

**Washington Central Unified Union School District
Capital Improvement Plan
FY 2023 - FY 2027**

Adopted by WCUUSD Schoolboard May XX, 2022

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Input received from the Washington Central Leadership Team

THE DISTRICT'S MOTIVATION AND INSPIRATION

Mission Statement: The Washington Central Unified Union School District exists to nurture and inspire in all students the passion, creativity, and power to contribute to their local and global communities.

Introduction: The Washington Central Unified Union School District (the District), formed in 2019 with the six schools located in the towns of Berlin, Calais, Middlesex, East Montpelier, and Worcester. The District consists of five elementary schools, one middle/high school and one office for centralized services. In 2020, the District created a reserve fund to support necessary capital improvements and replacement projects for the District buildings and grounds.

The buildings and grounds for the District are the physical foundation for providing services to students. In order to maintain the District buildings and grounds effectively and efficiently, the District must plan capital improvement projects proactively while being mindful of resource constraints. The District considers maintaining high quality educational buildings and grounds an important factor in creating a sense of safety and well-being, pride in our students and improving educational outcomes. Improvements to the physical environment, translate to an increased sense of culture, and community connection for faculty, staff and students. Capital planning processes the District implements to maintain the quality of those buildings and grounds will support the overall District goals and Student Learning Outcomes.

Advantages of a Capital Improvement Plan: The District has identified many advantages to adopting a Capital Improvement Plan that undergoes annual review and revision. Those advantages include:

1. The evaluation of all buildings and grounds to determine if they still provide the appropriate environment to deliver educational services to students.
2. The Development of an understandable and reliable process for measuring the condition of buildings and grounds, including functional performance standards.
3. The identification of mandated safety requirements or professional standards to help identify projects for buildings and grounds.
4. The establishment of a prioritization process for evaluating capital requests on the basis of needs and costs, ensuring equitable distribution of community resources among each of the District schools.
5. The provision of a basis to coordinate capital improvement projects to avoid or mitigate impacts on District facilities or services and to combine projects in a manner that best benefits the District.
6. The development of a communications plan for public participation and stakeholder involvement in order to explain capital needs, options and strategies and to collect feedback. This should allow the District to effectively communicate

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the impact to service levels or current asset levels in the event a project does not proceed. This should ensure that capital projects deliver the expected and desired outcomes and adequate stakeholder support for the investment.

7. The identification of a process for incorporating input and participation in planning for capital improvements from major stakeholders and the general public, creating a transparent budgetary process.
8. The collection of information to support projections for future revenues and expenditures allocated to capital improvement projects.
9. The stabilization in capital expenditures by planning for major purchases or improvements considering asset replacement planning.
10. The consideration of capital needs as a whole, balancing fiscal capacity, planning for debt issuance, and understanding the impact on reserves and operating budgets.
11. The strengthening of the District's borrowing position by demonstrating sound fiscal management. A properly prepared capital plan is essential to the future financial health of the District and continued delivery of services to students.

The Capital Improvement Plan provides a list of the capital projects to be undertaken during the next five fiscal years and estimates the cost for each project, identifying how each project will be funded. Year one of the Capital Improvement Plan is the proposed capital budget for the next fiscal year. It is a working document intended to provide guidance for the District's future decisions on capital projects.

The Capital Improvement Plan is a tool to use in conjunction with other District planning documents such as the Continuous Improvement Plan and Implementation Report. The District shall assess whether current facilities are adequate to serve the current and future needs of the District, accounting for enrollment trends. The Capital Improvement Plan then identifies the scheduling and funding of projects over the course of the plan.

DEFINITION OF A CAPITAL IMPROVEMENT PROJECT

In order to provide for the proper control and conservation of the District's buildings and grounds, as well as proper accounting for financial reporting purposes, the District shall maintain an inventory of capital assets used in the operation of the district's activities and implement an asset replacement schedule.

A capital asset:

- Is tangible and complete. Construction in progress is capitalized but not depreciated until construction is completed;
- Is a major expenditure that has a gross cost or fair market value of at least \$5,000, and
- Has a useful life of at least five years or more or
- Is any project that requires bond financing.

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A Capital Improvement Project can be identified as:

- A physical betterment or improvement to current buildings or grounds, either when first constructed or replaced; or
- Any preliminary studies and surveys relating to any physical betterment or improvement to the District's buildings or grounds; or
- Buildings
- Land or rights in land (grounds); or
- Any combination of these.

Capital assets acquired through donation will be recorded at their estimated fair market value on the date of donation and capitalized according to the criteria above. Annual Depreciation will be charged in equal amounts over the estimated useful lives of all capital assets.

