

# **Ledyard Public Schools**

4 Blonders Boulevard, Ledyard, CT 06339 (860)464-9255 ext 1401

## **Capital Needs Report FY 2026**

Approved by the Ledyard Board of Education November 12, 2024

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# Introduction

The Ledyard School District has, currently under its care, six municipal buildings:

- Ledyard High School
- Ledyard Middle School
- Gallup Hill School
- Juliet W. Long School
- Gales Ferry School
- Board of Education/Park and Recreation Storage

The objective of this report is to provide a narrative summary of the Board of Education's capital requests for each of these locations, as well as those items that are district-wide in nature.

# Background

By State statute, the Ledyard BOE must provide its students with an appropriate learning environment that is safe and properly maintained. This obligation includes the daily upkeep of school facilities, equipment and routine maintenance. In addition to providing safe and properly maintained schools, the local BOE must continually study the need for school facilities and must make building recommendations to the town (CGS § 10-220(a)). As such, this report is part of an ongoing process to provide more comprehensive information regarding the capital needs of the District to the Town Council and members of the community. This year at the request of the Town Council Finance Committee, we are providing information and cost estimates for foreseeable Capital projects.

**A Capital Item**, for the purposes of this report, is defined as a project in excess of \$5,000, long term in nature, which aims to repair, maintain or improve building infrastructure. While this report will describe District needs per location, they have been ranked in priority on a District-wide level.

- **Bondable:** these are large-scale projects which would require funding sources outside of typical annual capital appropriations (typically bond issue).
- **Non-Recurring:** The items under this heading exceed, in dollar amount, what can reasonably be executed with yearly operating funds, but may or may not meet the need for bonding. The funding source may be existing funds in the Board of Education Capital Account or through newly appropriated town funding.
- **Operating:** while these items may be capital in dollar value, their scope allows for careful, targeted execution through Repair and Maintenance (54300) and Supply (56900) line items.
- **AG Science Non-Recurring:** This account holds the State ASTI funds provided by the State for exclusive use in support of the Agricultural Science Program at Ledyard High school and requires approval of the Board of Education for authorized projects.
- **Escalation:** Provided is the escalation costs of each project.

The projects may range from “critical” in nature to “nice to have”, but each has been put forth for discussion because the Board believes they either preserve or enhance the learning environment at Ledyard Public Schools. They address a range of issues: refurbishing deteriorated or aging facilities, safety and security upgrades, increasing operating and energy efficiencies, providing higher quality indoor air, etc. Within this report, a summary cost estimate is provided; suggested ten year financial layouts.

## **Gales FerrySchool**

### **1858 Route 12**

Gales Ferry Elementary School, built in 2001. It is a 45,362 square foot building that houses students in kindergarten through second grades.

Despite the relative age of Gales Ferry School (which will be 24 years old in 2025), there are facilities concerns that have arisen, and others that are anticipated given the life expectancy of finishes. The highest priorities of these are:

- Replacement of the roof, the addition of solar along with repairs to the copulas is currently ongoing.
- The chiller has reached the end of its useful life and is in need of significant repairs. It is recommended for replacement.
- Replacement of the low impact playground surfaces.

## **Juliet W. Long School**

### **1854 Route 12**

Juliet Long School serving third through fifth grades, is a 37,600 square foot building constructed in two phases in 1961 and 1964, with no major extensions or alterations since.

The highest priority facilities needs at this location include:

- The Town approved the replacement of the roof, upgrades to the electrical service and the addition of solar and air conditioning at JWL in the 2021-22 Town Capital Budget. Replacement of the roof was completed during the summer of 2024. The HVAC, electrical and solar are scheduled for the summer of 2025.
- Additional capital items of lower priority for Juliet W. Long School are detailed in the full report. (\$158,000)
- Renovations to the remaining classrooms over the 2026-28 budget years.

## **Ledyard High School**

### **24 Gallup Hill Road**

Ledyard High School (9-12) is a 275,000 square foot, two story building. The main portion of the building was constructed in two phases in 1962 and 1966. A 1988 project added the band/choral rooms and an auxiliary gymnasium; a 2002 project added the media center and Agri-Science extension.

The highest priority facilities needs at this location include (not in order):

- Classroom Renovations: This is to continue the renovation of classrooms at LHS. The project includes new ceilings, lighting, updated technology, painting and window shades along with furniture where needed. This project was funded in 2025 and will be completed in the summer of 2025.
- Replacement and upgrade to the fire alarm system. Consistent false alarms due to equipment issues continue to get more frequent.
- Renovation to the culinary classroom at LHS. The existing culinary room does not efficiently support the curriculum needs of the students and as with the remainder of the building is in need of renovation. \$75,000.
- Paving of the parking area. The parking lot has drainage and design issues, multiple potholes and broken or missing curbing. \$1,500,000.
- Replacement of the boilers. Both of the oil boilers at the High School are long past their expected life cycle and also do not meet the modern energy saving criteria. Consideration should be given to replacement of the entire heating system to a hot water system, eliminating the steam. This should also be tied to the installation of a Building Management System to allow better control of the heating in each space. \$5,000,000.
- Replacement of windows. The existing windows are significantly aged, inefficient and at times hard to operate. \$3,000,000 This project should be completed prior to the heating and HVAC projects being completed.
- Add an elevator to the lower level. The current lower level of the High School is limited to access via stairs. There is no current accessibility access to the lower level. \$250,000
- Renovations to the locker rooms on the lower level. This would be a continuation of the student restroom renovations on the main levels. This will also provide equity to the student athletes that currently do not have access to lockers and restrooms on the lower level.

- Ventilation and AC to classrooms. Currently only special needs rooms and computer labs have single unit air conditioning. With the warmer days in the fall and spring along with summer school the high temperatures make keeping students engaged difficult. \$6,000,000
- Air conditioned auditorium. This space is not currently air conditioned and is used as the town's only large meeting space and the only district facility able to accommodate groups over 300 people. Even in milder times of the year the occupancy loads make the space uncomfortable. \$450,000
- Tennis courts will need to be resurfaced. This is a normal cycle occurring every 10-15 years, \$40,000
- Replace turf field scoreboard. The new turf field is a multi-sports field including football, soccer and lacrosse. The existing scoreboard was set up for football only. There is the possibility of the vendor moving the existing scoreboard to Crandall field at no cost. \$70,000
- Replace roof on media center. The existing roof has reached the end of its useful life and we continue to have repairs. To prevent water infiltration this section should be replaced. \$400,000.
- Renovate locker and restrooms on the lower level \$125,000
- Main Gymnasium:
  - The existing dividing wall is not used because it prevents the teacher from monitoring the entire gym during class and should be replaced with a drop down net material to allow visual access to the entire gym. (\$35,000)
  - The existing bleachers at times are not fully extended and are not ADA compliant. New bleachers are needed that have the proper safety features to allow partial operation of the bleachers. (\$140,000)
  - Gym Ceiling: The existing suspended ceiling is damaged and in need of replacement. This should be removed and the roof deck and equipment painted. This will involve some asbestos abatement on the heat piping. (\$65,000)
  - Gym: The padding in the gym is in need of replacement and has reached the end of its useful life. (\$30,000)
- Additional capital items of lower priority for Ledyard High School are detailed in the full report



**Gallup Hill School**  
**169 Gallup Hill Rd**

Gallup Hill School (PK-5) is a 80,000 square foot building, renovated and expanded in 2019. Due to the renovation there are limited needs. The following needs are for items that were not addressed or unknown at the time of the design of the project.

- Repairs and Drainage for water issues in the parking lot
- Dehumidification

## **Ledyard Middle School**

### **1860 Route 12**

Renovated and expanded in 2019, Ledyard Middle School is a 93,000 square foot building. Serving students in 6th to 8th grade. Due to the renovation there are limited capital needs at this time.

- The current design of the Middle School Cafeteria is undersized for the student population. It does not provide seating for a single grade level for lunch, causing program impacts. \$500,000
- Dehumidification

Board of Education - Capital Improvement Plan FY2026

1-Oct-24

BONDABLE ITEMS

Page #	Line #	Rank	Project Title or Item Requested	Location	Evaluation Category	Alternate Financing	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 3035	Total
14	1	20	Boiler heating system Replacement & BMS system	LHS	DF	DAS Grant			\$5,000,000								\$5,000,000
15	2	43	Parking Lot	LHS	DF	None				\$1,500,000							\$1,500,000
16	3	19	Window Replacement	LHS	DF	DAS Grant		\$3,000,000									\$3,000,000
17	4	41	Add Elevator to Lower Level	LHS	NEF	DSF							\$325,000				\$325,000
18	5	23	LHS Classroom Ventilation and Air Conditioning	LHS	DF	DAS Grrant			\$6,000,000								\$6,000,000
19	6	40	LHS roof replacement	LHS	SR	None							\$4,000,000				\$4,000,000
20	7	24	Replace Roof on Media Center	LHS	DF	DAS Grant			\$525,000								\$525,000
21	8	22	LHS Auditorium Air Conditioning	LHS	NEF	DAS Grant		\$450,000									
22	9	2	Dehumidification	LMS	RPH	DAS Grant	\$250,000										
23	10	21	Expand LMS Cafeteria	LMS	NEF	None		\$550,000									\$550,000
24	11	3	Dehumidification	GHS	RPH	DAS Grant	\$250,000										
25	12	4	Chiller replacement	GFS	DF/SR	DAS Grant	\$380,000										
26	13	42	Window Replacement	JWL	IOE	DAS Grant						\$600,000					\$600,000
27	14	44	Parking Lot	JWL	DF	None				\$400,000							\$400,000
							\$ 880,000.00	\$4,000,000.00	\$ 11,525,000.00	\$1,900,000.00	\$ -	\$ 600,000.00	\$4,325,000.00	\$ -	\$ -	\$ -	\$ 21,900,000.00

- Evaluation  
Categories:
- Risk to Public Health
  - Deteriorated Facility
  - Systematic Replacement
  - Improvement of Operating Efficiency
  - Coordination
  - Equitable Provision of Services
  - New or Expanded Facilities

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Possible Grant Funding

Page #	Line #	Project Title or Item Requested	Location	Evaluation Category	Alternate Financing	FY2026	FY Other	SDE Grant %	SDE Grant	Net Cost to Ledyard
14	1	Boiler heating system Replacement \$ BMS system	LHS	DF	SDE Grant		\$5,000,000	62.14%	\$3,107,000.00	\$1,893,000.00
15	2	Parking Lot	LHS	DF	None		\$1,500,000	62.14%		\$1,500,000.00
16	3	Window Replacement	LHS	DF	SDE Grant		\$3,000,000	62.14%	\$1,864,200.00	\$1,135,800.00
17	4	Add Elevator to Lower Level	LHS	NEF	SDE Grant		\$325,000	62.14%	\$201,955.00	\$123,045.00
41	8	Replace the fire alarm systems	LHS	RPH	SDE Grant	\$350,000		62.14%	\$217,490.00	\$132,510.00
18	5	Classroom Ventilation and Air Conditioning	LHS	DF	SDE Grant		\$6,000,000	62.14%	\$3,728,400.00	\$2,271,600.00
19	6	LHS Main Roof Replacement	LHS	DF	SDE Grant		\$4,000,000	62.14%	\$2,485,600.00	\$1,514,400.00
20	7	Replace Roof on Media Center	LHS	DF	SDE Grant		\$525,000	62.14%	\$326,235.00	\$198,765.00
21	8	Auditorium Air Conditioning	LHS	DF	SDE Grant		\$450,000	62.14%	\$279,630.00	\$170,370.00
22	9	Dehumidification	LMS	RPH	SDE Grant	\$250,000		62.14%	\$155,350.00	\$94,650.00
23	10	Expand LMS Cafeteria	LMS	NEF	None		\$550,000	62.14%		\$550,000.00
24	11	Dehumidification	GHS	RPH	SDE Grant	\$250,000		62.14%	\$155,350.00	\$94,650.00
25	12	Chiller replacement	GFS	DF/SR	SDE Grant	\$380,000		62.14%	\$236,132.00	\$143,868.00
26	13	Window Replacement	JWL	IOE	SDE Grant		\$600,000	62.14%	\$372,840.00	\$227,160.00
27	14	Parking Lot	JWL	DF	None		\$400,000	62.14%		\$400,000.00
						\$1,230,000	\$22,350,000			

Evaluation Categories:

- RPH Risk to Public Health
- DF Deteriorated Facility
- SR Systematic Replacement
- IOE Improvement of Operating Efficiency
- C Coordination
- EPS Equitable Provision of Services
- NEF New or Expanded Facilities

