

Windham Southeast School District Capital Plan Overview			Projects Subject to Board Approval			
	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025
Infrastructure Improvements						
Heating Systems	-	431,007	277,000	350,000	447,500	37,500
Fire Protection, Mechanical Controls & Lighting, Signal Systems	77,416	324,157	68,000	115,000	50,000	-
Roof Systems	9,997	258,250	191,000	110,000	614,870	584,900
Exterior Wall Systems	17,237	100,000	260,000	315,000	250,000	265,000
Grounds	439,699	47,000	125,000	285,500	170,500	125,500
Vehicular Sys, Utilities, Specialties	41,229	103,500	237,000	81,000	61,000	60,000
Total Capital Plan Acquisitions [General & Capital Funds]	585,578	1,263,914	1,158,000	1,256,500	1,593,870	1,072,900
			5 year cumulative totals FY21-25:			6,345,184
Capital Plan Overview by School Site	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025
Brattleboro Union High School	413,184	232,508	587,000	750,500	972,870	782,900
GreenStreet	145,161	95,017	105,000	110,000	60,000	40,000
OakGrove	-	74,205	50,000	-	-	110,000
Academy	17,237	479,749	155,000	200,000	125,000	140,000
Powers House/Estyville/Canal Street School	-	15,000	45,000	-	-	-
Dummerston	-	100,104	57,000	6,000	281,000	-
Guilford	-	241,353	110,000	125,000	60,000	-
Putney	9,997	25,978	49,000	65,000	95,000	-
Total Capital Plan Acquisitions [General & Capital Funds]	585,578	1,263,914	1,158,000	1,256,500	1,593,870	1,072,900
Estimated Actual						
Sources of Funds:						
Operating Budget-annual appropriation-net of other sources 1	179,703	314,000	738,085	865,495	1,322,870	1,700,000
General Fund Transfers to Capital Fund	293,213	-	-	-	-	-
Long term Debt Financing 2	-	-	-	-	-	-
Grant & Interest Sources 3	5,775	611,247	-	-	-	-
Subtotal Sources	478,691	925,247	738,085	865,495	1,322,870	1,700,000
Variance (-reduces reserve/+increase reserve)	(106,887)	(338,667)	(419,915)	(391,005)	(271,000)	627,100
Projected Capital Reserve Fund Balance	2,010,371	1,671,704	1,251,789	860,784	589,784	1,216,884
	estimated->					

Brattleboro Union High School Sites Five Year Capital Plan

Revision Date: 12.15.20 RC Projects Subject to Board Approval

Fiscal Year Ending June 30 of each year

BAMS/WRCC/BUHS	Reference	Installation Date	Expected Service Life (yrs.)	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	Long Term Replacement Date	Notes
Lighting panels		2003	17				15,000					2020	approaching maximum load on switchgear and sub pannels, LED retrofit hallways
Emergency lighting		2003	20						20,000			2023	maintain battery backup to emergency systems
Exterior lighting		2012	10					5,000				2022	BAMS parking lot repair solar lighting
Occupancy controls		2003	20						20,000			2023	Individual units beginning to fail (100's), mass replacement
Signal Systems													
Telephone	replace system	2014	10							50,000		2024	
Security alarm/devices	monitoring system	2018	10	9,532								2028	replacement of analog cameras, blinds for alerts, hardening windows

Brattleboro Union High School Sites Five Year Capital Plan

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Fiscal Year Ending June 30 of each year

