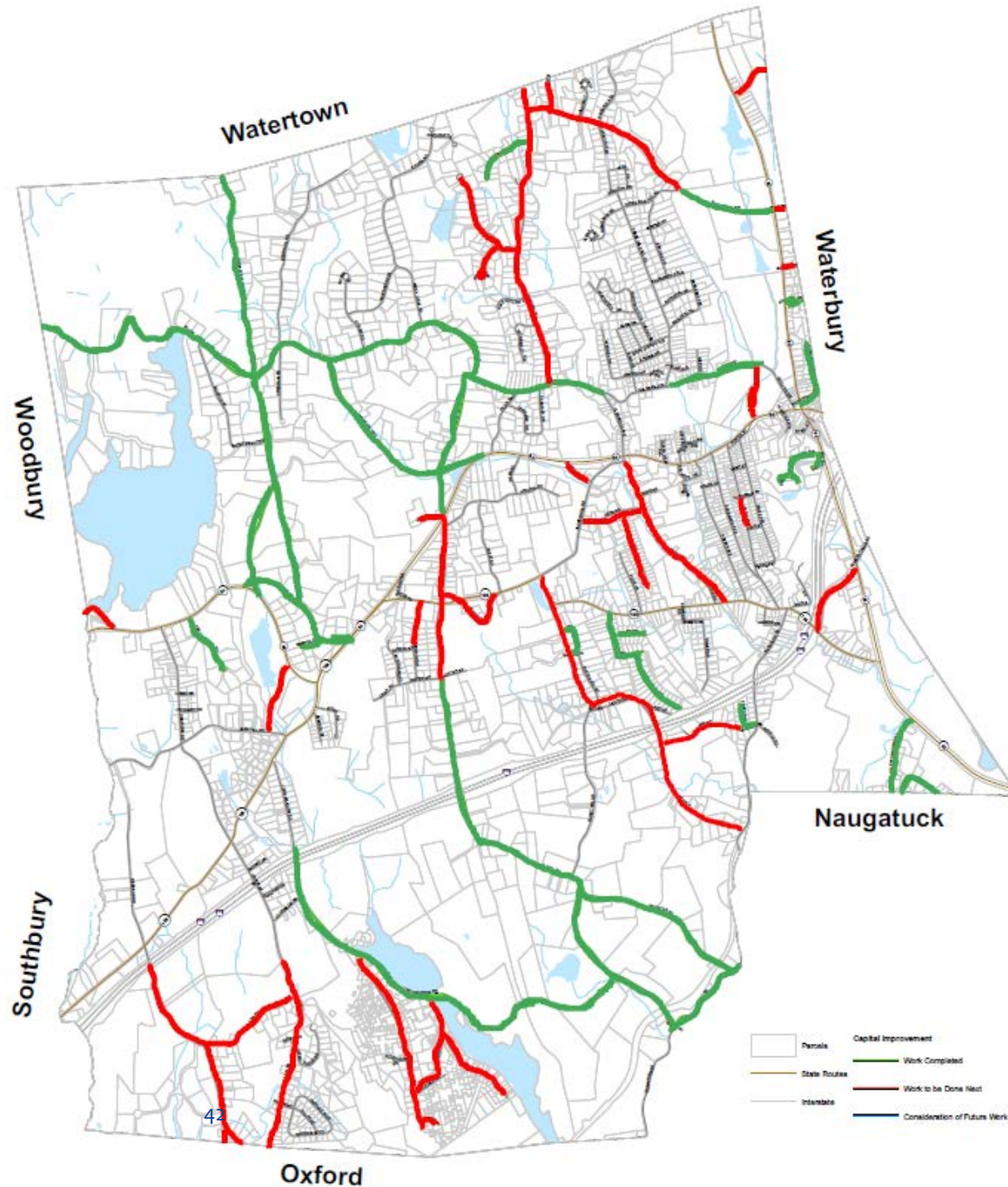


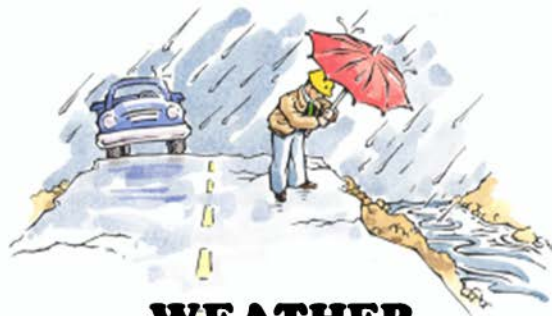
Original request from DPW  
was 8.9 million 7/1/2015  
Bond authorization  
4 million 11/7/2016