Examples of capital improvement projects include:

- Building or land acquisition
- Major building or facility renovations and repairs
- Drainage infrastructure
- Field improvements

STAKEHOLDER ROLES

The various stakeholders in the school district must collaborate to prepare a Capital Improvement Budget that best meets the operational and financial needs of the District.

Parent or other Member of the Community – may propose a capital improvement project to a Building Administrator.

Member of the Student Body or Student Organization – may propose a capital improvement project to a Building Administrator.

Department Heads / Maintenance Leads – may propose a capital improvement project to a Building Administrator.

Building Administrator – may complete a Capital Project Request Form (Appendix A) for a capital improvement project. Building Administrators should complete this form with the Director of Facilities.

Director of Facilities – may complete a Capital Project Request Form (Appendix A) for a capital improvement project. The Director of Facilities should complete this form with a Building Administrator. The Director will conduct an informal needs assessment to identify and prioritize the proposed project. The Director will assist in developing a clear description of the project, define the reason for the project, select priority reasons, and identify an initial placement in the budget schedule and an estimated budget for the

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project. The Director of Facilities holds a key role in identifying issues of inequity and access in the school environments. When issues of inequity across the District arise, the Director of Facilities will bring the issue to the WCLT for collaboration and decision-making. The Director of Facilities and Building Administrator will submit all completed Capital Improvement Project Requests to the Business Administrator for review.

Business Administrator - will facilitate the development of a Capital Improvement Plan and Five-year Capital Improvement Budget, collaborating with all of the various stakeholders in the process. The Business Administrator will be responsible for shepherding a Capital Improvement Project Request through the various stages of the review process and adding it to the Five-year Capital Improvement Budget once approved by the WCLT. The Business Administrator is responsible for establishing accounts and budgets for projects in any fiscal year and accounting for the Capital Reserve Fund and providing regular reports to the District Board on the Five-year Capital Improvement Budget and Capital Reserve Fund balance.

The Business Administrator will review any Capital Improvement Project Requests, ask questions, provide feedback and return the request to the Building Administrator and Director of Facilities for revision if necessary. The Business Administrator will submit all completed Capital Improvement Project Requests to the Superintendent for review and will update the Five-year Capital Improvement Budget annually, prior to Finance Committee review, based upon requests approved by the WCLT.

Superintendent – will review any Capital Improvement Project Requests, ask questions and provide feedback and return the request to the Business Administrator for revision if necessary. The Superintendent may recommend the project for review by the Washington Central Leadership Team (WCLT).

Washington Central Leadership Team (WCLT) – will function as a capital improvement program review committee for the District. The WCLT will review the project, ask questions, provide feedback and return the request to an earlier stage in the review process if necessary. The WCLT may recommend the project for review by the WCUUSD Finance Committee for inclusion in the Five-year Capital Improvement Budget.

WCUUSD Finance Committee - will function as a capital improvement program review committee for the District. The Committee will review the project, ask questions, provide feedback and return the request to an earlier stage in the review process, if necessary and may recommend the project for review by the WCUUSD School Board. The Finance Committee will also be responsible for developing and recommending the Capital Improvement Plan and Five-year Capital Improvement Budget to the WCUUSD School Board.

WCUUSD School Board – will review the Five-year Capital Improvement Budget annually. The WCLT will provide the School Board with detailed information on any newly added projects. The Board will ask questions, provide feedback and return the

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plan to the Superintendent for revision if necessary. The Board will host a Community Forum for the public to ask questions and provide feedback. It is the responsibility of the Board to adopt the final Capital Improvement Plan and Five-year Capital Improvement Budget. The Board will review the Capital Improvement Plan and Five-year Capital Improvement Budget annually and approve the use of Capital Reserve funds when the project scope and budgets are determined. The Board also awards bids to vendors.

COMMUNICATION PLAN

The District will clearly communicate project benefits, costs, impacts, and schedules and at a level of detail appropriate for the audience. The District will present information clearly and avoid using communications to sell or unnecessarily advocate for any project. Information will be transparent and accurate, setting clear expectations.

The District will review and update the Capital Improvement Plan and Five-year Capital Improvement Budget annually. The initial review will be completed by the Business Administrator and Director of Facilities every March, with a recommendation brought to the WCLT for approval in April. The WCLT will make a recommendation to the Finance Committee in April, and the full Board at the May Community Forum, where public feedback will be received. The Board will request changes to the plan and budget. The Superintendent will direct members of the WCLT to make the changes as directed by the Board, and bring the final Capital Improvement Plan and Five-year Capital Improvement Budget to the Board's second meeting in May for them to approve and authorize the scope and budget development for projects designated for completion in the following fiscal year.

