



Capital Improvement Plan

FY24 - FY28

VISION

To create high quality and **inspirational** educational environments for our community

MISSION

To **continually improve** the facilities we manage by deploying resources in a well-planned and efficient manner to **maximize value to those we serve**

CORE BELIEFS



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Capital Improvement Plan

FY24 - FY28

Facilities

- 18 buildings totaling 1,335,108 square feet
- 60 years = average building age
- 210 acres of land
- 5,583 tracked assets
- 6,422 annual work orders



Technology

- 86 terabytes of managed storage space
- 20 routers
- 401 wireless access points served by 2 controllers
- 63 servers
- 1,210 phones on 2 phone servers
- 13,363 personal/classroom devices (incl, SmartBoards)
- 9,397 annual help desk tickets



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- Capital Improvement *Plan* – NOT a funded budget
- Prioritizes 5 years of projects SHOULD funding become available
- Contains all major infrastructure improvement projects and capital asset purchases
- Funded through/by: District general budget, Capital Reserve (potentially 2%), grants, or bonding
- Projects “live” in plan until they are funded

Lack of funding predictability
drives planning strategy



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Current Year Review

What is a CIP?

50 out of 56 projects contained in the FY19-FY23 CIP have been completed or are in-process

- 98% of original plan budget of \$21,677,344 funded
- 5 projects still exist in current plan, only 1 removed

Total capital investments in Facilities from FY19 to FY23 = \$48,013,621

- \$11.6M (24%) from operating budget
- \$15.8M (33%) from grants
- \$16M from Federal ARP/ESSER
- \$4M from town bonding

Execution of the CIP has led to equitable upgrades throughout the portfolio



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The First 5 Years - Target Achieved
FY19 through FY23 Investments

	<u>FY19</u>	<u>FY20</u>	<u>FY21</u>	<u>FY22</u>	<u>FY23</u>	<u>Total</u>	<u>Notes</u>
Prog 80- 450001	\$ 469,861	\$ 480,284	\$ 1,040,880	\$ 1,055,458	\$ 672,200	\$ 3,718,683	In FY21 and FY22, expenses that were accrued in 720001 to be reimbursed by cap reserve were instead transferred and expensed here (no reimbursement sought due to excess operating funds)
Prog 80- 720001 (Cap Reserve Clearing)	\$ 456,800	\$ 850,275	\$ 1,853,579	\$ 1,883,584	TBD	\$ 5,044,238	These are amounts transferred IN to cap reserve- actual spending can happen anytime after that, listed by contribution year since it can be considered the year of investment
Prog 81 - Johnson Controls Debt Svc	\$ 775,474	\$ 337,275	\$ 517,084	\$ 615,645	\$ 636,725	\$ 2,882,203	FY26 is final payment
Subtotal- Operating Budget	\$ 1,702,135	\$ 1,667,834	\$ 3,411,543	\$ 3,554,687	\$ 1,308,925	\$ 11,645,124	
						24%	of total investment
State School Construction Grants	\$ 544,029	\$ 125,751	\$ 4,991,992	\$ 3,670,073	\$ 1,849,094	\$ 11,180,939	Based on award date. Completed projects are actuals, in process projects are grant max. O'Brien (FY23) EST
Alliance Construction Grants	\$ 1,080,000		\$ 1,080,000			\$ 2,160,000	
Commissioner's Network Grants		\$ 124,600				\$ 124,600	
Urban Act Grants					\$ 1,844,081	\$ 1,844,081	
LP Schools Grants	\$ 161,500		\$ 122,700			\$ 284,200	
Security Grants				\$ 238,216		\$ 238,216	
Subtotal- Grants	\$ 1,785,529	\$ 250,351	\$ 6,194,692	\$ 3,908,289	\$ 3,693,175	\$ 15,832,036	
						33%	of total investment
CRF/ESSER/ARP			\$ 90,546		\$ 15,840,000	\$ 15,930,546	ESSER/ARP are estimates if all projects completed with current budgets as of 12/15/22 by 9/30/2024
Bonded (MS/HS Roof) Local Share Only			\$ 4,000,000			\$ 4,000,000	Bonded projects considered spent in year funded. Local Share only, rest of \$11,620,000 project in Grants
Food Services					\$ 505,915	\$ 505,915	
Energy Rebates					\$ 100,000	\$ 100,000	
Total	\$ 3,487,664	\$ 1,918,185	\$ 13,696,781	\$ 7,462,976	\$ 21,448,015	\$ 48,013,621	