BAMS/WRCC/BUHS	Reference	Installation Date	Expected Service Life (yrs.)	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	Long Term Replacement Date	Notes
Roof Systems													
Roofing	Phase I, 1 acre	2004	20							474,870		2024	
Roofing	Phase II, 1 acre	2005	20								474,900	2025	
Roofing repair							-	20,000					high school multipurpose room, area by PTC, hallway connecting gymnasiums / skylight repair
Roofing Kitchen area		2004	16					70,000				2020	Main building Kitchen area, approximate 1200 sqft.
Exterior Wall Systems													
Facade integrity		2003	20						35,000			2023	maintaining expansion joints
Brick Re-Pointing													
Doors		2003	20						35,000			2023	
Window systems	1951 Wing	1995	30								50,000	2025	FY21 address user use, retrofitting, add screens, 1951 wing priority
Green House Skin	upgrade controls	2003	20						20,000			2023	
Interior Construction													
Locker Room Upgrade		1957	67							125,000	50,000	2024	Middle school boys & girls, upgrade from 1957 original construction & HighSchool Boys & Girls address gender neutral standards
Renovation													
Power Distribution													
Wiring, conduits, &		2003	20						50,000			2023	Upgrade 600v, 480v switch gear
Electrical Transformers	WRCC/heating/HS	2003	30									2033	Review Backup Generator capacity for expanded power needs
Athletic Fields &													
Campus Master Plan	Field use	2020	5			21,350						2025	Gale Associates campus use study of phase 1 redesign options
Tenny Field [baseball]	Grandstand	1940	80		13,542		-		20,000			2020	Estimated total restoration, by Stevens & assoc. = 183,047 [Nov. 2009] currently football, lacrosse are primary users, improvements needed to allow soccer, Admin working with Gale Assoc to review campus needs & best use and refine improvement plan
Natowich Field	resurface							75,000	125,500	125,500	125,500		
Natowich Field Lighting	upgrade	2017	10									2027	metal halide replacement project
Track Facility	resurface	2018	8	89,591								2026	Bid award to Copland [NY] scheduled for June 18, 2018, repair cracking
Tennis Courts	resurface	2018	7	17,463			-					2025	completed FY19, \$38k
Practice Field [east side]	resurface	2019	15		100,018							2034	Town of Brat, Planning Bd. passed Town review 8/29/18, start 11/2018, field use dormant 9/2018 to 8/2019. Interim Fort Dummer used. As of 11/3/18 Belco low bid @ \$74,500. separate bid work to include irrigation for \$21k

Brattleboro Town Schools Five Year Capital Plan

Draft as of 12.15.20

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PreK - Grade 6	Reference	Install Date	Life Service	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	Replacement	Notes
Roofing	Membrane roof replacement	1997	25				\$25,000	\$80,000	\$110,000	\$0	\$0	2020-2023	Engineering firm to be contacted to develop a bid specification for Feb. 2021.
Skylight	reinstalled 1996	1996		\$17,493	\$22,835							2034	library area, bid award \$23.7k Reliable Roofing
Insulation												0	
Expansion/seismic joints												0	
Drains, gutters, etc.												0	Flashing, trim, snowstop, drains, gutters to be included as part of roofing project 5-year plan.
Exterior Wall Systems													
Facade integrity												0	
Brick Re-Pointing											\$40,000		Brick re-pointing, from bottom up.
Exterior Doors													Done- 2018
Window systems								\$25,000					Window Repair. \$20,000 This is a beginning point for a potentially very large project. Seeking estimates/consult.
Louvers and screens												0	
Insulation												0	Insulation sprayed in throughout significant portions of building during boiler project
Protective coating/Painting												0	
Ceiling system												0	
Grounds													
Retaining Wall				\$63,670			\$47,000					2069	Replace and extend retaining wall adjacent to Powers House, incorporate garden improvement. Front of building completed in 2018, back of building planned for 2021.
Swings/Playground	playground structure	2015	20			\$26,515				\$30,000		2035	FY16 playground \$27k, FY20 expand fencing, install additional equipment
Vehicular Systems													
Parking lots		1995	25				\$0			\$30,000		2024	front entry , east side parking
Site Utilities													
Storm drainage													Emergency improvements made in 2019. Longterms measures to be addressed with roofing project

Brattleboro Town Schools Five Year Capital Plan

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Fiscal Year Ending June 30 of each year

PreK - Grade 6	Reference	Install Date	Life Service	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	Replacement	Notes
Oak Grove School	Reference	Install Date	Expected Life	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	Long Term	30,644 SqFt 1940 and newer construction
Heating Systems													
Boilers	Honeywell	2009	35									2044	Steam boiler
Fuel tanks & distribution	10,000 gal	1995	30									2025	underground 10,000 gal tank, double wall
Control System													
Mechanical Controls													
Unit Ventilators		various			\$4,471								
Electronic controls							\$24,205						Air Handler Valves, maximize use of controller upgrade. FY21 related to Covid 19 compliance, IAQ grant, included Duct cleaning
Fire Protection/													
Fire Panel Replacement	original install date 1996			49,657								2033	Replaced 2018
Signal Systems													
Fire alarms					\$5,761							0	
Security alarm/devices					\$1,415							0	
Roof Systems													
Roofing-phase 1	various	1991, 2007	30				\$50,000					2021	See Knight Engineering Report, areas 1-5 repaired in 2007 (9280sf)
Roofing-phase 2	area 3,4,6				\$4,989						\$110,000		sqft, \$11./sqft, FY19 replace 1996 rubber, add 2"insulation, x squareft]
Roofing phase 3	area 8												rubber replacement + insullation, section 8
Exterior Wall Systems													
Window systems								\$50,000					block wall and lower windows with energy efficient windows and insulated wall, FY22
Grounds													
Swings/Playground					\$3,800								
Vehicular Systems													
Parking lots		1995	25									2020	Review
Specialties													
Interior Repair-K Room/other													First Floor Student Bathrooms
Bathroom Renovation													First Floor Student Bathrooms
Security Systems				\$9,060								2027	2017
Food service/Kitchen													
Oak Grove Total Capital Expenditures				\$58,717	\$20,436	\$0	\$74,205	\$50,000	\$0	\$0	\$110,000		