The Board will use the WCUUSD website; school-sanctioned Facebook and Instagram pages; school newsletters and the local Front Porch Forums to post information regarding the Capital Improvement Plan and Five-year Capital Improvement Budget. The Board will reach out to the Friends of Washington Central to invite them to the Community Forum and provide them with a copy of the plan each year in advance of the Community Forum.

During the development of the General Fund Operating Budget, the Board will explain the process for developing the Capital Improvement Plan and Five-year Capital Improvement Budget, to explain the importance of budgeting an annual transfer to the Capital Reserve Fund.

FUNDING SOURCES

Capital Reserve Fund: The District has authorized a reserve fund, for funding necessary capital improvement/replacement projects. The WCUUSD School Board includes funding in the annual general fund budget for transfers to the Capital Reserve

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Fund for approval by the voters of the District. In FY 2022-23 that amount is \$880,000. It is recommended that this amount be set each year to adequately reserve funds for projects identified in the Five-year Capital Improvement Budget. As debt is retired, the District will transition the amount budgeted for debt service payments to increase the amount transferred to the Capital Reserve Fund.

State and Federal Grants: State and federal funding may become available from time to time for funding capital improvement projects. The Business Administrator or Superintendent shall explore possible uses of state and federal funding as identified by any Stakeholder.

Construction Bond Initiative: As a government entity, the District may identify the need to plan for debt issuance to fund capital improvement projects. If bond financing is used, the bond initiative must be reviewed and approved by the Board before it is placed on the ballot for approval by the voters. Cost estimates developed during the planning process will be used to determine the size of the bond initiative.

PRIORITIZING CAPITAL PROJECTS

In order to identify which capital projects should be included in the Capital Improvement Plan, the following process will be used to review and establish their priority. Capital projects will be evaluated based on the criteria below to assess the need and readiness of the project for incorporation into the plan.

Priority 1: Legal requirements and/or mandates, contractual obligation, physical access to learning for all students; health, safety, security needs and failure of existing capital assets.

Priority 2: End of useful life, prolong facility life, energy efficiency, improve the quality of existing infrastructure and enhance the learning environment. If State or Federal grant funds or private funds that would meet at least 50% of the project cost are available to assist in funding the project or asset.

Priority 3: Expanded service, program accommodations, aesthetic improvements, State or Federal grant funds or private funds that would meet less than 50% of the project cost are available to assist in funding the project or asset.

The District has completed a baseline assessment to identify the capital improvement project needs, determined the financial impact, and prioritized capital projects at each school and the central office building for the next five years. The assessment includes a financial plan that identifies estimated costs and the proposed year of completion for each project. The District has also developed an initial asset replacement schedule and Multi-year Capital Improvement Budget for the next 25 years, based upon the anticipated life of current capital assets. This is a living document, and development will continue and refine in the next 1- 3 years.

CAPITAL ASSET MANAGEMENT

The District plans to develop a capital asset management process over the course of the next year, to help assess asset replacement needs, and categorize based upon priorities 1 - 3 identified above. This will include regular inspection of the facilities by custodians, lead maintenance personnel and the Director of Facilities and will include condition and service reliability.

In the next year, the District will identify a facilities management software and implement use of the software for managing all requests for maintenance and repairs on assets. Maintenance and repair reports made through the software will be utilized to track data on frequency of maintenance on each asset as well as the date of last service. This information will be used in assessing asset replacement needs.

INDIVIDUAL CAPITAL PROJECT DETAIL

Once a project is prioritized and placed in a year for completion, preliminary revenue and expenditure estimates will be developed in order to include the project in the Five-year Capital Improvement Budget. The District will request architectural or engineering plans to develop a detailed scope and budget for the projects in the next annual budget and incorporate the project into the timetable for completion of the project. The scope of the project should include any necessary plans or diagrams, expenditure estimates and projected offsetting available revenues.

CAPITAL PROJECT MONITORING AND REPORTING

The Capital Improvement Plan and Five-year Capital Improvement Budget will be reviewed annually by the WCLT and Finance Committee before the Board approves it. Projects over \$40,000 will be awarded by the Board through the bid process. The Business Administrator will provide the Board an accounting of the balance in the Capital Reserve Fund in April, July and December, with the official year-end accounting in December from the accounting firm hired to do the annual financial audit.

Prior to the start of school each year, and again upon project completion, the Director of Facilities and Business Administrator will provide the WCLT, Finance Committee and Board a progress report for each open Capital Improvement Project. Bond attorneys and financial advisers also need to be informed periodically of the progress of projects using debt funds. See the Annual Timeline for Capital Improvement Projects for anticipated timing for financial updates and progress reports (Appendix B).