Note: Funds are displayed in the year allocated to projects, not actual spend or completion date.
Facilities projects only.

Increasing investment through the annual Operating Budget will ensure long term sustainability of building improvements



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Incremental Building Portfolio Improvements
FY19 through FY23 Investment Detail

Included in CIP for FY23 - \$3,774,658 Local Share - \$1,274,562

HVAC Unitary Replacements	\$100,000	O'Brien Roof Replacement	\$2,419,330 (LS \$580k)
Fleet Vehicle Replacement	\$74,248	Security Improvements – District Wide	\$288,061 (\$0 LS)
Flooring Replacements	\$50,000	EHHS Softball Field Renovation	\$250,000
Classroom Refreshers	\$35,425	EHHS Bell, Clock and PA System - 80	\$95,990
Maintenance (Heavy) Equipment Replacement	\$20,000	Wireless Access Points	\$74,250 (LS \$52,360)
Gym Floor Refinishing (SL and LF)	\$65,455	Instrument Replacements	\$21,000
Woodland Playscape	\$115,774	Warming Cabinet Replacements	\$36,400
Exterior Signage Phase 2	\$35,116	EHHS Cafe Sound Attenuation	\$29,194
Food Service Equipment	\$64,415		

**Only 34% of total FY23
CIP project costs utilized
BOE Funds**



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Current Year Review
FY23 Completed / In Process Projects

FY24-FY27 CIP Projects Funded in FY23 - \$2,053,205		LS=\$151k	Reason
Woodland Gym Floor Replacement	\$151,124		Woodland Enrollment Effort
EHHS/EHMS Locker Room Renovations	\$700,000		Urban Act Grant Opportunity with Specific Criteria
EHHS Lecture Hall Renovations	\$162,942		
EHMS Auditorium Renovations	\$455,250		
EHMS Auditorium HVAC	\$145,750		
EHHS Auditorium Lighting/Ceiling	\$65,139		
EHHS Auditorium Refresh	\$65,000		
HS RTU 2&3 Replacement	\$100,000		100% Funded by Energy Rebates
Food Service Equipment	\$208,100		Excess Food Services Reserves

FY23 CIP NOT Funded - \$448,105	
Hockanum Tunnel Piping and Abatement	\$170,000
Elevator 2D Mod	\$194,218
Piano Restorations	\$33,000
Silver Lane- Wheelchair Lift	\$25,887
EHHS Pool Re-grout	\$25,000

Non-CIP Funded - \$154,682	
Misc. Construction Work (Fire Panels, Water/Sewer Work, Fencing)	\$105,815
Woodland Gym Refresh Work	\$48,867

Unique - \$402,000		LS=\$205k
Budget Expansion – EHHS Locker Rooms and Woodland Gym Windows (FY22 CIP Project)	\$205,000	
Food Services Equipment Beyond CIP	\$197,000	



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Current Year Review
FY23 Completed / In-Process Projects

Plan vs Actual Execution

	FY23 Approved Capital Plan	FY23 Actual Capital Funding	Variance
Total	\$ 3,595,959	\$ 6,384,645	\$ 2,788,686
Local Share	\$ 1,594,474	\$ 1,982,368	\$ 387,894

Adherence to Plan



- 17 out of 22 projects in FY23 CIP were funded
- 10 of 12 additional projects were pulled from FY24-FY27 in the CIP and funded
- **Fidelity = 98% of funding directed towards existing CIP Projects**



