

# Ledyard Public Schools: Capital Improvement Plan FY 2027

**A Strategic Investment in Infrastructure, Safety, and Fiscal Responsibility**

Ledyard Board of Education  
Superintendent Jay Hartling  
Director of Facilities Wayne Donaldson  
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*Focusing on the preservation of six municipal buildings and the prioritization of Ledyard High School modernization.*



# Why Facilities Matter

Schools are the town's largest long-term capital assets.  
Protecting them is a matter of safety, reliability, and law.



## Statutory Obligation

Compliance with CGS § 10-220(a) mandates the Board of Education to provide "safe and properly maintained" learning environments. This is a legal requirement, not a choice.



## Operational Reliability

A breakdown in HVAC, plumbing, or power stops the school day. We focus on preventing catastrophic system failures that disrupt learning and force emergency closures.



## Asset Preservation

Shifting from reactive emergency repairs (expensive) to proactive lifecycle management (predictable). This strategy extends the useful life of the Town's infrastructure.

# Financial Stewardship & Funding Sources

Matching the right funding mechanism to the project scope.

## Bondable Projects

Large-scale infrastructure (Boilers, Windows, Roofs). Eligible for State Reimbursement.

## Capital Non-Recurring (CNR)

Medium-scale projects exceeding annual operating capacity (Gym upgrades, Vehicles).

## Operating Budget

Routine maintenance preventing decay. HVAC service contracts (\$140k/yr), Curbing repairs (\$4k/yr).

## Ag Science (ASTI) Fund

Restricted State funds for the Ag Science program.  
  
No impact to Town tax levy.

# Current State of District Facilities

Condition assessment based on age of infrastructure and date of last major renovation.



## **Ledyard High School (LHS)**

Status: Critical. Built 1962/1966. Major mechanical systems (Boilers, Windows, Roof) are at end-of-life. 90% of current capital needs are concentrated here.

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## **Gales Ferry / Juliet Long School**

Status: Aging. Built 2001 / 1961. Finishes reaching 26+ years. Specific system replacements needed (PA systems, Playground surfaces, Windows).

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## **Ledyard Middle School / Gallup Hill School**

Status: Good. Renovated 2019. Limited capital needs; currently in maintenance mode.

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## **Board of Education / District**

Status: Operational. Routine maintenance only.

# The Primary Challenge: Ledyard High School

Infrastructure from the 1960s is reaching total system failure.

## Main Roof

Reaches end of life in 2032. Media Center roof currently leaking.

## Original Windows

Inefficient single-pane. Drafty, difficult to operate. Prerequisite for HVAC upgrade.

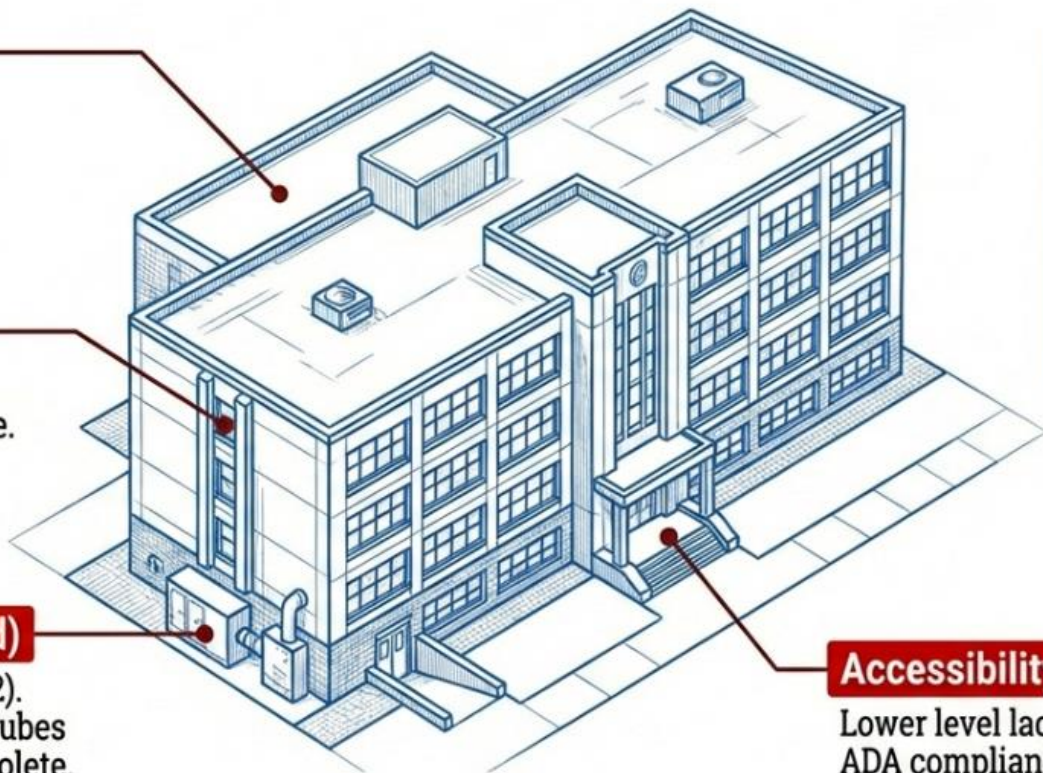
## Boilers (63 Years Old)

Original to building (1962). Metal pitting observed. Tubes failing. Service parts obsolete.