**Washington Central Unified Union School District
Capital Improvement Plan FY 2023 - FY 2027**

REFERENCES

Allison, Gregory S. and Johnson, Frank. Financial Accounting for Local and State School Systems: 2014 Edition. March 2015. U.S. Department of Education.

Best Practices, Capital Budget Presentation. September 28, 2018. Government Finance Officers Association. <https://www.gfoa.org/materials/capital-budget-presentation>

Capitalization Policy. Revised 2021. Vermont Association of School Business Officials (VASBO). <https://www.vasbo.net/grants-mgmt>

Town of Woodstock Capital Improvement Plan FY 2023 – FY 2028. January 2022. Town of Woodstock, VT.

**Washington Central Unified Union School District
Capital Project Request**

School/Building: _____

Submitted By: _____ **Date Submitted:** _____

Project: _____

Project Description: _____

Basis of Request (check all that apply):

Priority 1:		Priority 2:		Priority 3:	
Legal Requirement	<input type="checkbox"/>	End of Useful Life	<input type="checkbox"/>	Expanded Service	<input type="checkbox"/>
Health/Safety/Security	<input type="checkbox"/>	Prolong Facility Life	<input type="checkbox"/>	Program Accomodation	<input type="checkbox"/>
Failure of Existing	<input type="checkbox"/>	Energy Efficiency	<input type="checkbox"/>	Other	<input type="checkbox"/>

Additional Comments: _____

ESTIMATED EXPENDITURES BY FISCAL YEAR

Project Cost & Schedule	Previously Reserved	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
Planning & Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & Easements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Equipment Purchase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Anticipated Financing	Amount	Percent
General Fund	\$ -	0%
Equipment Reserve	\$ -	0%
Capital Fund	\$ -	0%
Federal Grant	\$ -	0%
State Grant	\$ -	0%
Other	\$ -	0%
Total	\$ -	0%

Reviewed by:	Date	Initials
Building Administrator		
Director of Facilities		
Business Administrator		
Superintendent		

Administrators should complete this form with the WCUUSD Director of Facilities before submission to the Business Administrator.

Washington Central Unified Union School District
Annual Timeline for Capital Improvement Projects

Responsible Person/Team	January	February	March	April	May	June	July	August	September	October	November	December
Director of Facilities	Work with Building Administrators to complete a Capital Project Request Sheet for any new projects that they want added to the Capital Improvement Budget.	Capital Project Request Sheets due to Business Administrator, no later than February 15th.	Review Capital Improvement Project Plan and Budget with the Business Administrator and prepare recommendation for the WCLT.					Provide the WCLT, Finance Committee and Board a progress report for each open project.				
	Project Manager	Bid documents out to invited list no later than second week of January to allow three weeks before bid opening for next fiscal year.	Execute contract and start submittal process for next fiscal year.	Submittal process; order long lead items for next fiscal year.	Submittal process; order long lead items for next fiscal year.	1. Construction duration for next fiscal year. 2. Hire engineer for projects requiring the year for planning (2 fiscal years out).	1. Construction duration for current year. 2. Engage architect to scope and budget projects for the next fiscal year.	Construction duration for current year.	Close out O&M manuals, submit final invoice for current year projects.	2. Define prequalification requirements, solicit interest, review submissions, select bidders for projects greater than \$500,000 for next fiscal year.	1. Close out O & M manuals, submit final invoice for current year projects. 2. Design development, plans, bid documents completed for next fiscal year.	1. Prequalified bidders receive bid documents for projects greater than \$500,000 for next fiscal year. 2. Design development, plans, bid documents completed for next fiscal year.
Architects & Engineers						Scope and budget projects for the next fiscal year.	Scope and budget projects for the next fiscal year.		1. Establish eligibility and criteria for prequalifying vendors for projects greater than \$500,000 for next fiscal year. 2. Design development, plans, bid documents prepared for next fiscal year.	Design development, plans, bid documents prepared for next fiscal year.	Design development, plans, bid documents prepared for next fiscal year.	Design development, plans, bid documents completed for next fiscal year.

