

# Comprehensive Campus Study



## Baseline Conditions - Southbury Training School



Aerial of Southbury Training School

Prepared For:

Southbury Training School Task Force and Office of the First Selectman | December 4, 2013



MILONE & MACBROOM - Primary Author



SILVER/PETRUCCELLI+ASSOCIATES  
Architects / Engineers / Interior Designers

- Structure Analysis

# Purpose of Study



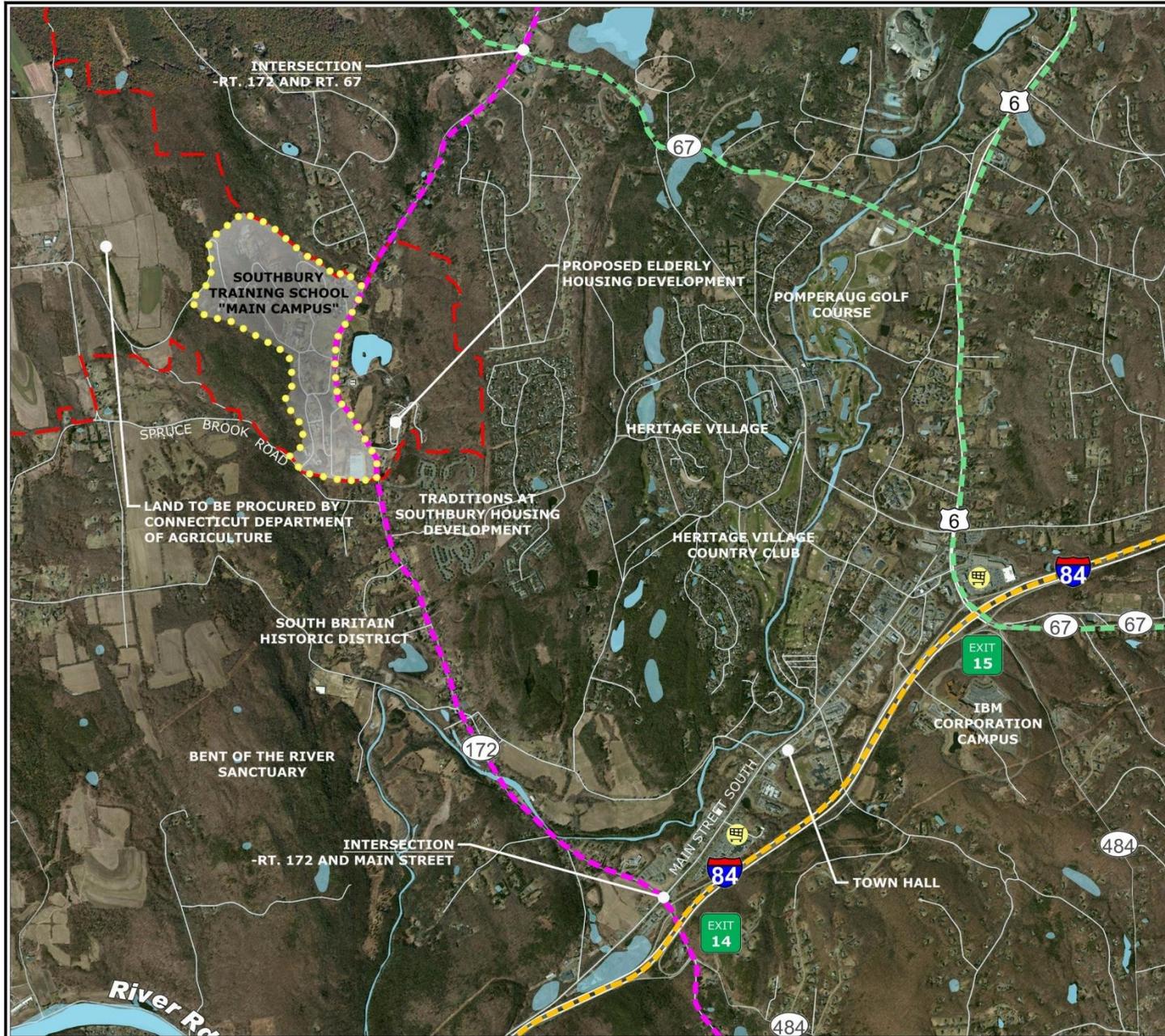
This is a baseline study to provide information about the current infrastructure and natural resource features of the Southbury Training School. The information included has not been based on any assumptions as to the future use of the property.



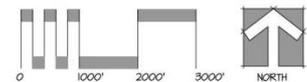
**Administration Building and Signage**

Photo by: William Kiliany

# Surrounding Context



-  INTERSTATE HIGHWAY
-  STATE ROUTE
-  STATE HIGHWAY
-  SHOPPING CENTER
-  HIGHWAY EXIT
-  PRIMARY CORRIDOR
-  SECONDARY CORRIDOR
-  HIGHWAY CORRIDOR
-  APPROXIMATE PROPERTY LIMIT
-  MAIN CAMPUS (FOCUS AREA)



