

# 5 Year Capital Plan

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# Scope of facilities and capital planning

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9 buildings

Totaling 694,823 square feet of space

Buildings range from 21,000 to 237,000 sq ft

## Definitions:

Operating Capital: Line item in the operating budget, approved annually through referendum and accessed primarily to repair or replace equipment that fails.

Capital Reserve/Educational Expense: Non-reoccurring account that lives outside of the operating budget. It can roll over year to year and is limited to annual deposits of up to 2% of the overall budget. This account acts as a reserve account for large unexpected costs and can be used to fund larger projects that require multiyear planning.

# Capital Planning

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- All timelines are being used for planning purposes only.
- Priority is giving to safety and core mechanicals.
- Funding will need to be allocated based on overall district budget demands.
- All costs are estimates.
- This document for long term planning and will be updated yearly.

### District wide

- Phone system upgrade
- Card Access System

### Pomperpaug High School

- Energy upgrades and LED lighting
- Boiler and tile repairs
- Elevator upgrade
- Flooring

### Long Meadow Elementary School

- Solar
- 4 portable classrooms
- Fire Pump replacement
- Fire Panel upgrade

### Gainfield Elementary School

- Conversion to Natural gas
- Flooring

### Pomperaug Elementary Schools

- HVAC upgrades
- Flooring

### Rochambeau Middle School

- Flooring Replacements
- Camera upgrades
- HVAC Replacement
- Gym Floor Refinishing

### Middlebury Elementary School

- Kindergarten wing interior wall redesign
- Parking lot repaving and lighting upgrades
- HVAC replacement

### Mary I. Johnson

- Flat Roof Replacement
- Boiler Repairs
- Main hallway flooring replacement

# Historical highlights of non-bond related projects



Summer Projects 2025

# Current/ anticipated available funds

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Operating Fund Capital  
\$575,000

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Capital Reserve  
\$1,050,893

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Educational Expense\*  
\$1,055,275

\*Including Pending transfer of \$405,359

# Capital Budget 2025-26

|   | Status   | Budgeted Amount  | Actuals to date  |
|---|--|------------------|------------------|
| <ul style="list-style-type: none"> <li>Pomperaug High School                             <ul style="list-style-type: none"> <li>Replacement of Broken soundproof wall divider (\$35,000)</li> <li>Renovation of one locker bay (\$45,000)</li> </ul> </li> </ul>  | Completed<br>Completed                             | \$80,000         | \$79,245         |
| <ul style="list-style-type: none"> <li>Rochambeau Middle School                             <ul style="list-style-type: none"> <li>Gym floor refinishing (\$35,000)</li> <li>PA system upgrade (\$15,000)</li> </ul> </li> </ul>  | Completed<br>Encumbered                            | \$50,000         | \$38,500         |
| <ul style="list-style-type: none"> <li>Memorial Middle School                             <ul style="list-style-type: none"> <li>Gym floor refinishing (\$35,000)</li> <li>PA system upgrade (\$15,000)</li> </ul> </li> </ul>  | Completed<br>Completed                             | \$50,000         | \$43,500         |
| <ul style="list-style-type: none"> <li>Middlebury Elementary School                             <ul style="list-style-type: none"> <li>Specialized swing for a wheelchair on playground (\$13,000)</li> <li>Wall divider in the main gym to add instructional space (\$35,000)</li> <li>Side entrance redesign to minimize damage from weather (\$75,000) *</li> </ul> </li> </ul>  | Completed<br>Encumbered<br>tabled                  | \$123,000        | \$48,000         |
| <ul style="list-style-type: none"> <li>Long Meadow Elementary School                             <ul style="list-style-type: none"> <li>Flooring replacement in Classrooms (\$32,000)</li> <li>Enlarge outdoor playground area with more asphalt (\$25,000)</li> </ul> </li> </ul>  | Completed<br>Completed                             | \$57,000         | \$32,000         |
| <ul style="list-style-type: none"> <li>District Wide - We need to being several studies for major capital projects                             <ul style="list-style-type: none"> <li>Roofing review of MES, MMS, and LMES (Roof Study Update/ Design/ Bid Drawings \$75,000)</li> <li>Parking redesign at LMES possible bid for the summer of 2026 (\$45,000)</li> <li>Updating and adding science rooms at RMS and MMS (Design and bid drawings \$20,000)</li> <li>Evaluation/ replacement of aging HVAC systems</li> </ul> </li> </ul> | Encumbered<br>Encumbered<br>Quoted<br>Under Review | \$215,000        | \$ 103,500.00    |
| <b>Total</b>  |  | <b>\$575,000</b> | <b>\$344,745</b> |