Washington Central Unified Union School District
Annual Timeline for Capital Improvement Projects

Responsible Person/Team	January	February	March	April	May	June	July	August	September	October	November	December
Business Administrator	<p>1. Update fixed asset list for completed projects.</p> <p>2. Submit bid waivers to AOE for projects not receiving 3 bids.</p>	<p>1. Prepare Summary Report for the Finance Committee / Board to award bids.</p> <p>2. Submit bid waivers to AOE for projects not receiving 3 bids.</p> <p>3. Review Capital Project Requests, return for revision or forward to Superintendent for review.</p>	<p>1. Review Capital Improvement Project Plan and Budget with the Director of Facilities and prepare recommendation for the Superintendent.</p>	Report capital fund balance to Board.			<p>1. Update fixed asset list for completed projects.</p> <p>2. Report capital fund balance to Board.</p>	<p>Provide the WCLT, Finance Committee and Board a progress report for each open project.</p>	Set up accounts and budgets for projects in next fiscal year.			Report capital fund balance to Board.
Superintendent			Review Capital Improvement Project Plan and Budget with the Business Administrator and prepare recommendation for the WCLT.									
WCLT	<p>Building Administrators will work with the Director of Facilities to complete a Capital Project Request Sheet for any new projects that they want included in the update to the Capital Improvement Budget.</p>	<p>Capital Project Requests due to Business Administrator, no later than February 15th.</p>		Review Capital Improvement Project Plan and Budget and approve recommendation for the Board.								
Board		Award bids for next fiscal year.						Approve scope and budget on projects for the next fiscal year.				

Washington Central Unified Union School District
Five-year Capital Improvement Budget Version 1
FY 2022-2023 through FY 2026-2027

Project Description	Building	Budget FY 2021-2022	Budget FY 2022-2023	Budget FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026	Budget FY 2026-2027
Storm Water	U-32	\$ 414,896	\$ -	\$ -	\$ -	\$ -	\$ -
AHU Updates	U-32	\$ -	\$ 341,250	\$ -	\$ -	\$ -	\$ -
Roof Replacement	U-32	\$ -	\$ 337,488	\$ -	\$ -	\$ -	\$ -
Security - Card / Camera System	Calais, Doty, EMES,	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ -
Bathroom - Partitions*	U-32	\$ -	\$ 130,000	\$ -	\$ -	\$ -	\$ -
Bathrooms - ADA compliant *	Rumney	\$ -	\$ 107,500	\$ -	\$ -	\$ -	\$ -
Soft costs on Combined Projects*	Multiple	\$ -	\$ 88,725	\$ -	\$ -	\$ -	\$ -
Scoreboards - Field Hockey, Softball, Baseball and electrical*	U-32	\$ -	\$ 59,000	\$ -	\$ -	\$ -	\$ -
Bathrooms - sinks*	U-32	\$ -	\$ 40,000	\$ -	\$ -	\$ -	\$ -
Softball Dugouts	U-32	\$ -	\$ 37,000	\$ -	\$ -	\$ -	\$ -
Windows - Exterior Window Replace Frames	U-32	\$ -	\$ 34,500	\$ -	\$ -	\$ -	\$ -
Ventilation - Kindergarten*	Calais	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -
Counters/Sinks*	Rumney	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -
Door Hardware*	Doty	\$ -	\$ 12,400	\$ -	\$ -	\$ -	\$ -
ADA access to rear entrance / exit*	Berlin	\$ -	\$ 6,000	\$ -	\$ -	\$ -	\$ -
Field Hockey Field Refurbishment	U-32	\$ -	\$ 114,077	\$ -	\$ -	\$ -	\$ -
Additional Funds Approved for Combined Projects	Multiple	\$ -	\$ 174,259	\$ -	\$ -	\$ -	\$ -
Paving - Parking Lot & Sidewalks	U-32	\$ -	\$ -	\$ 1,613,194	\$ -	\$ -	\$ -
Security - Card / Camera System	Berlin, U-32	\$ -	\$ -	\$ 300,000	\$ -	\$ -	\$ -
Fields - refurb Baseball field	U-32	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ -
Playground	Berlin	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ -
Exit/Entrance - playground hcp access, on grade landings/ramps	Doty	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ -
Playground - entrance canopy at primary wing under eaves	Doty	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -
Boiler - woodchip replacement	Calais	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ -
Boiler - woodchip replacement	E. Montpelier	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ -
Door - Exterior replacement	U-32	\$ -	\$ -	\$ 120,000	\$ -	\$ -	\$ -
Windows - Exterior Window Replace Frames	U-32	\$ -	\$ -	\$ 34,500	\$ -	\$ -	\$ -
HVAC - AHU Damper Replacement, currently not adjustable	Doty	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -
Boiler room - equipment, expansion tank, day tank, pumps, etc.	Doty	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -
Hot water cross connection, eliminate hot water from cold taps	Doty	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -
Water Heater - replace in boiler room, high risk if fails	Doty	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -
Sound System - Gym, upgrade	E. Montpelier	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -
Clerk of the Works-Allocate to projects	Multiple	\$ -	\$ -	\$ 45,000	\$ -	\$ -	\$ -
Fire Alarm Panel update	Berlin	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -

Washington Central Unified Union School District
Five-year Capital Improvement Budget Version 1
FY 2022-2023 through FY 2026-2027

