

WASHINGTON CENTRAL UNIFIED UNION SCHOOL DISTRICT

Prepared for: WCUUSD Board of Education

This summary provides an overview of the current physical condition and capacity metrics for the District's main school buildings, utilizing recent Facility Condition Assessments (FCAs) and the Multi-Year Capital Improvement Budget (FY 2024-2025 through FY 2030-2031).

DISTRICT FACILITY OVERVIEW

The Washington Central Unified Union School District (WCUUSD) consists of five elementary schools (Berlin, Calais, Doty, East Montpelier (EMES), and Rumney) and the U32 UHS Campus (Middle/High School).

Facility	Total Square Footage (SF)	Year Built/Last Renovation	Current FCI (Condition)
Berlin ES	36,446	1968 / 2017	0.0%
Calais ES	22,510	1970 / 1990	0.8%
Doty Memorial School	15,996	1959 / 2019	0.0%
East Montpelier ES	50,000	1965 / 2014	0.5%
Rumney Memorial School	25,000	1960 / 2015	1.50%
U32 UHS Campus	185,500 (Total)	1970 / 2000	0.0% (Main Bldg)

Facility Condition Index (FCI): The FCI is the ratio of current needs cost to current replacement value. The primary component of anticipated long-term spending across the district's facilities is dedicated to **Lifecycle/Renewal** projects.

EDUCATIONAL CAPACITY AND ENROLLMENT

All five elementary schools and the U-32 campus currently report adequate space to meet student enrollment needs and deliver current educational programming. All schools confirmed they have adequate confidential space for 1:1 services and adequate administrative/staff office space.

The table below reflects the actual K-6 enrollment (excluding PreK) and Grades 7-12 enrollment for the 2025-2026 school year based on the October 2025 Enrollment Report.

Facility	Total Square Footage (SF)	No. of Classrooms (Estimate)	Current Enrollment (Oct 2025, K-6 / 7-12)
Berlin ES	36,446	13	153 (K-6)
Calais ES	22,510	9	89 (K-6)
Doty Memorial School	15,996	7	57 (K-6)
East Montpelier ES	50,000	15	174 (K-6)
Rumney Memorial School	25,000	9	102 (K-6)
U32 UHS Campus	185,500 (Total)	55	671 (7-12)

FY 2025–2027 CAPITAL IMPROVEMENT PLAN SUMMARY

The Capital Improvement Plan (CIP) is a working document reviewed annually to guide future decisions on capital projects. Projects are prioritized based on:

- **Priority 1:** legal requirements, health/safety/security & failure of existing capital assets
- **Priority 2:** end of useful life, prolonging facility life & energy efficiency
- **Priority 3:** expanded service & program accommodation

The planned total budget across the district for the next two fiscal years (FY 2025-2027) is **\$2,164,748**.

A. FY 2025–2026 Budget: \$1,115,506

- **Rumney Memorial School:** The largest single investment planned is **Building envelope work** (siding, insulation, windows, painting), budgeted at **\$707,361**.
- **Berlin ES:** Projects include **Utility Infrastructure Demolition** (well, woodchip bunker, \$189,185), extending the Water Service Entrance (\$51,305), and Lighting retrofit conversion to LED (\$32,065).
- **East Montpelier ES:** Exterior storefront door replacement is budgeted at \$58,980.
- **U-32 UHS Campus:** \$72,610 is allocated for a **Chiller for A/C** targeting the Admin area, library, and special services refurbishment.

B. FY 2026–2027 Proposed Budget: \$1,082,000

- **Doty Memorial School:** A significant investment is scheduled for the **Pellet Boiler heating system** and building modification for relocation, budgeted at **\$480,000**. Doty also has a \$20,000 budget for a grease interceptor.
- **U-32 UHS Campus:** \$250,000 is allocated for the **Underground Fuel Oil** tank replacement and another \$250,000 is budgeted for the Kitchen renovation, specifically involving the relocation of the 3-bay sink for dishwashing.
- **Calais ES:** A \$20,000 allocation is set for a grease interceptor.