## Accessibility

Lower level lacks elevator access. ADA compliance risk.

90% of major capital needs are concentrated at LHS due to infrastructure age and deferred modernization.



# The Facilities Conditions Assessment (FCA): A Physical Exam for Our School

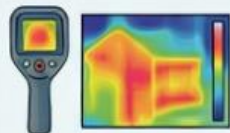
## THE FOUNDATION OF THE FCA



**An Expert Observational Audit**  
Licensed architects perform a non-invasive "deep dive" into the existing physical plant.



**Purely Physical Evaluation**  
Focuses on identifying structural deficiencies rather than programmatic or educational layouts.



**Thermal Scanning for Efficiency**  
Includes infrared scanning of the building envelope to detect air, heat, and cooling leakage.

## THE BUILDING ENVELOPE

Rigorous review of the roof, windows, doors, and masonry integrity.

## LIFE SAFETY & CODE COMPLIANCE

Ensures all building systems meet current safety standards and legal requirements.

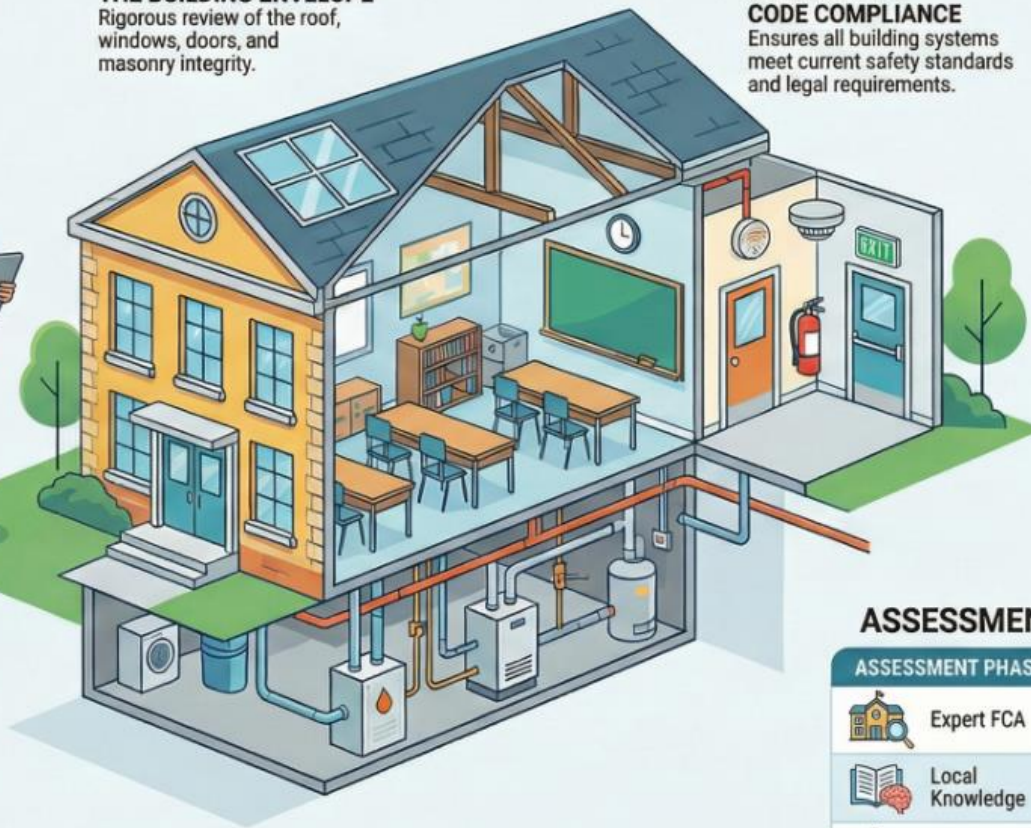
## OUTCOMES & PRIORITIZATION



**Severity-Based Ranking**  
Deficiencies are prioritized based on the urgency of physical repair.



**Applied Cost Estimates**  
Each identified issue is assigned a cost to provide a clear financial roadmap.

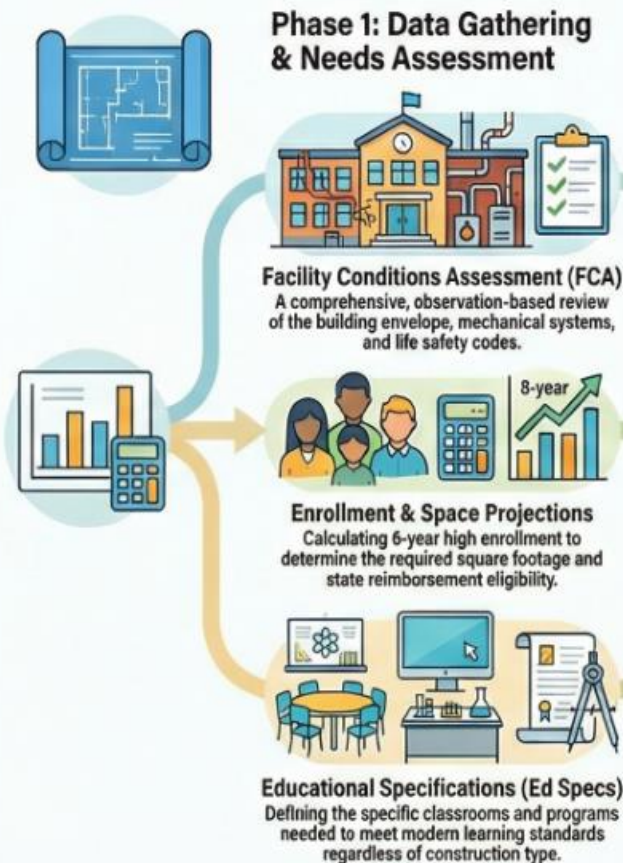


## ASSESSMENT & APPLICATION ROLES

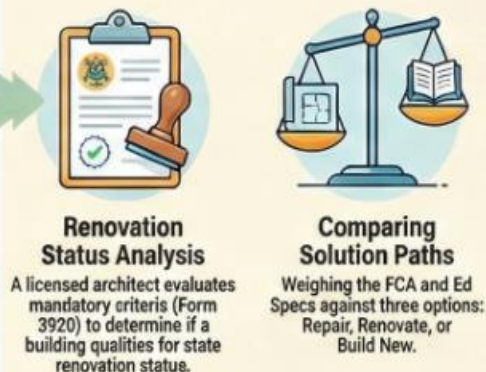
| ASSESSMENT PHASE                                                                                     | PRIMARY FOCUS                 | EVALUATED BY              |
|------------------------------------------------------------------------------------------------------|-------------------------------|---------------------------|
|  Expert FCA       | Physical Condition & Code     | Professional Consultants  |
|  Local Knowledge | Educational Needs & Programs  | District Administrators   |
|  Financial Plan | Cost Application & Scheduling | Town & Board of Education |

# The Road to Renewal: Ledyard Public Schools Facility Decision Process

Structured assessment framework to move from initial building observations to final infrastructure decisions, ensuring facility improvements align with physical plant requirements and modern educational standards.



## Phase 2: Evaluation & Final Decision



### Option: Repair



|                   |                                                   |
|-------------------|---------------------------------------------------|
| Primary Trigger:  | Localized deterioration or aging finishes         |
| Financial Impact: | Targeted operating or non-recurring capital funds |