Board of Education - Capital Improvement Plan FY2026

## Bondable Escalation Costs

Page #	Line #	Item	Location	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36
14	1	Boiler heating system Replacement & BMS system	LHS			\$5,000,000	\$5,150,000	\$5,304,500	\$5,463,635	\$5,627,544	\$5,796,370	\$5,970,261	\$6,149,369	\$6,333,850
15	2	Parking Lot	LHS					\$1,500,000	\$1,545,000	\$1,591,350	\$1,639,091	\$1,688,263	\$1,738,911	\$1,791,078
16	3	Window Replacement	LHS		\$3,000,000	\$3,090,000	\$3,182,700	\$3,278,181	\$3,376,526	\$3,477,822	\$3,582,157	\$3,689,622	\$3,800,310	\$3,914,320
17	4	Add Elevator to Lower Level	LHS							\$325,000	\$334,750	\$344,793	\$355,136	\$365,790
18	5	LHS Classroom Ventilation and Air Conditioning	LHS			\$6,000,000	\$6,180,000	\$6,365,400	\$6,556,362	\$6,753,053	\$6,955,644	\$7,164,314	\$7,379,243	\$7,600,620
19	6	LHS roof replacement	LHS							\$4,000,000	\$4,120,000	\$4,243,600	\$4,370,908	\$4,502,035
20	7	Replace Roof on Media Center	LHS			\$525,000	\$540,750	\$556,973	\$573,682	\$590,892	\$608,619	\$626,877	\$645,684	\$665,054
21	8	Auditorium Air Conditioning	LHS		\$450,000	\$463,500	\$477,405	\$491,727	\$506,479	\$521,673	\$537,324	\$553,443	\$570,047	\$587,148
22	9	Dehumidification	LMS	\$ 250,000.00	\$257,500	\$265,225	\$273,182	\$281,377	\$289,819	\$298,513	\$307,468	\$316,693	\$326,193	\$335,979
23	10	Expand LMS Cafeteria	LMS		\$600,000	\$618,000	\$636,540	\$655,636	\$675,305	\$695,564	\$716,431	\$737,924	\$760,062	\$782,864
24	11	Dehumidification	GHS	\$ 250,000.00	\$257,500	\$265,225	\$273,182	\$281,377	\$289,819	\$298,513	\$307,468	\$316,693	\$326,193	\$335,979
25	12	Chiller replacement	GFS	\$ 380,000.00	\$391,400	\$403,142	\$415,236	\$427,693	\$440,524	\$453,740	\$467,352	\$481,373	\$495,814	\$510,688
26	13	Window Replacement	JWL						\$600,000	\$618,000	\$636,540	\$655,636	\$675,305	\$695,564
27	14	Parking Lot	JWL				\$400,000	\$412,000	\$424,360	\$437,091	\$450,204	\$463,710	\$477,621	\$491,950
		<b>Total</b>		<b>\$ 880,000.00</b>	<b>\$4,956,400</b>	<b>\$16,630,092</b>	<b>\$17,528,995</b>	<b>\$19,554,865</b>	<b>\$20,741,511</b>	<b>\$25,688,756</b>	<b>\$26,459,419</b>	<b>\$27,253,201</b>	<b>\$28,070,797</b>	<b>\$28,912,921</b>

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## Form 1. Individual project proposal descriptions and justifications

**Prepared by:** Wayne Donaldson

**Date Prepared:** December 1, 2021

**Project title:** LHS Boiler Heating System

**Program Area:** Facilities Replacement

### Line 1

**Project Description:** The existing boilers at Ledyard High School are original to the building and are 63 years old. There are currently a limited number of companies that continue to service these types of boilers. During the repairs in 2020 we were advised that the amount of repairs has downgraded the metal and future repairs are questionable. Conversion from steam to hot water should be considered. This will generate energy savings of between 13-27% on oil costs. Replacement of the current pneumatic thermostat system is also recommended to allow better control of the heating cycle.

**Evaluation Category:** Deteriorated Facility

**Planning Context:** Order time on the boilers will be long so the maximum time frame from approval to commencement of work should be allowed. Time will also be needed for engineering and design.

**Schedule:** Late Spring to early Fall.

**Coordination:** Will depend on the final plan and degree of the amount of project approved.

**Previous Town Meeting Action:** Previous repairs were paid for in the operating budget which carries a \$22,000 repair item

**Project Priority:**

H Priority within department / program area

H Risk of deferring project

**Estimated Cost:** **\$5,000,000 / 2027**

**Escalation Costs:** 2029 \$5,150,000 2032 \$5,627,544 2035 \$6,149,369

**Basis of cost estimate:**

☐ Cost of comparable facility or equipment.

☒ Rule of thumb indicator, unit cost

☐ From the cost estimate from architect engineer, or vendor

☐ From Bids Received

☐ Preliminary Estimate, (e.g. no other basis for estimate, guesstimate)

**Alternative Financing:** Possible US DEEP or State School Facilities grant funding

## Form 1. Individual project proposal descriptions and justifications

**Prepared by:** Wayne Donaldson

**Date Prepared:** December 1, 2021

**Project title:** LHS Parking Lot

**Program Area:** Facilities

### Line 2

**Project Description:** The Ledyard High School parking lot is in need of resurfacing. It ponds water and has multiple cracks and potholes. The District has cut out and replaced small sections that created especially dangerous walking conditions over the past two years. Broken curbing prevents the proper diversion of rain water to the catch basins.

**Evaluation Category:** Deteriorated Facility

**Planning Context:** Needs to be scheduled around school and town events.

**Schedule:** Summer

**Coordination:** none

**Previous Town Meeting Action:** none

### **Project Priority:**

L Priority within department / program area

M Risk of Deferring Project

**Estimated Cost:** **\$1,500,000 / 2030**

**Escalation Costs:** 2032 \$1,591,350   2034 \$1,688,263   2036 \$1,791,078

☐ Cost of Comparable Facility or Equipment

☒ Rule of Thumb Indicator, Unit Cost

☐ Cost Estimate from Architect, Engineer or Vendor

☐ From Bids Received

☐ Preliminary Estimate, (e.g. no other basis for estimate guesstimate)

**Alternative Financing:** None



## Form 1. Individual project proposal descriptions and justifications

**Prepared by:** Wayne Donaldson

**Date Prepared:** December 1, 2021

**Project title:** LHS Window Replacement

**Program Area:** Facilities

### Line 3

**Project Description:** Windows in the original section of the building are in need of replacement. The windows are original to the building and no longer meet the current energy codes. Many windows do not function or are difficult to operate. Replacement will result in energy savings and a better ability to control the room temperature with less drafts.

**Evaluation Category:** Deteriorated Facility/Improvement of Operating Efficiency

**Planning Context:** If possible this should be coordinated with the boiler and heating system replacement or before. The quality of the windows will affect the sizing of the system and should provide savings on the heating system and boiler change over.

**Schedule:** Summer

**Coordination:** None

**Previous Town Meeting Action:** None

**Project Priority:**

   Priority within department / program area

   Risk of Deferring Project

**Estimated Cost:** \$3,000,000 / 2027

**Escalation Costs:** 2030 \$3,278,181 2033 \$3,582,157 2036 \$3,914,320

   Cost of Comparable Facility or Equipment

X Rule of Thumb Indicator, Unit Cost

   Cost Estimate from Architect, Engineer or Vendor

   From Bids Received

   Preliminary Estimate, (e.g. no other basis for estimate guesstimate)

**Alternative Financing:** None

## Form 1. Individual Project Proposal Descriptions and Justification

**Prepared by:** Wayne Donaldson

**Date Prepared:** December 1, 2021

**Project Title:** LHS Elevator LL Addition

**Program Area:** School Facilities

### Line 4

**Project Description:** The existing lower level of the school does not have elevator access. At some point an ADA conformity inspection will require HC access to the lower level if it continues to be used.

**Evaluation Category:** Equitable Provision of Services/New or Expanded Facilities

**Planning Context:** Needs to be scheduled for summer work.

**Schedule:** Summer.

**Coordination:** None.

**Previous Town Meeting Action:** None.

Project Priority:

   Priority within department/program area

   Risk of deferring project

**Estimated Cost: 2032** **\$325,000**

**Escalation Costs:** 2034 \$344,793 2036 \$365,790

**Basis of Cost Estimate:** Check one of the following. If you want to provide more detail on the estimate, do so with a narrative after indicating the type of estimate.

   Cost of comparable facility or equipment

   Rule of thumb indicator, unit costs

X Cost estimate from engineer, architect, or vendor

   From bids received

   Preliminary estimate, (e.g. no other basis for estimate, guesstimate)

**Alternative Financing:** This project should be covered under the State School facilities grant for code compliance. The current reimbursement rate is 62.14%.

## Form 1. Individual project proposal descriptions and justifications

**Prepared by:** Wayne Donaldson

**Date Prepared:** December 1, 2021

**Project title:** Classroom air conditioning

**Program Area:** Facilities & ventilation

### **Line 5**

**Project Description:** The warmer early spring days and the higher temps into September and October make portions of Ledyard High School excessively warm. This creates a poor learning environment. This combined with the lack of ventilation to control CO2 levels results in students becoming less than attentive. This will bring the High School in parity with the other schools in the district.

**Evaluation Category:** New or Expanded Facilities/Improvement of Operating Efficiency/Equitable Provision of Services

**Planning Context:** Project will need 6-8 months minimum for engineering and material acquisition. Project may need to be completed over 2 years. This should also be completed after the window project.

**Schedule:** Summer

**Coordination:** None but may want to look to see if this should be combined with the heating project.

**Previous Town Meeting Action:** None

**Project Priority:**

   Priority within department / program area

   Risk of Deferring Project

**Estimated Cost: \$6,000,000 / 2028**

**Escalation Costs:** 2029 \$6,180,000 2032 \$6,753,053 2035 \$7,379,243

   Cost of Comparable Facility or Equipment

   Rule of Thumb Indicator, Unit Cost

X Cost Estimate from Architect, Engineer or Vendor

   From Bids Received

   Preliminary Estimate, (e.g. no other basis for estimate guesstimate)

**Alternative Financing:** None

## Form 1. Individual project proposal descriptions and justifications

**Prepared by:** Wayne Donaldson

**Date Prepared:** December 1, 2021

**Project title:** LHS Roof Replacement

**Program Area:** Facilities

### Line 6

**Project Description:** The Ledyard High School roof will reach the end of its useful life in 2032. To prevent structural damage the roof should be scheduled for replacement.

**Evaluation Category:** Deteriorated Facility/Systematic Replacement

**Planning Context:** To allow for State funding this should be released at minimum 1 year in advance.

**Schedule:** Summer

**Coordination:** None

**Previous Town Meeting Action:** None

**Project Priority:**

M Priority within department / program area

M Risk of Deferring Project

**Estimated Cost:** \$4,000,000 / 2032

**Escalation Costs:** 2034 \$4,243,600 2036 \$4,502,035

\_\_\_ Cost of Comparable Facility or Equipment

X Rule of Thumb Indicator, Unit Cost

\_\_\_ Cost Estimate from Architect, Engineer or Vendor

\_\_\_ From Bids Received

\_\_\_ Preliminary Estimate, (e.g. no other basis for estimate guesstimate)

**Alternative Financing:** State School Facilities Grant currently 62.14% of eligible project costs.

## Form 1. Individual project proposal descriptions and justifications

**Prepared by:** Wayne Donaldson

**Date Prepared:** December 1, 2021

**Project title:** LHS Media Center Roof

**Program Area:** Facilities

### Line 7

**Project Description:** The Ledyard High School Media Center roof has reached the end of its useful life and is over 20 years old. There are consistent leaks and to prevent structural damage the roof should be scheduled for replacement.

**Evaluation Category:** Deteriorated Facility/Systematic Replacement

**Planning Context:** To allow for State funding this should be released at minimum 1 year in advance.

**Schedule:** Summer

**Coordination:** None

**Previous Town Meeting Action:** None

**Project Priority:**

M Priority within department / program area

M Risk of Deferring Project

**Estimated Cost: \$525,000 / 2028**

**Escalation Costs:** 2029 \$540,750 2032 \$590,892 2035 \$645,684

\_\_\_ Cost of Comparable Facility or Equipment

\_\_\_ Rule of Thumb Indicator, Unit Cost

\_\_\_ Cost Estimate from Architect, Engineer or Vendor

\_\_\_ From Bids Received

X Preliminary Estimate, (e.g. no other basis for estimate guesstimate)

**Alternative Financing:** State School Facilities Grant currently 62.14% of eligible project costs.

## Form 1. Individual project proposal descriptions and justifications

**Prepared by:** Wayne Donaldso

**Date Prepared:** December 1, 2021

**Project title:** LHS Auditorium AC

**Program Area:** Facilities

### Line 8

**Project Description:** Currently there is no Air conditioning in the school auditorium. The space is used by the school, town and outside organizations for meetings along with musical and theatrical programs.

**Evaluation Category:** New or Expanded Facilities

**Planning Context:** This may stand alone or combined with the Classroom AC project for savings of scale.

**Schedule:** Summer

**Coordination:** Possibly with the Classroom AC project

**Previous Town Meeting Action:** None

**Project Priority:**

   Priority within department / program area

   Risk of Deferring Project

**Estimated Cost:**   **2027**   **\$450,000**

**Escalation Costs:** 2029 \$477,405 2032 \$521,673 2035 \$570,047

   Cost of Comparable Facility or Equipment

   Rule of Thumb Indicator, Unit Cost

   Cost Estimate from Architect, Engineer or Vendor

   From Bids Received

  X Preliminary Estimate, (e.g. no other basis for estimate guesstimate)

**Alternative Financing:** None

## Form 1. Individual project proposal descriptions and justifications

**Prepared by:** Wayne Donaldson

**Date Prepared:** September 30, 2024

**Project Title:** LMS Dehumidification

**Program Area:** School Facilities

### Line 9

**Project Description:** The dehumidification programming for Ledyard Middle School was never programmed into the Building Management system. As a result we have had mildew issues in various areas of the building. In 2022 we spent over \$30,000 to remediate mold and mildew in the gym and auditorium. We are currently working on a fix and the requested funds are a placeholder until a more accurate cost can be determined.

**Evaluation Category:** Risk to Public Health

**Planning Context:** It is critical to provide a safe health environment for students and staff.

**Schedule:** Portions that involve programming of the Building Management System can occur at any time mechanical changes will need to be made during the summer break.

**Coordination:** None

**Previous Town Meeting Action:** None

**Project Priority:** 1

**Estimated Costs:** 2026 \$250,000

**Escalation Costs:** 2029 \$273.182 2032 \$298.513 2035 \$326.193

- ☐ Cost of comparable facility or equipment
- ☐ Rule of thumb indicator, unit costs
- ☐ Cost estimate from engineer, architect, or vendor
- ☐ From bids received
- ☒ Preliminary estimate, (e.g. no other basis for estimate, guesstimate)

**Alternative Financing:** Possible State School Facilities Grant

## Form 1. Individual project proposal descriptions and justifications

Prepared by: Wayne Donaldson

Date Prepared: December 1, 2021

Project title: LMS Cafeteria Expansion

Program Area: Facilities

### Line 10

**Project Description:** The design of the LMS cafeteria does not allow for an entire grade level to have lunch as one body. Additional space is needed to alleviate overcrowding and maintain each grade level as a harmonious group.