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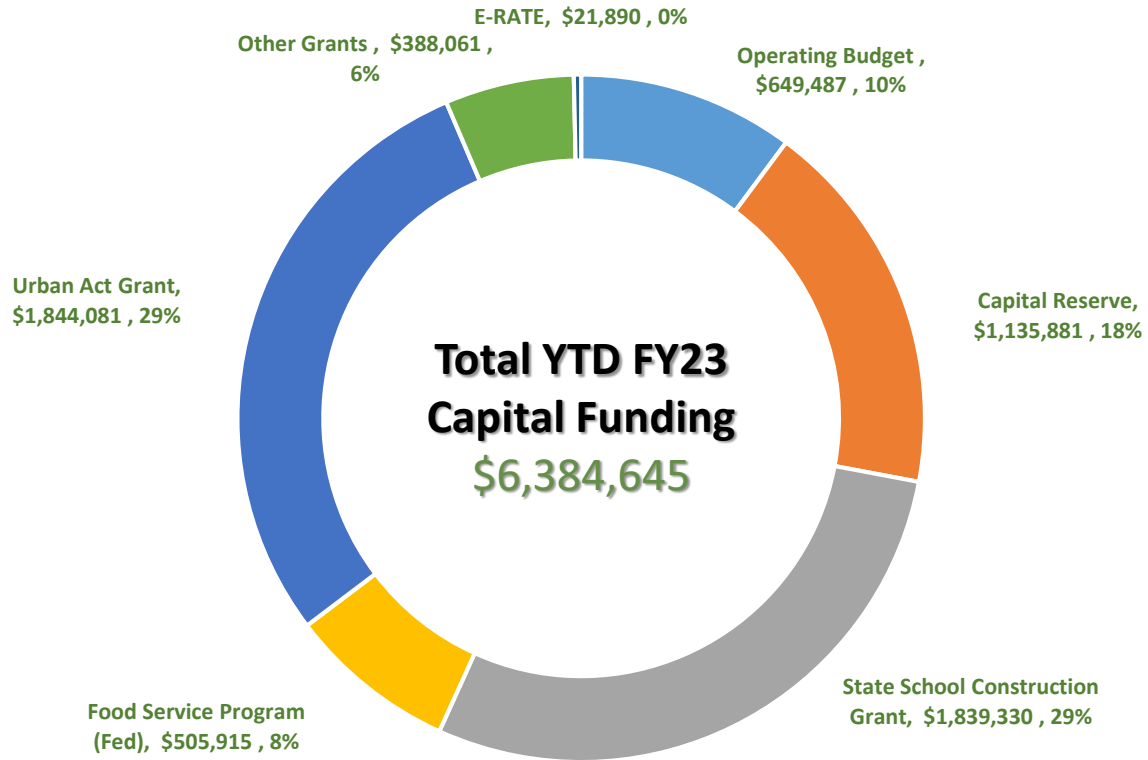
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Note: ESSER/ARP Projects not included as they funded (and therefore removed from the CIP) projects in the prior year

Current Year Review
FY23 YTD Funding Analysis

Funding Sources



Does not include ARP/ESSER projects



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Current Year Review
FY23 YTD Funding Analysis

Out of a combined **\$30.4M** of one-time federal funds →
\$17.7M will be utilized for infrastructure between FY22 and FY24

Facilities

- Window wall replacements - OCE,OCW, MB,NR (\$5.1M)
- Window wall replacements- GW,PK (\$2.5M)
- EHHS generator install (\$900k)
- EHHS Tri-gen replacement (\$2.3M)
- SBHCs - Sunset Ridge and Woodland (\$365k)
- District-wide IAQ upgrades (\$4.7M)

Technology

- Continuation of student/staff 1:1 device program (\$628k)
- IT infrastructure: Servers, storage, etc. (\$1.1M)
- Classroom Smart Boards (\$132k)

Projects are all on target for completion by grant end dates (ESSER2=9/30/23, ARP=9/30/24)