## SOUTHURY TRAINING SCHOOL

MAIN CAMPUS  
- MASTER AERIAL -  
SOUTHURY, CONNECTICUT

NOVEMBER, 2013

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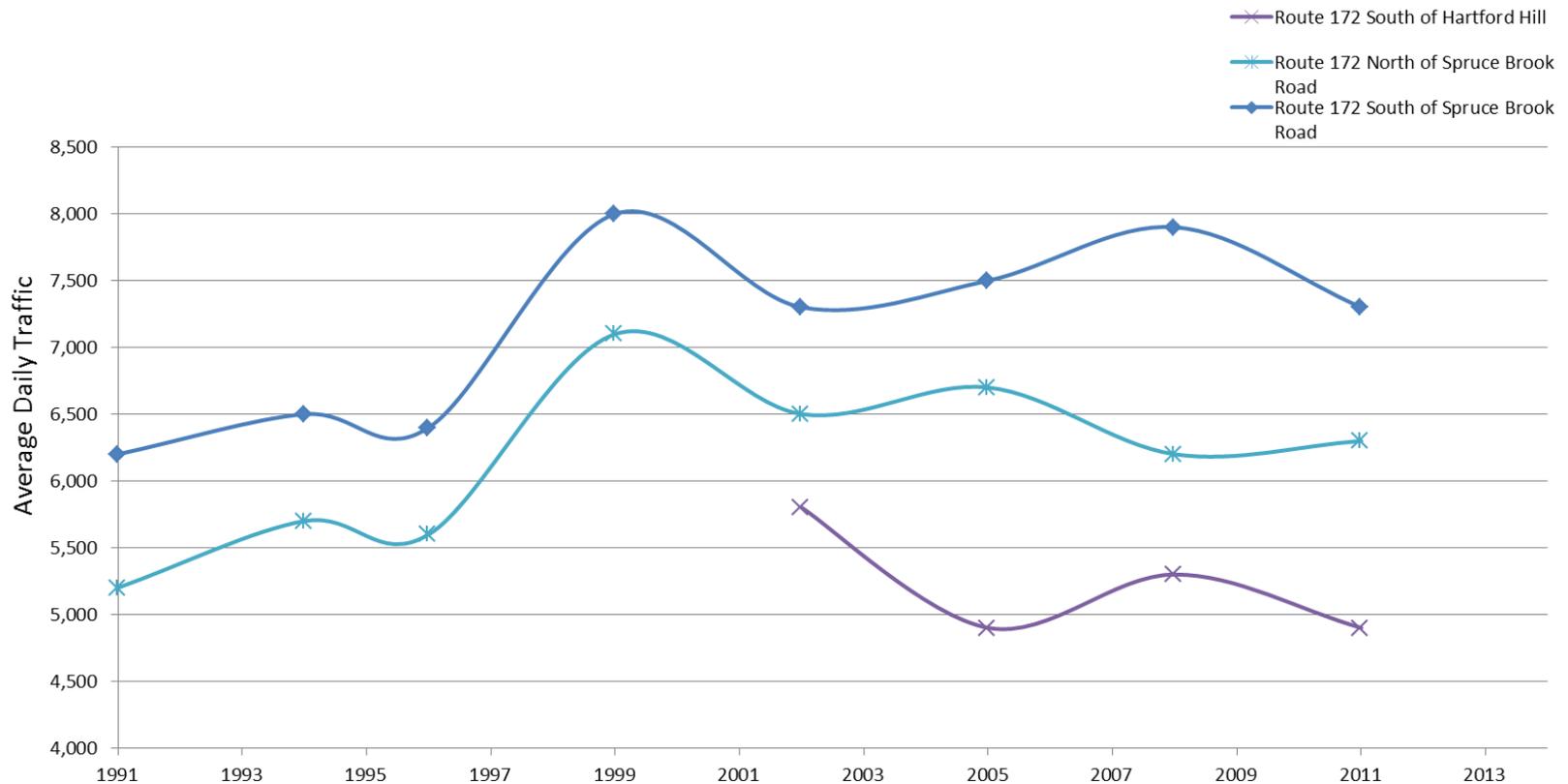


# Historic Traffic Volumes



Average Daily Traffic (ADT) - Southbury, CT											
Location	CTDOT ID	1991	1994	1996	1999	2002	2005	2008	2011	Annual Percent Growth / Decline	
										2005 - 2011	2008 - 2011
Route 172 South of Hartford Hill	94					5,800	4,900	5,300	4,900	0.00%	-2.58%
Route 172 North of Spruce Brook Road	38	5,200	5,700	5,600	7,100	6,500	6,700	6,200	6,300	-1.02%	0.53%
Route 172 South of Spruce Brook Road	73	6,200	6,500	6,400	8,000	7,300	7,500	7,900	7,300	-0.45%	-2.60%