But there are roads that  
need to be completed

Work completed  
Roads repaired/resurfaced

Work to be completed next





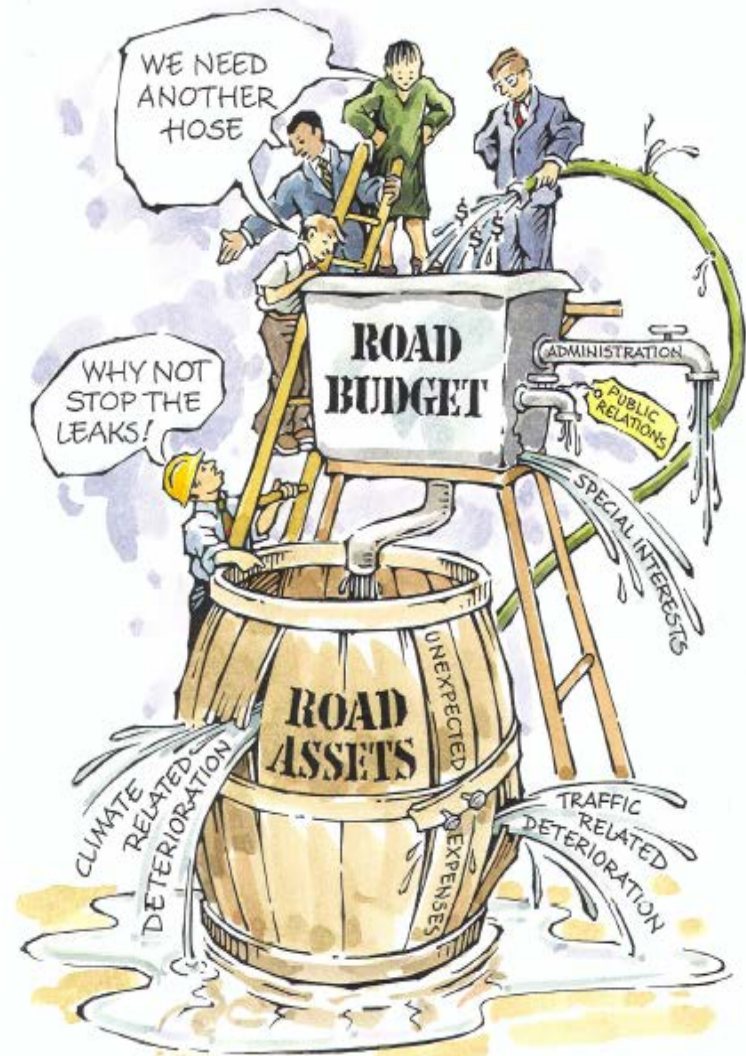
## WEATHER



## TRAFFIC



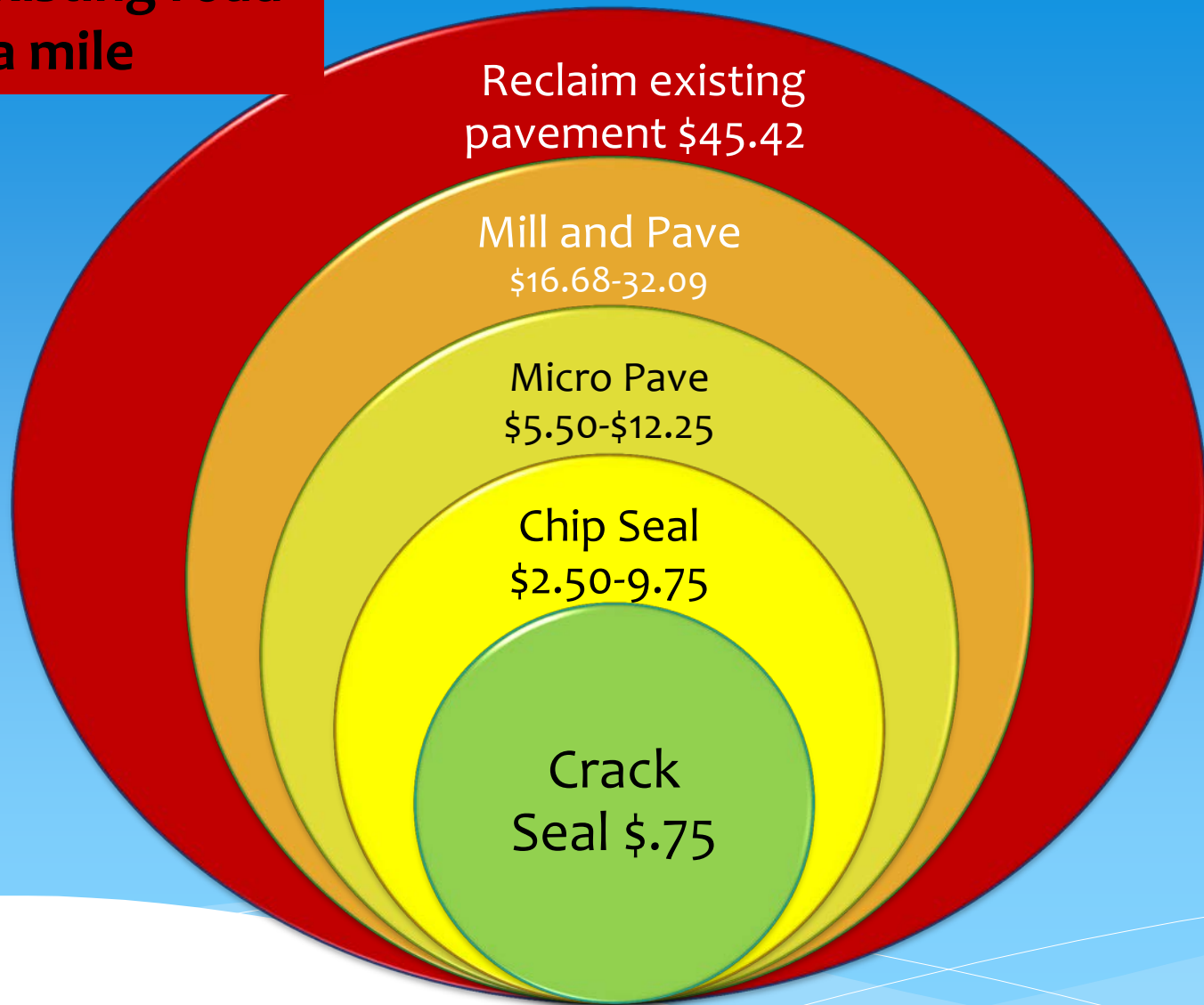
“ENEMIES OF THE ROAD”



“MANAGE OUR ROADS”



