

Town of Killingly / BOE Capital Improvement Plan by Building 2022-2023 through 2026-2027

Overview:

The following pages prioritize the building and district level projects by distributing the project over a five-year span. Additionally, the BOE Facilities Sub-Committee, in partnership with the Superintendent and the Operations and Maintenance Supervisor, provided recommendations identifying anticipated completion dates for each project. The following assumptions were made in providing the estimated cost for each project:

- Potential State reimbursement is not reflected for any of the costs listed.
- Financing costs for bonded projects are not included in any of the costs.
- All anticipated costs are in today's dollars.
- All anticipated projects will be evaluated annually and revisions will be made in order to accommodate changes in facility conditions, changes in existing programs, the addition of new programs, enrollment changes and new regulatory/code requirements of overall district needs.

The following considerations were taken into account when identifying each project:

- What building projects are required by code or for significant safety/health reasons?
- How will the project significantly improve the delivery of education or school programs?
- How will the project increase operational efficiencies?
- What projects are essential replacements/upgrades of building systems or sites?

Central Office - Westfield Ave.		Year of Anticipated Implementation & Estimated Cost				
#	Project	2022-2023	2023-2024	2024-2025	2025-2026	2026-27
1	Improve Technology for Conference Room A	\$32,000*				
2	^Electrical Upgrades-Hallways				\$150,000*	
3	^HVAC Renovation					\$560,000*

*Estimates with an asterisk are not reflective of a quote.

^Renovation of Community Center

It is unknown at this time how much of projects 2 and 3 will be included under the scope of renovations for the Community Center.

1. Improve Technology for Conference Room A:

Main upgrades would provide a space for professional conferencing for the District, the Board and the Town (if needed). The upgrades would bring the Conference Room into the 21st Century for workshops, board meetings, hearings, panels, multi-model conferences and other meetings that require recording and live-streamed capabilities, particularly to involve the general public. These would include PTZ (point to zoon) camera and streaming/recording console, and a set of professional rechargeable wireless gooseneck conferencing microphones for 8 participants with the option to add more later.

2. Electrical Upgrades/Hallways

New electrical panels from the main switch room to hallways are needed to distribute power evenly. Currently, power is being re-routed from various floor levels, which is not in line with best practice.

3. HVAC Renovation

Air is constantly being exhausted from the old high school. This building depends totally on the air drawn in through the doors and windows for its make-up air. Indoor air quality and efficiencies would be greatly improved with the installation of pre-heated roof top air handlers.

Killingly High School		Year of Anticipated Implementation & Estimated Cost				
#	Project	2022-2023	2023-2024	2024-2025	2025-2026	2026-27
1	Improve Technology for Auditorium		\$36,000*			
2	Exterior Building for Maintenance Department		\$400,000*			
3	KHS Additional Parking			\$346,000*		
4	Renovate Lower Sports Fields (Phase I)				\$160,000*	
5	Renovate Lower Sports Fields (Phase II)					\$160,000*

*Estimates with an asterisk are not reflective of a quote.

1. Improve Technology for Auditorium

Increase capacity and improve the quality of livestreaming and recording of various school, district and Town of Killingly events. Equipment upgrades for sound and lighting to include PTZ (point to zoom) cameras, controller board, long-throw projector, switchboard, cabling, switchers.

2. Exterior Building for Maintenance

Needed to consolidate storage needs and have a place to work on equipment. Protect equipment from the weather. Price is an estimate and includes concrete pad, doors for an 80x100 storage building.

3. Additional Parking Adjacent to Athletic Fields

This project will create an access road to the lower playing fields, create an additional 100+ parking spaces, and provide handicap access to the lower fields (Parking project - \$346K). The additional parking will support various events held at the school.

4/5 Renovate Lower Sports Fields (Phases I & II)

The grass on the lower sports fields is in very poor condition. Sports teams feel that they cannot play competitively on these surfaces. This would require at least 3 inches of topsoil spread on the field surface, all irrigation fixtures raised to the new height, and reseeding. After that has been completed the field should not be used for 18 months in order for the new grass to get established.

Killingly Intermediate School		Year of Anticipated Implementation & Estimated Cost				
#	Project	2022-2023	2023-2024	2024-2025	2025-2026	2026-27
1	Auditorium Lighting and Sound Upgrade	\$200,000*				
2	Install New Doors, Update Entryways, and Redesign Office Space		\$1,350,000*			
3	Insulate Roof		\$250,000*			
4	HVAC Renovation			\$2,000,000*		
5	Redesign & Repave Driveway & Parking Lot				\$2,000,000*	
6	Full Roof Replacement					TBD

*Estimates with an asterisk are not reflective of a quote.

