

Newburyport Public Schools FY27-31 Capital Projects

CIP-52 - NHS Property Upgrades

A Capital Needs Assessment for Newburyport High School was completed in February 2026. This project uses that assessment, Facilities Department review, and current building and site conditions to guide a phased program of priority improvements to the high school property. The work is organized into three major components: Masonry and Site Repairs, Electrification, and Interior Repairs. Together, these phases are intended to address immediate access and exterior stabilization needs, preserve major building and site assets, plan for future mechanical system upgrades, and complete selected interior repairs over the five-year CIP period.

1) NHS Masonry, Access, and Site Repairs \$4,500,000

This component addresses priority exterior and site repairs at Newburyport High School, including front entry access, main entrance stairs, concrete and sidewalk repairs, handrails, exterior masonry, retaining walls, terrace areas, the fieldstone wall along Toppan's Lane, stairs to the baseball field, retaining wall conditions near the baseball field, ivy removal, and related masonry stabilization. The first priority is to restore safe and functional access at the front entrance while beginning a multi-year plan to stabilize the most deteriorated exterior and site conditions.

FY27 - Immediate Access and Safety Repairs

Cost: \$770,000 (Free Cash)

Description: Funding will be used for the most immediate construction-ready access and safety repairs at the high school. This is expected to include the failed front entry access ramps, main entrance stairs, adjacent sidewalk and concrete repairs, and related handrail repairs. Work may include demolition of deteriorated concrete, replacement or reconstruction of ramp and stair elements, correction of uneven or failing walking surfaces, repair or replacement of rusted handrail components, and related site restoration. If funding allows, a portion may also be used for limited engineering, design, construction documents, bid support, or early stabilization of the most deteriorated masonry or retaining wall conditions.

FY28 - West and East Terrace Repairs and Historic Fieldstone Retaining Wall Along Toppan's Lane

Cost: \$1,900,000 (CPC Grant, if eligible: \$450,000, Borrowing: \$1,450,000)

Description: Funding will be used to continue priority exterior repairs, with a focus on the East and West Terrace areas, masonry repairs, and the historic fieldstone retaining wall along Toppan's Lane. The West Terrace is expected to require the majority of the terrace-related work, based on current facilities review and observed conditions. The CPC request would be targeted specifically to eligible historic preservation work on the fieldstone retaining wall, subject to eligibility review and CPC approval. Borrowing would fund the larger construction portion of the Year 2 exterior repair package, with the majority of the work focused on the West Terrace and related exterior masonry conditions. This work is expected to include substantial terrace reconstruction and repair, masonry repointing, replacement of cracked or spalled brick, precast repairs, exterior sealant replacement,

waterproofing-related repairs, demolition and restoration of deteriorated materials, staging and access, construction administration, contingency, and any related wall or site repair costs that are not eligible for CPC funding or exceed the amount awarded.

FY29 - Ivy Wall and Site/Structural Repairs Near Baseball Field

Cost: \$1,830,000 (CPC Grant, if eligible: \$350,000, Borrowing: \$1,480,000)

Description: Funding will be used to complete or continue the exterior and site repair program based on the highest-priority remaining conditions. The CPC request would be targeted specifically to the ivy wall or separated green wall component, if structured as eligible historic preservation work related to protecting the historic building masonry from future vegetation-related damage. Borrowing would fund the primary construction scope for Year 3, with a focus on the larger site and structural repairs that are not expected to qualify for CPC funding. This may include substantial repair or reconstruction of the stairs to the baseball field, retaining wall repairs near the baseball field, remaining priority wall stabilization, concrete demolition and replacement, masonry stabilization after ivy removal, drainage or waterproofing-related repairs where needed, site restoration, staging and access, construction administration, contingency, and related exterior/site work required to complete the third phase of the repair program. CPC funding, if awarded, would be targeted to the ivy wall or separated green wall component; borrowing would fund the balance of the work and any costs not covered by CPC.

2) NHS Electrification \$3,850,000

This project addresses future replacement or conversion of aging cooling and mechanical systems at Newburyport High School. The project is intended to improve system reliability, evaluate electrification options, reduce long-term energy and maintenance risk, and position the district to pursue available utility, state, or clean energy incentives.

FY30 - Mechanical System Evaluation and Design

Cost: \$350,000 (Free Cash)

Description: Funding will be used to hire an engineering firm to evaluate mechanical system options and develop a recommended approach. The study/design phase is expected to evaluate chiller replacement, partial electrification, broader heat pump conversion, and related system impacts. Work may include existing conditions review, load calculations, evaluation of electrical capacity, review of air handling units and controls, assessment of related components such as frequency drives and smaller water heaters, development of schematic options, cost estimating, design documents, and support in identifying available utility incentives, Green School Works/MassCEC funding, MSBA eligibility, or other grant opportunities.

FY31 - Mechanical System Construction

Cost: \$3,500,000 (Utility incentives/National Grid rebates, if available: \$2,000,000; Green School Works/MassCEC or similar grants, if available: \$1,000,000; Borrowing: \$500,000)

Description: Funding will be used to implement the selected mechanical system improvements based on the engineering design. Depending on the selected approach, construction may include chiller replacement, partial electrification, heat pump conversion, related piping or controls, air handling unit modifications, frequency drive replacement, electrical upgrades needed to support the

new system, commissioning, and related construction administration. Utility incentives or clean energy grants would be applied to eligible energy efficiency, electrification, or emissions-reduction portions of the work. Borrowing would fund the local share and any costs not covered by outside funding.