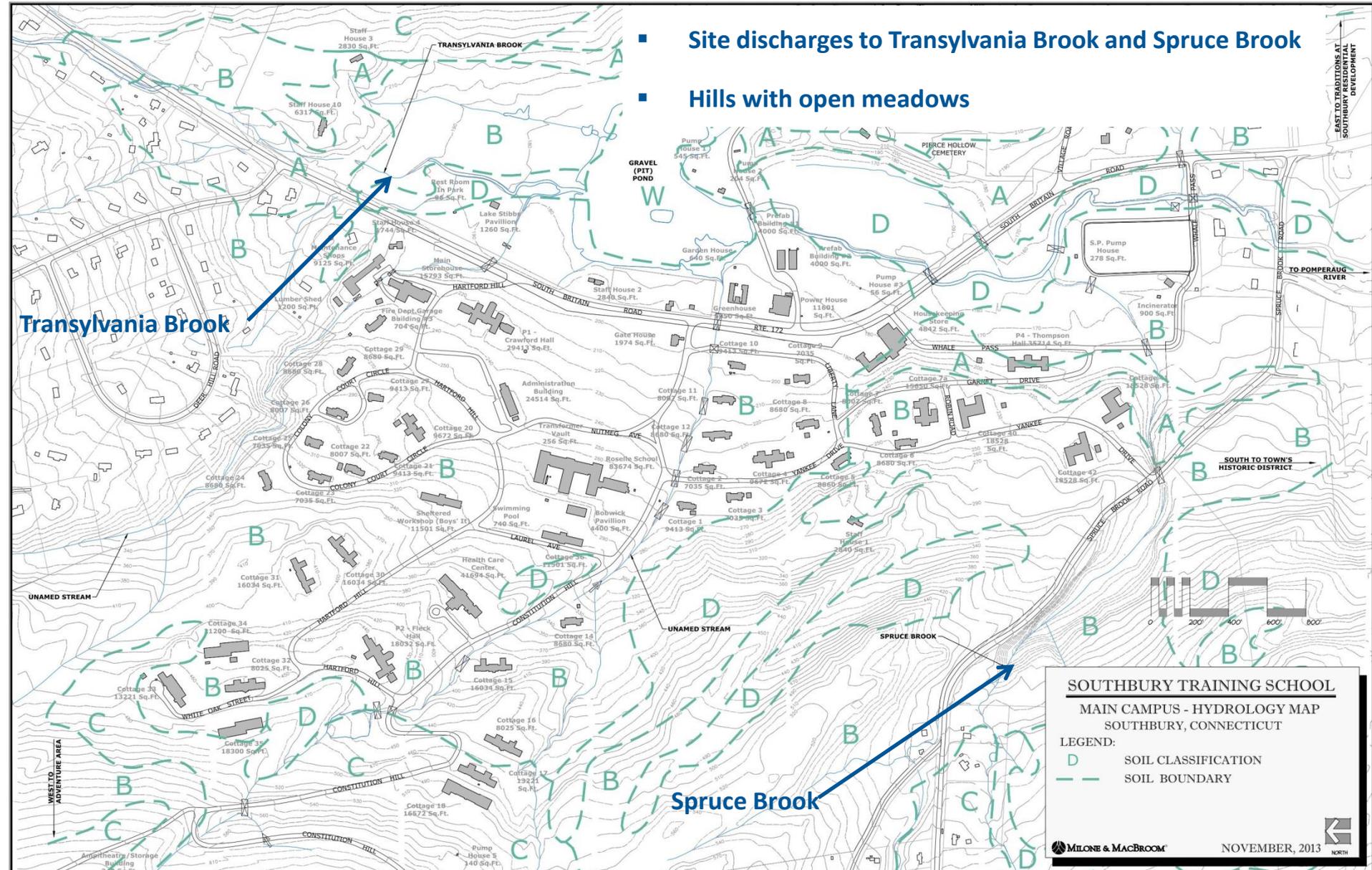
Source: CTDOT

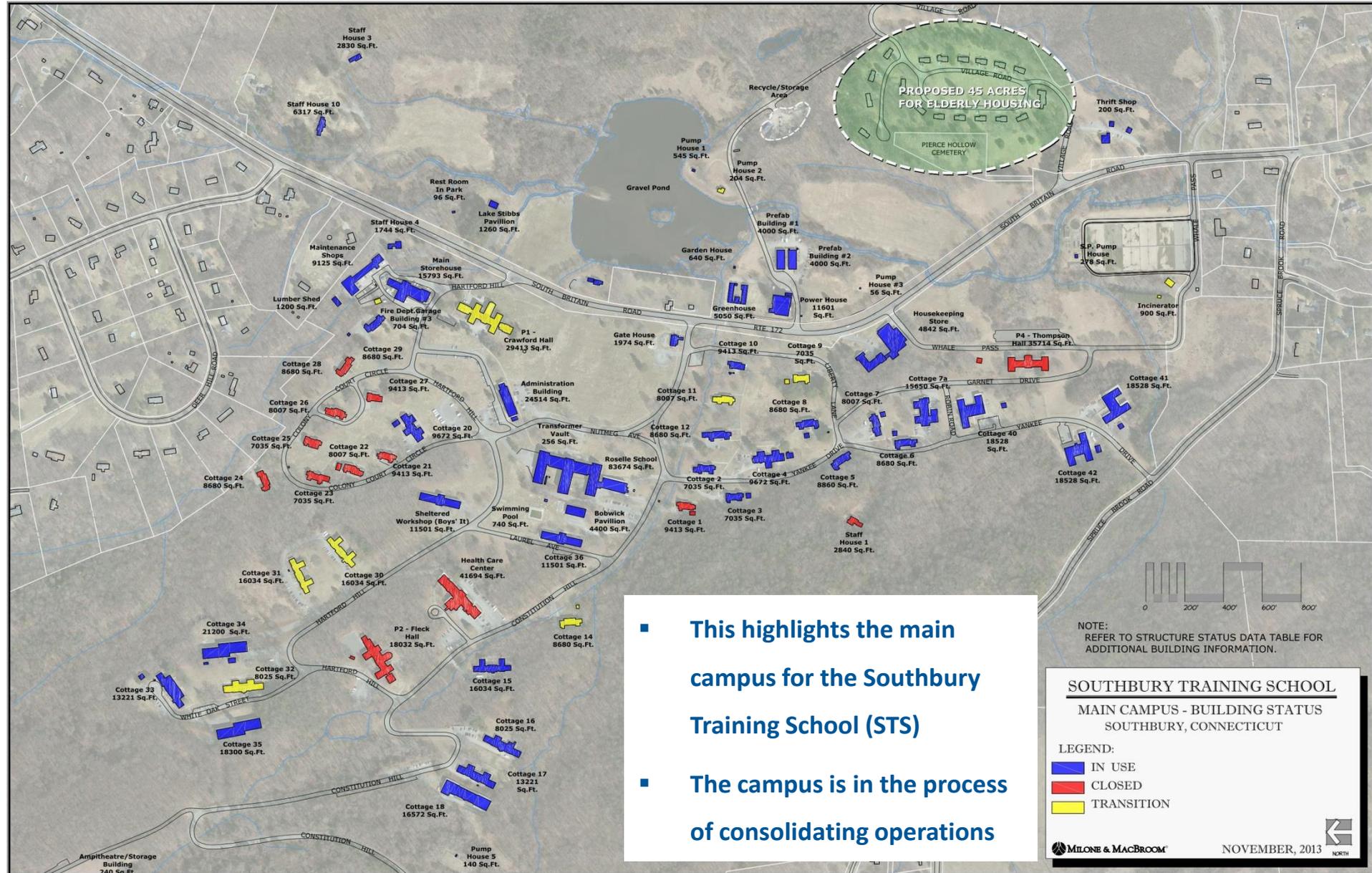


- Traffic volumes for the area have held steady since it peaked in 1999



- Site discharges to Transylvania Brook and Spruce Brook
- Hills with open meadows





- This highlights the main campus for the Southbury Training School (STS)
- The campus is in the process of consolidating operations

NOTE:  
REFER TO STRUCTURE STATUS DATA TABLE FOR ADDITIONAL BUILDING INFORMATION.

**SOUTHBURY TRAINING SCHOOL**  
MAIN CAMPUS - BUILDING STATUS  
SOUTHBURY, CONNECTICUT

LEGEND:

- IN USE
- CLOSED
- TRANSITION

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**Administration Building**

Photo by: Silver/Petrucci + Associates



**Roselle School**

<http://www.courant.com/news/connecticut/hc-pictures-southbury-training-school,0,6256364.photogallery>