1. Auditorium Lighting and Sound Upgrade

The auditorium requires a significant upgrade to the lighting system. The majority of the lighting equipment is original to the building (1988). The current equipment is unreliable and frequently unusable. An entire overhaul is required. The cost of an overhaul is estimated at \$200,000.

2. Install New Doors, Update Entryway, and Redesign Office

Replace all exterior doors and frames. Redesign from entryway and office space to improve security efforts. Concept plans have been developed by Silver/Petrucci & Associates. It is estimated to cost \$550K to replace the doors and frames at each entryway. The cost to renovate the main office and install a secure entryway is about \$750K.

3. Insulate Roof

Many sections of the KIS building have no insulation resulting in significant inefficiencies and loss of energy.

4. HVAC Renovation

The installation of a new condensing boiler, (3) new hot water pumps, (12) new VFD's for main hot water pumps and booster pumps, replacing unit ventilators as needed and upgrading the existing automation system with a new digital open protocol BACnet controllers with a front end and adding unit ventilators on to the system for whole building controllability. The project would include air conditioning for classrooms.

5. **Redesign & Repave Driveway & Parking lot**

The parking lot needs to be resurfaced. The base under the asphalt was improperly installed and does not support heavy weight and volume of daily traffic. The asphalt sidewalks are deteriorating due to the inadequate subsurface and should be replaced with concrete. The sidewalk along the entrance to the school was built below grade of the driveway and should be raised and proper drainage installed. Design and create a new bus exit.

6. **Full Roof Replacement**

The condition of the roof is deteriorating due to age and environmental exposure. Shingles are becoming dislodged. Sections of the roof leak. Roof insulation is failing.

Killingly Memorial School		Year of Anticipated Implementation & Estimated Cost				
#	Project	2022-2023	2023-2024	2024-2025	2025-2026	2026-27
1	Electrical Service Upgrades			TBD		
2	ADA Upgrades Phase II				TBD	

The KMS Portable Classroom Removal Project has changed to Renovate-as-New. The above identified projects will be included in the Renovate-as-New project.

1. **Electrical Service Upgrade**
 When this building was first put into service the electrical needs were minimal. An upgrade is required to keep up with modern electrical needs.

2. **ADA Upgrades Phase II**
 This project has been brought to the Permanent Building Commission and plans have been designed. Phase II will provide accessibility to all programs and resolve several ADA compliance issues. Phase II will adhere to all Federal and State ADA requirements.

Killingly Central School		Year of Anticipated Implementation & Estimated Cost				
#	Project	2022-2023	2023-2024	2024-2025	2025-2026	2026-27
1	Commission a functional study				\$50,000*	
2	Driveway and Parking Lot Repaving			\$175,000*		
3	ADA Upgrades Phase II					\$2,000,000
4	HVAC Renovation	TBD^				

**Estimates with an asterisk are not reflective of a quote.*

^ \$600,481 ARP ESSER Grant funds have been set aside to offset costs.

1. **Commission a functional study for KCS**
 A commissioned functional study should consider renovating the building as new, installation of new classrooms to accommodate preschool classes, installation of central air conditioning, and installation of bathrooms in each classroom.
2. **Driveway and Parking Lot Repaving**
 The driveways and parking lots are degraded and need to be redesigned and paved.
3. **ADA Upgrades Phase II**
 This project has been brought to the Permanent Building Commission and plans have been designed. Phase II will provide accessibility to all programs and resolve several ADA compliance issues. Phase II will adhere to all Federal and State ADA requirements.
4. **HVAC Renovation**
 The installation of a new condensing boiler, (3) new hot water pumps, (12) new VFD's for main hot water pumps and booster pumps, replacing unit ventilators as needed and upgrading the existing automation system with a new digital open protocol BACnet controllers with a front end and adding unit ventilators on to the system for whole building controllability. The project would include air conditioning for classrooms.

Goodyear Early Childhood Center		Year of Anticipated Implementation & Estimated Cost				
#	Project	2022-2023	2023-2024	2024-2025	2025-2026	2026-27
1	Commission a functional study			\$50,000*		
2	Boiler and Pump System Replacement				\$146,315	
3	Driveway and Parking Lot Repaving					TBD

*Estimates with an asterisk are not reflective of a quote.

1. **Commission a functional study**
 A commissioned functional study should consider renovating the building as new, installation of new classrooms to accommodate preschool classes.

2. **Boiler and Pump System Replacement**
 Remove and dispose of existing (1) boiler system and replace with (2) high-efficiency condensing gas boilers. Remove and replace (2) main pumps with (2) new high-efficiency pumps with variable speed drives as well as (2) circulator pumps with (2) “smart” circulator pumps. Modify boiler pad, piping and venting as needed.

3. **Driveway and Parking Lot Repaving**
 The driveways and parking lots are degraded and need to be repaved.