

BOE Facilities Committee  
January 5, 2022

**NEWINGTON BOARD OF EDUCATION**



PROPOSED FOR: 2022 – 2027

|  |          |
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## **CAPITAL IMPROVEMENT PROGRAM**

### **BACKGROUND**

Each year, the Newington Board of Education and the Newington General Government will develop a five year Capital Improvement Plan (CIP) proposal for their respective aspects of overall Town/BOE operations. These requests will be identified and submitted for review each December. The Capital Improvement Plan review will be an essential part of the overall Town Budget development process.

### **THE PROCESS**

All Capital Improvement Requests when submitted, should be assigned a priority ranking. The following criteria should be utilized to assign a ranking to a project and assess its merit in relation to other projects:

- Project is necessary to protect the public health and public safety of the Town
- Project will comply with legal mandates imposed by the State or Federal Government
- Project is necessary to implement an economic development policy of the Town
- Project will leverage other funding sources
- Project will extend the useful life of an existing asset
- Project will substantially improve the service delivery to the public

All Capital Improvement Plan requests will be submitted to the Town Manager for review. The Town Manager will then provide a series of CIP recommendations to the Town Council for their consideration and approval. Although the Capital Improvement Plan spans multiple years, the funding commitment is only for the upcoming fiscal year. Each year the plan is evaluated and adjusted based on the needs of the town and available funding.

### **CAPITAL PROJECTS**

A Town Capital Improvement Project as defined in the Town Charter, is a single project with of cost of \$25,000 or more, and a life expectancy of at least seven years. Projects that do not meet these criteria must be included in the operating budget. Board CIP projects must cost at least \$15,000 and have a life expectancy of at least seven years. Board of Education Capital Projects may be funded through the Town Capital Improvement Plan and/or the Public School Capital Improvement Projects Reserve Fund (PSCIP).

## **EQUIPMENT RESERVE**

The Town of Newington maintains an Equipment Reserve account to support Town Government Operations. The Newington Board of Education does not have an Equipment Reserve account to plan long term, high value acquisitions that do not meet the basic \$25,000 Cost/7 Year Useful Life Rule. Any purchases of this type will be part of the general Operating Budget for the Board of Education.

## **PUBLIC SCHOOL CAPITAL IMPROVEMENT PROJECTS RESERVE FUND**

As per Town of Newington Code of Ordinances 48-14 et seq., the Public School Capital Improvement Project Reserve Fund accepts revenues from the following sources: a) investment earnings, b) income from school rental fees, c) tuition received, and d) the annual appropriation from the Town of at least \$125,000 subject to the fund balance limit of \$1,200,000. The use of these revenues is limited to fund the repairs, renovations, and/or minor additions to buildings and/or facilities maintained by the Board of Education. These improvements need to have a life expectancy of at least seven (7) years. Costs for projects funded through this mechanism must be at least \$15,000 but cannot exceed the fund balance limit. Any balance in excess of the fund balance limit of \$1,200,000 will be immediately returned to the Town.

## **2022 – 2027 PROPOSED PSCIP RESERVE FUND / FIVE YEAR CAPITAL IMPROVEMENT PLAN**

This report provides a multi-year proposal for both the Public School Capital Improvement Reserve Fund as well as a list of capital project priorities for consideration to be included in the town's operating budget. The following pages include:

### **PUBLIC SCHOOL CAPITAL IMPROVEMENT RESERVE FUND**

- HISTORIC USE OF THE PSCIP RESERVE FUND
- PROJECTED REVENUE AND RECOMMENDATIONS FOR THE PUBLIC SCHOOL PSCIP

### **TOWN CAPITAL IMPROVEMENT PROGRAM [PAYG (Pay As You Go) / POSSIBLE BONDING]**

- LIST AND RATIONALE OF CAPITAL NEEDS WITH APPROXIMATE COSTS
- PLANNING MATRIX FOR PLAN DEVELOPMENT 2022 – 2027

## HISTORIC USE OF THE PUBLIC SCHOOL CIP RESERVE FUND

The following table provides examples of prior years' use of the PSCIP fund:

### PRIOR YEARS' USE OF CIP RESERVE FUND (2014-15 Through 2020-21)

| PROJECT DESCRIPTION                              | AMOUNT    |
|--|-----------|
| NHS South/East Parking Lot Resurfacing           | \$157,075 |
| Districtwide Technology Equipment *              | \$333,323 |
| Districtwide Playground Renovations *            | \$134,023 |
| NHS Partial Roof Replacement                     | \$141,275 |
| School Buses                                     | \$354,732 |
| Districtwide Lavatory Renovations                | \$75,000  |
| Districtwide Painting *                          | \$65,000  |
| Districtwide Security Devices *                  | \$100,856 |
| MKMS Chimney Demolition                          | \$99,984  |
| Hot Water Heater Replacement (NHS/JP)*           | \$120,426 |
| MKMS Rooftop Chiller                             | \$150,000 |
| JP Partial Roof Replacement                      | \$242,581 |
| HVAC Pneumatic Control Replacement (MK/NHS/JP) * | \$277,619 |
| Town Hall FF&E                                   | \$187,161 |
| Districtwide HVAC Replacements                   | \$101,068 |
| Security Vestibule Improvements (JW/MK)          | \$201,652 |

#### Annual Routine Capital Expenditures

Annual district-wide painting, carpeting, security system enhancements, LED lighting project, furniture replacement, athletic equipment, etc.

Indicates multiple projects = \*

**PROJECTED AND HISTORICAL REVENUES OF THE PUBLIC SCHOOL CIP RESERVE FUND**  
**FOR THE FISCAL YEARS 2021-22 (Adopted) THROUGH 2026-27 (Projected)**

| <b>Revenue Estimates</b>        | <b>2021-22</b>   | <b>2022-23</b>     | <b>2023-24</b>     | <b>2024-25</b>     | <b>2025-26</b>     | <b>2026-27</b>     |
|---------------------------------|------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Appropriation from General Fund | \$125,000        | \$125,000          | \$125,000          | \$125,000          | \$125,000          | \$125,000          |
| Investment Income               | \$2,000          | \$2,000            | \$2,000            | \$2,000            | \$2,000            | \$2,000            |
| Tuition Receipts                | \$600,000        | \$800,000          | \$800,000          | \$800,000          | \$800,000          | \$800,000          |
| School Rental Receipts          | \$73,000         | \$73,000           | \$73,000           | \$73,000           | \$73,000           | \$73,000           |
| <b>Total Projected Revenue</b>  | <b>\$800,000</b> | <b>\$1,000,000</b> | <b>\$1,000,000</b> | <b>\$1,000,000</b> | <b>\$1,000,000</b> | <b>\$1,000,000</b> |

| <b>Historical Actual PSCIP Revenues</b> | <b>2015-16</b>   | <b>2016-17</b>   | <b>2017-18</b>     | <b>2018-19</b>   | <b>2019-20</b>   | <b>2020-21</b>   |
|---|------------------|------------------|--------------------|------------------|------------------|------------------|
| Appropriation from General Fund         | \$125,000        | \$125,000        | \$125,000          | \$125,000        | \$125,000        | \$125,000        |
| Investment Income                       | \$2,170          | \$6,122          | \$14,513           | \$24,258         | \$16,057         | \$1,057          |
| Tuition Receipts                        | \$358,089        | \$324,766        | \$296,144          | \$255,170        | \$573,713        | \$785,794        |
| School Rental Receipts                  | \$75,539         | \$65,167         | \$98,562           | \$124,697        | \$101,989        | \$25,369         |
| Grant Revenues                          | \$0              | \$0              | \$1,409,871        | \$0              | \$0              | \$0              |
| <b>Total Actual Revenues</b>            | <b>\$560,798</b> | <b>\$521,056</b> | <b>\$1,944,090</b> | <b>\$529,124</b> | <b>\$816,759</b> | <b>\$937,219</b> |