**Evaluation Category:** Deteriorated Facility/Systematic Replacement

**Planning Context:** Allow one budget cycle for State Funding.

**Schedule:** Summer

**Coordination:** None

**Previous Town Meeting Action:** None

**Project Priority:**

M Priority within department / program area

M Risk of Deferring Project

**Estimated Cost: \$600,000 / 2027**

**Escalation Costs:** 2030 \$655,636    2033 \$716,431    2036 \$782,864

☐ Cost of Comparable Facility or Equipment

☐ Rule of Thumb Indicator, Unit Cost

☐ Cost Estimate from Architect, Engineer or Vendor

☐ From Bids Received

☒ Preliminary Estimate, (e.g. no other basis for estimate guesstimate)

**Alternative Financing:** State School Facilities Grant currently 62.14% of eligible project costs.



## Form 1. Individual project proposal descriptions and justifications

**Prepared by:** Wayne Donaldson

**Date Prepared:** September 30, 2024

**Project Title:** GHS Dehumidification

**Program Area:** School Facilities

### Line 11

**Project Description:** The dehumidification programming for Gallup Hill School was never programmed into the Building Management system. As a result we have had mildew issues in various areas of the building. We are currently working on a fix and the requested funds are a placeholder until a more accurate cost can be determined.

**Evaluation Category:** Risk to Public Health

**Planning Context:** It is critical to provide a safe health environment for students and staff.

**Schedule:** Portions that involve programming of the Building Management System can occur at any time mechanical changes will need to be made during the summer break.

**Coordination:** None

**Previous Town Meeting Action:** None

**Project Priority:** 1

**Estimated Costs:** 2026 \$250,000

**Escalation Costs:** 2029 \$273,182 2032 \$298,513 2035 \$326,193

- ☐ Cost of comparable facility or equipment
- ☐ Rule of thumb indicator, unit costs
- ☐ Cost estimate from engineer, architect, or vendor
- ☐ From bids received
- ☒ Preliminary estimate, (e.g. no other basis for estimate, guesstimate)

**Alternative Financing:** Possible State School Facilities Grant

## Form 1. Individual project proposal descriptions and Justifications

**Prepared by:** Wayne Donaldson

**Date Prepared:** September 30, 2024

**Project Title:** GFS Chiller

**Program Area:** School Facilities

### Line 12

**Project Description:** The chiller at GFS has reached the end of its useful life. The chiller was installed when the building was constructed in 1999 and is to the point where corrosion and wear and tear on the unit will require extensive work and cost. Currently one of the two systems is in need of a new expansion valve which has an estimated cost of \$20,000 there is also the need to replace corroded piping with an estimated additional cost of \$15,000. The current repair costs combined with the need to maintain acceptable temperature levels within the school make this an important piece of equipment for replacement.

**Evaluation Category:** Deteriorated Facility/Systematic Replacement/Improvement of Operating Efficiency

**Planning Context:** There is a need for proper temperature control during school hours. To ensure the best performance of students and staff.

**Schedule:** Work needs to be completed over the winter or during the summer break.

**Coordination:** None

**Previous Town Meeting Action:** None

**Project Priority:** 1

**Estimated Costs:** \$380,000

**Escalation Costs:** 2027 \$391,400 2028 \$403,142 2029 \$415,236

☐ Cost of comparable facility or equipment

☐ Rule of thumb indicator, unit costs

☒ Cost estimate from engineer, architect, or vendor

☐ From bids received

☐ Preliminary estimate, (e.g. no other basis for estimate, guesstimate)

**Alternative Financing:** Possible State Schools Facilities Grant. This is a competitive grant and in the past has been retroactive.

## Form 1. Individual project proposal descriptions and justifications

**Prepared by:** Wayne Donaldson

**Date Prepared:** December 1, 2021

**Project title:** JWL Window replacement

**Program Area:** Facilities

### Line 13

**Project Description:** The windows at JWL no longer meet the energy standards, creating drafty classrooms and significant heat loss.

**Evaluation Category:** Improvement of Operating Efficiency

**Planning Context:** Allow one budget cycle for State Funding.

**Schedule:** Summer

**Coordination:** None

**Previous Town Meeting Action:** None

**Project Priority:**

M Priority within department / program area

M Risk of Deferring Project

**Estimated Cost:** \$600,000 / 2031

**Escalation Costs:** 2032 \$618,000 2034 \$655,636 2036 \$695,564

\_\_\_ Cost of Comparable Facility or Equipment

\_\_\_ Rule of Thumb Indicator, Unit Cost

\_\_\_ Cost Estimate from Architect, Engineer or Vendor

\_\_\_ From Bids Received

X Preliminary Estimate, (e.g. no other basis for estimate guesstimate)

**Alternative Financing:** State School Facilities Grant currently 62.14% of eligible project costs.

## Form 1. Individual project proposal descriptions and justifications

**Prepared by:** Wayne Donaldson

**Date Prepared:** December 1, 2021

**Project title:** JWL repave parking lot

**Program Area:** Facilities

### Line 14

**Project Description:** The JWL parking lot has deteriorated showing many cracks and potholes. The district has completed some significant patching but plans need to be made for total replacement.

**Evaluation Category:** Deteriorated Facility

**Planning Context:** Needs to be done during a period with no building use.

**Schedule:** Summer

**Coordination:** None

**Previous Town Meeting Action:** None

**Project Priority:**

M Priority within department / program area

M Risk of Deferring Project

**Estimated Cost: \$400,000 / 2029**

**Escalation Costs:** 2032 \$437,091 2034 \$463,710 2036 \$491,950

\_\_\_ Cost of Comparable Facility or Equipment

\_\_\_ Rule of Thumb Indicator, Unit Cost

\_\_\_ Cost Estimate from Architect, Engineer or Vendor

\_\_\_ From Bids Received

**X** Preliminary Estimate, (e.g. no other basis for estimate guesstimate)

**Alternative Financing:** None

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Board of Education - Capital Improvement Plan FY2026

7-Nov-24

Capital Items

Page #	Line #	Rank	Project Title or Item Requested	Funds Source	Location	Evaluation Category	Alternate Financing	FY 2026	FY 2027	FY 2028	FY 2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	Total
34	1	38	LHS LL Bathrooms	Tax Levy	LHS	DF					\$ 85,000.00							\$ 85,000.00
35	2	39	LHS LL Locker rooms	Tax Levy	LHS	DF						\$ 125,000.00						\$ 125,000.00
36	3	1	LHS Boiler/Heating System Repairs	Tax Levy	LHS	DF/SR		\$ 22,500.00										\$ 22,500.00
37	4	52	Electrostatic Painting of Lockers	Tax Levy	LHS	DF										\$ 30,000.00		\$ 30,000.00
38	5	5	Science Laboratory Upgrades	Tax Levy	LHS	DF/EPS		\$ 125,000.00	\$ 128,750.00	\$ 132,613.00								\$ 386,363.00
39	6	46	Culinary room renovations	Tax Levy	LHS	IOE/C					\$ 75,000.00							\$ 75,000.00
40	7	25	Resurface Tennis courts	Tax Levy	LHS	IOE				\$ 45,000.00								\$ 45,000.00
41	8	6	Fire Alarm Systems	Tax Levy	LHS	IOE		\$ 350,000.00										\$ 350,000.00
42	9	47	Outdoor Athletics Lavs/Storage	Tax Levy	LHS	NEF/IOE											\$ 200,000.00	\$ 200,000.00
43	10	26	Replace turf field scoreboard	Tax Levy	LHS	NEF/IOE		\$ 55,000.00										\$ 55,000.00
44	11	34	Varsity lockerroom renovation	Tax Levy	LHS	DF					\$ 150,000.00							\$ 150,000.00
45	12	35	Athletic lockerroom renovation	Tax Levy	LHS	DF					\$ 150,000.00							\$ 150,000.00
46	13	27	Replacement field lights	Tax Levy	LHS	DF/IOE			\$ 75,000.00									\$ 75,000.00
--	14		LHS Gym	Tax Levy														\$ -
47	15	28	LHS Bleachers	Tax Levy	LHS	DF/C				\$ 150,000.00								\$ 150,000.00
48	16	29	LHS Gym Dividing Wall	Tax Levy	LHS	DF/C			\$ 35,000.00									\$ 35,000.00
49	17	30	LHS Gym Padding	Tax Levy	LHS	DF/C				\$ 30,000.00								\$ 30,000.00
50	18	17	LHS gym ceiling R&R	Tax Levy	LHS	NEF/EPS		\$ 65,000.00										\$ 65,000.00
51	19	7	Enclose bird nesting locations	Tax Levy	LHS	RPH/IOC		\$ 15,000.00										\$ 15,000.00
52	20	8	Bollards for the outdoor seating	Tax Levy	LHS	RPH		\$ 5,000.00										\$ 5,000.00
53	21	16	Fire Doors	Tax Levy	LHS	EPS/DF		\$ 20,000.00	\$ 20,600.00									\$ 40,600.00
54	22	45	Replace lower level ceiling and lighting	Tax Levy	LHS	DF/EPS			\$ 25,000.00									\$ 25,000.00
55	23	14	Replace sewer piping	Tax Levy	LHS	DF/RPH		\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00							\$ 40,000.00
56	24	9	Bullet Resistant Film	Tax Levy	LHS	EPS		\$ 15,000.00										\$ 15,000.00
57	25	36	LHS Baseball Field Renovation	Tax Levy	LHS	DF/SR		\$ 45,000.00										\$ 45,000.00
58	26	37	LHS Softball Field Renovation	Tax Levy	LHS	DF/SR			\$ 45,000.00									\$ 45,000.00
59	27	18	JWI Classroom renovations	Tax Levy	JWL	DF/IOE/C		\$ 135,000.00	\$ 139,050.00	\$ 143,222.00								\$ 417,272.00

60	28	31	JWL nurses office cabinets	Tax Levy	JWL	DF/EPS		\$ 8,000.00										\$ 8,000.00
61	29	48	JWL Playground Pavement	Tax Levy	JWL	DF			\$ 70,000.00									\$ 70,000.00
62	30	15	Replace Sewer piping	Tax Levy	JWL	DF/RPH		\$ 10,000.00	\$ 10,300.00									\$ 20,300.00
63	31	10	Bullet Resistant Film	Tax Levy	JWL	EPS		\$ 5,000.00										\$ 5,000.00
64	32	33	Replacement Truck	Tax Levy	C/O	IOE			\$ 60,000.00									\$ 60,000.00
65	33	11	Bullet Resistant Film	Tax Levy	C/O	EPS		\$ 3,000.00										\$ 3,000.00
66	34	53	Driveway repairs	Tax Levy	GHS	DF		\$ 30,000.00										\$ 30,000.00
67	35	32	GFS Playground Surfaces	Tax Levy	GFS	SR			\$ 50,000.00									\$ 50,000.00
68	36	12	Bullet Resistant Film	Tax Levy	GFS	EPS		\$ 9,000.00										\$ 9,000.00

Evaluation Categories:																							
RPH	Risk to Public Health	\$	927,500.00	\$	668,700.00	\$	510,835.00	\$	470,000.00	\$	125,000.00	\$	-	\$	-	\$	-	\$	30,000.00	\$	200,000.00	\$	2,932,035.00
DF	Deteriorated Facility																						
SR	Systematic Replacement																						
IOE	Improvement of Operating Efficiency																						
C	Coordination																						
EPS	Equitable Provision of Services																						
NEF	New or Expanded Facilities																						