**Reclaim existing road  
\$950,000 a mile**



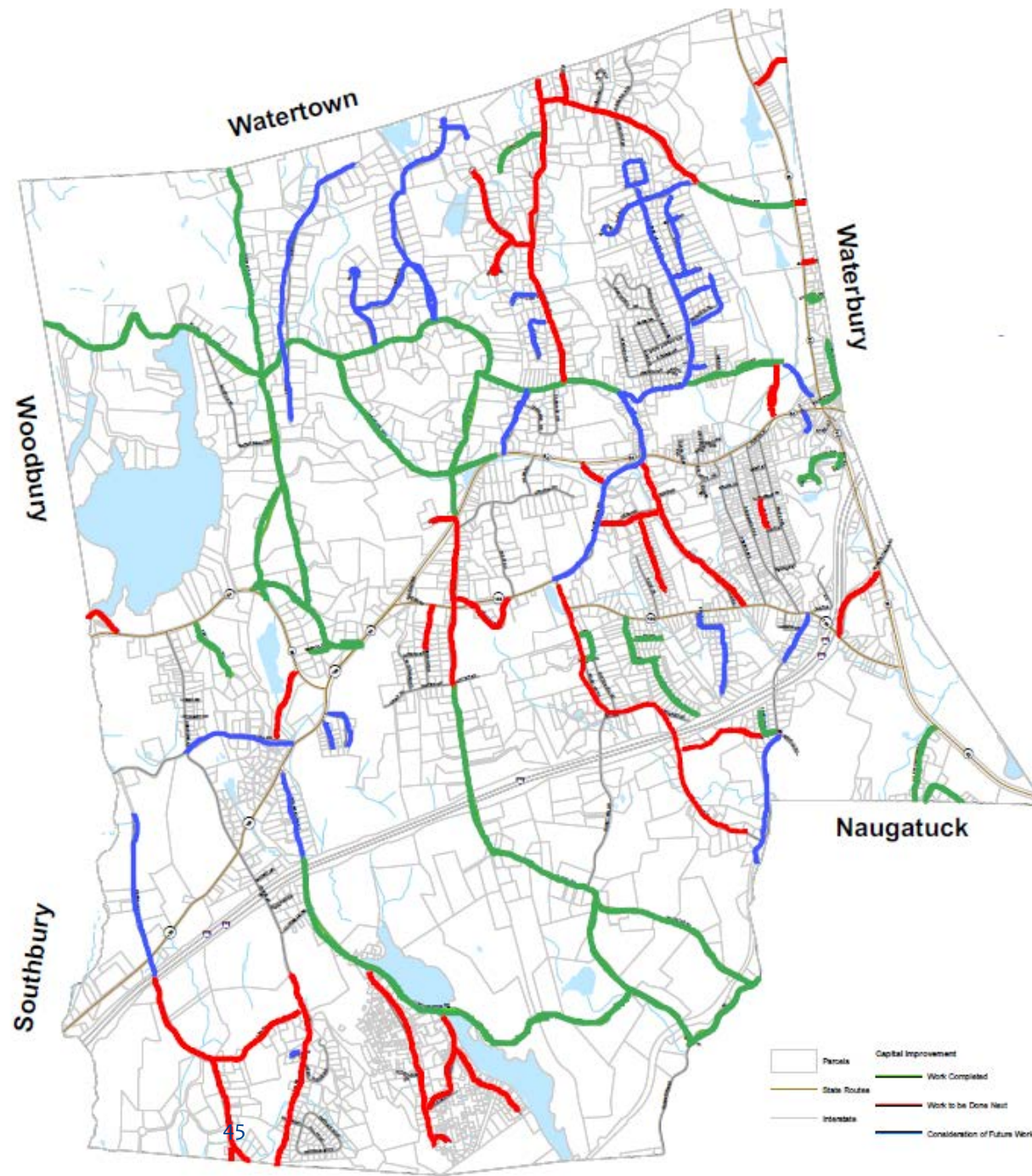
**Chip/Crack seal cost \$10,500 a mile**

Looking further ahead

Work completed  
Roads repaired or resurfaced

Work to be completed next

Future Road Work





## **STREETS TO BE RESURFACED BEYOND 2018**

<u><b>Quadrant</b></u>	<u><b>Streets in Red</b></u>	<u><b>From</b></u>	<u><b>To</b></u>	<u><b>Mileage</b></u>	<u><b>Estimate</b></u>
NE	Joanne Drive	Route 63	Waterbury Town Line	0.07	\$52,227
NE	Memorial Drive	Route 64	Kelly Road	0.29	\$141,551
NE	Park Road Extension	Three Mile Hill	Watertown Road	0.90	\$123,240
NE	Stonewall Drive	Park Road	Watertown Town Line	0.16	\$72,090
NE	Turnpike Drive	Route 63	Waterbury Town Line	0.22	\$99,123
NE	Park Road	Route 63	Waterbury Town Line	0.06	\$37,171
					<b>\$525,402</b>
NW	Cemetery Road	Route 64	End	0.11	\$43,366
NW	Falcon Crest Road	Strathmore Road	End	0.52	\$253,815
NW	Strathmore Drive	Watertown Road	End	0.27	\$131,789
NW	Watertown Road	Breakneck Hill Road	Watertown Town Line	1.54	\$211,411
NW	Old Woodbury Road	Route 64	Woodbury Town Line	0.20	\$90,112
					<b>\$730,494</b>