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One-Time Federal Funds
Leveraging ARP and ESSER2

Deleted (16) funded projects from FY23-FY27 CIP

Removed FY23 funded portion of (10) multi-year projects

Pushed forward (5) unfunded FY23 projects

Scoped and added (18) total new projects - (12) in FY28 alone

Updated budgets, reprioritized, and balanced project mix



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Plan Formation
Changes from FY23-FY27 Plan

5-Year Capital Improvement Plan FY24-FY28

Project Description / Submittal Sheet

Location: Norris

Project Name: Roof Replacement

Requested By: Facilities

Project Category: Building Envelope

Background/Rationale: The current roofing system was installed in 1996 when the east wing addition was constructed, and consists of architectural shingles over a wood deck. The architectural shingles are rapidly deteriorating, leading to roof leaks. Known premature failure issue with shingles from of this manufacturer/vintage (BPCO) led to a 2012 class-action settlement, under which EHPS made claim in 2018. North wing was last replaced in 1989 and will be of replacement age (35 years) in FY2024. 100 wing (west) was replaced in 2013 as an insurance claim, but has 3-tab style shingles and should be replaced with architectural grade shingles to match the balance of the building.

Project Scope: Strip existing shingles, underlayment, and flashing, exposing roof deck. Install new flashings, underlayments, and architectural grade shingles. Per existing roof warranty data, total of 363 squares (36,300 sf) for E/N wings. Approximately 54,450 of roofing total.

Financial Summary Note: Eligible for State OSCGR Reimbursement of ~76.43% (FY2022). 100 wing will only be

	<u>FY24</u>	<u>FY25</u>	<u>FY26</u>	<u>FY27</u>	<u>FY28</u>	<u>Total</u>
Design	\$ 15,000					\$ 15,000
Construction	\$ 435,600					\$ 435,600
Furniture						\$ -
Other 1						\$ -
Other 2						\$ -
Other 3						\$ -
Total	\$ 450,600	\$ -	\$ -	\$ -	\$ -	\$ 450,600
<i>Potential Reimb</i>	\$ 284,125	\$ -	\$ -			\$ 284,125

Procurement Method: Public Bid

Estimate Basis: \$8/sf, SSR Project Escalated

FY Added to Plan: 2019

Funding Source: Cap Reserve. Partial State Reimb



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Tentatively Funded*			
ChromeBooks (Students) Refresh Cycle	\$ 499,768	Food Service Equipment Replacement Program	\$ 53,872
Virtual Server (Host) Refresh Cycle	\$ 411,653	Fleet Vehicle Replacements	\$ 50,000
Virtual Server Storage and Backup Storage	\$ 278,908	Flooring Replacements	\$ 50,000
Crack Sealing - Pkg Lot / Driveway	\$ 25,000	Site Signage Replacement Program	\$ 50,000
Switch (IT) Refresh Cycle	\$ 235,897	Secondary Entrance Door Hardware	\$ 50,000
Elevator 2D Modernization	\$ 230,000	District-Wide Classroom Refreshers	\$ 40,000
Router Refresh Cycle	\$ 173,697	Laptops (Staff) Refresh Cycle	\$ 37,188
Woodland Classroom Refreshers	\$ 170,000	Gym Floor Refinishing	\$ 35,000
Woodland Bathroom Renovations	\$ 117,500	Pool Re-grout	\$ 35,000
HVAC Unitary Replacement	\$ 100,000	Choral Risers	\$ 22,000
Wireless Controller Refresh Cycle	\$ 98,000	Maintenance Equipment (Heavy) Replacements	\$ 20,000
Woodland Hallway Renovations	\$ 95,000	Cafe Refreshers	\$ 10,000
		Total	<u>\$2,888,481</u>
		Estimated Local Share (LS)	\$1,153,372