**Staff House 10**

Photo by: Silver/Petrucci + Associates



**Cottage 1**

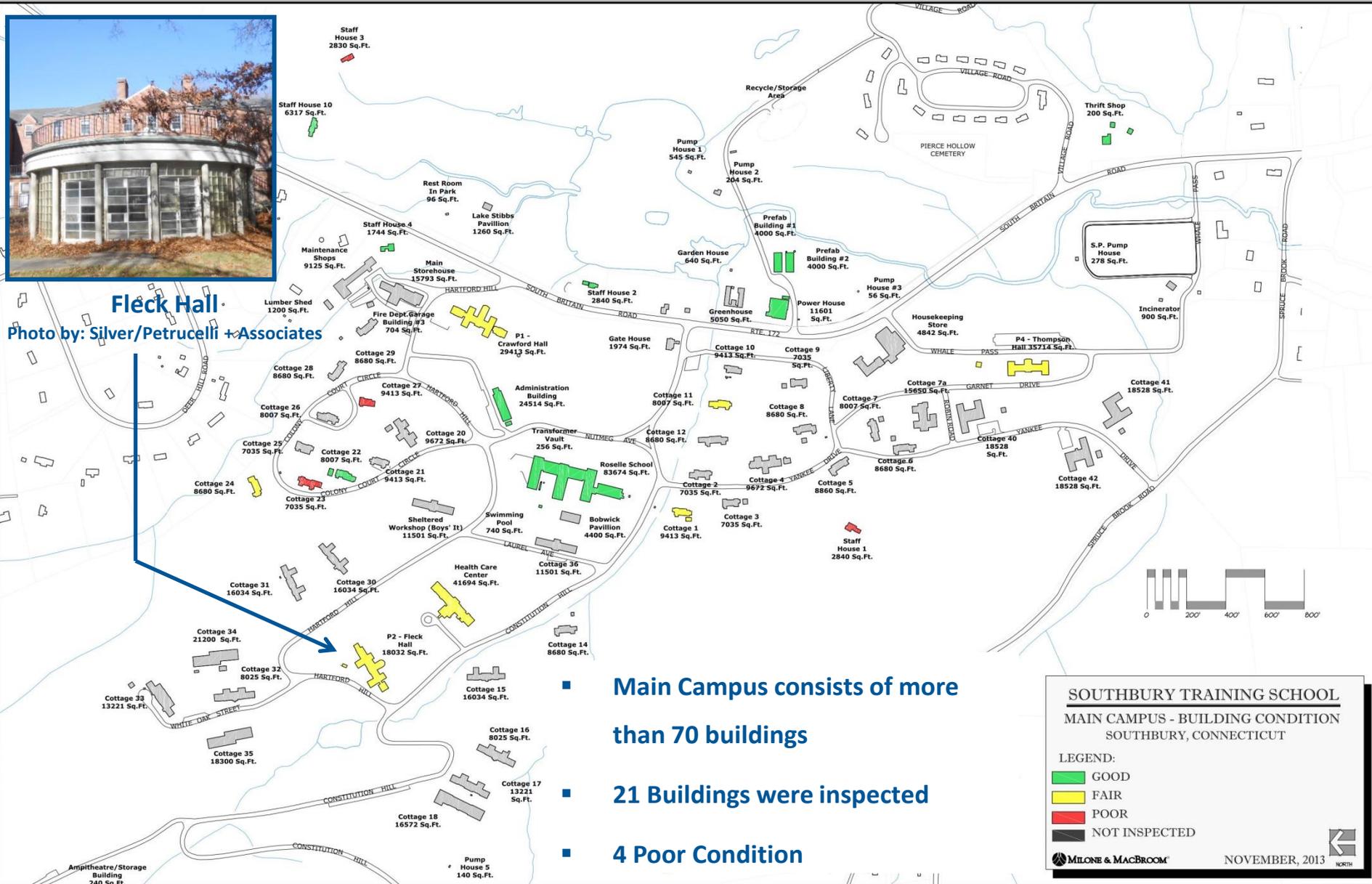
Photo by: Silver/Petrucci + Associates

# Building Conditions



**Fleck Hall**

Photo by: Silver/Petrucelli + Associates

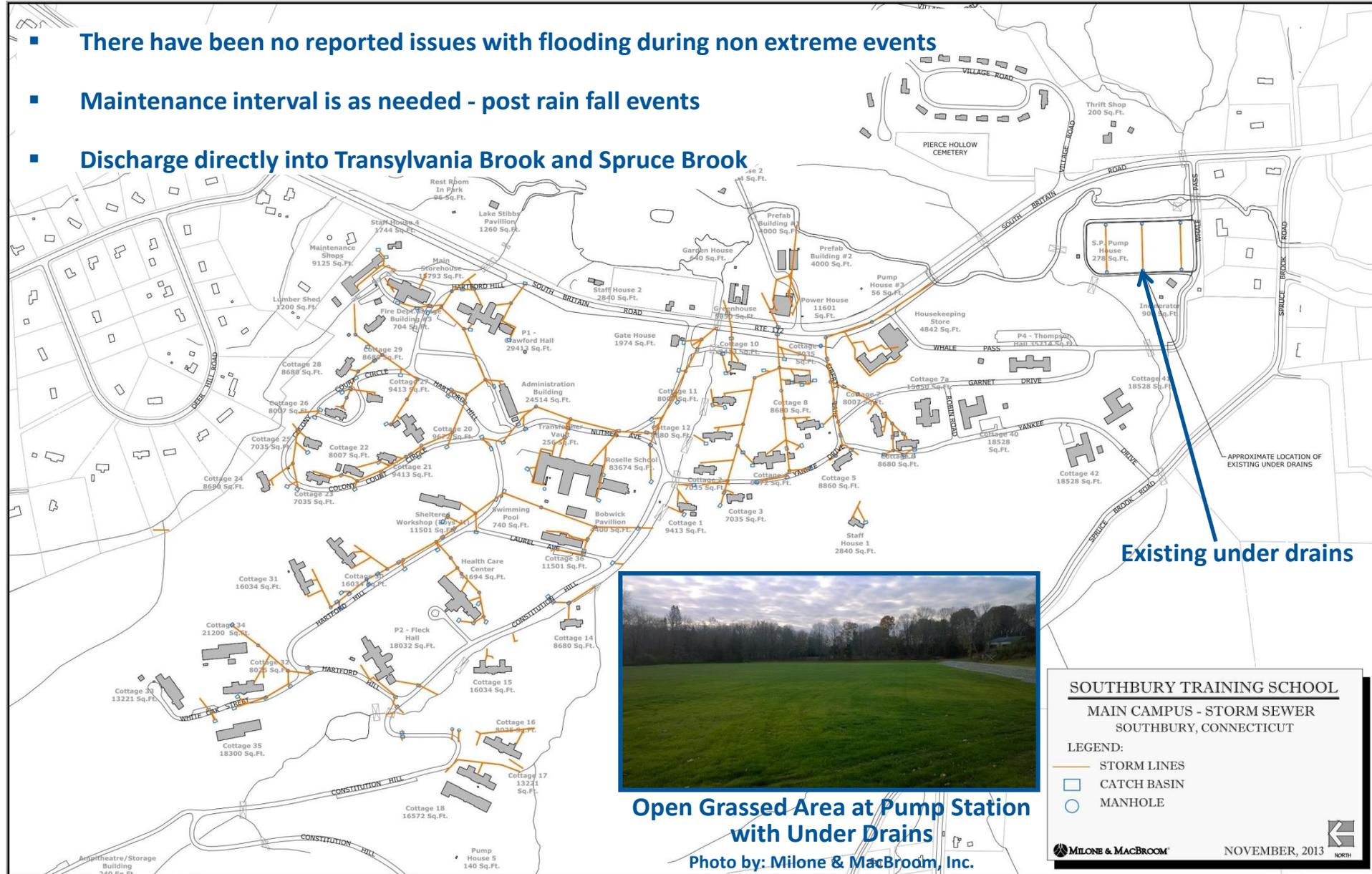


- Main Campus consists of more than 70 buildings
- 21 Buildings were inspected
- 4 Poor Condition

