

Salem City Schools
Capital Improvement Plan (CIP) for 2025-2030 and Projects for FY 2024
October 10, 2023

Summary of Issue:

This report is to request the Board to:

1. Approve the proposed projects for FY 2024 from the 6/30/2023 year-end balance and the funding of these projects (Capital Reserve) (Attachment A)
2. Approve the proposed 2025-2030 Six Year CIP (Attachment B with Appendix C for HVAC & Roofing lists)

Background:

Salem's school buildings require on-going major maintenance projects on a regular basis due to age. In recent years this has included such things as roofing replacement, heating and air conditioning work, building renovations, door and window updates, classroom upgrades and similar.

In addition, the division has used capital reserve funds traditionally to replace buses, supplement its technology budget, and replace major cafeteria equipment on a planned regular basis to even out future necessary outlays. With the balance available from this past fiscal year, the projects in attachment A are the requests from the Division on how to use these funds.

There are 4 categories of how a fund balance is to be reported in the Capital Projects Fund for financial reporting purposes within the statement:

1. **Restricted Fund Balance** - restricted by external creditors (debt covenants) grantors, contributors
2. **Committed Fund Balance** - amounts that can only be used pursuant to constraints imposed by legislation, resolution, or ordinance and the constraints can only be removed by the same method
3. **Assigned Fund Balance** - amounts that are constrained by the government's *intent to be used for specific purposes*, but neither restricted or committed
4. **Unassigned Fund Balance** - any residual fund balance not in the first 3 categories.

Policy Reference:

FB, Facilities Planning

Fiscal Impact:

At this time, \$1,004,948 of the unallocated capital reserve funding will be categorized in Assigned Fund Balance. The total projects anticipated during the current fiscal year

from capital reserve are listed in Attachment A. The total project requests in the CIP for the six-year period FY 2025-2030 are \$22,683,517 per Attachment B.

Recommended Motion:

Move approval of the projects for FY 2024 using funding from the 6/30/2023 year-end balance, meals tax, and fund balance and request that City Council appropriate funding from these balances as required, and move approval of the FY 2025-2030 CIP.

Salem City Schools		10/10/2023
CIP Requests from Principals and Central Administrators - FY 2023 Fund Balance		
		Attachment A
Capital reserve balance at 6/30/2023 - UNAUDITED		\$691,493
Plus: amount to be used from Fund Balance and/or Meals Tax excess (\$258,000)		\$313,455
Available for FY 24 projects/future AE/construction		\$1,004,948
<u>Name of Project</u>	<u>Notes</u>	<u>Estimated Cost, if known</u>
Local Match for Extended School Year Grant	We received the grant of \$300,000 with a 20% match requirement. That would be \$60,000.	\$60,000.00
Local Match for School Security Grant	We applied for the max grant of \$250,000 with a 25% match requirement. That would be \$62,500. \$50,000 left in account, so only \$12,500 needed.	\$12,500.00
SHS Chiller Repair	When working on other chiller repairs, extensive repairs were noted that needed correcting and could not wait.	\$55,000.00
COPS School Violence Prevention Program Grant Local Match of 25%	Requested \$100,000 with a local match of \$25,000 for weapons detection systems.	\$25,000.00
	Requirement	\$152,500
West Salem Boiler Replacement (1 of 2)	City Maintenance Request. Due for replacement.	\$100,000.00
Continued Roof Work	City Maintenance Request. Coating, in place of tear off and replace, plans continued as far as funding will provide.	\$368,000.00
ALMS Cooling Tower Replacement	City Maintenance Request. Due for replacement.	\$80,000.00
Replacement of 2 Split System units at West Salem Gym - Phase I	City Maintenance Request. Due for replacement.	\$150,000.00
HVAC Controls Replacement/Update in SHS Art Room	City Maintenance Request due to current systems not working properly	\$10,000.00
	City Requests	\$708,000
Update Push Bars at East	Doors 7, 9, and 10 per (safety audit).	\$25,000.00
Replacement of Smoke & Duct Detectors - Phase I	Inspections found that the devices are getting close to allotted response time per code, and thus require replacement. This would do half with the other half to be done next year.	\$10,000.00
	Safety	\$35,000
Cooling of MDF/IDF Closets Phase I	MDFs and IDFs are switch closets at the various school locations. MDFs are the Main Distribution and IDFs are Integral Distribution. The switching equipment typically generates considerable heat and when the heat is too high the equipment can fail. Cooling these environments helps ensure longer life of the investment and also helps eliminate potential downtime due to equipment failure.	\$28,568.00
Door Badge Reader Software Replacement (ProWatch)	Current system is lacking and unsupported. This is a solution to mitigate door lock failures that occur almost weekly.	\$24,130.00
Phone System SRST	Current survivable remote site telephone gateways are unsupported and aged out. This makes for safety implications. Phone systems need to be covered where possible.	\$29,500.00
Division Cat6 incremental installation/replacement	30 drops at \$575/drop. The CAT6 cabling request is intended to phase out old CAT5 cabling that has limited shielding that can be disrupted more easily than newer cabling that also comes with greater throughput/capacity.	\$17,250.00
	Technology	\$99,448
Program Addition at SHS - EMT/Health Sciences	SCS is looking to start an Emergency Medical Technician (EMT) Program for the 1st time and will need startup costs for the program.	\$10,000.00
	Instruction	\$10,000
Total		\$1,004,948
	(Over)/Under Budget	\$0