Unfunded (As of 1/2022)	
Norris Roof Replacement	\$ 450,600
Firewall Replacement	\$ 264,940
CIBA Exterior Entrance Renovation	\$ 168,000
Playscape Replacements	\$ 121,923
SmartBoard Refresh Cycle	\$ 87,235
Access Point Expand/Refresh Cycle	\$ 75,571
EHHS Restroom Renovations- Deisgn	\$ 25,000
Musical Instrument Replacements	\$ 25,000
AC System Evaluation / Reengineering	\$ 25,000
CIBA Restroom Conversion	\$ 25,000
Total	<u>\$1,268,269</u>
Estimated Local Share (LS)	\$707,052

Record level of funding secured entering next fiscal year due to ARP funding for IT Infrastructure

*Assumes Town funding of FY24 BOE Proposed Budget



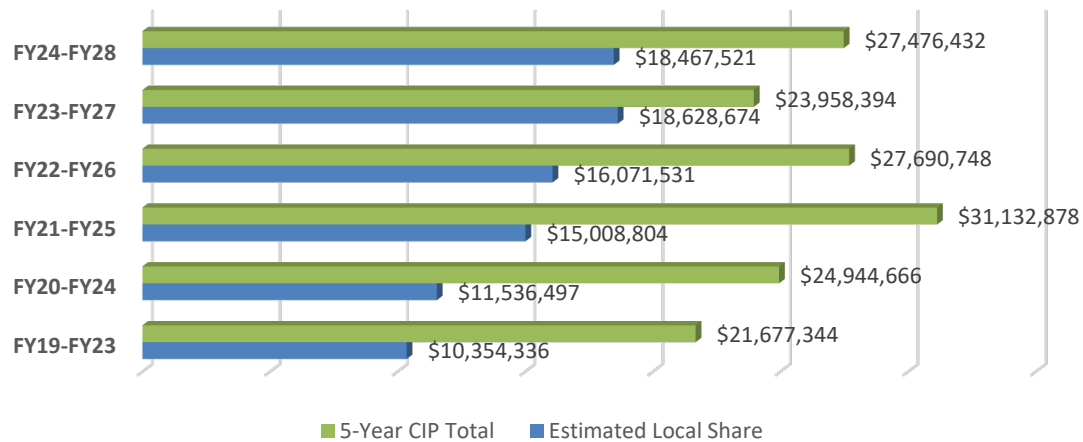
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Total FY24 CIP = \$4,156,751
Local Share = \$1,860,242

FY24-28 CIP Summary and Analysis
 FY24 Focus

Projects By Building						
	FY24	FY25	FY26	FY27	FY28	5 Year Total
District Wide (Impacts Multiple Buildings)	\$ 2,793,651	\$ 2,101,750	\$ 2,456,657	\$ 2,449,551	\$ 2,342,991	\$ 12,144,600
Administration	\$ -	\$ -	\$ -	\$ -	\$ 52,167	\$ 52,167
CIBA	\$ 193,000	\$ 125,000	\$ -	\$ 117,321	\$ 523,992	\$ 959,313
EHHS	\$ 302,000	\$ 6,268,068	\$ 740,000	\$ 2,010,357	\$ 497,855	\$ 9,818,280
EHMS	\$ 35,000	\$ 548,334	\$ 26,000	\$ 25,000	\$ 135,131	\$ 769,465
Facilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Goodwin	\$ -	\$ -	\$ 275,000	\$ 100,000	\$ 190,000	\$ 565,000
Hockanum	\$ -	\$ 330,000	\$ -	\$ -	\$ -	\$ 330,000
Langford	\$ -	\$ 160,000	\$ -	\$ -	\$ -	\$ 160,000
Mayberry	\$ -	\$ -	\$ -	\$ 431,644	\$ -	\$ 431,644
Norris	\$ 450,600	\$ 382,060	\$ 25,000	\$ 88,149	\$ -	\$ 945,809
O'Brien	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
O'Connell East	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
O'Connell West	\$ -	\$ -	\$ 302,000	\$ -	\$ 28,982	\$ 330,982
Pitkin	\$ -	\$ -	\$ -	\$ -	\$ 37,097	\$ 37,097
Silver Lane	\$ -	\$ -	\$ -	\$ 92,882	\$ 95,000	\$ 187,882
Stevens (Synergy)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sunset Ridge	\$ -	\$ -	\$ -	\$ -	\$ 361,694	\$ 361,694
Woodland	\$ 382,500	\$ -	\$ -	\$ -	\$ -	\$ 382,500
Total	\$ 4,156,751	\$ 9,915,212	\$ 3,824,657	\$ 5,314,904	\$ 4,264,908	\$ 27,476,432