# Site Drainage System



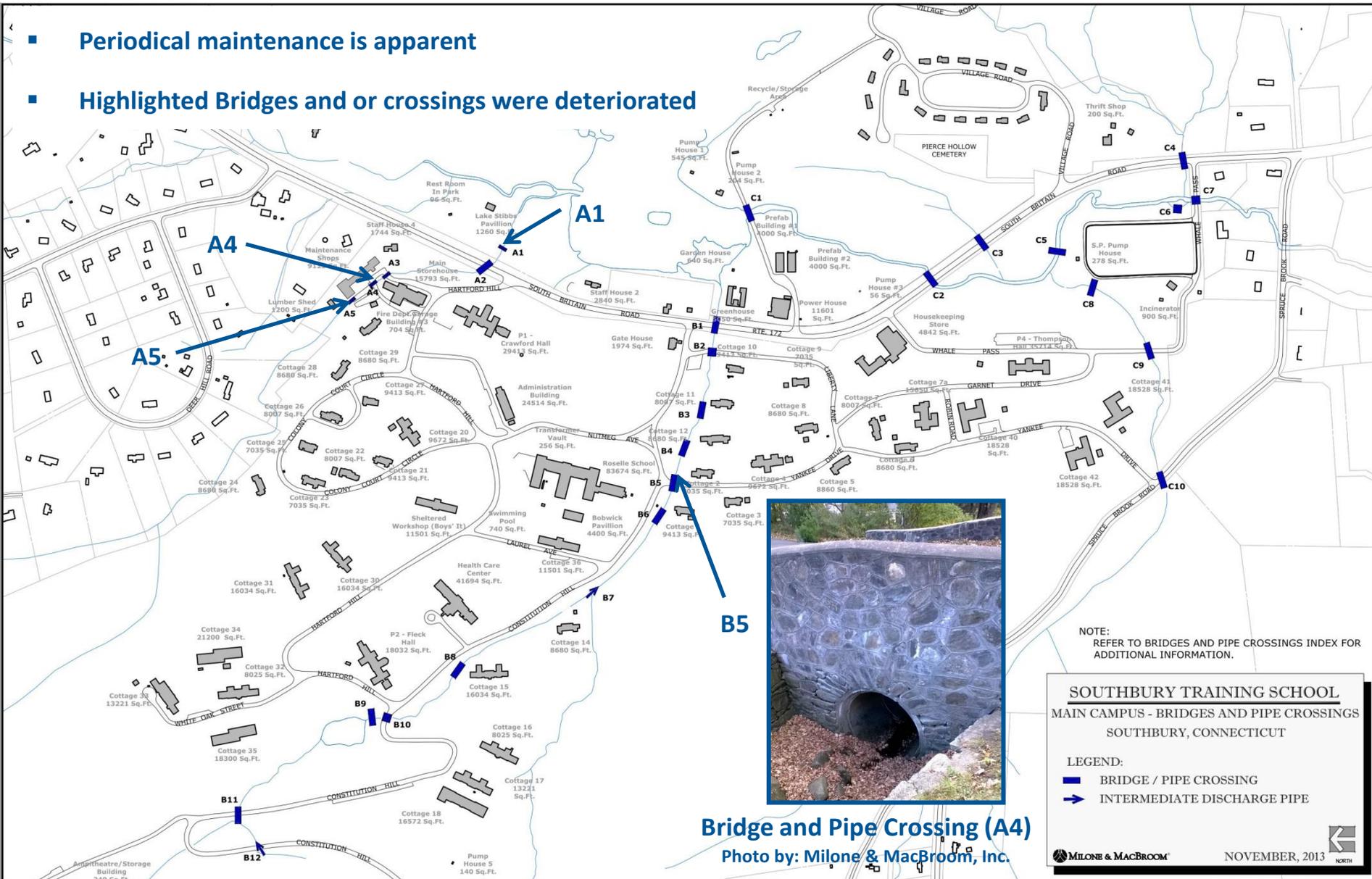
- There have been no reported issues with flooding during non extreme events
- Maintenance interval is as needed - post rain fall events
- Discharge directly into Transylvania Brook and Spruce Brook



# Bridge and Pipe Crossings



- Periodical maintenance is apparent
- Highlighted Bridges and or crossings were deteriorated

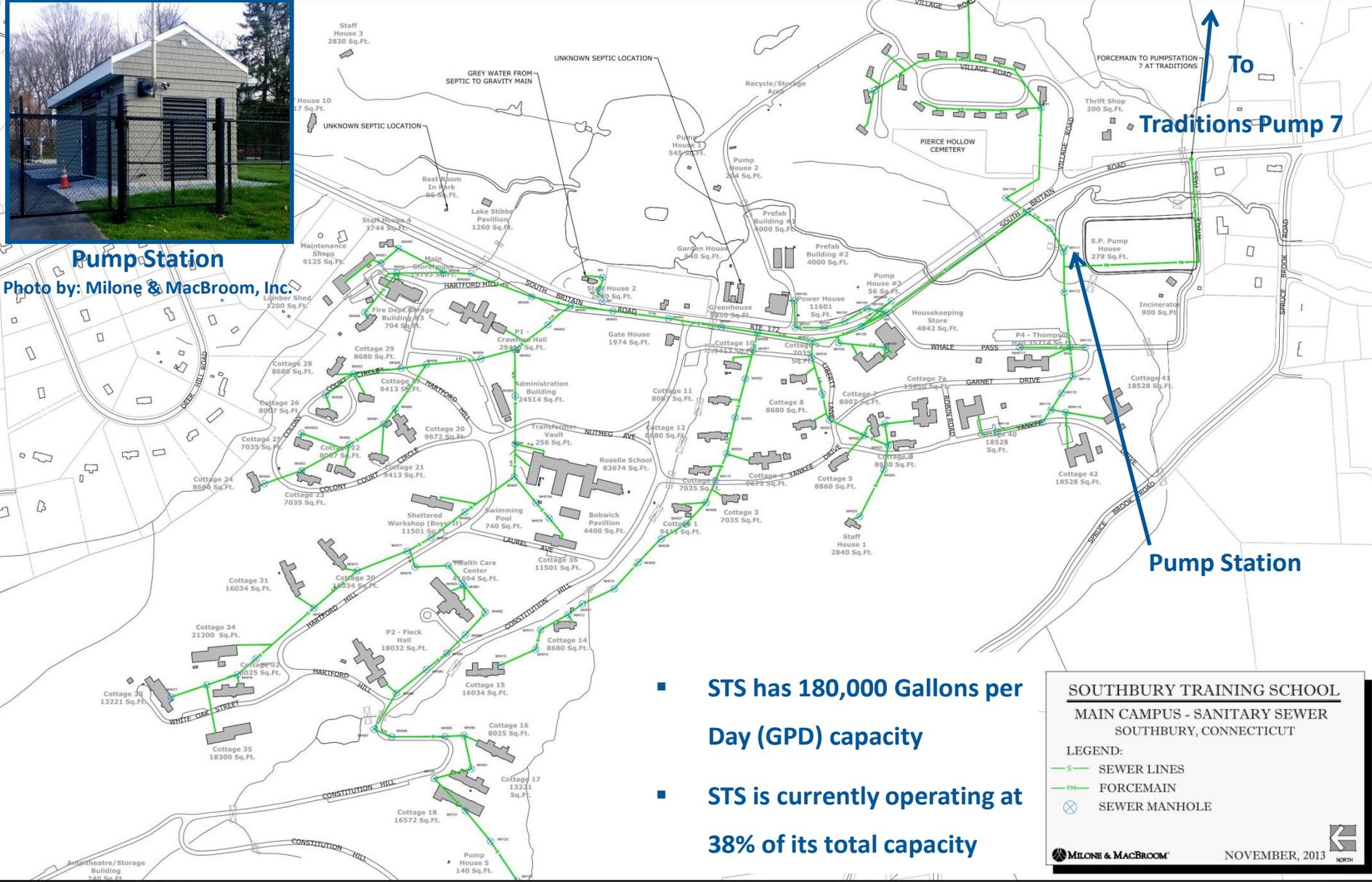


# Sanitary Sewer System



**Pump Station**

Photo by: Milone & MacBroom, Inc.