### Option: Renovate



|                                              |                                                      |
|----------------------------------------------|------------------------------------------------------|
| Primary Trigger:                             | Financial Impact:                                    |
| Significant physical deficiencies/Code needs | Bondable project; requires state "Renovation Status" |

### Option: Build New



|                                        |                                                      |
|----------------------------------------|------------------------------------------------------|
| Primary Trigger:                       | Financial Impact:                                    |
| Low enrollment/Space standard mismatch | Bondable project; focus on right-sizing the facility |



## Ledyard Public Schools: Long-Term Bondable Projects & Infrastructure Plan

Outlining non-high school capital projects requiring bond funding and the shift towards strategic future planning



### LMS Cafeteria Expansion



Expanding the Middle School cafeteria to accommodate entire grade levels and alleviate overcrowding.

Total Estimated Cost:

**\$600,000**

Net Cost to Ledyard (Est.):

**\$227,160**



### JWL Window Replacement



Replacing aged windows at Juliet W. Long to meet energy standards and reduce heat loss.

Total Estimated Cost:

**\$1,200,000**

Net Cost to Ledyard (Est.):

**\$454,320**



### JWL Parking Lot Repave

**\$500,000**

**\$500,000**

No Grant



# FY2027 Critical Capital Priorities



## Emergency Communication Overhaul

Critical PA system replacements at LHS (\$10k), JWL (\$6k), and GFS (\$6k) for emergency safety.



## LHS Modernization Foundation

\$75,000 allocated for a comprehensive modernization study to plan the high school's future.



## Classroom Renewal (\$140,000)

Continuing renovations at Juliet W. Long School to meet modern learning environment standards.

## High-Priority Non-Recurring FY27 Requests

|                                                                                     |                                         |                                        |
|-------------------------------------------------------------------------------------|-----------------------------------------|----------------------------------------|
|  | <b>Replacement Maintenance Truck</b>    | <b>\$80,000</b><br>District-Wide       |
|  | <b>GHS Turf Playground Installation</b> | <b>\$47,000</b><br>Gallup Hill School  |
|  | <b>Ag-Science Restroom Upgrades</b>     | <b>\$20,000</b><br>Ledyard High School |