5-Year CIP Target = \$20-30 Million
With 50-60% Local Share
60-90 Total Projects
This plan = 82 Projects, 68% LS



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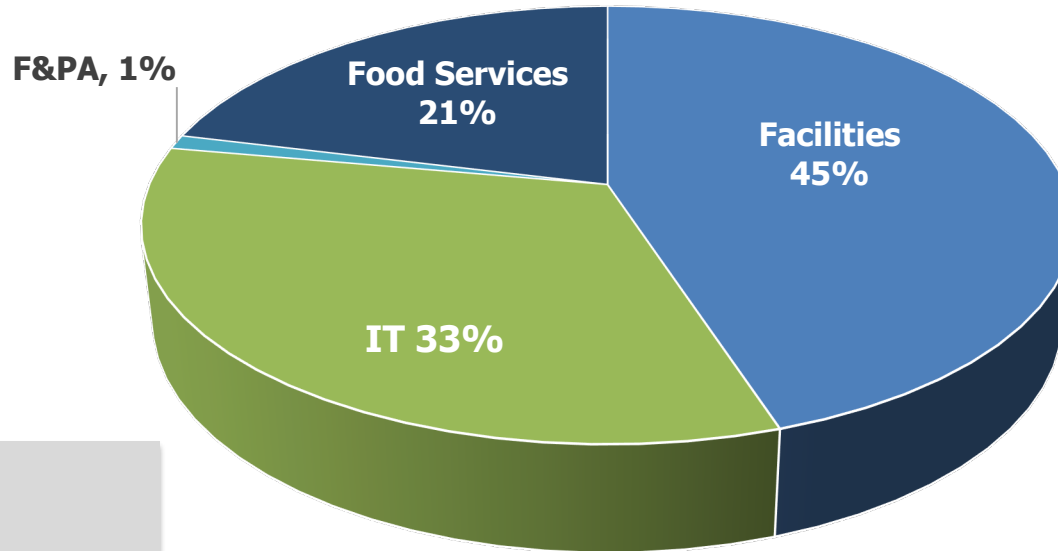
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FY24-FY28 CIP Summary and Analysis

Projects by Building / Plan History

Projects By Category						
	FY24	FY25	FY26	FY27	FY28	5 Year Total
Building Envelope	\$ 450,600	\$ 76,000	\$ -	\$ -	\$ 52,167	\$ 578,767
Interiors	\$ 557,500	\$ 1,343,860	\$ 775,000	\$ 1,493,423	\$ 498,131	\$ 4,667,914
Mechanical, Electrical, Plumbing, Fire Protection	\$ 125,000	\$ 558,334	\$ 533,000	\$ 442,298	\$ 291,079	\$ 1,949,711
Security	\$ 50,000	\$ 75,000	\$ 50,000	\$ 25,000	\$ -	\$ 200,000
Site Work	\$ 364,923	\$ 295,131	\$ 348,435	\$ 773,031	\$ 1,277,883	\$ 3,059,404
Network Hardware	\$ 848,105	\$ 561,168	\$ 661,204	\$ 787,290	\$ 728,674	\$ 3,586,440
Devices	\$ 536,956	\$ 663,254	\$ 858,314	\$ 900,390	\$ 945,409	\$ 3,904,323
Server Hardware	\$ 690,561	\$ -	\$ -	\$ -	\$ -	\$ 690,561
Instructional Equipment	\$ 154,235	\$ 585,003	\$ 267,003	\$ 315,190	\$ 245,165	\$ 1,566,596
Food Service	\$ 63,872	\$ 5,537,462	\$ 136,701	\$ 44,400	\$ 23,400	\$ 5,805,835
Other	\$ 315,000	\$ 220,000	\$ 195,000	\$ 533,882	\$ 203,000	\$ 1,466,882
Total	\$ 4,156,751	\$ 9,915,212	\$ 3,824,657	\$ 5,314,904	\$ 4,264,908	\$ 27,476,432