## Board of Education - Capital Improvement Plan FY2026

7-Nov-24

## Capital Items Cost Escalation

Page #	Line #	Project Title or Item Requested	Funds source	Location	Evaluation Category	Alternate Financing	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
34	1	LHS LL Bathrooms	Tax Levy	LHS	DF					\$85,000	\$87,550	\$90,177	\$92,882	\$95,668	\$98,538	\$101,494
35	2	LHS LL Locker rooms	Tax Levy	LHS	DF						\$125,000	\$128,750	\$132,613	\$136,591	\$140,689	\$144,909
36	3	LHS Boiler/Heating System Repairs	Tax Levy	LHS	DF/SR	Tax Levy	\$22,500	\$23,175	\$23,870	\$24,586	\$25,324	\$26,084	\$26,866	\$27,672	\$28,502	\$29,357
37	4	Electrostatic Painting of Lockers	Tax Levy	LHS	DF										\$30,000	\$30,900
38	5	Science Laboratory Upgrades	Tax Levy	LHS	DF/EPS	Tax Levy	\$125,000	\$128,750	\$132,613	\$136,591	\$140,689	\$144,909	\$149,257	\$153,734	\$158,346	\$163,097
39	6	Culinary room renovations	Tax Levy	LHS	IOE/C					\$75,000	\$77,250	\$79,568	\$81,955	\$84,413	\$86,946	\$89,554
40	7	Resurface Tennis courts	Tax Levy	LHS	IOE				\$45,000	\$46,350	\$47,741	\$49,173	\$50,648	\$52,167	\$53,732	\$55,344
41	8	Fire Alarm Systems	Tax Levy	LHS	IOE	Tax Levy	\$350,000	\$360,500	\$371,315	\$382,454	\$393,928	\$405,746	\$417,918	\$430,456	\$443,370	\$456,671
42	9	Outdoor Athletics Lavs/Storage	Tax Levy	LHS	NEF/IOE											\$200,000
43	10	Replace turf field scoreboard	Tax Levy	LHS	NEF/IOE			\$55,000	\$56,650	\$58,350	\$60,100	\$61,903	\$63,760	\$65,673	\$67,643	\$69,672
44	11	Varsity lockerroom renovation	Tax Levy	LHS	DF					\$150,000	\$154,500	\$159,135	\$163,909	\$168,826	\$173,891	\$179,108
45	12	Athletic lockerroom renovation	Tax Levy	LHS	DF					\$150,000	\$154,500	\$159,135	\$163,909	\$168,826	\$173,891	\$179,108
46	13	Replacement field lights	Tax Levy	LHS	DF/IOE			\$75,000	\$77,250	\$79,568	\$81,955	\$84,413	\$86,946	\$89,554	\$92,241	\$95,008
--	14	LHS Gym	Tax Levy													
47	15	LHS Bleachers	Tax Levy	LHS	DF/C			\$150,000	\$154,500	\$159,135	\$163,909	\$168,826	\$173,891	\$179,108	\$184,481	\$190,016
48	16	LHS Gym Dividing Wall	Tax Levy	LHS	DF/C			\$35,000	\$36,050	\$37,132	\$38,245	\$39,393	\$40,575	\$41,792	\$43,046	\$44,337
49	17	LHS Gym Padding	Tax Levy	LHS	DF/C				\$30,000	\$30,900	\$31,827	\$32,782	\$33,765	\$34,778	\$35,822	\$36,896
50	18	LHS gym ceiling R&R	Tax Levy	LHS	NEF/EPS	Tax Levy	\$65,000	\$66,950	\$68,959	\$71,027	\$73,158	\$75,353	\$77,613	\$79,942	\$82,340	\$84,810
51	19	Enclose bird nesting locations	Tax Levy	LHS	RPH/IOC	Tax Levy	\$15,000	\$15,450	\$15,914	\$16,391	\$16,883	\$17,389	\$17,911	\$18,448	\$19,002	\$19,572
52	20	Bollards for the outdoor seating	Tax Levy	LHS	RPH	Tax Levy	\$6,000	\$6,180	\$6,365	\$6,556	\$6,753	\$6,956	\$7,164	\$7,379	\$7,601	\$7,829
53	21	Fire Doors	Tax Levy	LHS	EPS/DF	Tax Levy	\$20,000	\$20,600	\$21,218	\$21,855	\$22,510	\$23,185	\$23,881	\$24,597	\$25,335	\$26,095
54	22	Replace lower level ceiling and lighting	Tax Levy	LHS	DF/EPS			\$25,000	\$25,750	\$26,523	\$27,318	\$28,138	\$28,982	\$29,851	\$30,747	\$31,669
55	23	Replace sewer piping	Tax Levy	LHS	DF/RPH	Tax Levy	\$10,000	\$10,300	\$10,609	\$10,927	\$11,255	\$11,593	\$11,941	\$12,299	\$12,668	\$13,048
56	24	Bullet Resistant Film	Tax Levy	LHS	EPS	Tax Levy	\$15,000	\$15,450	\$15,914	\$16,391	\$16,883	\$17,389	\$17,911	\$18,448	\$19,002	\$19,572
57	25	LHS Baseball Field Renovation	Tax Levy	LHS	DF/SR	Tax Levy	\$45,000	\$46,350	\$47,741	\$49,173	\$50,648	\$52,167	\$53,732	\$55,344	\$57,005	\$58,715



58	26	LHS Softball Field Renovation	Tax Levy	LHS	DF/SR	Tax Levy		\$45,000	\$46,350	\$47,741	\$49,173	\$50,648	\$52,167	\$53,732	\$55,344	\$57,005
59	27	JWL Classroom renovations	Tax Levy	JWL	DF/IOE/C	Tax Levy	\$135,000	\$139,050	\$143,222	\$147,518	\$151,944	\$156,502	\$161,197	\$166,033	\$171,014	\$176,144
60	28	JWL nurses office cabinets	Tax Levy	JWL	DF/EPS	Tax Levy	\$8,000	\$8,240	\$8,487	\$8,742	\$9,004	\$9,274	\$9,552	\$9,839	\$10,134	\$10,438
61	29	JWL Playground Pavement	Tax Levy	JWL	DF			\$70,000	\$72,100	\$74,263	\$76,491	\$78,786	\$81,149	\$83,584	\$86,091	\$88,674
62	30	Replace Sewer piping	Tax Levy	JWL	DF/RPH	Tax Levy	\$10,000	\$10,300	\$10,609	\$10,927	\$11,255	\$11,593	\$11,941	\$12,299	\$12,668	\$13,048
63	31	Bullet Resistant Film	Tax Levy	JWL	EPS	Tax Levy	\$5,000	\$5,150	\$5,305	\$5,464	\$5,628	\$5,796	\$5,970	\$6,149	\$6,334	\$6,524
64	32	Replacement Truck	Tax Levy	C/O	IOE			\$60,000	\$61,800	\$63,654	\$65,564	\$67,531	\$69,556	\$71,643	\$73,792	\$76,006
65	33	Bullet Resistant Film	Tax Levy	C/O	EPS	Tax Levy	\$3,000	\$3,090	\$3,183	\$3,278	\$3,377	\$3,478	\$3,582	\$3,690	\$3,800	\$3,914
66	34	Driveway repairs	Tax Levy	GHS	DF	Tax Levy	\$30,000	\$30,900	\$31,827	\$32,782	\$33,765	\$34,778	\$35,822	\$36,896	\$38,003	\$39,143
67	35	GFS Playground Surfaces	Tax Levy	GFS	SR			\$50,000	\$51,500	\$53,045	\$54,636	\$56,275	\$57,964	\$59,703	\$61,494	\$63,339
68	36	Bullet Resistant Film	Tax Levy	GFS	EPS	Tax Levy	\$9,000	\$9,270	\$9,548	\$9,835	\$10,130	\$10,433	\$10,746	\$11,069	\$11,401	\$11,743

**Evaluation Categories:**

Risk to Public Health

Deteriorated Facility

Systematic Replacement

Improvement of Operating Efficiency

Coordination

Equitable Provision of Services

New or Expanded Facilities

<b>\$864,500</b>	<b>\$1,455,435</b>	<b>\$1,574,098</b>	<b>\$2,081,321</b>	<b>\$2,268,761</b>	<b>\$2,336,823</b>	<b>\$2,406,928</b>	<b>\$2,479,136</b>	<b>\$2,583,510</b>	<b>\$2,861,015</b>
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## Form 1. Individual project proposal descriptions and justifications

**Prepared by:** Wayne Donaldson

**Date Prepared:** December 1, 2021

**Project title:** LHS LL restrooms

**Program Area:** Facilities

### Line 1

**Project Description:** The lower level restrooms have not been updated since the school opened and are in extremely poor condition. Part of upgrades to LHS

**Evaluation Category:** Deteriorated Facility

**Planning Context:**

**Schedule:** Anytime

**Coordination:** None

**Previous Town Meeting Action:** None

**Project Priority:**

☐ Priority within department / program area

☐ Risk of Deferring Project

**Estimated Cost:** \$85,000/ 2029

**Escalation Costs:** 2031 \$90,177 2033 \$95,668 2035 \$101,494

☒ Cost of Comparable Facility or Equipment

☐ Rule of Thumb Indicator, Unit Cost

☐ Cost Estimate from Architect, Engineer or Vendor

☐ From Bids Received

☐ Preliminary Estimate, (e.g. no other basis for estimate guesstimate)

**Alternative Financing:** None

## Form 1. Individual project proposal descriptions and justifications

**Prepared by:** Wayne Donaldson

**Date Prepared:** December 1, 2021

**Project title:** LHS LL Locker Rooms

**Program Area:** Facilities

### Line 2

**Project Description:** The lower level locker rooms at Ledyard High School are original to the school building. These rooms are in desperate need of remodeling. These locker rooms will also service the Emergency Operations Center if there is a need to man for an extended period of time.

**Evaluation Category:** Deteriorated Facility

**Planning Context:** Part of the upgrade to LHS

**Schedule:** Summer

**Coordination:** None

**Previous Town Meeting Action:** None

**Project Priority:**

M Priority within department / program area

M Risk of Deferring Project

**Estimated Cost: 2030 \$125,000**

**Escalation Costs:** 2031 \$128,750 2033 \$136,591 2035 \$144,909

X Cost of Comparable Facility or Equipment

   Rule of Thumb Indicator, Unit Cost

   Cost Estimate from Architect, Engineer or Vendor

   From Bids Received

   Preliminary Estimate, (e.g. no other basis for estimate guesstimate)

**Alternative Financing:** None

## Form 1. Individual project proposal descriptions and justifications

**Prepared by:** Wayne Donaldson

**Date Prepared:** December 1, 2021

**Project title:** LHS Boiler Repairs

**Program Area:** Facilities

### Line 3

**Project Description:** The boilers at LHS will require Re-Tubing in the near future. During the yearly inspections we are observing more and more pitting of the metal and a few of the tubes have failed and been sealed. This request is to allow for reasonable emergency repairs without seeking additional funds.

**Evaluation Category:** Deteriorated Facility

**Planning Context:** Provide funds for expected needed repairs to the boilers

**Schedule:** As needed

**Coordination:** None

**Previous Town Meeting Action:** yearly approval

**Project Priority:**

M Priority within department / program area

M Risk of Deferring Project

**Estimated Cost: 2026 \$22,500**

**Escalation Costs:** 2029 \$24,586 2032 \$26,866 2035 \$29,357

☐ Cost of Comparable Facility or Equipment

☐ Rule of Thumb Indicator, Unit Cost

☒ Cost Estimate from Architect, Engineer or Vendor

☐ From Bids Received

☐ Preliminary Estimate, (e.g. no other basis for estimate guesstimate)

**Alternative Financing:** None

## Form 1. Individual project proposal descriptions and justifications

**Prepared by:** Wayne Donaldson

**Date Prepared:** December 1, 2021

**Project title:** LHS Electrostatic painting of lockers **Program Area:** Facilities

### Line 4

**Project Description:** As part of the ongoing renovations to LHS the existing lockers are original to the building and are in need of rehabilitation. This will provide funds to repaint the existing lockers

**Evaluation Category:** Deteriorated Facility

**Planning Context:** Part of the larger program to update the facilities at LHS

**Schedule:** Summer

**Coordination:** None

**Previous Town Meeting Action:** None

**Project Priority:**

   Priority within department / program area

   Risk of Deferring Project

**Estimated Cost: 2034 \$30,000**

**Escalation Costs: 2035 \$30,900**

   Cost of Comparable Facility or Equipment

   Rule of Thumb Indicator, Unit Cost

   Cost Estimate from Architect, Engineer or Vendor

   From Bids Received

  X Preliminary Estimate, (e.g. no other basis for estimate guesstimate)

**Alternative Financing:** None

## Form 1. Individual Project Proposal Descriptions and Justification

**Prepared by:** Wayne Donaldson

**Date Prepared:** December 1, 2021

**Project Title:** LHS Science Labs

**Program Area:** School Facilities

### Line 5

**Project Description:** Continuation of project to address safety issues in LHS Science labs, renovate and modernize. As next generation science standards come into play, the need for these renovations will increase.

**Evaluation Category:** Deteriorated Facility

**Planning Context:** Second floor lab renovations completed previously between 2007 and 2010. Plan is to renovate 1 laboratory per summer.

**Schedule:** Summer work would be necessary to provide the least interference with student activity.

**Coordination:** Work is not contingent upon other CIP projects.

**Previous Town Meeting Action:** Previous renovations funded by Town through CNR.

**Project Priority:**

M priority within department/program area

L Risk of deferring project

**Estimated Cost:** 2026: \$125,000; 2027: \$128,750; 2028: \$132,613

**Escalation Costs:** 2029 \$136,591 2032 \$149,257 2035 \$163,097

**Basis of Cost Estimate:** Check one of the following. If you want to provide more detail on the estimate, do so with a narrative after indicating the type of estimate.

☒ Cost of comparable facility or equipment

☐ Rule of thumb indicator, unit costs

☐ From the cost estimate from engineer, architect, or vendor .

☐ From bids received

☐ Preliminary estimate, (e.g. no other basis for estimate, guesstimate)

**Alternative Financing:** None.

## Form 1. Individual project proposal descriptions and justifications

**Prepared by:** Wayne Donaldson

**Date Prepared:** December 1, 2021

**Project title:** LHS Culinary room renovations

**Program Area:** Facilities

### Line 6

**Project Description:** The culinary room at LHS is a hodgepodge of work areas with wiring running across floors to service refrigeration units. There is no clear view for the teacher to see every work area from one position. The ceiling lighting are original to the building. This is an ongoing part of the classroom renovations at Ledyard High School

**Evaluation Category:** Deteriorated Facility

**Planning Context:** Planning needs to occur well before implementation to allow for ordering of equipment.

**Schedule:** Summer

**Coordination:** None

**Previous Town Meeting Action:** None

### **Project Priority:**

M Priority within department / program area

L Risk of Deferring Project

**Estimated Cost: 2029 \$75.000**

**Escalation Costs:** 2030 \$77,250 2032 \$81,955 2034 \$86,946

\_\_\_ Cost of Comparable Facility or Equipment

\_\_\_ Rule of Thumb Indicator, Unit Cost

\_\_\_ Cost Estimate from Architect, Engineer or Vendor

\_\_\_ From Bids Received

☒ Preliminary Estimate, (e.g. no other basis for estimate guesstimate)

**Alternative Financing:** None



## Form 1. Individual project proposal descriptions and justifications

**Prepared by:** Wayne Donaldson

**Date Prepared:** December 1, 2021

**Project title:** LHS resurface tennis courts

**Program Area:** Facilities

### Line 7

**Project Description:** The tennis courts at Ledyard High School need regular resurfacing. It is estimated that they will need resurfacing again in 2028. This may change depending on use and weather.