3) NHS Interior Repairs \$1,050,000

This project addresses selected interior repairs at Newburyport High School, including auditorium plaster and paint, worn flooring and carpeting, and athletic locker room repairs. The work is intended to address deteriorated finishes, reduce trip or safety concerns, improve high-use areas, and preserve interior spaces where appropriate.

FY28 - Auditorium Plaster and Paint Repairs

Cost: \$350,000 (CPC Grant, if eligible: \$350,000)

Description: Funding will be used for auditorium plaster and paint repairs, particularly where prior water damage or age-related deterioration has affected the condition of the space. If eligible, CPC funds would be used only for work that qualifies as historic preservation, such as repair or restoration of historically significant auditorium finishes or features. If CPC funding is not eligible or not awarded, Free Cash or borrowing would be used to complete the auditorium repairs or other highest-priority interior work.

FY29 - Flooring and Carpeting Repairs

Cost: \$350,000 (Free Cash)

Description: Funding will be used for worn flooring and carpeting in high-traffic areas of the building. Work may include removal of deteriorated carpet or flooring, preparation of existing subfloor conditions, installation of replacement flooring, transition strips or other accessibility-related finish details, and related repairs needed to address worn surfaces or potential tripping hazards.

FY30 - Athletic Locker Room and Priority Interior Repairs

Cost: \$350,000 (Free Cash)

Description: Funding will be used for athletic locker room repairs and/or remaining priority interior repairs. Work may include repairs to deteriorated finishes, flooring, partitions, fixtures, or other high-use locker room components, along with related improvements needed to maintain safe, functional, and appropriate student athletic facilities. Final scope would be prioritized based on condition, available funding, and coordination with other high school building projects.

CIP-55 - Bresnahan Playground \$345,000

This project addresses failing playground surfacing at the Bresnahan School, including rubberized safety surfacing within the playground and replacement surfacing in areas where grass will not grow and existing conditions have created student safety concerns. The project is intended to improve playground safety, accessibility, drainage and wear conditions, and the long-term usability of outdoor play areas.

FY28 - Design and Permitting

Cost: \$25,000 (Free Cash)

Description: Funding will be used to hire a landscape architect or other qualified design professional to assess existing playground conditions, evaluate replacement surfacing options, prepare design documents, and complete any permitting or procurement documents needed for construction. The design phase should focus on student safety, accessibility, fall-zone compliance, drainage and wear conditions, and the selection of durable surfacing appropriate for high-use school playground areas.

FY29 - Initial Construction and Site Preparation

Cost: \$45,000 (Free Cash)

Description: Funding will be used for initial construction, site preparation, and/or early replacement work based on the completed design. This may include removal of limited areas of failed surfacing, grading or subbase preparation, drainage-related adjustments where needed, installation of priority replacement surfacing, and other work needed to prepare the playground for the larger construction phase.

FY30 - Playground Surfacing Replacement

Cost: \$275,000 (Massachusetts Office on Disability Municipal ADA Improvement Grant, if awarded, Free Cash: remaining balance)

Description: Funding will be used for the main construction phase of the project, including replacement of failing rubberized surfacing, installation of new accessible play surfacing in areas where grass has not been sustainable, related subbase and drainage improvements, restoration of disturbed areas, and construction administration. MOD grant funding, if awarded, would be used for eligible accessibility-related improvements. Free Cash or borrowing would fund the remaining project costs and any work not covered by the grant.

CIP-56 Molin Playground \$310,000

This project addresses aging and failing playground equipment at the Molin School. The project is intended to replace outdated play equipment, improve student safety, support accessibility, and create a more durable and functional outdoor play area for students.

FY28 - Design and Planning

Cost: \$45,000 (Free Cash)

Description: Funding will be used to hire a landscape architect or other qualified design professional to assess the existing playground, develop a replacement plan, evaluate accessibility and fall-zone requirements, prepare cost estimates, and develop design and procurement documents. The design phase should focus on replacement of aging equipment, accessibility, student safety, appropriate surfacing, site layout, drainage and wear conditions, and long-term maintainability.

FY30 - Playground Construction

Cost: \$265,000 (Massachusetts Office on Disability Municipal ADA Improvement Grant, if awarded, Free Cash: remaining balance)

Description: Funding will be used for construction and project management of the new play area. Work may include removal of aging or failing playground equipment, purchase and installation of replacement play equipment, accessible surfacing, fall-zone improvements, site preparation, grading or drainage-related adjustments where needed, restoration of disturbed areas, and construction administration. MOD grant funding, if awarded, would be used for eligible accessibility-related improvements. Free Cash or borrowing would fund the remaining project costs and any work not covered by the grant.

School CIP Summary

Project	FY27	FY28	FY29	FY30	FY31	Total
CIP-52: NHS Property Upgrades						
NHS Masonry, Access, and Site Repairs	\$770,000	\$1,900,000	\$1,830,000	\$0	\$0	\$4,500,000
NHS Electrification	\$0	\$0	\$0	\$350,000	\$3,500,000	\$3,850,000
NHS Interior Repairs	\$0	\$350,000	\$350,000	\$350,000	\$0	\$1,050,000
Subtotal: CIP-52	\$770,000	\$2,250,000	\$2,180,000	\$700,000	\$3,500,000	\$9,400,000
CIP-55: Bresnahan Playground	\$0	\$25,000	\$45,000	\$275,000	\$0	\$345,000
CIP-56: Molin Playground	\$0	\$45,000	\$0	\$265,000	\$0	\$310,000
Grand Total	\$770,000	\$2,320,000	\$2,225,000	\$1,240,000	\$3,500,000	\$10,055,000