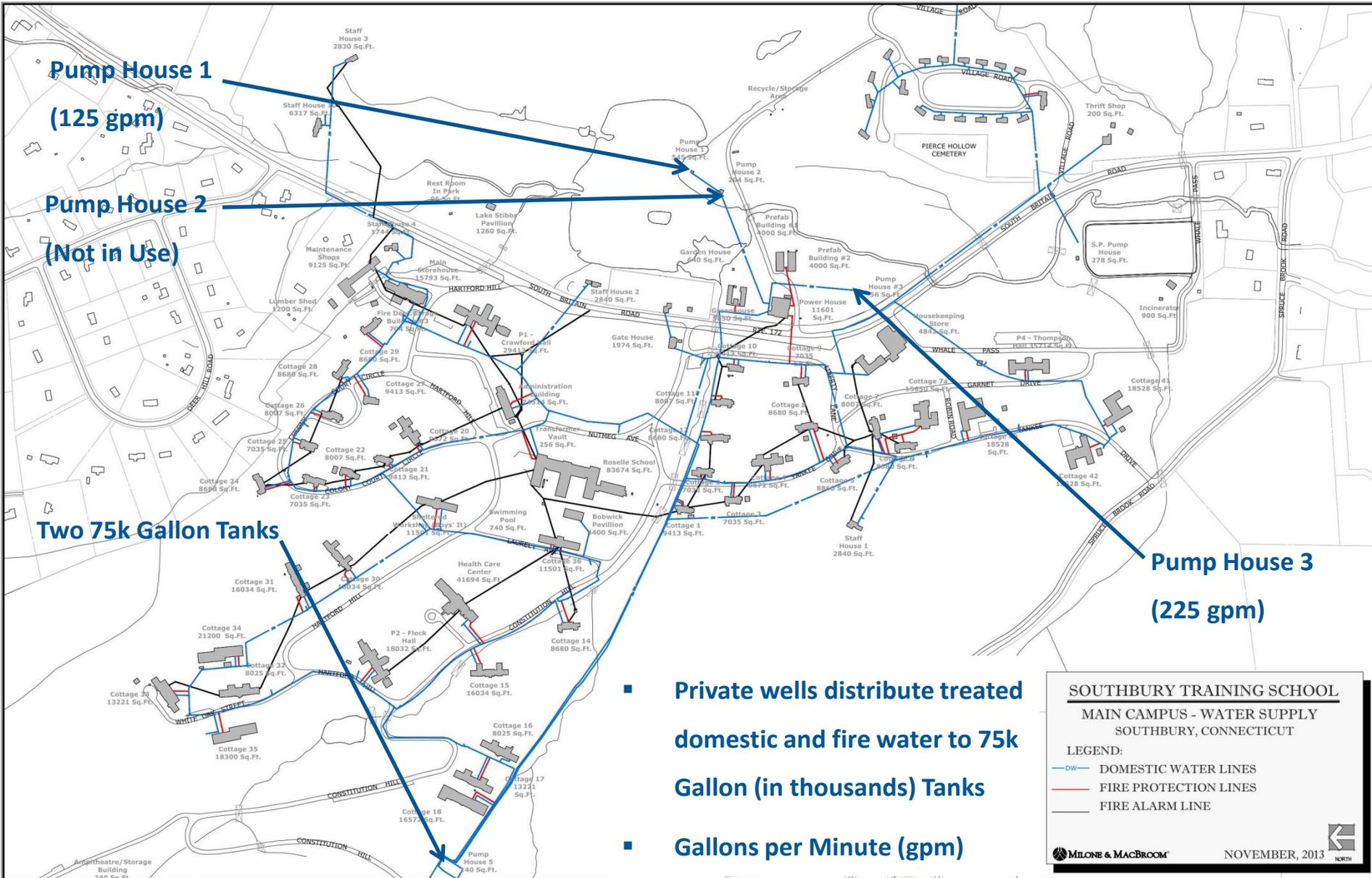
- **STS has 180,000 Gallons per Day (GPD) capacity**
- **STS is currently operating at 38% of its total capacity**

**SOUTHURY TRAINING SCHOOL  
MAIN CAMPUS - SANITARY SEWER  
SOUTHURY, CONNECTICUT**

LEGEND:

- SEWER LINES
- FORCEMAIN
- ⊗ SEWER MANHOLE

# Water Distribution System



- Private wells distribute treated domestic and fire water to 75k Gallon (in thousands) Tanks
- Gallons per Minute (gpm)