Project Description	Building	Budget FY 2021-2022	Budget FY 2022-2023	Budget FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026	Budget FY 2026-2027
Bathrooms - Lobby, renovate and make accessible	Calais	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -
Doors - Interior security barrier, second set of controlled doors	Doty	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -
Drainage - Site pooling water in front of building	Doty	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -
Clerk of the Works-Allocate to projects	Multiple	\$ -	\$ -	\$ -	\$ 45,000	\$ -	\$ -
Windows - Exterior Window Replace Frames	U-32	\$ -	\$ -	\$ -	\$ 34,500	\$ -	\$ -
Door - Exterior, replace at kitchen/music room corridor	Calais	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -
Windows - glazing, broken seals becoming more frequent	Calais	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -
Doors - hardware, security function on CR doors, closers	Rumney	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -
Doors - Lobby, frame, hardware	Rumney	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -
Stairs - Atrium, repair broken nosings, failure of existing	U-32	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -
Mech controller replacement	U-32	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -
Boiler - Circulator pump replace #1	U-32	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -
Building envelope, siding, insulation, windows, painting	Rumney	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ -
HVAC - Energy Recovery Unit (ERU) 20 year upgrade	U-32	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ -
Utility Infrastructure Demolition, well, woodchip bunker	Berlin	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -
Flooring - Gym, current VCT in adequate condition	Calais	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -
Lighting retrofit, convert to LED, low voltage controls	Doty	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -
Lighting retrofit, convert to LED, low voltage controls	E. Montpelier	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -
Lighting retrofit, convert to LED, low voltage controls	Rumney	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -
Clerk of the Works-Allocate to projects	Multiple	\$ -	\$ -	\$ -	\$ -	\$ 45,000	\$ -
Grease interceptor, for kitchen pot sink	Doty	\$ -	\$ -	\$ -	\$ -	\$ 40,000	\$ -
Windows - Exterior Window Replace Frames	U-32	\$ -	\$ -	\$ -	\$ -	\$ 34,500	\$ -
Water Service Entrance, Extend 4" service into building	Berlin	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -
Paving and sealing, walkways, basketball court	Calais	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -
Wall - Exterior, seating repair/replace	U-32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000
Storage shed, replace containers	Rumney	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Flooring - main office carpet	U-32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Lighting retrofit, ongoing conversion to LED	U-32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Clerk of the Works-Allocate to projects	Multiple	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,000
Windows - Exterior Window Replace Frames	U-32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,500
Electrical phase protection to be available for quick replacement	U-32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Wall - Exterior panels, repair damaged panels	U-32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Flooring - weight room	U-32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Ice Maker - replace	U-32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000

Washington Central Unified Union School District
Five-year Capital Improvement Budget Version 1
FY 2022-2023 through FY 2026-2027

Project Description	Building	Budget FY 2021-2022	Budget FY 2022-2023	Budget FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026	Budget FY 2026-2027
operable CR partitions, some repairs required	U-32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000
recessed walk-off grate, replace inserts	U-32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000
HVAC - replace AC in Main Office	U-32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000
HVAC - VFD drive replacement	U-32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Total		\$ 414,896	\$ 1,822,199	\$ 3,082,694	\$ 619,500	\$ 1,409,500	\$ 1,039,500

Capital Fund Balance	Budget FY 2021-2022	Budget FY 2022-2023	Budget FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026	Budget FY 2026-2027
Beginning Capital Fund Balance	\$ 3,817,378	\$ 3,461,699	\$ 2,532,278	\$ 245,335	\$ 485,396	\$ (87,042)
Plus General Fund Reserve for Capital Projects	\$ 725,000	\$ 880,000	\$ 880,000	\$ 880,000	\$ 880,000	\$ 880,000
Plus Interest Income	\$ 19,500	\$ 12,778	\$ 8,231	\$ (1,854)	\$ (653)	\$ (3,515)
Plus Grant Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Fund Balance & Revenues	\$ 4,561,878	\$ 4,354,477	\$ 3,420,510	\$ 1,123,481	\$ 1,364,743	\$ 789,443
Less Budget and Expended To Date	\$ 1,100,178	\$ 1,822,199	\$ 3,082,694	\$ 619,500	\$ 1,409,500	\$ 1,039,500
Less 3% Inflationary Factor on Future Projects	\$ -	\$ -	\$ 92,481	\$ 18,585	\$ 42,285	\$ 31,185
Projected Ending Capital Fund Balance	\$ 3,461,699	\$ 2,532,278	\$ 245,335	\$ 485,396	\$ (87,042)	\$ (281,242)
Less East Montpelier Capital Reserve Funds	\$ 906,035	\$ 886,035	\$ 616,035	\$ 616,035	\$ 616,035	\$ 616,035
Projected Capital Fund Balance Available for Future Projects	\$ 2,555,664	\$ 1,646,243	\$ (370,700)	\$ (130,639)	\$ (703,077)	\$ (897,277)

