

Capital Improvement Plan

Board Approved: July 23, 2026

#NoPlaceIdRatherB

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CIP Overview

Bartlett City Schools oversees 11 school buildings, and an administrative complex spread over 185 acres, totaling more than 1.3 million square feet. The Operations Division and Planning Department consistently monitor and evaluate all facilities to ensure they provide a safe and suitable environment for students and staff. Since 2015, the district has invested $94.4 million in various capital improvements, including new construction, renovations, mechanical upgrades, and site enhancements. Deferred maintenance costs across all district-owned property amount to $32 million. The district follows a five-year Capital Improvement Plan (CIP), which details a multi-year schedule of capital improvements and estimated costs. This budget is updated annually to accommodate changes in priorities, needs and available funding.

CIP Projects

The scope of projects outlined in the CIP encompass a range of building and site improvements, procurement of furniture, fixtures, and equipment, as well as consultant and contracted fees for service. A project qualifies as a capital project when its cost is equal to or surpasses $25,000, delivers a minimum of five years of benefits, and contributes to enhancing or expanding the district's fixed assets.

CIP Funding

Bartlett City Schools (BCS) receives funding for capital projects from Shelby County Government. The amount BCS receives depends on the capital funds allocated for Memphis Shelby County Schools (MSCS). BCS receives 85 percent of the appropriated Average Daily Attendance (ADA) share of MSCS capital projects in 12 installments throughout the fiscal year. All funds received in the current fiscal year must be spent or committed by June 30 of that year and fully utilized by September 30 of the following fiscal year. BCS receives the remaining 15 percent as MSCS spends 100 percent of its appropriation. If MSCS does not spend 100 percent of its appropriation, BCS does not receive the remaining 15 percent.

CIP Process

The capital improvement process starts with assessing facility needs, considering factors like projected growth, maintenance requirements, and regulatory changes. Identified needs are then prioritized for inclusion in the five-year plan, which is presented to the school board for review and approval.

Funding Revenue and Expenditures

Funding Source	FY2025 Actual	FY2026 Actual
Shelby County Capital Fund	$2,732,879.38	$3,896,303.17

**FY26 capital fund revenue reflects the amount received from Shelby County Government as of June 30, 2026.*

Capital Expenditures	FY2025 Actual	FY2026 Actual
Building Improvements	$3,025,434.72	$3,999,145.40
Site Improvements	$1,869,827.56	$129,338.00
Furniture/Fixtures/Equipment	$477,621.93	$94,374.45
Architects/Engineering/Consultants	$140,242.40	$1,241,746.38
Other Charges	$0.00	$20,354.00
Total Expenditures	$5,513,126.61	$5,484,958.23

Note: The funding gap between total revenue received and total spending is covered by the school district's general fund. Expenditures for FY26 are unaudited.