*\*We tabled the MES side entrance enclosure as we feel the water issue has been fixed.*

Long Meadow Playground temporarily encumbered in capital

\$83,897.40

# Current Planning Studies

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- Gainfield and Pomperaug Elementary Building Study (Tecton Architects)
- Pomperaug High School (Frair Architects)
  - Science lab study
  - Several HVAC units under review
- Long Meadow
  - Parking lot (Silver Petrucelli Architects)
  - Roof and solar (Silver Petrucelli Architects)
- Middlebury Elementary Waterline (Tata & Howard)

# Under development: May 2026 Construction Bond

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New GES and PES School Construction

- GES Sewer Line Review

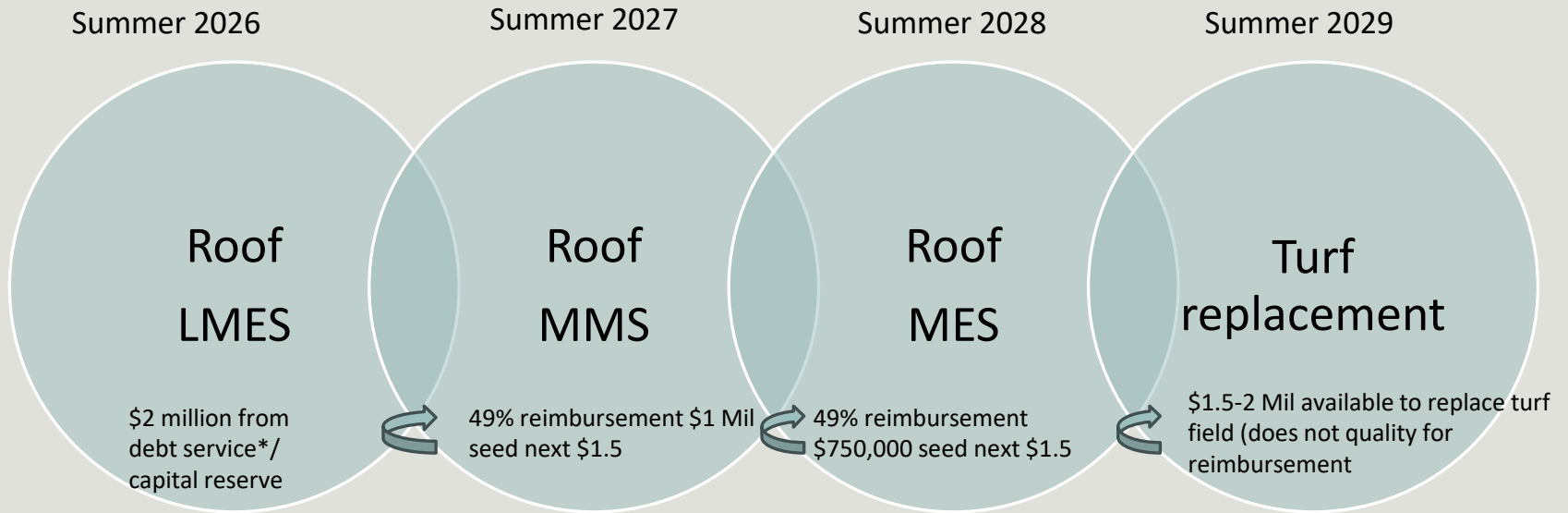
Update/ added science labs at MMS, RMS and PHS\*

Additional Turf Field at PHS\*

\*the cost of these projects would fall higher than the operating funds would allow, but not enough to bond on their own. Folding them into a construction bond allows for an economy of scale.

# Example of Funding and timeline

The order of roof replacement based on professional evaluation



- Each roof is currently out of warranty and is past useful life. We have cost estimates of \$1.5 million - \$2.0 million dollars that were done in 2025. This is before our current state reimbursement rate of 48.93%
- The plan is to leverage the debit service and our capital budget long-term, so we do not add to our long-term bonding.
- A plan similar to the one above would allow for the debt service to remain available towards a school construction project in 2030

\*Summer 2025 Debt Service line is estimated to have 1.2 million available. In order to start the reimbursement process, project funds have to be available

# Long Meadow Elementary

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## 1-3 Year

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|  |                |
|--|----------------|
| Gym Floor and classroom flooring replacement | \$200,000      |
| Repave/redesign sections of parking lot      | \$600,000-1MM  |
| PA System upgrades                           | \$15,000.00    |
| Sidewalk replacements                        | \$50,000.00    |
| PreK playground Replacement                  | \$55,000.00    |
| Roof replacement                             | \$2,200,000.00 |