## **STREETS TO BE RESURFACED BEYOND 2018**

<u><b>Quadrant</b></u>	<u><b>Streets in Red</b></u>	<u><b>From</b></u>	<u><b>To</b></u>	<u><b>Mileage</b></u>	<u><b>Estimate</b></u>
SE	Algin Drive	Rt188	End	0.32	\$221,698
SE	Bioski Road	Shaddock Road	Leonard Road	0.90	\$699,544
SE	Chase Road	Route 64	Tucker Hill Road	0.17	\$23,338
SE	Country Club East	Route 63	Route 188	0.09	\$43,930
SE	Fenn Road	Regan Road	Tucker Hill Road	0.33	\$148,685
SE	Joy Road	Fenn Road	End	0.40	\$180,224
SE	Leonard Road	Shaddock Road	Wheeler Road	1.01	\$138,653
SE	Library Road	Route 188	Route 188	0.35	\$46,046
SE	Nutmeg Road	Regan Road	End	0.09	\$57,556
SE	Regan Road	Tucker Hill	Route 188	0.89	\$400,998
SE	Sandy Hill	South Street	Wheeler Road	0.89	\$122,179
SE	Shaddock Road	Leonard Road	Route 188	0.35	\$157,867
SE	Village Green	Route 188	North St	0.07	\$23,654
SE	Wheeler Road	Route 188	LeonaRoad Road	0.55	\$351,732
					<b>\$2,616,104</b>



## **STREETS TO BE RESURFACED BEYOND 2018**

<u><b>Quadrant</b></u>	<u><b>Streets in Red</b></u>	<u><b>From</b></u>	<u><b>To</b></u>	<u><b>Mileage</b></u>	<u><b>Estimate</b></u>
SW	Benson Road	Route 188	Oxford Town Line	1.15	\$164,450
SW	Christian Road	Steeple Chase	Oxford Town Line	0.80	\$109,824
SW	Donovan Road	Benson Road	Oxford Town Line	0.05	\$5,148
SW	Elfin Place	Washington Drive	End	0.06	\$6,178
SW	Kissawaug Road	Benson Road	Christian Road	0.53	\$72,758
SW	Lakeshore Drive	Long Meadow Road	End	0.70	\$92,092
SW	Lakeview Drive	Narcissus Road	Lakeshore Drive	0.14	\$18,418
SW	Long Meadow Ext	Route 188	I-84 Overpass	0.36	\$49,421
SW	Narcissus Road	Lakeshore Drive	LakeView Drive	0.21	\$27,628
SW	North St	Route 64	Route 188	0.43	\$193,741
SW	South St	Dwyer Road	Route 188	0.39	\$189,511
SW	Washington Drive	Long Meadow Road	Elfin Place	0.91	\$124,925
					\$1,054,094
				<b>16.48</b>	<b>\$4,926,093</b>

<b>\$298,979.41</b>	<b>Per Mile</b>
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## Let's Talk About The Budget

### Additional Buildings & Grounds work at Town Hall

Replace Generator	\$76,800
Paint handicap rails	\$3,200
Repair handicap stairs	\$2,500
Boiler room lighting	\$680
Repair leaded glass window	\$9,900
Town Hall- ADA "call for aid"	\$10,660
Resurface parking lot and curbing	\$55,000
HVAC duct cleaning	\$5,000
<b>TOTAL</b>	<b>\$163,740</b>

### Additional work at Fenn Farm

Spring house roof replacement and barn repairs	\$24,600
New hot water boiler	\$2,500
<b>TOTAL</b>	<b>\$27,100</b>

## Let's Talk About The Budget

Additional Buildings & Grounds work at Shepardson	
Replace generator	\$74,500
Attic insulation	\$26,840
Lavatory handicap upgrades	\$94,628
Repair handicap entrance	\$10,650
Paint handicap rails	\$3,550
Tile floor in Room 5	\$14,360
Rekey locks	\$3,800
HVAC duct cleaning	\$7,000
Repair window wells	\$8,000
ADA "call for aid"	\$3,500
Resurface and curb upper and lower parking areas	\$117,000
TOTAL	\$363,828



## Let's Talk About The Budget

Future work at Middlebury Fire Headquarters	
Parking lot entrance doors	\$13,282
Sika-Flex Overhead Door/Aprons	\$1,285
Door replacements (in both FDH & MPD)	\$17,390
Replace entrance doors	\$16,400
HVAC duct cleaning	\$5,000
Doors to be rekeyed	\$3,300
"Call for Aid" ADA requirement	\$11,696
Asphalt sealing (2) coats with Stripping	\$10,450
<b>TOTAL</b>	<b>\$78,803</b>

## Let's Talk About The Budget

Future Work at Middlebury Police Departments	
Replace generator	\$84,560.00
Repair handrails next to generator	\$3,700.00
EPDM Roof wood trim replacement	\$5,132.00
Front and North Sidewalk	\$12,837.00
“Call for Aid” ADA requirement	\$7,647.00
Asphalt sealing (2) coats with Stripping	\$5,500.00
<b>TOTAL</b>	<b>\$119,376.00</b>