**Evaluation Category:** Systematic Replacement

**Planning Context:** Preliminary time frame for resurfacing.

**Schedule:** Summer

**Coordination:** None

**Previous Town Meeting Action:** None

**Project Priority:**

H Priority within department / program area

M Risk of Deferring Project

**Estimated Cost: 2028 \$45,000**

**Escalation Costs:** 2030 \$47,741 2032 \$50,648 2034 \$53,732

\_\_\_ Cost of Comparable Facility or Equipment

\_\_\_ Rule of Thumb Indicator, Unit Cost

\_\_\_ Cost Estimate from Architect, Engineer or Vendor

\_\_\_ From Bids Received

X Preliminary Estimate, (e.g. no other basis for estimate guesstimate)

**Alternative Financing:** None

## Form 1. Individual Project Proposal Descriptions and Justification

Prepared by: Wayne Donaldson

Date Prepared: December 1, 2021

Project Title: LHS Fire Alarm Upgrades

Program Area: School Facilities

### Line 8

**Project Description:** The current fire alarm system at LHS no longer meets the current codes. To limit damage in the event of a fire it is important that rapid notification to the fire department is received. The current system has continuous false alarms due to the deterioration in the equipment.

**Evaluation Category:** Improvement of Operating Efficiency

**Planning Context:** Prior to contract end with SimplexGrinnell, more work needs to be done to estimate installation costs as well as potential service contract savings, in order to determine fiscal prudence of the change. The estimate for this work is preliminary in nature, based on a generic square foot calculation; vendor budgetary estimates will be sought.

**Schedule:** Summer work will be necessary for an unoccupied building, after the expiration of the current contract.

**Coordination:** Selection of a fire alarm system should follow the guidance of PMBC selection of a system for the renovated buildings at Gallup Hill and Ledyard Middle. A district-wide choice for like systems would allow for economic purchasing of parts, simplification of maintenance, as well as a more uniform service and inspection contract.

**Previous Town Meeting Action:** No previous Town action.

**Project Priority:**

H Priority within department/program area

L Risk of deferring project

Estimated Cost: **2026: \$350,000**

**Cost Escalation:** 2029 \$382,454 2032 \$417,918 2035 \$456,671

**Basis of Cost Estimate:** Check one of the following. If you want to provide more detail on the estimate, do so with a narrative after indicating the type of estimate.

   Cost of comparable facility or equipment

   Rule of thumb indicator, unit costs

X From the cost estimate from engineer, architect, or vendor

   From bids received

   Preliminary estimate, (e.g. no other basis for estimate, guesstimate)

**Alternative Financing:** State of Connecticut School Facilities Grant.

## Form 1. Individual project proposal descriptions and justifications

**Prepared by:** Wayne Donaldson

**Date Prepared:** December 1, 2021

**Project title:** LHS outdoor athletic

**Program Area:** Facilities storage & restrooms

### Line 9

**Project Description:** Additions to the concession stand at the LHS field to create permanent restrooms and additional storage for athletic equipment.

**Evaluation Category:** New or Expanded Facilities

**Planning Context:** Long term upgrades to complete the athletic facilities complex.

**Schedule:** Summer

**Coordination:** None

**Previous Town Meeting Action:** None

**Project Priority:**

☐ Priority within department / program area

☐ Risk of Deferring Project

**Estimated Cost: 2035 \$200,000**

**Escalation Costs:** NA

☐ Cost of Comparable Facility or Equipment

☐ Rule of Thumb Indicator, Unit Cost

☐ Cost Estimate from Architect, Engineer or Vendor

☐ From Bids Received

☒ Preliminary Estimate, (e.g. no other basis for estimate guesstimate)

**Alternative Financing:** None

## Form 1. Individual project proposal descriptions and justifications

**Prepared by:** Wayne Donaldson

**Date Prepared:** December 1, 2021

**Project title:** LHS Score Board Replacement

**Program Area:** Facilities

### Line 10

**Project Description:** The new turf field is a multi-use field covering football soccer and lacrosse. The existing scoreboard was designed for football only. This will allow the proper display for all three sports. If the vendor's offer is still valid they offered to move the existing board to Crandall field free of charge. The Recreation Department would welcome the upgrade.

**Evaluation Category:** Equitable Provision of Services

**Planning Context:** This was an add alternate for the turf field project

**Schedule:** Summer

**Coordination:** Possibly with Recreation Department for the move to Crandall field

**Previous Town Meeting Action:** Not authorized as part of the turf field project

### **Project Priority:**

M Priority within department / program area

L Risk of Deferring Project

**Estimated Cost: 2027 \$55,000**

**Escalation Costs:** 2029 \$58,350 2032 \$63,760 2035 \$69,672

\_\_\_ Cost of Comparable Facility or Equipment

\_\_\_ Rule of Thumb Indicator, Unit Cost

\_\_\_ Cost Estimate from Architect, Engineer or Vendor

X From Bids Received

\_\_\_ Preliminary Estimate, (e.g. no other basis for estimate guesstimate)

**Alternative Financing:** None

## Form 1. Individual Project Proposal Descriptions and Justification

**Prepared by:** Wayne Donaldson

**Date Prepared:** December 1, 2022

**Project Title:** LHS Varsity locker room renovation

**Program Area:** School Facilities

### Line 11

**Project Description:** The LHS locker rooms have not been renovated since installed. These funds will allow the installation of new wall covering, lockers and benches. We will also provide ADA compliant facilities.

**Evaluation Category:** Deteriorated Facility

**Planning Context:** This is part of the normal upgrade of facilities at LHS

**Schedule:** Summer work contract.

**Coordination:** None

**Previous Town Meeting Action:** No previous Town action.

**Project Priority:**

H Priority within department/program area

L Risk of deferring project

**Estimated Cost: 2029: \$150,000**

**Escalation Costs:** 2030 \$154,500 2032 \$163,909 2034 \$173,891

**Basis of Cost Estimate:** Check one of the following. If you want to provide more detail on the estimate, do so with a narrative after indicating the type of estimate.

Cost of comparable facility or equipment

Rule of thumb indicator, unit costs

X From the cost estimate from engineer, architect, or vendor

From bids received

Preliminary estimate, (e.g. no other basis for estimate, guesstimate)

**Alternative Financing:** None

## Form 1. Individual Project Proposal Descriptions and Justification

**Prepared by:** Wayne Donaldson

**Date Prepared:** December 1, 2022

**Project Title:** LHS Athletic locker room renovation

**Program Area:** School Facilities

### Line 12

**Project Description:** The LHS locker rooms have not been renovated since installed. These funds will allow the installation of new wall covering, lockers and benches. We will also provide ADA compliant facilities.

**Evaluation Category:** Deteriorated Facility

**Planning Context:** This is part of the normal upgrade of facilities at LHS **Schedule:** Summer work contract.

**Coordination:** None

**Previous Town Meeting Action:** No previous Town action.

**Project Priority:**

H Priority within department/program area

L Risk of deferring project

**Estimated Cost: 2029: \$150,000**

**Escalation Costs:** 2030 \$154,500 2032 \$163,909 2034 \$173,891

**Basis of Cost Estimate:** Check one of the following. If you want to provide more detail on the estimate, do so with a narrative after indicating the type of estimate.

\_\_\_ Cost of comparable facility or equipment

\_\_\_ Rule of thumb indicator, unit costs

X From the cost estimate from engineer, architect, or vendor

\_\_\_ From bids received

\_\_\_ Preliminary estimate, (e.g. no other basis for estimate, guesstimate)

**Alternative Financing:** None

## Form 1. Individual Project Proposal Descriptions and Justification

**Prepared by:** Wayne Donaldson

**Date Prepared:** December 1, 2022

**Project Title:** Replacement field lights

**Program Area:** School Facilities

### Line 13

**Project Description:** The current field lights at some point will need replacement bulbs and parts. At that point it would be an energy cost saving to upgrade the lights to LED. This will also provide savings in maintenance and the cost of lifts to change the bulbs.

**Evaluation Category:** Systematic Replacement

**Planning Context:** Needs to be completed after enough of the existing lights fail.

**Schedule:** Winter or Summer

**Coordination:** None.

**Previous Town Meeting Action:** No previous Town action.

**Project Priority:**

H Priority within department/program area

L Risk of deferring project

**Estimated Cost: \$ 2027: \$75,000**

**Escalation Costs:** 2029 \$79,568 2032 \$86,946 2035 \$95,008

**Basis of Cost Estimate:** Check one of the following. If you want to provide more detail on the estimate, do so with a narrative after indicating the type of estimate.

   Cost of comparable facility or equipment

   Rule of thumb indicator, unit costs

X From the cost estimate from engineer, architect, or vendor

   From bids received

   Preliminary estimate, (e.g. no other basis for estimate, guesstimate)

**Alternative Financing:** Energy incentives.

## Form 1. Individual project proposal descriptions and justifications

**Prepared by:** Wayne Donaldson

**Date Prepared:** December 1, 2021

**Project Title:** LHS Gym Bleacher Replacement

**Program Area:** Facilities

### Line 15

**Project Description:** The current bleachers at Ledyard High School do not meet the current ADA standards. The bleachers are original to the building and date back to 1963-64. The current bleachers when fully deployed come out on to the basketball playing floor. Currently during basketball games the bleachers are not fully deployed and lack positive stops and locking mechanisms.

**Evaluation Category:** Deteriorated Facility

**Planning Context:** Continuation of concerted effort to improve the conditions of athletic facilities.

**Schedule:** This work could take place at any time, scheduled around athletic seasons.

**Coordination:** Work is not contingent upon other CIP projects.

**Previous Town Meeting Action:** No previous Town action.

### **Project Priority:**

M Priority within department/program area

L Risk of deferring project

**Estimated Cost: 2027: \$150,000**

**Escalation Costs:** 2028 \$154,500 2031 \$168,826 2034 \$184,481

**Basis of Cost Estimate:** Check one of the following. If you want to provide more detail on the estimate, do so with a narrative after indicating the type of estimate.

   Cost of comparable facility or equipment

   Rule of thumb indicator, unit costs

X From the cost estimate from engineer, architect, or vendor

   From bids received

   Preliminary estimate, (e.g. no other basis for estimate, guesstimate)

**Alternative Financing:** None.



## Form 1. Individual project proposal descriptions and justifications

**Prepared by:** Wayne Donaldson

**Date Prepared:** December 1, 2021

**Project title:** LHS Gym dividing wall replacement **Program Area:** School Facilities

### Line 16

**Project Description:** The current dividing wall in the LHS gym is no longer in use due to problems opening and closing it. The solid wall also prevents teachers from viewing the entire gym space during class. The inability to divide the gym space limits the activities that can occur for physical education. Replacing the current divider with a drop down curtain/net will allow teachers full view of the activities in all areas of the gym.

**Evaluation Category:** Deteriorated Facility

**Planning Context:** Continuation of concerted effort to improve the conditions of athletic facilities.

**Schedule:** This work could take place at any time, scheduled around athletic seasons.

**Coordination:** Work is not contingent upon other CIP projects.

**Previous Town Meeting Action:** No previous Town action.

### **Project Priority:**

M Priority within department/program area

L Risk of deferring project

**Estimated Cost: \$ 2027 \$35,000**

**Escalation Costs:** 2028 \$36,050 2031 \$39,393 2034 \$43,046

**Basis of Cost Estimate:** Check one of the following. If you want to provide more detail on the estimate, do so with a narrative after indicating the type of estimate.

☐ Cost of comparable facility or equipment

☐ Rule of thumb indicator, unit costs

☒ From the cost estimate from engineer, architect, or vendor

☐ From bids received

☐ Preliminary estimate, (e.g. no other basis for estimate, guesstimate)

**Alternative Financing:** None.

## Form 1. Individual project proposal descriptions and justifications

**Prepared by:** Wayne Donaldson

**Date Prepared:** December 1, 2021

**Project Title:** LHS Gym Padding

**Program Area:** Facilities

### Line 17

**Project Description:** The current wall pads in the LHS gym are in need of replacement. Individual panels have been replaced on doors during the installation of new doors and hardware. The wall padding in the gym has reached the end of its useful life and needs replacement.

**Evaluation Category:** Deteriorated Facility

**Planning Context:** Continuation of concerted effort to improve the conditions of athletic facilities.

**Schedule:** This work could take place at any time, scheduled around athletic seasons.

**Coordination:** Work is not contingent upon other CIP projects.

**Previous Town Meeting Action:** No previous Town action.

**Project Priority:**

M Priority within department/program area

L Risk of deferring project

**Estimated Cost: 2028 \$30,000**

**Escalation Costs:** 2030 \$31,827 2032 \$33,765 2034 \$35,822

**Basis of Cost Estimate:** Check one of the following. If you want to provide more detail on the estimate, do so with a narrative after indicating the type of estimate.

☐ Cost of comparable facility or equipment

☐ Rule of thumb indicator, unit costs

☒ From the cost estimate from engineer, architect, or vendor

☐ From bids received

☐ Preliminary estimate, (e.g. no other basis for estimate, guesstimate)

**Alternative Financing:** None.

## Form 1. Individual Project Proposal Descriptions and Justification

**Prepared by:** Wayne Donaldson

**Date Prepared:** December 1, 2021

**Project Title:** LHS Gym Ceiling

**Program Area:** School Facilities

### Line 18

**Project Description:** The current suspended ceiling in the HS gym is in need of replacement. To enhance and improve the use of the space it is intended to remove the suspended ceiling. Abate the asbestos on the piping, clean and paint the roof decking and equipment. This will include replacement of the light fixtures to LED.

**Evaluation Category:** Risk to Public Health/Deteriorated Facility/Systematic Replacement

**Planning Context:** This is an improvement of facilities and the elimination of an ongoing repair and maintenance issue

**Schedule:** This project will take place in the summer.

**Coordination:** These should be coordinated with the project to replace the dividing wall.

**Previous Town Meeting Action:** No previous Town action.

**Project Priority:** Note: The highest priority does not have to occur in the nearest year, and priorities do not necessarily follow in chronological order. It may be that your most important project may not be needed or be ready for action until three years from now.

M Priority within department/program area

L Risk of deferring project

**Estimated Cost: 2026: \$65,000**

**Escalation Costs:** 2028 \$68,959 2031 \$75,353 2034 \$82,340

**Basis of Cost Estimate:** Check one of the following. If you want to provide more detail on the estimate, do so with a narrative after indicating the type of estimate.