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PreK - Grade 6	Reference	Install Date	Life Service	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	Replacement	Notes
Academy School	Reference	Install Date	Expected Life	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	Long Term	47,138, sqft. 1960 & newer construction
Heating Systems													
Boilers	Wood pellet -oil bac	2015	25									2040	cost including design and site prep
Fuel tanks & distribution	10,000 gal	1995	30									2025	underground 10,000 gal tank, double wall
Control system	controls project	2015	15	\$8,290								2030	funded)
Duct System Cleaning	every 5 years				\$13,065					\$0	\$15,000	2029	9/20/18 KD
Unit Ventilators		various					\$196,499						All are from the 1960's, parts are obsolete but working well. If replacements are needed, it's approx. \$10,000 per classroom. FY21 related to Covid improvements, 11 UV replaced funded by IAQ grant
Electronic controls													
Fire Protection/													
Fire Panel Replacement		2018	15	28,897								2033	Replaced 2018
Signal Systems												0	
Telephone												0	E-911 done spring 2019
Security alarm/devices												0	
Roof Systems													
Roofing	West wing	1988	32									2020	replaced 1988 10,230 sqft
Roofing	East wing	review	30				\$89,250					2021	Requesting evaluation, approx. 7,000 sqft
Exterior Wall Systems													
Window systems	5 initial classrooms for fy 21; 15 Classrooms total						\$0						Replacement project estimate to be obtained 4,000 sqFt. Need new estimate for remaining 10 classrooms. The quote of \$98,569 is based on quote from Stevens & Assoc. and keeps the look of the building. Kelly and Matt would like to bid out for triple glaze, efficiency glass to compare costs
Renovation/Modular Replacement		2008		\$0	\$11,379	\$17,237	\$100,000	\$125,000	\$125,000	\$125,000	\$125,000	2018	Replace modular / PreK classrooms 2,000 square ft, \$1.4m, consider accomodating deaf and other programs. FY21 =project design phase
Grounds													
Fields													
Main Tractor	New tractor purchas	2015	15									2030	Tractor purchase for snow removal/salting

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PreK - Grade 6	Reference	Install Date	Life Service	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	Replacement	Notes
Athletic fields													
Swings/Playground	K-3 structure, swings			\$36,596					\$75,000			2028	Replace main structure, replace swings per insurance recommendation
Vehicular Systems													
Parking lots													See Stevens Report
Curbs / Sidewalks													
Driveway	main drive&side all	2022						\$30,000					
Site Utilities													
Storm drainage													New sewer and septic plan required. Unsure of requirements but changes will be necessary. State of VT info. to be released Dec. 2019.
Specialties													
Food service/Kitchen	walk-in cooler												
Cafeteria Tables	replace obsolete												12 total tables need to be replaced. Quote from WB Mason- Becky Dion.
LED lighting upgrade							\$25,000						in all classrooms- approx. \$900 per classroom
Carpet replacement	music,library						\$17,000						
Classroom countertops							\$12,000						Countertops and sinks will need to be tested for asbestos before replacement in certain classrooms
Rock wall removal	Unsafe												
Gym Ceiling Replacement							\$40,000						12x12 acoustic tiles needed. Install is probably similar to GSS Library.
Academy Total Capital Expenditures				\$73,783	\$24,444	\$17,237	\$479,749	\$155,000	\$200,000	\$125,000	\$140,000		