## Let's Talk About The Budget

Future Work at the Department of Public Works	
Replace generators at Highway Garage and Vehicle Repair	\$151,300
Additional space (5,000 sq. ft.)	\$387,000
Gutter replacement	\$7,300
Replace overhead door	\$7,870
Electric meter replacement on Vehicle Repair Garage	\$6,400
HVAC upgrade at Dog Pound	\$7,625
Printer/File Room (file system)	\$24,500
Repair second concrete block wall	\$144,000
"Call for Aid" ADA requirement	\$15,964
Salt Shed Wall Sealing	\$9,250
Gutter Replacement	\$7,300
<b>TOTAL</b>	<b>\$761,209</b>



## Future Workat Middlebury Public Library

Sika Flex sidewalk repair	\$2,200
HVAC Duct Cleaning	\$7,000
Replace 3 parking lot light fixtures	\$1,432
Repair and replace exterior in ground electrical boxes	\$3,261
<b>TOTAL</b>	<b>\$13,893</b>

## Let's Talk About The Budget

### Work to be completed – Parks & Recreation

Upgrade pump tanks at Quassy ballfield	\$2,798
Purchase and install water main to irrigation system at Meadowview Park	\$15,500
Purchase and install solar lights at Chase and Steinmann parking areas at Greenway	\$5,600
Replace split rail fence at Greenway	\$33,100
Repaint sidewalk crossing at Greenway	\$16,747
Replace trash barrels at Greenway	\$10,200
Spot pave and chip seal Greenway	\$52,000
New roof on cottage and garage at MRA	\$24,800
Replace cottage floor at MRA	\$17,880
Purchase and install basement dehumidifier with pump at MRA	\$1,550
Purchase and install cameras at Ledgewood Park, Playground and Upper soccer field	\$26,780
Purchase and install kitchen cabinet at Quassy ballfield	\$2,700
	<b>Cont&gt;</b>

## Let's Talk About The Budget

Work to be completed – Parks & Recreation	
Veteran's Memorial Masonry Replacement Walk area, steps	\$28,910
Ledgewood Solar Lights	\$22,000
Meadowview Park 2 ponds, site improvements	\$255,000
"Call for Aid" ADA requirement	\$5,100
<b>TOTAL</b>	<b>\$520,655</b>



## Let's Talk About The Budget

FUTURE WORK FOR INFRASTRUCTURE DAMAGE	
Replace guard rail- from tree damage	\$9,570
Replace guard rail- Allertown Rd.	\$11,900
Bridge Damage-Watertown Rd.	\$47,191
Bridge guard rail- Watertown Rd.	\$32,809
Bridge replacement- Artillery Rd.	\$27,133
TOTAL	\$128,603