   Cost of comparable facility or equipment

   Rule of thumb indicator, unit costs

   From the cost estimate from engineer, architect, or vendor

   From bids received

X Preliminary estimate, (e.g. no other basis for estimate, guesstimate)

**Alternative Financing:** Partial reimbursement for the abatement portion from the State of Connecticut School Facilities Grant

## Form 1. Individual project proposal descriptions and justifications

**Prepared by:** Wayne Donaldson

**Date Prepared:** September 30, 2024

**Project Title:** Bird Nesting Sites

**Program Area:** School Facilities

### Line 19

**Project Description:** Birds are nesting in three areas above entry doors at LHS. This creates a large amount of droppings on the sidewalk under these areas. Creating not only a continual need to clean the area but also a health issue to anyone using these entrances. Solid panels will be installed to cover the existing decorative cement block to prevent birds nesting.

**Evaluation Category:** Risk to Public Health

**Planning Context:** There is a need for people to safely enter the building. While the areas in question are not frequently used, droppings still present a health hazard and are in close proximity to well used entrances.

**Schedule:** Any time

**Coordination:** None

**Previous Town Meeting Action:** None

**Project Priority:** 6

**Estimated Costs: 2026 \$15,000**

**Escalation Costs:** 2028 \$15,914   2031 \$17,389   2034 \$19,002

☐ Cost of comparable facility or equipment

☒ Rule of thumb indicator, unit costs

☐ Cost estimate from engineer, architect, or vendor

☐ From bids received

☐ Preliminary estimate, (e.g. no other basis for estimate, guesstimate)

**Alternative Financing:** None

## Form 1. Individual project proposal descriptions and justifications

**Prepared by:** Wayne Donaldson

**Date Prepared:** September 30, 2024

**Project Title:** LHS Bollards

**Program Area:** School Facilities

### Line 20

**Project Description:** The senior lunch outdoor seating area is in a direct line of traffic at the end of the main entrance to the school. There is no protection to prevent a vehicle from entering this area. The bollards will provide protection from vehicles entering the outdoor seating area. These will match appropriately with the existing decor of the building.

**Evaluation Category:** Risk to Public Health

**Planning Context:** Protection of students and others using the exterior seating area.

**Schedule:** Non School time

**Coordination:** None

**Previous Town Meeting Action:** None

**Project Priority:** 7

**Estimated Costs: 2026 \$6,000**

**Escalation Costs:** 2028 \$6,365 2031 \$6,956 2034 \$7,601

☐ Cost of comparable facility or equipment

☒ Rule of thumb indicator, unit costs

☐ Cost estimate from engineer, architect, or vendor

☐ From bids received

☐ Preliminary estimate, (e.g. no other basis for estimate, guesstimate)

**Alternative Financing:** None

## Form 1. Individual project proposal descriptions and justifications

Prepared by: Wayne Donaldson

Date Prepared: September 24, 2024

Project Title: LHS Fire Doors

Program Area: School Facilities

### Line 21

**Project Description:** The district has undertaken a project to replace the fire doors at LHS. The primary intent of this project was to ensure that the fire doors were locked and were secure in the event of an intruder to prevent free access to the entire school. The District had been using school security grant funds for the door replacement. The last 2 grant applications were not approved. We currently have the fire doors in the stairwells that have not been changed. This is a 2 year project to complete these areas.

**Planning Context:** Risk to Public Health/Equitable Provision of Services/Deteriorated Facility

**Schedule:** We have budgeted ½ of the expected cost over this year and next year. This will allow the need to only purchase materials and have the facilities crew install the doors and hardware. This can be done at any time during the year.

**Coordination:** None

**Previous Town Meeting Action:** None

**Project Priority:** 5

**Estimated Cost:** \$ 20,000 2026 \$ 20,600 2027

**Basis of Cost Estimate:**

**Escalation Costs:** 2028 \$21,218 2031 \$23,185 2034 \$25,335

☒ Cost of comparable facility or equipment

☐ Rule of thumb indicator, unit costs

☐ From the cost estimate from engineer, architect, or vendor

☐ From bids received

☐ Preliminary estimate, (e.g. no other basis for estimate, guesstimate)

**Alternative Financing:** None

## Form 1. Individual project proposal descriptions and justifications

**Prepared by:** Wayne Donaldson

**Date Prepared:** September 30, 2024

**Project Title:** LHS LL ceiling and lighting

**Program Area:** School Facilities

### Line 22

**Project Description:** The lower level of LHS is currently used for archery, wrestling, and many other activities. The ceiling in that area is in need of replacement and changing the lighting to LED will also help improve energy costs.

**Evaluation Category:** Equitable Provision of Services/Deteriorated Facility

**Planning Context:** There is a need to ensure that students and staff have a well cared for area that promotes pride in their school.

**Schedule:** Work needs to be completed over the summer

**Coordination:** None

**Previous Town Meeting Action:** None

**Project Priority:** 8

**Estimated Costs:** 2027 \$25,000

**Escalation Costs:** 2028 \$25,750 2031 \$28,138 2034 \$30,747

- ☒ Cost of comparable facility or equipment
- ☐ Rule of thumb indicator, unit costs
- ☐ Cost estimate from engineer, architect, or vendor
- ☐ From bids received
- ☐ Preliminary estimate, (e.g. no other basis for estimate, guesstimate)

**Alternative Financing:** None

## Form 1. Individual project proposal descriptions and justifications

**Prepared by:** Wayne Donaldson

**Date Prepared:** September 30, 2024

**Project Title:** LHS Sewer piping

**Program Area:** School Facilities

### Line 23

**Project Description:** The existing cast iron sewer piping at LHS is rotting out. We have had numerous leaks in the tunnels lower level and the Town Emergency Operations Center. This is proposed as a 4 year program to replace all of the sewer piping in LHS lower lever and tunnels. Cost is for material only.

**Evaluation Category:** Deteriorated Facility/ Risk to Public Health

**Planning Context:** The cost is for materials only with the labor supplied by the facilities department. Cost figures are the amount of work that can safely be completed during the summer break.

**Schedule:** Work needs to be completed over the summer break.

**Coordination:** None

**Previous Town Meeting Action:** None

**Project Priority:** 2

**Estimated Costs:** \$10,000 per year 2026-2029

**Escalation Costs:** 2027 \$10,609 2028 \$10,927 2029 \$11,255

- ☐ Cost of comparable facility or equipment
- ☐ Rule of thumb indicator, unit costs
- ☐ Cost estimate from engineer, architect, or vendor
- ☐ From bids received
- ☒ Preliminary estimate, (e.g. no other basis for estimate, guesstimate)

**Alternative Financing:** None



## Form 1. Individual project proposal descriptions and justifications

**Prepared by:** Wayne Donaldson

**Date Prepared:** September 30, 2024

**Project Title:** LHS Bullet resistant film

**Program Area:** School Facilities

### **Line 24**

**Project Description:** LHS does not have any bullet resistant windows. This project is to provide bullet resistant film applied to the windows of all entry doors, the front vestibule and lower windows at the front and rear of the entry at Ag Science.

**Evaluation Category:** Risk to Public Health/Equitable Provision of Services

**Planning Context:** LHS has no protection from an intruder entering the school by smashing the glass at any of the entry locations.

**Schedule:** Can be completed at any time during the year.

**Coordination:** None

**Previous Town Meeting Action:** None

**Project Priority:** 3

**Estimated Costs:** 2026 \$15,000

**Escalation Costs:** 2028 \$15,914 2031 \$ 17,389 2034 \$19,002

☐ Cost of comparable facility or equipment

☐ Rule of thumb indicator, unit costs

☒ Cost estimate from engineer, architect, or vendor

☐ From bids received

☐ Preliminary estimate, (e.g. no other basis for estimate, guesstimate)

**Alternative Financing:** None

## Form 1. Individual project proposal descriptions and justifications

**Prepared by:** Wayne Donaldson

**Date Prepared:** October 23, 2024

**Project title:** LHS Baseball Field Renovation

**Program Area:** School Facilities

### Line 25

**Project Description:** The current playing surface is unlevel creating bumps and holes where the ball can jump off the ground. These unexpected movements of the ball are dangerous and can create injury. These funds will be used to regrade the field to eliminate the bumps and realign the bases. We will also look at irrigation for the field.

**Evaluation Category:** Systematic Replacement/Deteriorated Facility

**Planning Context:** Continuation of a concerted effort to improve the conditions of school athletic fields

**Schedule:** This work could occur during summer break or fall...

**Coordination:** Work is not contingent upon other CIP projects.

**Previous Town Meeting Action:** No previous Town action.

**Project Priority:**

M priority within department/program area

L Risk of deferring project

**Estimated Cost:** \$ 2025 \$45,000

**Escalation Costs:** 2028 \$47,741 2031 \$52,167 2034 \$57,005

**Basis of Cost Estimate:** Check one of the following. If you want to provide more detail on the estimate, do so with a narrative after indicating the type of estimate.

☐ Cost of comparable facility or equipment

☐ Rule of thumb indicator, unit costs

☐ From the cost estimate from engineer, architect, or vendor

☐ From bids received

☒ Preliminary estimate, (e.g. no other basis for estimate, guesstimate)

**Alternative Financing:** None.

## Form 1. Individual project proposal descriptions and justifications

**Prepared by:** Wayne Donaldson

**Date Prepared:** October 23, 2024

**Project title:** LHS Softball Field Renovation

**Program Area:** School Facilities

### **Line 26**

**Project Description:** The current playing surface is unlevel creating bumps and holes where the ball can jump off the ground. These unexpected movements of the ball are dangerous and can create injury. These funds will be used to regrade the field to eliminate the bumps and realign the bases. We will also look at irrigation for the field.

**Evaluation Category:** Systematic Replacement/Deteriorated Facility

**Planning Context:** Continuation of concerted effort to improve the conditions of school athletic fields

**Schedule:** This work could take place during summer break or in the fall...

**Coordination:** Work is not contingent upon other CIP projects.

**Previous Town Meeting Action:** No previous Town action.

### **Project Priority:**

M priority within department/program area

L Risk of deferring project

**Estimated Cost:** \$ 2026 \$45,000

**Escalation Costs:** \$2028 \$46,350 2031 \$50,648 2034 \$55,344

Basis of Cost Estimate: Check one of the following. If you want to provide more detail on the estimate, do so with a narrative after indicating the type of estimate.

    Cost of comparable facility or equipment

    Rule of thumb indicator, unit costs

    From the cost estimate from engineer, architect, or vendor

    From bids received

X Preliminary estimate, (e.g. no other basis for estimate, guesstimate)

**Alternative Financing:** None.

## Form 1. Individual project proposal descriptions and justifications

**Prepared by:** Wayne Donaldson

**Date Prepared:** December 1, 2022

**Project title:** JWL Classroom renovations

**Program Area:** Facilities

### **Line 27**

**Project Description:** The classroom fixtures at JWL are original to the building. We have two brand new schools along with one relatively new school and current renovations of the classrooms at LHS ongoing will bring JWL to the standards that more closely match the needs of today's learning environment.

**Evaluation Category:** Deteriorated Facilities/Equitable Provision of Services

**Planning Context:** Upgrades to facilities are occurring throughout the district. This is the next step in that process.

**Schedule:** summer

**Coordination:** None

**Previous Town Meeting Action:** None

### **Project Priority:**

M Priority within department / program area

M Risk of Deferring Project

**Estimated Cost:** 2026 \$135,000, 2027 \$139,050, 2028 \$143,222

**Escalation Costs:** 2031 \$156,502 2034 \$171,014

☐ Cost of Comparable Facility or Equipment

☐ Rule of Thumb Indicator, Unit Cost

☒ Cost Estimate from Architect, Engineer or Vendor

☐ From Bids Received

☐ Preliminary Estimate, (e.g. no other basis for estimate guesstimate)

**Alternative Financing:** None

## Form 1. Individual project proposal descriptions and justifications

**Prepared by:** Wayne Donaldson

**Date Prepared:** December 1, 2023

**Project title:** JWL nurse's office cabinets

**Program Area:** Facilities

### Line 28

**Project Description:** There are currently no cabinets in the nurse's office. They are currently using metal 2 door upright cabinets to store materials. The installation of proper cabinets and sink will allow for easier and quicker access to supplies as needed. Easier inventory to prevent over ordering or shortages. This will also allow for better use of the wall space.

**Evaluation Category:** Deteriorated Facilities/Equitable Provision of Services

**Planning Context:** This will be a summer project completed prior to the opening of school.

**Schedule:** Anytime

**Coordination:** None

**Previous Town Meeting Action:** None

### **Project Priority:**

☒ Priority within department / program area

☐ Risk of Deferring Project

**Estimated Cost:** 2026 \$8,000

**Escalation Costs:** 2028 \$8,487 2031 \$9,274 2034 \$10,134

☒ Cost of Comparable Facility or Equipment

☐ Rule of Thumb Indicator, Unit Cost

☐ Cost Estimate from Architect, Engineer or Vendor

☐ From Bids Received

☐ Preliminary Estimate, (e.g. no other basis for estimate guesstimate)

**Alternative Financing:** None

## Form 1. Individual Project Proposal Descriptions and Justification

**Prepared by:** Wayne Donaldson

**Date Prepared:** December 1, 2021

**Project Title:** JWL Asphalt Resurface

**Program Area:** School Facilities

### Line 29

**Project Description:** The playground pavement at Juliet Long School has many cracks, heaves, and divots; many are becoming tripping/safety hazards. In addition to this, the drainage from the paved areas needs to be addressed, as currently pitch leads toward swing set areas; heavy rains lead to the washing away of playground surface mulching. The age of the pavement is uncertain, but the pavement is likely to be original. Approximate area: 2,800 square yards. Further study is needed to determine scope of work - if removal of existing asphalt will be necessary, or if these issues can be addressed without full scope of removal.