Brattleboro Town Schools Five Year Capital Plan

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PreK - Grade 6	Reference	Install Date	Life Service	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	Replacement	Notes
Other - Esteyville, Powers House and Canal Street													Canal 9,064 sqft, 1935
	Reference	Install Date	Expected Life	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	Long Term	Esteyville 2,144 sqft, 1872
Heating Systems													Powers House 3,171 sqft, 1903 est.
Boilers- Esteyville	Wood pellet & storage	2015	25									2040	Total cost \$36,000 (\$16,000 grant funded)
Boiler -Canal Street	Boiler	1964	45					\$45,000				2009	Review due for replacement -verify
Boiler-Powers House	Boiler												review oil boiler install date,
Fuel tanks & distribution	Estyville Oil Fuel tanks	1983	30										removed Nov.2015
	Canal Street	1995	30										2025 Canal St.
	Powers House												each
Roof Systems													
Roofing	various	various											updated
Canal Street	slate	1996											to bell tower section
Esteyville	slate												Review annual repair
Powers House	asphalt shingle	1996			\$0		\$15,000					2018	Summer 2018 FY19 Budget
Exterior Wall Systems													
Brick Re-Pointing													Canal Stone façade
Window systems													
Grounds													
Trees	Other Properties												Crowell lot -see plan
Retaining walls	Canal Street												front and rear retaining walls
Other Buildings Total Capital Expenditures				\$0	\$0	\$0	\$15,000	\$45,000	\$0	\$0	\$0		
Total Brat. Town Schools Capital Plan Acquisitions				1,138,500	135,304	162,398	663,971	355,000	310,000	185,000	290,000		1,803,971
Estimated Actual													
Sources of Funds:					4								
Operating Budget-annual appropriation-net of other sources 1				539,717	135,303	149,703	284,000	285,000	300,000	300,000			
General Fund Transfers to Capital Reserve Fund					346,698	293,213							
Long term Debt Financing 2				-									Project
Grant Sources/Interest 3				145,000	180		236,704						
Subtotal Sources				684,717	482,181	442,916	520,704	285,000	300,000	300,000			
Variance (-reduces reserve/+increase reserve)				(453,783)	346,877	280,518	(143,267)	(70,000)	(10,000)	115,000			
Projected Capital Reserve Fund Balance				55,119	401,996	682,514	539,247	469,247	459,247	574,247			

Dummerston School

Draft as of 12.15.20 **Projects Subject to Board Approval**

Fiscal Year Ending June 30 of each year

	Reference	Install Date	Expected Life Service (yrs)	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	Long Term Replacement Date	Notes
Swings/Playground	playground structures; main playground swings, PreK climbing structures							\$35,000				0	Anticipate funding support from Community Groups
Vehicular Systems													
Parking lots	Entry Paving	2019	25	\$19,300	\$0							2044	front entry area, J Evans Construction
Specialties													
Library Ceiling												0	
Waste handling equipment												0	
Flooring	replace carpeting; asbestos abatement; bathroom flooring; kitchen flooring						\$4,500	\$6,000	\$6,000	\$6,000		0	phased replacement
Cafeteria Tables		2007	15					\$16,000				2022	replacement
PreK Renovation	cont. expansion in 2	2020										2040	
Food service/Kitchen												0	
Bathrooms	replacement of sinks and faucets, stall partitions												

Total Capital Plan Acquisitions	40	57,633	-	-	100,104	57,000	6,000	281,000	-					<u>444,104</u>
Estimated Actual													5 year cumulative totals	

Sources of Funds:													
Operating Budget-annual appropriation-net of other sources 1				57,633			-	75,000	75,000	125,000	75,000		
General Fund Transfers to Capital Fund				-									
Long term Debt Financing 2				-									
Grant Sources 3				-			34,704						
Subtotal Sources				<u>57,633</u>	-	-	<u>34,704</u>	<u>75,000</u>	<u>75,000</u>	<u>125,000</u>	<u>75,000</u>		
Variance (-reduces reserve/+increase reserve)				-	-	-	(65,400)	18,000	69,000	(156,000)	75,000		
Projected Capital Reserve Fund Balance				1,245	1,245	1,245	(64,155)	(46,155)	22,845	(133,155)	(58,155)		
				audited	audited	estimated->							

Guilford School

Draft as of 12.15.20 **Projects Subject to Board Approval**

Fiscal Year Ending June 30 of each year

	Reference	Install Date	Expected Life Service (yrs)	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	Long Term Replacement Date	Notes
Insulation												0	R value unknown. When replacing- flat roof add insulation to bring R value to 50, Bring pitched roof to R-30
Exterior Wall Systems													
Window systems		1958	64					\$50,000	\$50,000			2022	provide location and # of units
Parking lots												0	front entry area
Specialties													
Flooring												0	Gym floor was installed 2010
Total Capital Plan Acquisitions				253,625	27,397	-	241,353	110,000	125,000	60,000	-		536,353
Estimated Actual													5 year cumulative totals
Sources of Funds:													
Operating Budget-annual appropriation-net of other sources 1				158,625		30,000	30,000	53,085	80,000	75,000	75,000		
General Fund Transfers to Capital Fund													
Long term Debt Financing 2				-									
Grant Sources 3				95,000			181,353						
Subtotal Sources				253,625	-	30,000	211,353	53,085	80,000	75,000	75,000		
Variance (-reduces reserve/+increase reserve)				-	(27,397)	30,000	(30,000)	(56,915)	(45,000)	15,000	75,000		
Projected Capital Reserve Fund Balance				84,312	56,915	86,915	56,915	-	(45,000)	(30,000)	45,000		
				audited	audited	estimated->							