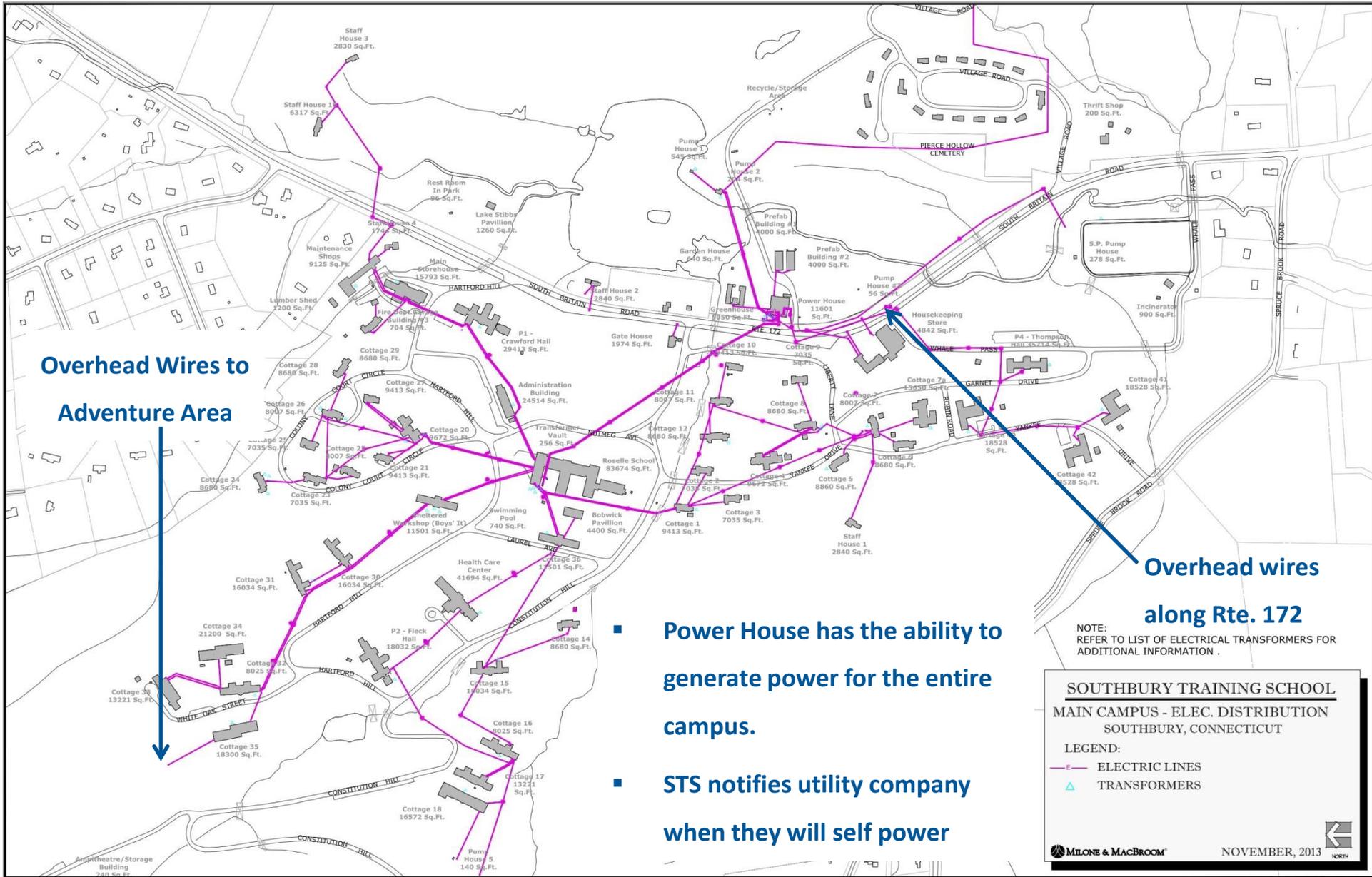
**SOUTHBURY TRAINING SCHOOL**  
**MAIN CAMPUS - WATER SUPPLY**  
**SOUTHBURY, CONNECTICUT**

**LEGEND:**

- DW — DOMESTIC WATER LINES
- FIRE PROTECTION LINES
- FIRE ALARM LINE

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# Electrical Distribution Map



**Overhead Wires to Adventure Area**

**Overhead wires along Rte. 172**

- Power House has the ability to generate power for the entire campus.
- STS notifies utility company when they will self power

NOTE: REFER TO LIST OF ELECTRICAL TRANSFORMERS FOR ADDITIONAL INFORMATION .

**SOUTHBURY TRAINING SCHOOL**  
**MAIN CAMPUS - ELEC. DISTRIBUTION**  
 SOUTHBURY, CONNECTICUT

LEGEND:  
 — E — ELECTRIC LINES  
 ▲ TRANSFORMERS

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# Gas and Steam Lines



- Power House has two oil boilers and a gas boiler
- Low pressure steam back feeds the campus with heat during winter months
- System is dated and requires routine maintenance