**Evaluation Category:** Deteriorated Facility

**Planning Context:** Chow-Lawler (1996) and SMMA (2011 studies) both spoke to the issue of playground surface needs.

**Schedule:** Summer work would provide the best conditions for the process, and the least interference with student activities, although it would interfere with Town P&R camp activity. Also, if coordinated with Town summer pavement projects, a substantial discount on material may be obtained.

**Coordination:** This work is not dependent on any other capital work.

**Previous Town Meeting Action:** No previous Town action.

**Project Priority:**

M Priority within department/program area

L Risk of deferring project

**Estimated Cost: 2027: \$70,000**

**Escalation Costs:** 2028 \$72,100 2031 \$78,786 2034 \$86,091

**Basis of Cost Estimate:** Check one of the following. If you want to provide more detail on the estimate, do so with a narrative after indicating the type of estimate.

☐ Cost of comparable facility or equipment

☐ Rule of thumb indicator, unit costs

☒ From the cost estimate from engineer, architect, or vendor

☐ From bids received

☐ Preliminary estimate, (e.g. no other basis for estimate, guesstimate)

**Alternative Financing:** None.

## Form 1. Individual project proposal descriptions and justifications

**Prepared by:** Wayne Donaldson

**Date Prepared:** September 30, 2024

**Project Title:** JWL Sewer Piping

**Program Area:** School Facilities

### Line 30

**Project Description:** We have had leaks in the sewage piping in the tunnels at JWL. We have spaced this work out over two years to allow for the cost to be material only with labor supplied by the district facilities department.

**Evaluation Category:** Deteriorated Facilities/Risk to Public Health

**Planning Context:** Sewage leaks create a health hazard the piping at JWL is original to the building and showing signs of failure.

**Schedule:** Work needs to be completed over the summer break

**Coordination:** None

**Previous Town Meeting Action:** None

**Project Priority:** 1

**Estimated Costs:** 2026 \$10,000 2027 \$10,300

**Escalation Costs:** 2028 \$10,609 2031 \$ 11,593 2034 \$12,668

- ☒ Cost of comparable facility or equipment
- ☐ Rule of thumb indicator, unit costs
- ☐ Cost estimate from engineer, architect, or vendor
- ☐ From bids received
- ☐ Preliminary estimate, (e.g. no other basis for estimate, guesstimate)

**Alternative Financing:** None

## Form 1. Individual project proposal descriptions and justifications

**Prepared by:** Wayne Donaldson

**Date Prepared:** September 30, 2024

**Project Title:** JWL Bullet resistant film

**Program Area:** School Facilities

### Line 31

**Project Description:** JWL does not have any bullet resistant windows. This project is to provide bullet resistant film applied to the windows of all entry doors and the front hall window.

**Evaluation Category:** Risk to Public Health/Equitable Provision of Services

**Planning Context:** JWL has no protection from an intruder entering the school by smashing the glass at any of the entry locations.

**Schedule:** Can be completed at any time during the year.

**Coordination:** None

**Previous Town Meeting Action:** None

**Project Priority:** 3

**Estimated Costs:** 2026 \$5,000

**Escalation Costs:** 2028 \$5,305 2031 \$ 5,796 2034 \$6,334

☐ Cost of comparable facility or equipment

☐ Rule of thumb indicator, unit costs

☒ Cost estimate from engineer, architect, or vendor

☐ From bids received

☐ Preliminary estimate, (e.g. no other basis for estimate, guesstimate)

**Alternative Financing:** None



## Form 1. Individual project proposal descriptions and justifications

**Prepared by:** Wayne Donaldson

**Date Prepared:** December 1, 2021

**Project title:** Replacement Truck

**Program Area:** Facilities

### **Line 32**

**Project Description:** Vehicles need routine replacement. While mileage is relatively low for the age of our vehicles, the plowing and use during periods of heavy salt use in the winter take a toll on the undercarriage and frames. We have instituted a program of coating the frames and undercarriage parts each fall to limit the damage from the salts and deicing materials used on the roads. The current truck up for replacement is a 2010 and will be 16 years old when received if approved.

**Evaluation Category:** Systematic Replacement/Deteriorated Facility

**Planning Context:** Creating a schedule of replacement for vehicles to limit maintenance expenses and breakdowns.

**Schedule:** anytime

**Coordination:** None

**Previous Town Meeting Action:** None

**Project Priority:**

H Priority within department / program area

H Risk of Deferring Project

**Estimated Cost: 2027 \$60,000**

**Escalation Costs:** 2028 \$61,800 2031 \$67,531 2034 \$73,792

\_\_\_ Cost of Comparable Facility or Equipment

\_\_\_ Rule of Thumb Indicator, Unit Cost

☒ Cost Estimate from Architect, Engineer or Vendor

\_\_\_ From Bids Received

\_\_\_ Preliminary Estimate, (e.g. no other basis for estimate guesstimate)

**Alternative Financing:** None

## Form 1. Individual project proposal descriptions and justifications

**Prepared by:** Wayne Donaldson

**Date Prepared:** September 30, 2024

**Project Title:** CO Bullet resistant film

**Program Area:** School Facilities

### **Line 33**

**Project Description:** CO does not have any bullet resistant windows. This project is to provide bullet resistant film applied to the windows of all entry doors.

**Evaluation Category:** Risk to Public Health/Equitable Provision of Services

**Planning Context:** CO has no protection from an intruder entering the building by smashing the glass at any of the entry locations.

**Schedule:** Can be completed at any time during the year.

**Coordination:** None

**Previous Town Meeting Action:** None

**Project Priority:** 3

**Estimated Costs:** 2026 \$3,000

**Escalation Costs:** 2028 \$3,183 2031 \$3,478 2034 \$3,800

☐ Cost of comparable facility or equipment

☐ Rule of thumb indicator, unit costs

☒ Cost estimate from engineer, architect, or vendor

☐ From bids received

☐ Preliminary estimate, (e.g. no other basis for estimate, guesstimate)

**Alternative Financing:** None

## Form 1. Individual project proposal descriptions and justifications

**Prepared by:** Wayne Donaldson

**Date Prepared:** September 30, 2024

**Project Title:** GHS Driveway repair

**Program Area:** School Facilities

### Line 34

**Project Description:** Since construction there is an area across from the dumpsters that groundwater has been coming up along the curb. This creates a hazard during the winter with constant ice forming between the curb and across the driveway to the dumpsters. At this point the pavement is cracking and will need attention. We are requesting funds to install a dry well type structure and pipe the flow over to the storm drain manhole. Funds will also be used to repair the damaged asphalt.

**Evaluation Category:** Risk to Public Health

**Planning Context:** It is critical to provide a safe health environment for students and staff.

**Schedule:** Work will need to be completed during the summer break.

**Coordination:** None

**Previous Town Meeting Action:** None

**Project Priority:** 2

**Estimated Costs:** 2026 \$30,000

**Escalation Costs:** 2028 \$31,827 2031 \$34,778 2034 \$38,003

- ☐ Cost of comparable facility or equipment
- ☐ Rule of thumb indicator, unit costs
- ☐ Cost estimate from engineer, architect, or vendor
- ☐ From bids received
- ☒ Preliminary estimate, (e.g. no other basis for estimate, guesstimate)

**Alternative Financing:** None

## Form 1. Individual Project Proposal Descriptions and Justification

**Prepared by:** Wayne Donaldson

**Date Prepared:** December 1, 2021

**Project Title:** GFS Playground Surfaces **Program Area:** School Facilities

### Line 35

**Project Description:** Gales Ferry School Playground has poured rubber surfaces, original to building construction (2001). Currently, the surface is in Fair condition; however, given their age, and the ten-year timespan of this Capital Request, it is prudent to expect replacement toward the end of the timespan.

**Evaluation Category:** Systematic Replacement

**Planning Context:** Further study necessary.

**Schedule:** Schedule will follow deterioration of surface conditions.

**Coordination:** Work is not contingent upon other CIP projects, however PMBC will obtain cost/benefit and lifecycle information on various playground substrates, which will aid in selection for this project.

**Previous Town Meeting Action:** No previous Town action.

### **Project Priority:**

M Priority within department/program area

L Risk of deferring project

**Estimated Cost:** 2027: \$50,000

**Escalation Costs:** 2028 \$51,500 2031 \$56,275 2034 \$61,494

**Basis of Cost Estimate:** Check one of the following. If you want to provide more detail on the estimate, do so with a narrative after indicating the type of estimate.

   Cost of comparable facility or equipment

   Rule of thumb indicator, unit costs

   From the cost estimate from engineer, architect, or vendor

   From bids received

X Preliminary estimate, (e.g. no other basis for estimate, guesstimate)

**Alternative Financing:** None.

## Form 1. Individual project proposal descriptions and justifications

**Prepared by:** Wayne Donaldson

**Date Prepared:** September 30, 2024

**Project Title:** GFS Bullet resistant film

**Program Area:** School Facilities

### Line 36

**Project Description:** GFS does not have any bullet resistant windows. This project is to provide bullet resistant film applied to the windows of all entry doors.

**Evaluation Category:** Rick to Public Health/Equitabe Provision of Services

**Planning Context:** GFS has no protection from an intruder entering the school by smashing the glass at any of the entry locations.

**Schedule:** Can be completed at any time during the year.

**Coordination:** None

**Previous Town Meeting Action:** None

**Project Priority:** 3

**Estimated Costs:** 2026 \$9,000

**Escalation Costs:** 2028 \$5,305 2031 \$10,433 2034 \$11,401

☐ Cost of comparable facility or equipment

☐ Rule of thumb indicator, unit costs

☒ Cost estimate from engineer, architect, or vendor

☐ From bids received

☐ Preliminary estimate, (e.g. no other basis for estimate, guesstimate)

**Alternative Financing:** None

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Board of Education - Capital Improvement Plan FY2026

7-Nov-24

Operating Items

Page #	Line #	Project Title or Item Requested	Location	Evaluation Category	Alternate Financing	FY 2026	FY 2027	FY 2028	FY 2029	FY 2029	Total
72	1	Parking Lot Curbing Repairs	LHS	DF		\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 20,000.00
73	2	Air Conditioning	LHS/JWL	NEF		\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 40,000.00
74	3	Athletic Fields Repairs	LHS	SR		\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 37,500.00
75	4	Masonry Repairs	LHS	DF		\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 25,000.00
76	5	HVAC Maintenance	District Wide	IOE		\$ 110,000.00	\$ 140,000.00	\$ 130,000.00	\$ 120,000.00	\$ 160,000.00	\$ 660,000.00

\$ 134,500.00	\$ 134,500.00	\$ 164,500.00	\$ 154,500.00	\$ 144,500.00	\$ 782,500.00
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Evaluation Categories:

- RPHRisk to Public Health
- DFDeteriorated Facility
- SRSystematic Replacement
- IOEImprovement of Operating Efficiency
- CCoordination
- EPSEquitable Provision of Services
- NEFNew or Expanded Facilities

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## Form 1. Individual Project Proposal Descriptions and Justification

**Prepared by:** Wayne Donaldson  
**Project Title:** LHS Curb Repair

**Date Prepared:** December 1, 2021  
**Program Area:** School Facilities

### Line 1

**Project Description:** Approximately 25 radius sections and 30 straight sections of concrete curbing have been damaged beyond repair, and many more seem to be deteriorating similarly. It is possible that there was a bad mix of concrete that has accelerated this damage. This budget figure is an estimate to address these major issues to start with, but further investigation is needed to implement a plan to preserve or replace the rest of the curbing, if possible.

**Evaluation Category:** Deteriorated Facility

**Planning Context:** Curbing was installed as part of the 2001/2002 Critical Needs work at Ledyard High School.

**Schedule:** Summer or vacation work would be necessary to keep traffic and parking from construction areas.

**Coordination:** Work is not contingent upon other CIP projects.

**Previous Town Meeting Action:** No previous Town action.

**Project Priority:**

M Priority within department/program area  
L Risk of deferring project

**Estimated Cost: 2025: \$4,000; 2026: \$4,000; 2027: \$4000; 2085: \$4000**

**Escalation Costs:** Not applicable

**Basis of Cost Estimate:** Check one of the following. If you want to provide more detail on the estimate, do so with a narrative after indicating the type of estimate.

- ☐ Cost of comparable facility or equipment
- ☒ Rule of thumb indicator, unit costs
- ☐ From the cost estimate from engineer, architect, or vendor
- ☐ From bids received
- ☐ Preliminary estimate, (e.g. no other basis for estimate, guesstimate)

**Alternative Financing:** None.

## Form 1. Individual Project Proposal Descriptions and Justification

**Prepared by:** Wayne Donaldson

**Date Prepared:** December 1, 2021

**Project Title:** LHS Air Conditioning

**Program Area:** School Facilities

### Line 2

**Project Description:** This project would be designed to bring additional air-conditioned areas to Ledyard High School. Currently, there are several rooms served by “window type” air conditioning units for various needs—rooms that are not served by HVAC but see summer use, rooms with student or staff medical needs, or rooms with technology that require conditioned space. Systematically replacing these with “mini-split” technology would increase air quality and energy efficiency.

**Evaluation Category:** Improvement of Operating Efficiency/Equitable Provision of Services

**Planning Context:** Split system air conditioning units were installed in the Computer Labs at LHS as part of the classroom renovation.

**Schedule:** This work can be done by Staff at any time. Priority areas to be addressed will be computer labs and rooms with medical needs.

**Coordination:** Work is not contingent upon other CIP projects.

**Previous Town Meeting Action:** No previous Town action.

### **Project Priority:**

MH Priority within department/program area

L Risk of deferring project

**Estimated Cost: 2026: \$8,000; 2026: \$8,000; 2027: \$8,000; 2028: \$8,000**

**Escalation Costs:** Not applicable

**Basis of Cost Estimate:** Check one of the following. If you want to provide more detail on the estimate, do so with a narrative after indicating the type of estimate.