Putney Central School

Draft as of 12.15.20 Projects Subject to Board Approval

Fiscal Year Ending June 30 of each year

	Reference	Install Date	Expected Life Service (yrs)	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	Long Term Replacement Date	Notes
PreK-Grade 8													
Heating Systems													
Boilers	Froling Pellet Boiler	2018	30		\$75,742							2048	replaced ACT boiler, upgraded controls
Control System	Control Technology	2018	10									2028	upgraded hvac controls concurrent with Froling boiler upgrade, see commissioning report Sept 2019
Fire Protection/Systems													
Fire Panel Replacement													
Mechanical Controls & Lighting													
Unit Ventilators / AHU							\$13,000						HRV east wing to meet ASHRAE code per Covid guidance, funded by IAQ grant
Electronic controls							\$12,978					2028	Control sequencing to meet ASHRAE guidance, funded by IAQ grant
Signal Systems												0	
Telephone		2019	8	\$5,050								2027	
Fire alarms												0	
Security alarm/devices								\$3,000				0	
Roof Systems													
Roofing	Section Replacements	2016	25	\$67,810		\$9,997		\$15,000		\$80,000		2041	Section replaced 2016, section replaced 2018, section 2020. Both "pod" and gym roofs will need replacing soon. Multiple, short-term repairs have been performed on both. Estimate \$50-75K for gym, \$25-35K for pod roof, which should be replaced sooner rather than later.
Flashing and trim								\$6,000				0	Sills in glass hallway area should be replaced asap. Significant degradation of the sill materials (PT wood?) is present. Estimate \$6K. Water damage to siding on "pod" classroom is getting worse as time goes on, and so should be remediated as soon as possible in order to avoid more extensive/expensive repairs. Estimate \$5000. Vertical trim on sides of middle school doors is rotted and should be replaced. Estimate \$2500.

Putney Central School

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	Reference	Install Date	Expected Life Service (yrs)	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	Long Term Replacement Date	Notes
Exterior Wall Systems													
Exterior Doors								\$10,000				0	10 middle school doors should be replaced with insulated units that have smaller glass sections. Estimate \$1000 each. Double doors into gym (2) should be replaced with more energy-efficient units. Estimate \$2500 each.
Grounds													
Soccer Field Improvement		2020	10									2030	
Swings/Playground	playground structures								\$50,000			0	Playground needs upgrade. Borders need replacement. Estimate \$25K+ for border work; additional \$25K-? for playground equipment. Both PK and K-5 playgrounds require permanent, structural shaded areas. Estimate \$5K each.
Outdoor learning spaces								\$15,000	\$15,000	\$15,000			Based on our experience with outdoor classrooms in the forest, an on-campus program aimed at gradually building out exterior classrooms/semi-permanent shelters (think lean-to type buildings) makes sense. Estimate \$5K each; complete 3/year over the next three years, beginning summer of '21.
Vehicular Systems													
Parking lots		2020	12									2032	front entry area
Specialties													
Painting - interior	classrooms											0	
Bathroom					\$4,104								
Forest Conservation					\$15,000								
PreK Renovation													
Food service/Kitchen		2019	20		\$26,922							2039	Walkin Freezer & Shed

Total Capital Plan Acquisitions [General & Capital Funds] 67,810 126,818 9,997 25,978 49,000 65,000 95,000 - 234,978

Estimated Actual 5 year cumulative totals FY20-24

Sources of Funds:

Operating Budget-annual appropriation-net of other sources 1	-	16,848				50,000	50,000	50,000	50,000
General Fund Transfers to Capital Fund									
Long term Debt Financing 2	-	401							
Grant & Interest Sources 3	321	26,922		25,978					
Subtotal Sources	321	44,171		25,978		50,000	50,000	50,000	50,000
Variance (-reduces reserve/+increase reserve)	FY17	(67,489)	(82,647)	(9,997)	-	1,000	(15,000)	(45,000)	50,000
Projected Capital Reserve Fund Balance	160,133	92,644	9,997	0	0	1,000	(14,000)	(59,000)	(9,000)
	audited	audited	audited	audited	estimated->				