**PROJECTED USE OF THE PUBLIC SCHOOL CIP RESERVE FUND**  
**For Fiscal 2021-22 (Revised)**

| Project Title                               | 2021-22<br>*Initial | Notes                          | 2021-22<br>*Revised | Notes  |
|---|---------------------|--------------------------------|---------------------|--|
| Athletic Improvements                       | \$25,000            | T/B/D                          | \$25,000            | Potential Scoreboard Modifications                           |
| District-Wide Lavatory Improvements         | \$25,000            | T/B/D                          | \$0                 | Deferred for 2021-22   |
| District-Wide HVAC Upgrades                 | \$50,000            | T/B/D                          | \$50,000            | Failed Equipment Replacement                                 |
| District-Wide Carpet/Floor Replacement      | \$50,000            | Typical Replacement List       | \$50,000            | Typical Replacement List                                     |
| District-Wide Furniture Upgrades            | \$25,000            | Typical Replacement List       | \$0                 | Deferred for 2021-22   |
| District-Wide Painting                      | \$50,000            | Typical Replacement List       | \$50,000            | Typical Replacement List                                     |
| District-Wide Playground Renovations        | \$50,000            | Typical Maintenance            | \$50,000            | Rubber Surface Replacement                                   |
| District-Wide Security & Safety             | \$100,000           | Security Vestibule – JP or RC  | \$100,000           | Security Vestibule – JP or RC                                |
| District-Wide Technology Infrastructure     | \$0                 | T/B/D                          | \$150,000           | Next Generation Teaching Walls, Infrastructure, User Devices |
| District-Wide Lighting Improvements         | \$15,000            | T/B/D                          | \$0                 | Deferred for 2021-22   |
| John Paterson Windows + PCB/Asbestos        | \$200,000           | Phase 1 of Multi-Phase Project | \$0                 | Phase 1 of Multi-Phase Project – Deferred (See Town CIP)     |
| District-Wide Roof Replacements             | \$200,000           | NHS Art/STEM                   | \$200,000           | NHS Art/STEM Roof  |
| District-Wide Corridor/Exterior Doors       | \$25,000            | T/B/D                          | \$0                 | Deferred for 2021-22   |
| District-Wide Building Systems & Controls   | \$25,000            | T/B/D                          | \$40,000            |  |
| District-Wide Environmental Services        | \$55,000            | T/B/D - Abatement              | \$0                 | Deferred for 2021-22   |
| District-Wide Sidewalks & Concrete          | \$25,000            | T/B/D                          | \$0                 | Deferred for 2021-22   |
| District-Wide Electrical Infrastructure     | \$25,000            | T/B/D                          | 25,000              | T/B/D  |
| District-Wide Blacktop/Paving               | \$65,000            | JP Rear Parking Lot            | \$260,000           | JP Rear Parking Lot – Expanded Scope – Includes JW Work      |
| Track/Tennis/Basketball Surface Restoration | \$100,000           | NHS Track                      | \$100,000           | NHS Track  |
| District-Wide Vehicles                      | \$40,000            | Maintenance Vehicle            | \$50,000            | Maintenance Vehicle – Cost Escalation Due to Covid           |
| <b>TOTAL</b>                                | <b>\$1,150,000</b>  |                                | <b>\$1,150,000</b>  |  |

**PROJECTED USE OF THE PUBLIC SCHOOL CIP RESERVE FUND  
FOR THE FISCAL YEARS 2022-23 THROUGH 2026-27 (Projected) (Revised)**

| <b>Project Title</b>                        | <b>2022-23</b>     | <b>2023-24</b>     | <b>2024-25</b>     | <b>2025-26</b>     | <b>2026-27</b>     |
|---|--------------------|--------------------|--------------------|--------------------|--------------------|
| Athletic Improvements                       | \$0                | \$0                | \$0                | \$0                | \$0                |
| District-Wide Lavatory Improvements         | \$0                | \$0                | \$0                | \$0                | \$0                |
| District-Wide HVAC Upgrades                 | \$60,000           | \$60,000           | \$60,000           | \$60,000           | \$60,000           |
| District-Wide Carpet/Floor Replacement      | \$30,000           | \$30,000           | \$30,000           | \$30,000           | \$30,000           |
| District-Wide Furniture Upgrades            | \$0                | \$0                | \$0                | \$0                | \$0                |
| District-Wide Painting                      | \$30,000           | \$30,000           | \$30,000           | \$30,000           | \$30,000           |
| District-Wide Playground Renovations        | \$50,000           | \$50,000           | \$25,000           | \$25,000           | \$25,000           |
| District-Wide Security & Safety             | \$0                | \$0                | \$25,000           | \$25,000           | \$25,000           |
| District-Wide Technology Infrastructure     | \$750,000          | \$750,000          | \$750,000          | \$750,000          | \$750,000          |
| District-Wide Lighting Improvements         | \$0                | \$0                | \$0                | \$0                | \$0                |
| John Paterson Windows + PCB/Asbestos        | \$0                | \$0                | \$0                | \$0                | \$0                |
| District-Wide Roof Replacements             | \$0                | \$0                | \$0                | \$0                | \$0                |
| District-Wide Corridor/Exterior Doors       | \$0                | \$0                | \$0                | \$0                | \$0                |
| District-Wide Building Systems & Controls   | \$0                | \$0                | \$0                | \$0                | \$0                |
| District-Wide Environmental Services        | \$0                | \$0                | \$0                | \$0                | \$0                |
| District-Wide Sidewalks & Concrete          | \$0                | \$0                | \$0                | \$0                | \$0                |
| District-Wide Electrical Infrastructure     | \$0                | \$0                | \$0                | \$0                | \$0                |
| District-Wide Blacktop/Paving               | \$50,000           | \$50,000           | \$50,000           | \$50,000           | \$50,000           |
| Track/Tennis/Basketball Surface Restoration | \$0                | \$0                | \$0                | \$0                | \$0                |
| District-Wide Vehicles                      | \$30,000           | \$30,000           | \$30,000           | \$30,000           | \$30,000           |
|   |                    |                    |                    |                    |                    |
| <b>Total New Project Appropriations</b>     | <b>\$1,000,000</b> | <b>\$1,000,000</b> | <b>\$1,000,000</b> | <b>\$1,000,000</b> | <b>\$1,000,000</b> |