Salem City Schools										10/10/2023		
Six Year Capital Improvement Plan (CIP) for FY 2025-2030												
October 2023 School Board Meeting										Attachment B		
Inflation factor												
1.03										TBD=Date To Be Determined		
	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	Total					
	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	TBD	FY 2025-2030			Comments	
WHERE THE FUNDING WILL COME FROM:												
Future Capital Reserve Funds	\$3,175,890	\$3,186,179	\$6,522,842	\$2,230,661	\$4,305,249	\$1,429,359	\$1,635,000	\$22,485,180				
Cafeteria Fund Balance	\$41,386	\$52,028	\$32,689	\$23,370	\$24,071	\$24,793	\$0	\$198,337				
	\$3,217,276	\$3,238,207	\$6,555,531	\$2,254,031	\$4,329,320	\$1,454,152	\$1,635,000	\$22,683,517				
								\$22,683,517				
WHERE THE FUNDING WILL BE SPENT:												
Category 1: Recurring Projects	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	Total					
	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	TBD	FY 2025-2030				
General System-Wide Roof Replacement on Regular Schedule	\$944,514 FCR	\$605,000 FCR	\$575,000 FCR	\$592,250 FCR	\$610,018 FCR	\$628,319 FCR		\$3,955,101				
Two School Buses Annually	\$270,000 FCR	\$278,100 FCR	\$286,443 FCR	\$295,036 FCR	\$303,887 FCR	\$313,004 FCR		\$1,746,470				
School Technology-Infrastructure		\$50,000 FCR			\$50,000 FCR			\$100,000			Blade Servers used to store School data & Switches to enable communication between networked devices.	
School Technology-Computer Replacement	\$304,532 FCR	\$313,668 FCR	\$323,078 FCR	\$332,770 FCR	\$342,753 FCR	\$353,036 FCR		\$1,969,837			On-going replacements	
School Technology-General - Other Computer/Smart Board Replacement	\$100,000 FCR	\$100,000 FCR	\$100,000 FCR			\$100,000 FCR		\$400,000				
Cafeteria/Kitchen Equipment Replacement	\$21,386 FCR	\$22,028 FCR	\$22,689 FCR	\$23,370 FCR	\$24,071 FCR	\$24,793 FCR		\$138,337			On-going replacements	
Division Vehicle Replacement			\$35,000 FCR			\$35,000 FCR		\$70,000				
Category 2: Future standalone projects												
Band Instrument Replacement **		\$60,000 FCR						\$60,000				
GPS for Buses **				\$94,000 FCR				\$94,000				
Calculator Replacement at Secondary levels		\$20,000 FCR						\$20,000				
Reseal Tennis Courts at SHS **		\$10,000 FCR						\$10,000				
Repave Tennis Courts at SHS	\$50,000 FCR							\$50,000				
Grand Piano & Risers at SHS **		\$28,000 FCR						\$28,000				
Lockers in PE locker rooms at ALMS **			\$75,000 FCR					\$75,000				
New Basketball Goals at ALMS Main Gym **		\$20,000 FCR						\$20,000				
Rider Floor Scrubbers & Building Maintenance	\$21,000 FCR		\$21,000 FCR					\$42,000				
Scoreboard @ Carver **			\$15,000 FCR					\$15,000				
Gym Projector for PE at East **			\$20,000 FCR					\$20,000				
Renovate Art Room at West **		\$10,000 FCR						\$10,000				
Update Car Drop Off Area at West				\$26,000 FCR				\$26,000				
Tormach PCNC 100 Package for CTE Program	\$50,000 FCR							\$50,000				
Haas VF-2 CNC Package		\$47,000 FCR						\$47,000				