Managing Department



Facilities “Standard” Prog 80:

- HVAC Unitary Replacements - \$100k/yr
- Fleet Vehicle Replacements - \$50-80k/yr
- Flooring Replacements - \$50k/yr
- Classroom “Refreshers” - \$30k/yr
- Crack Sealing - \$25k/yr Maintenance (Heavy) Equipment - \$15-\$20k/yr
- Gym Floor Restorations - \$50-\$60k/yr thru FY25
- 5-Year Signage Replacement Program - \$35-\$50k/yr thru FY27

Almost always partially diverted to fund emergencies

Tech Ongoing Refresh Cycles:

- Access Points - \$75-\$205k/yr
- Student Devices - \$450-\$500k/yr
- Smart Boards - \$150-\$300k/yr
- Staff Devices - \$175-\$250k/yr
- Routers, Switches, Storage, Servers - ~\$300-\$500k/yr

ARP and ESSER2 funding most thru **FY2024.**
Serious Sustainability Concerns

Other Ongoing Projects:

- Food Service Equipment - \$45-\$65k/yr
- Musical Instrument Replacements - \$25k/yr



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FY24-FY28 CIP Summary and Analysis

Cyclical Projects

Funding Sources						
	FY24	FY25	FY26	FY27	FY28	5 Year Total
Estimated Local Share	\$ 1,860,424	\$ 4,898,408	\$ 3,303,613	\$ 4,703,626	\$ 3,701,451	\$ 18,467,521
Potential State OSCG Reimbursement	\$ 284,125	\$ 4,595,473	\$ -	\$ -	\$ -	\$ 4,879,598
Committed Grants (ARP/ESSER)	\$ 1,735,110	\$ -	\$ -	\$ -	\$ -	\$ 1,735,110
Potential E-Rate Reimbursement	\$ 277,092	\$ 421,330	\$ 521,044	\$ 611,278	\$ 563,458	\$ 2,394,203
High Potential Grant or Grant Contingent Projects						\$ -
Total	\$ 4,156,751	\$ 9,915,212	\$ 3,824,657	\$ 5,314,904	\$ 4,264,908	\$ 27,476,432

Reserves

- FY20 thru FY22 allowed for healthy Capital Reserve deposits
- \$2.4M available for facilities, \$283k IT - \$1.8 will likely be directed towards EHHS Kitchen Project
- Saving ~\$647k of reserves for emergencies, grant leveraging, and GB ballast - prudent strategy

Budget

- Inability to expand annual budget allocation to “bake in” capital
- Ideally annual budget would have a district-wide capital program of at least \$1.3M (\$1/sf)
- Lean and accurate budgets leave no room for capital reserve unless unexpected savings during year

Cliff

- Sustainability of 1:1 device program and related infrastructure past FY24 uncertain
- Re-entry of costs into general budget in FY25 = less opportunity for Capital Reserve
- Current projects will increase operating costs



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FY23

- Projects aligned to plan – 27 projects funded - 98% of \$ tied directly to the FY23-FY27 CIP
- Unexpected Urban Act Grant allowed funding to exceed target
- Only 5 projects in FY23 not funded – pushed forward

FY24 - FY28

- IT now makes up 33% of plan
- (18) new projects added, mostly to FY28
- Long range, incremental planning is working!
- \$27.5M / \$18.5M Local Share

Tangible, Realistic and Flexible remain guiding principles of the CIP



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THANK YOU!



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FY24-FY28 CIP