## FIVE YEAR TOWN CAPITAL IMPROVEMENT PLAN – PAY AS YOU GO RECOMMENDATIONS BOE - FOR THE FISCAL YEARS 2021-22 THROUGH 2026-27

### 2022 – 2027 TOWN CIP (PAYG)

| PROJECT TITLE (PAYG)                                      | COUNCIL          | PROPOSED TOWN CAPITAL IMPROVEMENT PLAN |                    |                  |                  |                  |                  |
|---|------------------|--|--------------------|------------------|------------------|------------------|------------------|
|   | ADOPTED          | 2021-2022                              | 2022-2023          | 2023-2024        | 2024-2025        | 2025-2026        | 2026-2027        |
| Appropriation to PSCIP Reserve                            | \$125,000        | \$125,000                              | \$125,000          | \$125,000        | \$125,000        | \$125,000        | \$125,000        |
| School Entrances & Security Enhancements                  | \$200,000        | \$200,000                              | \$200,000          | \$200,000        | \$0              | \$0              | \$0              |
| Districtwide Roof Repair<br>(NHS/MK/BG/JP) *              |                  |  | \$1,486,950        | \$1,774,188      | \$0              | \$0              | \$0              |
| Districtwide HVAC Replacement                             |                  |  | \$0                | \$0              | \$0              | \$0              | \$0              |
| John Wallace Wings 3/4/6 Security *<br>(See Bonding Page) |                  |  | \$0                | \$0              | \$0              | \$0              | \$0              |
| John Paterson Window<br>Replacement/Abatement             | \$0              | \$0                                    | \$0                | \$400,000        | \$400,000        | \$400,000        | \$400,000        |
| Bus Replacement Program – 11 Year<br>Replacement Cycle ** | \$0              | \$469,873                              | \$469,873          | \$469,873        | \$469,873        | \$469,873        | \$469,873        |
| Technology Devices<br>(Chromebooks/Laptops/ Desktops)     | \$0              | \$0                                    | \$0                | \$0              | \$0              | \$0              | \$0              |
| <b>Total TOWN CIP PAYG</b>                                | <b>\$325,000</b> | <b>\$2,281,823</b>                     | <b>\$2,569,061</b> | <b>\$994,873</b> | <b>\$994,873</b> | <b>\$994,873</b> | <b>\$994,873</b> |

*\*Potentially Eligible for State of CT  
School Construction Grant*

*\*\* Stretching the Bus Replacement  
Program to a 12 Year Replacement Cycle  
will Reduce the Annual Funding Needs to  
\$430,717. A Reduction of \$39,156 per  
Year.*

| <b>2022 – 2027 Potential Town CIP Bonding Projects</b>                                       |                 |                  |                    |                    |                  |                  |
|--|-----------------|------------------|--------------------|--------------------|------------------|------------------|
| <b>PROJECT TITLE</b>   | <b>Priority</b> | <b>2022-2023</b> | <b>2023-2024</b>   | <b>2024-2025</b>   | <b>2025-2026</b> | <b>2026-2027</b> |
| John Wallace Wings 3/4/6 Renovation *<br>(3 Year Project)                                    | 1               |                  | \$9,000,000        |                    |                  |                  |
| Pre-School Expansion *   | 2               |                  | T/B/D              |                    |                  |                  |
| NHS Turf Fields (2) (Specific Fields<br>T/B/D)   | 3               |                  |                    | \$4,000,000        |                  |                  |
| Martin Kellogg Renovate as New *<br>(122,902 sq. ft.) – Five to Ten Years into<br>the Future | 4               |                  |                    |                    |                  | T/B/D            |
|  |                 |                  |                    |                    |                  |                  |
|  |                 |                  |                    |                    |                  |                  |
|  |                 |                  |                    |                    |                  |                  |
|  |                 |                  |                    |                    |                  |                  |
|  |                 |                  |                    |                    |                  |                  |
|  |                 |                  |                    |                    |                  |                  |
| <b>Total Potential Bonding</b>   |                 | <b>\$0</b>       | <b>\$9,000,000</b> | <b>\$4,000,000</b> | <b>\$0</b>       | <b>\$0</b>       |
|  |                 |                  |                    |                    |                  |                  |
|  |                 |                  |                    |                    |                  |                  |

\* Potentially eligible for State of CT school construction grant funding. Initial Cost Estimate Based on Proceeding as a Grant Project.