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## 3-5 Years

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|                      |                |
|----------------------|----------------|
| HVAC Upgrades        | \$1,200,000.00 |
| Flooring replacement | \$100,000.00   |

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## 6+ Years

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|  |              |
|--|--------------|
| Generator Replacement                    | \$300,000.00 |
| Replacement 2 Portable Classrooms (1990) | TBD          |

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# Middlebury Elementary School

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## 1-3 Year

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|                      |              |
|----------------------|--------------|
| Flooring replacement | \$45,000     |
| HVAC Replacements    | \$200,000.00 |
| PA System upgrades   | \$45,000.00  |
| Roof Replacement     | \$2,000,000  |

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## 3-5 Years

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|   |           |
|---|-----------|
| Flooring Replacement                                | \$45,000  |
| Outside brick walls and sidewalk replacement/repair | \$100,000 |
| Playground Repairs/Replacement                      | \$75,000  |

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## 6+ Years

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|  |     |
|--|-----|
| Replacement 2 Portable Classrooms (1990) | TBD |
|--|-----|

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# Rochambeau Middle School

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## 1-3 Year

|                         |                |
|-------------------------|----------------|
| Flooring replacement    | \$45,000       |
| Bathroom upgrades       | \$25,000       |
| Heating System Upgrades | 250,000        |
| Roofing Gym Section     | \$350,000      |
| Science Labs            | Study underway |

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## 3-5 Years

|                       |           |
|-----------------------|-----------|
| Parking Lot paving    | \$450,000 |
| Sidewalk Replacements | \$45,000  |

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## 6+ Years

|                                |             |
|--------------------------------|-------------|
| Main Building Roof Replacement | \$2,000,000 |
|--------------------------------|-------------|

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# Memorial Middle School

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**1-3 Year**

|                      |                |
|----------------------|----------------|
| Flooring replacement | \$20,000       |
| Boiler Replacement   | \$400,000      |
| Roof Replacement     | \$1,900,000    |
| HVAC upgrades        | \$150,000      |
| Science Labs         | Study underway |

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**3-5 Years**

|                       |           |
|-----------------------|-----------|
| Parking Lot Paving    | \$450,000 |
| Sidewalk Replacements | \$45,000  |

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# Picture of High School Roof

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Main HVAC units circled in red are not original to the high school. They were replaced in the late 1990s. We believe the replacement cost would be 1-1.5 million per unit. The building also has 6 smaller HVAC units that are original to the building. Cost estimate \$550-750,000 per unit for replacement.

# Pomperaug High School

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## 1-3 Year

|  |                |
|--|----------------|
| Locker Bay converted into small group space      | \$43,000       |
| HVAC Replacements Cost per unit 8 units in total | \$600,000      |
| Flooring Replacement/Abatement                   | \$100,000      |
| HVAC upgrades                                    | \$150,000      |
| Science Labs and old locker rooms                | Study underway |
| Security Camera System Upgrades                  | \$150,000      |

## 3-5 Years

|                                      |              |
|--------------------------------------|--------------|
| Turf Field/Track replacement         | \$1.5-2.5 M  |
| Paving sections of parking lot       | \$500,000-1M |
| 5 Main HVAC units                    | TBD          |
| Classroom and hall door replacements | \$250,000    |

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# Central Office

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**1-3 Year**

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|   |          |
|---|----------|
| Main Conference Room and Finance Office Abatement /Flooring | \$45,000 |
| HVAC System lower level                                     | \$45,000 |
| Replacement of Maintenance work truck                       | \$45,000 |

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**3-5 Years**

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|----------------------------|-----------|
| Heating System Replacement | \$175,000 |
| Window Replacements        | TBD       |

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# Completed Projects from the 5-year capital:







# Portable Classrooms

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The district has 4 buildings with portable classrooms more Than 10 years old:

- Gainfield Elementary 4 Classrooms
  - Pomperaug Elementary 4 Classrooms
  - Long Meadows Elementary 6 Classrooms
  - Memorial Middle School 3 Classrooms
  - Middlebury Elementary School 1 Classrooms
- 18 total classrooms and over 17,000 square feet of space

Most were installed in the 1990's and 4 classrooms at LMES added in 2022.

# Planning for funding

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## Primary funding sources:

- Capital Budget
- Capital Reserve/ Educational Expense
- Bonding
- State Grants: HVAC, Security, School Construction Grants
- State Security Grant

## Takeaways

- All timelines are being used for planning purposes only.
- Funding will need to be allocated based on overall district budget demands
- All costs are estimates
- This document for long term planning and will be updated yearly.

# Questions?

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