Washington Central Unified Union School District
Five-year Capital Improvement Budget Version 2
FY 2022-2023 through FY 2026-2027

Project Description	Building	Budget FY 2021-2022	Budget FY 2022-2023	Budget FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026	Budget FY 2026-2027
Storm Water	U-32	\$ 414,896	\$ -	\$ -	\$ -	\$ -	\$ -
AHU Updates	U-32	\$ -	\$ 341,250	\$ -	\$ -	\$ -	\$ -
Roof Replacement	U-32	\$ -	\$ 337,488	\$ -	\$ -	\$ -	\$ -
Security - Card / Camera System	Calais, Doty, EMES,	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ -
Bathroom - Partitions*	U-32	\$ -	\$ 130,000	\$ -	\$ -	\$ -	\$ -
Bathrooms - ADA compliant *	Rumney	\$ -	\$ 107,500	\$ -	\$ -	\$ -	\$ -
Soft costs on Combined Projects*	Multiple	\$ -	\$ 88,725	\$ -	\$ -	\$ -	\$ -
Scoreboards - Field Hockey, Softball, Baseball and electrical*	U-32	\$ -	\$ 59,000	\$ -	\$ -	\$ -	\$ -
Bathrooms - sinks*	U-32	\$ -	\$ 40,000	\$ -	\$ -	\$ -	\$ -
Softball Dugouts	U-32	\$ -	\$ 37,000	\$ -	\$ -	\$ -	\$ -
Windows - Exterior Window Replace Frames	U-32	\$ -	\$ 34,500	\$ -	\$ -	\$ -	\$ -
Ventilation - Kindergarten*	Calais	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -
Counters/Sinks*	Rumney	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -
Door Hardware*	Doty	\$ -	\$ 12,400	\$ -	\$ -	\$ -	\$ -
ADA access to rear entrance / exit*	Berlin	\$ -	\$ 6,000	\$ -	\$ -	\$ -	\$ -
Field Hockey Field Refurbishment	U-32	\$ -	\$ 114,077	\$ -	\$ -	\$ -	\$ -
Additional Funds Approved for Combined Projects	Multiple	\$ -	\$ 174,259	\$ -	\$ -	\$ -	\$ -
Paving - Parking Lot & Sidewalks	U-32	\$ -	\$ -	\$ 1,613,194	\$ -	\$ -	\$ -
Security - Card / Camera System	Berlin, U-32	\$ -	\$ -	\$ 300,000	\$ -	\$ -	\$ -
HVAC - VFD drive replacement	U-32	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -
HVAC - AHU Damper Replacement, currently not adjustable	Doty	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -
Mech controller replacement	U-32	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -
Boiler - Circulator pump replace #1	U-32	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -
HVAC - Energy Recovery Unit (ERU) 20 year upgrade	U-32	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ -
Clerk of the Works-Allocate to projects	Multiple	\$ -	\$ -	\$ 45,000	\$ -	\$ -	\$ -
Fields - refurb Baseball field	U-32	\$ -	\$ -	\$ -	\$ 150,000	\$ -	\$ -
Playground	Berlin	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -
Exit/Entrance - playground hcp access, on grade landings/ramps	Doty	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -
Playground - entrance canopy at primary wing under eaves	Doty	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -
Boiler - woodchip replacement	Calais	\$ -	\$ -	\$ -	\$ 250,000	\$ -	\$ -
Boiler - woodchip replacement	E. Montpelier	\$ -	\$ -	\$ -	\$ 250,000	\$ -	\$ -
Door - Exterior replacement	U-32	\$ -	\$ -	\$ -	\$ 120,000	\$ -	\$ -
Windows - Exterior Window Replace Frames	U-32	\$ -	\$ -	\$ -	\$ 34,500	\$ -	\$ -
Boiler room - equipment, expansion tank, day tank, pumps, etc.	Doty	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -

Washington Central Unified Union School District
Five-year Capital Improvement Budget Version 2
FY 2022-2023 through FY 2026-2027