☒ X Cost of comparable facility or equipment

☐ Rule of thumb indicator, unit costs

☐ From the cost estimate from engineer, architect, or vendor

☐ From bids received

☐ Preliminary estimate, (e.g. no other basis for estimate, guesstimate)

**Alternative Financing:** None

## Form 1. Individual Project Proposal Descriptions and Justification

**Prepared by:** Wayne Donaldson  
**Project Title:** Athletic Field Repairs

**Date Prepared:** December 1, 2021  
**Program Area:** School Facilities

### Line 3

**Project Description:** This project is a continuation to improvements made on athletic fields at Ledyard High School. The introduction of a watering/fertilization program has been successful and will be continued. New backstops were installed on the varsity fields and the JV baseball field in 2020. Dugouts for the Varsity fields were updated in 2021.

**Evaluation Category:** Deteriorated Facility

**Planning Context:** Continuation of concerted effort to improve the conditions of athletic fields.

**Schedule:** This work could take place at any time, scheduled around athletic season

**Coordination:** Work is not contingent upon other CIP projects.

**Previous Town Meeting Action:** Funding provided for previous work.

### **Project Priority:**

M Priority within department/program area

L Risk of deferring project

**Estimated Cost: 2026: \$7,500; 2026: \$7,500; 2027: \$7,500; 2028: \$7500**

**Escalation Costs:** Not applicable

**Basis of Cost Estimate:** Check one of the following. If you want to provide more detail on the estimate, do so with a narrative after indicating the type of estimate.

☒ Cost of comparable facility or equipment

☐ Rule of thumb indicator, unit costs

☐ From the cost estimate from engineer, architect, or vendor

☐ From bids received

☒ Preliminary estimate, (e.g. no other basis for estimate guesstimate)

**Alternative Financing:** None

## Form 1. Individual Project Proposal Descriptions and Justification

**Prepared by:** Wayne Donaldson

**Date Prepared:** December 1, 2021

**Project Title:** LHS Masonry Repair

**Program Area:** School Facilities

### Line 4

**Project Description:** Several areas of the LHS brick façade are in need of repair. A false column near the media center is pulling away from the building and has no wire ties to the building; the main chimney would benefit from installation of a cap; several areas in need of repointing. Further, more in-depth investigation is needed to establish the full scope of need, but this budget figure is an estimate to address these major issues to start with.

**Evaluation Category:** Deteriorated Facility

**Planning Context:** The chimney was repaired approximately 7 years ago, but capping was not in the budget/scope of work.

**Schedule:** Summer or vacation work would be necessary at the media center location of work; however, several other areas could be addressed at any time.

**Coordination:** Work is not contingent upon other CIP projects.

**Previous Town Meeting Action:** No previous Town action.

**Project Priority:**

M Priority within department/program area

L Risk of deferring project

**Estimated Cost: 2026: \$5,000**

**Escalation Costs:** Not applicable

**Basis of Cost Estimate:** Check one of the following. If you want to provide more detail on the estimate, do so with a narrative after indicating the type of estimate.

   Cost of comparable facility or equipment

   Rule of thumb indicator, unit costs

   From the cost estimate from engineer, architect, or vendor

   From bids received

X Preliminary estimate, (e.g. no other basis for estimate, guesstimate)

**Alternative Financing:** None.

## Form 1. Individual Project Proposal Descriptions and Justification

**Prepared by:** Wayne Donaldson

**Date Prepared:** December 1, 2022

**Project Title:** District Wide HVAC Maintenance

**Program Area:** School Facilities

### Line 5

**Project Description:** Provide funds for the proper maintenance of the HVAC systems

**Evaluation Category:** Deteriorated Facility

**Planning Context:** The new equipment at LMS and GHS along with the existing heating and cooling systems need regular scheduled maintenance to ensure the proper operation over the life of the units. This work will be completed with a combination of inhouse and contractors.

**Schedule:** As required by the manufacturer.

**Coordination:** As needed, major inspections and verification before the start of school each year.

**Previous Town Meeting Action:** No previous action by Town.

**Project Priority:**

M Priority within department/program area

L Risk of deferring project

**Estimated Cost: 2026: \$110,000; 2027: \$140,000; 2028: \$130,000**

**Escalation Costs:** Not applicable

**Basis of Cost Estimate:** Check one of the following. If you want to provide more detail on the estimate, do so with a narrative after indicating the type of estimate.

☐ Cost of comparable facility or equipment

☐ Rule of thumb indicator, unit costs

☒ From the cost estimate from engineer, architect, or vendor

☐ From bids received

☐ Preliminary estimate, (e.g. no other basis for estimate, guesstimate)

**Alternative Financing:** None.

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Board of Education - Capital Improvement Plan FY2026

7-Nov-24

Ag Science Capital Non-Recurring Items

Page #	Line #	Rank	Project Title or Item Requested	Location	Evaluation Category	Alternate Financing	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	Total
81	1	3	Replace Carpet i	LHS/AG Sci	DF		\$ 16,000.00					\$ 16,000.00
82	2	6	Remove sheetrock wall and install folding wall	LHS/AG Sci	SR					\$ 35,000.00		\$ 35,000.00
83	3	1	LED lighting	LHS/AG Sci	IOE		\$ 6,000.00					\$ 6,000.00
84	4	4	Renovate Ag Science wood and metal shop	LHS/AG Sci	SR		\$ 200,000.00					\$ 200,000.00
85	5	2	Wood Metal Shop LED Lighting	LHS/AG Sci	IOE		\$ 10,000.00					
86	6	5	Renovate Ag Science Restrooms	LHS/AG Sci	SR			\$ 20,000.00				\$ 20,000.00

\$ 232,000.00	\$ 20,000.00	\$ -	\$ 35,000.00	\$ -	\$ 277,000.00
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Evaluation Categories:

RPH	Risk to Public Health
DF	Deteriorated Facility
SR	Systematic Replacement
IOE	Improvement of Operating Efficiency
C	Coordination
EPS	Equitable Provision of Services
NEF	New or Expanded Facilities

# Board of Education - Capital Improvement Plan FY2026

7-Nov-24

## Ag Science Capital Non-Recurring Items Escalation Cost

Page #	Line #	Project Title or Item Requested	Location	Evaluation Category	Alternate Financing	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
81	1	Replace Carpet in	LHS/AG Sci	DF		\$16,000	\$16,480	\$16,974	\$17,484	\$18,008
82	2	Remove sheetrock wall and install folding wall	LHS/AG Sci	SR					\$35,000	\$36,050
83	3	LED lighting	LHS/AG Sci	IOE		\$6,000	\$6,180	\$6,365	\$6,556	\$6,753
84	4	Renovate Ag Science wood and metal shop	LHS/AG Sci	SR		\$110,000	\$113,300	\$116,699	\$120,200	\$123,806
85	5	Wood Metal Shop LED Lighting	LHS/AG Sci	IOE		\$10,000	\$10,300	\$10,609	\$10,927	\$11,255
86	6	Renovate Ag Science Restrooms	LHS/AG Sci	SR			\$20,000	\$20,600	\$21,218	\$21,855

**\$142,000**

**\$166,260**

**\$171,248**

**\$211,385**

**\$217,727**

### Evaluation Categories:

Risk to Public Health

Deteriorated Facility

Systematic Replacement

Improvement of Operating Efficiency

Coordination

Equitable Provision of Services

New or Expanded Facilities



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## Form 1. Individual Project Proposal Descriptions and Justification

Prepared by: Wayne Donaldson

Date Prepared: December 1, 2022

Project Title: Replace Ag-Science office flooring & conference room Program Area: Facilities

### Line 1

**Project Description:** The office carpet is 20 years old and in need of replacement.

**Evaluation Category:** Deteriorated Facility

**Planning Context:** Scheduled replacement

**Schedule:** Summer.

**Coordination:** None

**Previous Town Meeting Action:** No previous action by Town.

**Project Priority:**

M Priority within department/program area

L Risk of deferring project

**Estimated Cost: 2026: \$16,000**

**Escalation Costs:** 2028 \$16,974 2030 \$18,008

**Basis of Cost Estimate:** Check one of the following. If you want to provide more detail on the estimate, do so with a narrative after indicating the type of estimate.

Cost of comparable facility or equipment

Rule of thumb indicator, unit costs

X From the cost estimate from engineer, architect, or vendor

From bids received

Preliminary estimate, (e.g. no other basis for estimate, guesstimate)

**Alternative Financing:** Aste Grant

## Form 1. Individual project proposal descriptions and justifications

Prepared by: Wayne Donaldson

Date Prepared: December 1, 2022

Project title: Ag Science media center

Program Area: Facilities

### Line 2

**Project Description:** The current ag science media center and computer lab no longer function as designed due to program changes. Removing the wall between the two areas and installing a folding wall will allow for a better use of the space for larger gatherings of / for multiple smaller space use.

**Evaluation Category:** New or Expanded Facilities

**Planning Context:** The removal of the wall will allow a better use of the existing space.

**Schedule:** Anytime

**Coordination:** None

**Previous Town Meeting Action:** None

**Project Priority:**

M Priority within department / program area

L Risk of Deferring Project

**Estimated Cost:** 2029 \$35,000

**Escalation Costs:** 2030 \$36,050

Cost of Comparable Facility or Equipment

Rule of Thumb Indicator, Unit Cost

Cost Estimate from Architect, Engineer or Vendor

From Bids Received

X Preliminary Estimate, (e.g. no other basis for estimate guesstimate)

**Alternative Financing:** Aste Grant

## Form 1. Individual project proposal descriptions and justifications

Prepared by: Wayne Donaldson

Date Prepared: December 1, 2022

Project title: Ag Science classrooms

Program Area: Facilities

### Line 3

**Project Description:** Replace existing classroom lighting with LED

**Evaluation Category:** Improvement of Operating Efficiency

**Planning Context:** This will complete the change over to LED for the entire Ag science portion of the building.

**Schedule:** Anytime

**Coordination:** None

**Previous Town Meeting Action:** None

**Project Priority:**

   Priority within department / program area

   Risk of Deferring Project

**Estimated Cost:** 2026 \$6,000

**Escalation Costs:** 2027 \$6,180 2029 \$6,556 2030 \$6,753

   ☒ Cost of Comparable Facility or Equipment

   Rule of Thumb Indicator, Unit Cost

   Cost Estimate from Architect, Engineer or Vendor

   From Bids Received

   Preliminary Estimate, (e.g. no other basis for estimate guesstimate)

**Alternative Financing:** Aste Grant

## Form 1. Individual Project Proposal Descriptions and Justification

Prepared by: Wayne Donaldson

Date Prepared: December 1, 2022

Project Title: Renovate Ag Sci wood & metal shop Program Area: School Facilities

### Line 4

**Project Description:** Renovations will be made to the wood and metal shop to align with the current curriculum. Some of the renovations will include painting, installing new electrical outlets as needed, and implementing a new exhaust system for the welding area.

**Evaluation Category:** Improvement of Operating Efficiency

**Planning Context:** The current layout of the shop area no longer meets the current curriculum needs.

**Schedule:** Summer.

**Coordination:** None

**Previous Town Meeting Action:** No previous action by Town.

**Project Priority:**

M Priority within department/program area

L Risk of deferring project

**Estimated Cost:** 2026 \$200,000

**Escalation Costs:** 2027 \$113,300 2028 \$116,699 2030 \$123,806

**Basis of Cost Estimate:** Check one of the following. If you want to provide more detail on the estimate, do so with a narrative after indicating the type of estimate.

\_\_\_ Cost of comparable facility or equipment

\_\_\_ Rule of thumb indicator, unit costs

X From the cost estimate from engineer, architect, or vendor

\_\_\_ From bids received

\_\_\_ Preliminary estimate, (e.g. no other basis for estimate, guesstimate)

**Alternative Financing:** Aste Grant

## Form 1. Individual project proposal descriptions and justifications

**Prepared by:** Wayne Donaldson

**Date Prepared:** September 30, 2024

**Project Title:** LHS Ag Sci wood/metal shop lights

**Program Area:** School Facilities

### **Line 5**

**Project Description:** The wood and metal shop in LHS Ag Science should be upgraded to LED.

**Evaluation Category:** Improvement of Operating Efficiency

**Planning Context:** The existing lighting in the Ag Science wood and metal shop should be replaced with LED lighting. This will improve the student working area lighting and lower the lighting electric costs.

**Schedule:** Work needs to be completed during the summer break.

**Coordination:** None

**Previous Town Meeting Action:** None

**Project Priority:**4

**Estimated Costs:** 2026 \$10,000

**Escalation Costs:** 2027 \$10,300 2028 \$10,609 2029 \$10,927 2030 \$11,255

- ☒ X Cost of comparable facility or equipment
- ☐ Rule of thumb indicator, unit costs
- ☐ Cost estimate from engineer, architect, or vendor
- ☐ From bids received
- ☐ Preliminary estimate, (e.g. no other basis for estimate, guesstimate)

**Alternative Financing:** Aste Grant

## Form 1. Individual Project Proposal Descriptions and Justification

Prepared by: Wayne Donaldson

Date Prepared: December 1, 2022

Project Title: Upgrade Ag Sci restrooms

Program Area: School Facilities

### Line 6

**Project Description:** Ongoing upgrades to facilities

**Evaluation Category:** Systematic Replacement

**Planning Context:** The current restrooms will be 25 years old in 2025 and no longer meet the current water use codes...

**Schedule:** Summer.

**Coordination:** None

**Previous Town Meeting Action:** No previous action by Town.

**Project Priority:**

M Priority within department/program area

L Risk of deferring project

**Estimated Cost: 2027: \$20,000**

**Basis of Cost Estimate:** Check one of the following. If you want to provide more detail on the estimate, do so with a narrative after indicating the type of estimate.

**Escalation Costs:** 2028 \$20,600 2029 \$21,218 2030 \$21,855

\_\_\_ Cost of comparable facility or equipment

\_\_\_ Rule of thumb indicator, unit costs

X From the cost estimate from engineer, architect, or vendor

\_\_\_ From bids received

\_\_\_ Preliminary estimate, (e.g. no other basis for estimate, guesstimate)

**Alternative Financing:** Aste Grant