Five-Year Project Allocations

Bartlett High	FY25 Actual	FY26 Actual	FY27 Estimate	FY28 Estimate	FY29 Estimate
Building E & M roof coating	$183.859	-	-	-	-
Baseball field lighting	$354,505	-	-	-	-
Softball field lighting	$201,495	-	-	-	-
Building A RTU replacement	$797,570	-	-	-	-
Practice facility design/construction	-	$3,598,465	$1,780,164	-	-
Building A roof replacement	-	-	$700,000	-	-
Main gym RTUs & duct replacements	-	-	-	$80,000	-
LED lighting – interior	-	-	-	$160,000	-
Total Project Costs	**$1,537,429**	**$3,598,465**	**$2,480,164**	**$240,000**	**$0.00**
Bartlett Academy					
Gym and kitchen roof replacement	$34,900	$553,973	-	-	-
Roof replacement (café/300 hallway)	-	-	$700,000	-	-
Gym restroom/locker room renovations	-	-	-	$700,000	
Total Project Costs	**$34,900**	**$553,973**	**$700,000**	**$700,000**	**$0.00**
Appling Middle					
Parking lot repaving	$90,031	-	-	-	-
Interior painting & exterior brick seal	$97,351	-	-	-	-
Furniture replacement	$267,960	-	-	-	-
Door hardware – exterior	$62,613	-	-	-	-
HVAC energy management system	-	$94,374	-	-	-
Front parking lot repaving	-	$43,850	-	-	-
Roof replacement	-	-	$1,500,000	-	-
Gymnasium renovation/expansion	-	-	-	$5,000,000	-
LED lighting – interior & exterior	-	-	-	$160,000	-
Total Project Costs	**$517,956**	**$138,224**	**$1,500,000**	**$5,160,000**	**$0.00**
Bon Lin Middle					
Interior painting	$54,425	-	-	-	-
Parking lot repaving	$40,156	-	-	-	-
Fire alarm upgrade	-	-	$180,000	-	-
Exterior brick seal	-	-	$75,000	-	-
RTU HVAC replacement	-	-	-	$500,000	-
LED lighting – interior & exterior	-	-	-	$160,000	-
Roof replacement		-	-	-	$2,000,000
Total Project Costs	**$94,581**	**$0.00**	**$255,000**	**$660,000**	**$2,000,000**
Elmore Park Middle					
Roof replacement	-	-	$2,000,000	-	-
Interior painting	-	-	-	$125,000	-
Exterior brick seal	-	-	-	$75,000	-
LED lighting – interior & exterior	-	-	-	$160,000	-
RTU replacement	-	-	-	-	$600,000
Total Project Costs	**$0**	**$0.00**	**$2,000,000**	**$360,000**	**$600,000**
Altruria Elementary					
Pre-design/new construction	**-**	$995,606	$38,108,693	**-**	**-**
Total Project Costs	**$0.00**	**$995,606**	**$38,108,693**	**$0.00**	**$0.00**

Note: Actual FY26 budget totals are unaudited.

Five-Year Project Allocations

Bartlett Elementary	FY25 Actual	FY26 Actual	FY27 Estimate	FY28 Estimate	FY29 Estimate
Parking lot repaving	$516,646	-	-	-	-
Interior painting/exterior brick seal	$130,480	-	-	-	-
South parking lots repaving	-	$49,843		-	-
Roof replacement	-	-	$2,000,000	-	-
Walking trail installation	-	-	$100,000	-	-
Kitchen remodel	-	-	$300,000	-	-
Gym bleacher replacement	-	-	-	$100,000	-
LED lighting – interior & exterior	-	-	-	$160,000	-
Total Project Costs	**$647,126**	**$49,843**	**$2,400,000**	**$260,000**	**$0.00**
Bon Lin Elementary					
Roof replacement	$1,607,410	-	-	-	-
Parking lot repaving	$31,750	-	-	-	-
Interior painting	$51,923	-	-	-	-
Exterior wall light replacement	-	-	$25,000	-	-
LED lighting – interior & exterior	-	-	-	$160,000	-
Total Project Costs	**$1,691,083**	**$0.00**	**$25,000**	**$160,000**	**$0.00**
Ellendale Elementary					
Parking lot repaving	$242,602	-	-	-	-
ADA restroom upgrade	$61,005	-	-	-	-
Walkway replacement	$32,925	-	-	-	-
Building design/renovation	-	-	-	-	$10,000,000
Total Project Costs	**$336,532**	**$0.00**	**$0.00**	**$0.00**	**$10,000,000**
Oak Elementary					
Parking lot paving	$219,432	-	-	-	-
Flooring upgrade	$94,854	-	-	-	-
Cafeteria roof replacement	-	$113,200	-	-	-
Kitchen remodel	-	-	-	$350,000	-
LED lighting – interior/exterior	-	-	-	$160,000	-
Gym bleacher replacement	-	-	-	-	$100,000
Total Project Costs	**$314,286**	**$113,200**	**$0.00**	**$510,000**	**$100,000**
Rivercrest Elementary					
Front parking lot paving	-	$35,645	-	-	-
Café RTU HVAC replacement	-	-	$40,000	-	-
Exterior brick seal	-	-	$75,000	-	-
Roof replacement (500 hallway)	-	-	-	$700,000	
Interior painting	-	-	-	$125,000	-
LED lighting – interior/exterior	-	-	-	$160,000	-
Total Project Costs	**$0.00**	**$35,645**	**$115,000**	**$985,000**	**$0.00**
Central Office					
First floor east renovations	$51,899	-	-	-	-
First floor furniture & fixtures	$147,048	-	-	-	-
Parking lot repaving	$140,284	-	-	-	-
Warehouse remodel	-	-	-	$250,000	-
First floor west renovations	-	-	-	-	$1,200,000
Total Project Costs	**$339,231**	**$0.00**	**$0.00**	**$250,000**	**$1,200,000**
Total Expenses	**$5,513,126**	**$5,484,956**	**$47,583,857**	**$9,285,000**	**$13,900,000**