Project Description	Building	Budget FY 2021-2022	Budget FY 2022-2023	Budget FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026	Budget FY 2026-2027
Hot water cross connection, eliminate hot water from cold taps	Doty	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -
Water Heater - replace in boiler room, high risk if fails	Doty	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -
Sound System - Gym, upgrade	E. Montpelier	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -
Fire Alarm Panel update	Berlin	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -
Bathrooms - Lobby, renovate and make accessible	Calais	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -
Doors - Interior security barrier, second set of controlled doors	Doty	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -
Drainage - Site pooling water in front of building	Doty	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -
Clerk of the Works-Allocate to projects	Multiple	\$ -	\$ -	\$ -	\$ 45,000	\$ -	\$ -
Windows - Exterior Window Replace Frames	U-32	\$ -	\$ -	\$ -	\$ 34,500	\$ -	\$ -
Door - Exterior, replace at kitchen/music room corridor	Calais	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -
Windows - glazing, broken seals becoming more frequent	Calais	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -
Doors - hardware, security function on CR doors, closers	Rumney	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -
Doors - Lobby, frame, hardware	Rumney	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -
Stairs - Atrium, repair broken nosings, failure of existing	U-32	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -
Building envelope, siding, insulation, windows, painting	Rumney	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ -
Utility Infrastructure Demolition, well, woodchip bunker	Berlin	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -
Flooring - Gym, current VCT in adequate condition	Calais	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -
Lighting retrofit, convert to LED, low voltage controls	Doty	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -
Lighting retrofit, convert to LED, low voltage controls	E. Montpelier	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -
Lighting retrofit, convert to LED, low voltage controls	Rumney	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -
Clerk of the Works-Allocate to projects	Multiple	\$ -	\$ -	\$ -	\$ -	\$ 45,000	\$ -
Grease interceptor, for kitchen pot sink	Doty	\$ -	\$ -	\$ -	\$ -	\$ 40,000	\$ -
Windows - Exterior Window Replace Frames	U-32	\$ -	\$ -	\$ -	\$ -	\$ 34,500	\$ -
Water Service Entrance, Extend 4" service into building	Berlin	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -
Paving and sealing, walkways, basketball court	Calais	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -
Wall - Exterior, seating repair/replace	U-32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000
Storage shed, replace containers	Rumney	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Flooring - main office carpet	U-32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Lighting retrofit, ongoing conversion to LED	U-32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Clerk of the Works-Allocate to projects	Multiple	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,000
Windows - Exterior Window Replace Frames	U-32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,500
Electrical phase protection to be available for quick replacement	U-32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Wall - Exterior panels, repair damaged panels	U-32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Flooring - weight room	U-32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000

Washington Central Unified Union School District
Five-year Capital Improvement Budget Version 2
FY 2022-2023 through FY 2026-2027

Project Description	Building	Budget FY 2021-2022	Budget FY 2022-2023	Budget FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026	Budget FY 2026-2027
Ice Maker - replace	U-32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000
operable CR partitions, some repairs required	U-32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000
recessed walk-off grate, replace inserts	U-32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000
HVAC - replace AC in Main Office	U-32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Total		\$ 414,896	\$ 1,822,199	\$ 2,288,194	\$ 1,684,000	\$ 1,159,500	\$ 1,019,500

	Budget FY 2021-2022	Budget FY 2022-2023	Budget FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026	Budget FY 2026-2027
Capital Fund Balance						
Beginning Capital Fund Balance	\$ 3,817,378	\$ 3,461,699	\$ 2,532,278	\$ 1,403,570	\$ 551,863	\$ 236,732
Plus General Fund Reserve for Capital Projects	\$ 725,000	\$ 880,000	\$ 880,000	\$ 880,000	\$ 880,000	\$ 880,000
Plus Interest Income	\$ 19,500	\$ 12,778	\$ 8,231	\$ 2,813	\$ (846)	\$ (2,422)
Plus Grant Funding	\$ -	\$ -	\$ 339,900	\$ -	\$ -	\$ -
Subtotal Fund Balance & Revenues	\$ 4,561,878	\$ 4,354,477	\$ 3,760,410	\$ 2,286,383	\$ 1,431,017	\$ 1,114,310
Less Budget and Expended To Date	\$ 1,100,178	\$ 1,822,199	\$ 2,288,194	\$ 1,684,000	\$ 1,159,500	\$ 1,019,500
Less 3% Inflationary Factor on Future Projects	\$ -	\$ -	\$ 68,646	\$ 50,520	\$ 34,785	\$ 30,585
Projected Ending Capital Fund Balance	\$ 3,461,699	\$ 2,532,278	\$ 1,403,570	\$ 551,863	\$ 236,732	\$ 64,225
Less East Montpelier Capital Reserve Funds	\$ 906,035	\$ 886,035	\$ 841,035	\$ 721,035	\$ 721,035	\$ 721,035
Projected Capital Fund Balance Available for Future Projects	\$ 2,555,664	\$ 1,646,243	\$ 562,535	\$ (169,172)	\$ (484,303)	\$ (656,810)