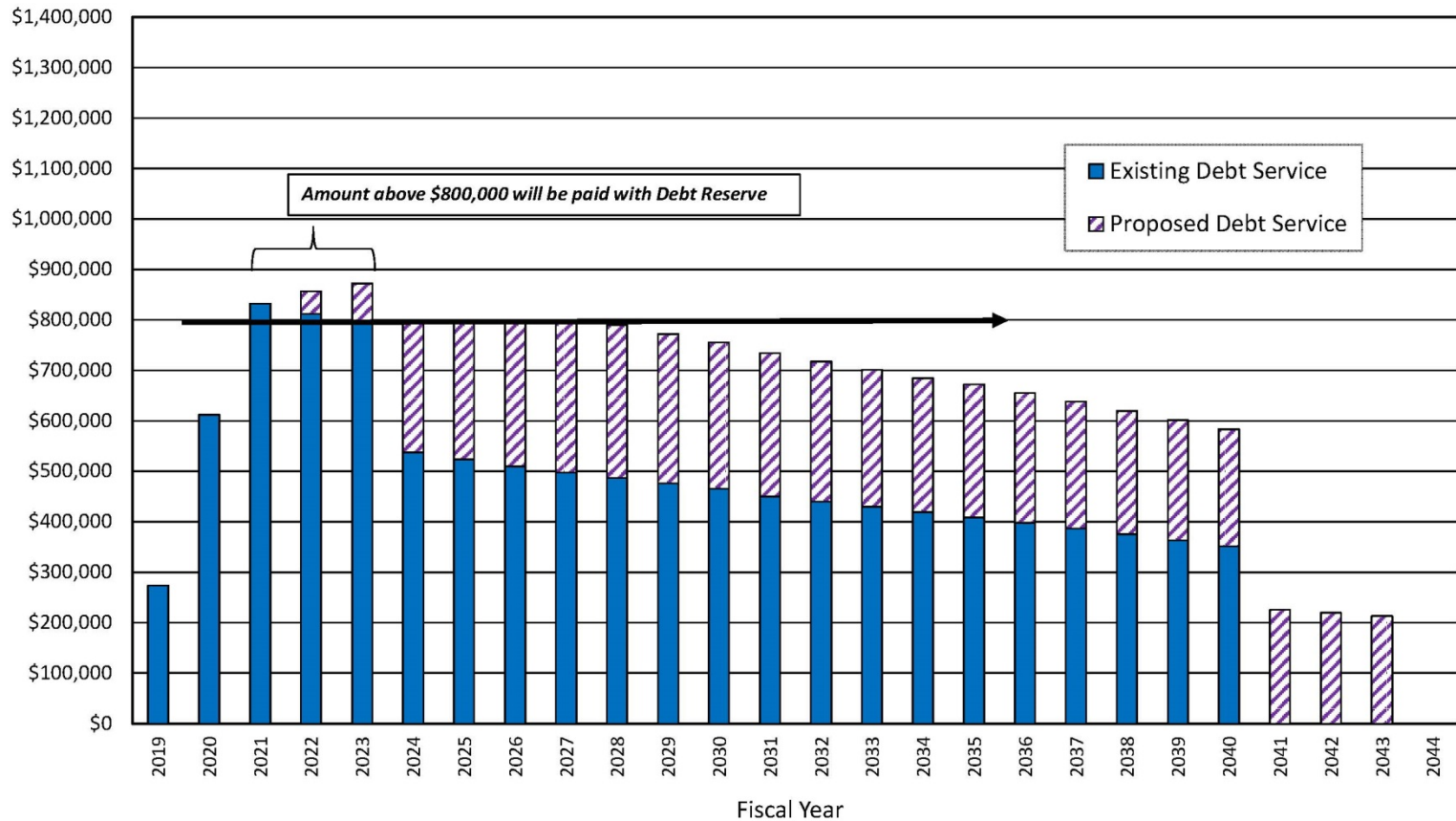
## Let's Talk About The Budget

Future Work at Historical Society Building	
HVAC Duct Cleaning	\$3,700
Sidewalk Replacement	\$11,000
<b>Total</b>	<b>\$14,700</b>

Summary	
<u>Town Hall</u>	<u>\$163,740.00</u>
<u>Shepardson Community Center</u>	<u>\$363,828.00</u>
<u>Fenn Farm</u>	<u>\$27,100.00</u>
<u>Fire Department Headquarters</u>	<u>\$78,803.00</u>
<u>Police Department</u>	<u>\$119,376.00</u>
<u>Department of Public Works</u>	<u>\$761,209.00</u>
<u>Middlebury Library</u>	<u>\$13,893.00</u>
<u>Historical Society Building</u>	<u>\$14,700.00</u>
<u>Parks and Recreation</u>	<u>\$520,665.00</u>
<u>Infrastructure Damage</u>	<u>\$128,603.00</u>
Total	<u>\$2,191,917</u>



**Town of Middlebury**  
**Existing Plus \$4,000,000 of Proposed Debt Service at 3.15%**



## **BALLOT QUESTIONS**

Shall the \$ ?M appropriation and bond issuance authorization to repair and improve Middlebury Roads (2019), as adopted by the Boards of Selectmen and Finance, be approved? YES/NO

Shall the \$ ?M appropriation and bond issuance authorization for the Middlebury Capital Asset Revitalization Program, Phase 2019, consisting of the improvement and repair of the Police Department, Town Hall, Shepardson Community Center, Fire Department Headquarters, Transfer Station and Public Works, buildings and facilities, as adopted by the Boards of Selectmen and Finance, be approved? YES/NO

Shall the \$ ?M appropriation and bond issuance authorization to renovate and replace sewage pump stations in the Town of Middlebury, as adopted by the Boards of Selectmen and Finance, be approved? YES/NO