Note: Actual FY26 budget totals are unaudited.

Summary of FY27 Projects

New Construction

Construction is nearing completion at **Bartlett High's** new practice facility. The field will be available for use at the start of the 2026-27 school year. The facility will provide covered outdoor space for athletic training, marching band rehearsals and serve as supplemental space to the main stadium and game field when needed.

Altruria Elementary, constructed in 1976, has an architectural design that no longer aligns with modern educational or safety standards. Although the building has an estimated $6.8 million in deferred maintenance, the primary justification for new construction is its outdated design. The pre-planning and design phase has been completed, and construction of a new school building on the existing site is anticipated to be completed in FY28.

Building improvements/renovations

Renovations are planned for the cafeteria kitchen at **Bartlett Elementary**. The kitchen remodel includes replacing outdated equipment and upgrading food preparation and serving areas to meet current health and safety standards.

The fire alarm system will be replaced at **Bon Lin Middle School**. The new system will replace outdated equipment with modern panels and sensors, and notification devices throughout the building. It will also expand coverage and reliability and ensure that current safety codes and testing requirements are met.

Visible signs of separation and cracking between the brick and mortar have been observed on the exterior brick surfaces at **Bon Lin Middle** and **Rivercrest Elementary**. To prevent additional damage, the mortar will be replaced, and a sealant will be applied to safeguard the brick from moisture, cracking and further erosion.

The exterior wall lighting at **Bon Lin Elementary** will be replaced as part of facility improvements. This work will involve replacing several outdoor light fixtures mounted on the school building. The new lighting system will support smart controls, such as timers and daylight sensors, and will be integrated with the school's security system.

Site Improvements

A walking trail is planned for installation at **Bartlett Elementary**. The trail will extend around school grounds, allowing for a safe and clearly marked walking path. The grounds will be prepared for a durable path surface, signage, proper drainage and accessibility.

Roof and roof top unit replacements

Roof replacement projects are planned for **Building A at Bartlett High, Bartlett 9th Grade Academy, Appling Middle, Elmore Park Middle** and **Bartlett Elementary**. The work includes removal of the existing roof system along with replacing insulation, seals, drainage parts, and meeting all safety and testing requirements. Construction for each project is planned for the summer months of 2027.

One rooftop HVAC unit will be replaced at **Rivercrest Elementary**. The unit will be installed and inspected for safe operation, proper airflow, and efficient heating and cooling performance.

Appendix

Facilities Assessment Summary

School	Year Built	Renovations	Historical Investment	Deferred Maintenance	FCI
Bartlett HS	1962	2018	$66,908,237	$2,720,164	6%
Bartlett Academy	1967	2022	$3,445,602	$555,000	3%
Appling MS	1995	None	$1,305,561	$6,660,000	35%
Bon Lin MS	1995	None	$682,567	$2,930,000	13%
Elmore Park MS	2011	None	$333,272	$2,960,000	14%
Altruria ES	1976	2018	$3,466,709	$6,318,000	34%
Bartlett ES	1990	None	$1,645,518	$2,660,000	12%
Bon Lin ES	2005	None	$2,566,675	$260,000	1%
Ellendale ES	1976	2008	$2,796,025	$3,305,000	19%
Oak ES	1986	2000	$3,288,469	$860,000	4%
Rivercrest ES	1998	2007	$1,936,542	$1,100,000	5%
Central Office	1974	2018	$5,996,480	$1,300,000	19%