Steam line in need of repair

End of Gas main in Rte. 172

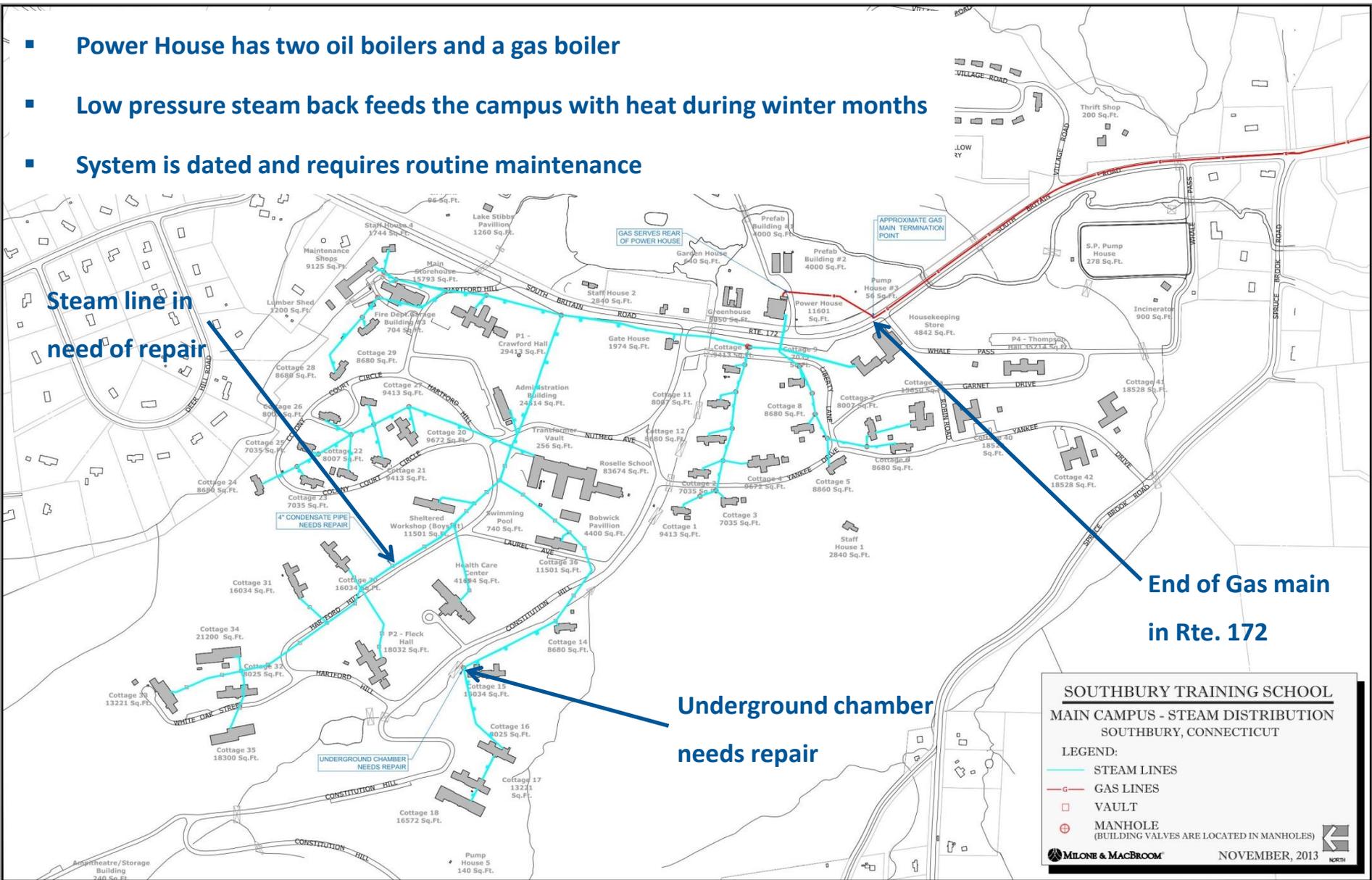
Underground chamber needs repair

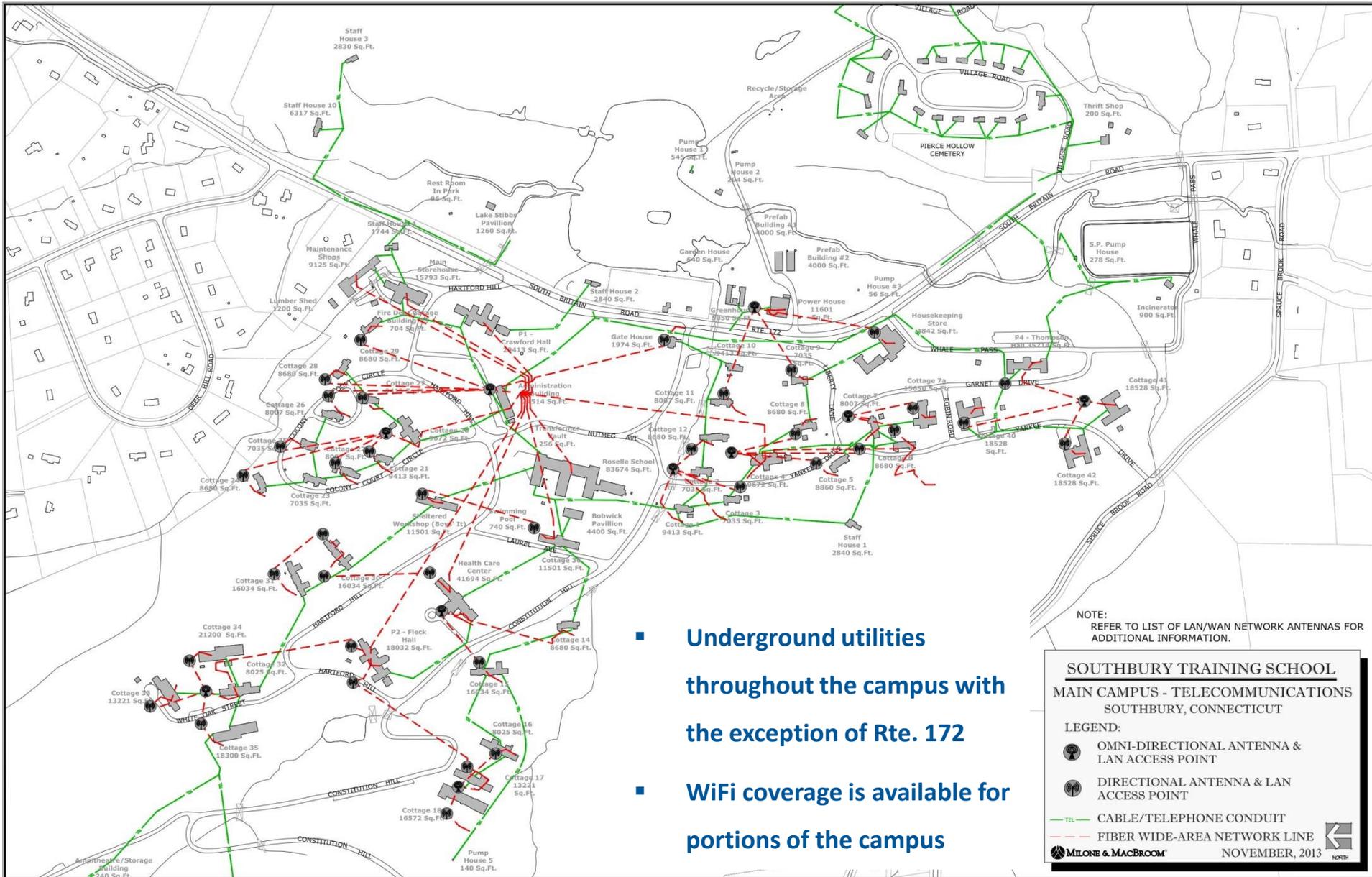
**SOUTHURY TRAINING SCHOOL**  
MAIN CAMPUS - STEAM DISTRIBUTION  
SOUTHURY, CONNECTICUT

LEGEND:

- STEAM LINES
- GAS LINES
- VAULT
- MANHOLE (BUILDING VALVES ARE LOCATED IN MANHOLES)

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- **Underground utilities throughout the campus with the exception of Rte. 172**
- **WiFi coverage is available for portions of the campus**

NOTE:  
REFER TO LIST OF LAN/WAN NETWORK ANTENNAS FOR ADDITIONAL INFORMATION.

**SOUTHBURY TRAINING SCHOOL  
MAIN CAMPUS - TELECOMMUNICATIONS  
SOUTHBURY, CONNECTICUT**

LEGEND:

- OMNI-DIRECTIONAL ANTENNA & LAN ACCESS POINT
- DIRECTIONAL ANTENNA & LAN ACCESS POINT
- CABLE/TELEPHONE CONDUIT
- FIBER WIDE-AREA NETWORK LINE

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Our firm was responsible for the preparation of the plans for the Fairfield Hills Hospital in Newtown. Due to the proximity of Fairfield Hills Hospital to STS, a comparison between the two sites might be of interest. These are the primary differences from the Fairfield Hills Hospital site:

- **No longer providing intended services**
- **Single occupied building on site was leased for municipal use**
- **Poor building closure procedure resulted in significant damage**
- **The hospital contained smaller number of buildings**

# Comparable Facility Analysis



The following are the similarities shared between the Fairfield Hills Hospital site and the Southbury Training School:

- **Portions of the property have been dedicated for agriculture and elderly housing use**
- **Central power facility no longer working at full capacity**
- **Site topography consists of hills and open meadows**
- **Off-site sewage treatment facility**
- **Served by State Highway with close proximity to Interstate 84**

# Possible Future Use Parameters



Similar to 19 other properties in Southbury future use plan would be considered a unique Planned Development District (PDD):



**IBM Southbury Central Services Building**

<http://www.panoramio.com/photo/15886352>

- IBM corporation has 1,029,000 sq. ft. of office space and STS max. office space would consist of 1,470,000 sq. ft.
- Sanitary sewer demand **63,210 GPD\***

- Residential development of 3 bedroom units would approximately yield between 185,625 GPD to 247,500 GPD for a 3 to 4 unit per acre density



**Traditions at Historic Southbury**

<http://www.traditionsathistoricsouthbury.org/t/thome.asp>

\*GPD = Gallons per Day

# Conclusions



No major deficiencies were found in this investigation of the existing site conditions. Any noted needs within this report are relatively minor and would not impose significant difficulties for decisions made on the reuse of the property.



**Crawford Hall**

Photo by: Silver/Petrucelli + Associates



**Thrift Shop Building**

Photo by: Silver/Petrucelli + Associates