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	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	Total					
	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2025-2030		TBD	Comments		
Transportation Office Interior Renovations			\$37,500	FCR				\$37,500				
3 Phase Replacement of Fitness Center Equipment at SHS	\$15,960	FCR	\$35,255	FCR	\$16,400	FCR		\$67,615				
2 Phase Replacement of Fitness Equipment at ALMS					\$15,000	FCR	\$15,000	FCR		\$30,000		
Walking Path Repairs at West**			\$50,000	FCR				\$50,000				
GW Carver Wiring Upgrade (IT)		\$288,000	FCR					\$288,000				
Phase II Field House Fitness Equipment Replacement	\$55,000	FCR						\$55,000				
Locker Room Updates for Welding Department at SHS	\$100,000	FCR						\$100,000				
Remodel Track Field House at SHS**		\$300,000	FCR					\$300,000				
Painting at SHS in CTE & Hallways**			\$200,000	FCR				\$200,000				
Pavilion above Tennis Courts at SHS**				\$200,000	FCR			\$200,000				
Build new team room(s) in boys locker room at SHS**					\$200,000	FCR		\$200,000				
Replace Carpet with Tile in PreK rooms and Primary Classes at Carver**	\$20,000	FCR	\$40,000	FCR				\$60,000				
Replace playground equipment at Carver	\$50,000	FCR						\$50,000				
Sidewalk extension/handicap access to bus area at West**	\$15,000	FCR						\$15,000				
Blinds Replacement in classrooms at West		\$12,000	FCR					\$12,000				
Gym Audio System at West				\$12,278	FCR			\$12,278				
Walking path renovation & repair at West**		\$50,000	FCR					\$50,000				
Scan old records at ALMS					\$23,327	FCR		\$23,327				
Work Stations at FACS & Tech Ed at ALMS		\$34,156	FCR					\$34,156				
Dyson Airblade V Hand Dryers at ALMS	\$20,000	FCR						\$20,000				
CTE Air Conditioning & Heat at SHS**			\$300,000	FCR				\$300,000				
NEW: Archway installed by Front Gate at SHS **				\$60,000	FCR			\$60,000				
NEW: Brick Wall Painted in Commons at SHS **	\$10,000	FCR						\$10,000				
NEW : Re-Tiling of Cafeteria Floor at ALMS **	\$75,000	FCR						\$75,000				
NEW: Painting & Rehabilitation of ALMS Classrooms **	\$50,000	FCR						\$50,000				
NEW: Replace Tile in Room 119 at ALMS	\$10,000	FCR						\$10,000				

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	YR 1 FY 2025	YR 2 FY 2026	YR 3 FY 2027	YR 4 FY 2028	YR 5 FY 2029	YR 6 FY 2030				TBD	Total FY 2025-2030	Comments
NEW: Safety Needs: 2nd AIPHONE JK-1 MD Installation at West & Gate to Enclose Garden/Outside at East **	\$13,000	FCR									\$13,000	
NEW: Carpet Replacement in Classrooms at West	\$12,322	FCR									\$12,322	
NEW: Painting of Classrooms & Cafeteria at West **	\$14,000	FCR									\$14,000	
NEW: Transportation office vertical expansion **				\$85,000	FCR						\$85,000	
NEW: Division Cat6 Incremental Installation/replacement Phase II **	\$51,750	FCR									\$51,750	
NEW: Replacement of SHS Projector in Auditorium	\$20,000	FCR									\$20,000	
NEW: SHS CADD/Robotics (room 2421) System Replacements **	\$57,500	FCR									\$57,500	
NEW: Replacement of ALMS Business Lab Computers **	\$65,000	FCR									\$65,000	
NEW: Cooling of MDF/IDF Closets Phase II	\$92,924	FCR									\$92,924	
NEW: Update gas lines in Chemistry Classrooms at SHS (3)	\$15,000	FCR									\$15,000	
NEW: Refurbish Track Stand & Area at SHS Track Field **			\$25,000	FCR							\$25,000	
NEW: Division Replacement of Smoke & Duct Detectors Phase II	\$10,000	FCR									\$10,000	
NEW: Add Blacktop & Parking at End of Field at Carver **	\$10,000	FCR									\$10,000	
NEW: Replacement of Crossing Guard Shacks (3)	\$20,000	FCR									\$20,000	
NEW: Replacement Timeclocks for HR/Payroll	\$38,388	FCR									\$38,388	
Replace Chiller #2 at SHS Phase I	\$420,000	FCR									\$420,000	
East Salem Air Handler Replacement			\$135,000	FCR							\$135,000	
Replace Air Cooled Chiller at Central				\$70,000	FCR						\$70,000	
Replace Gym A/C Unit at East			\$250,000	FCR							\$250,000	
Replace 2 Split System units @ West Salem Gym Phase II	\$85,000	FCR									\$85,000	
Replace Boilers at West Salem Phase I				\$120,000	FCR						\$120,000	
Upsize AHU in Section D at ALMS				\$200,000	FCR						\$200,000	
Replace Boilers at Carver				\$120,000	FCR						\$120,000	

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1.03	YR 1 FY 2025	YR 2 FY 2026	YR 3 FY 2027	YR 4 FY 2028	YR 5 FY 2029	YR 6 FY 2030	TBD	Total FY 2025-2030	Comments				
Replace Makeup Air units (3) at ALMS West Salem Office Roof Top Unit	\$30,000	FCR	\$475,000	FCR				\$475,000					
Replace Boilers at West Salem Phase II				\$120,000	FCR			\$120,000					
Replace Chiller #2 at SHS Phase II				\$460,000	FCR			\$460,000					
East Walk-in Freezer (evap/condenser/compressor)			\$10,000	FCR				\$10,000		Café Fund Balance			
SHS Domestic Water Heater for Kitchen	\$20,000	FCR						\$20,000		Café Fund Balance			
SHS Walk-in Refrigerator (evap/condenser/compressor)		\$15,000	FCR					\$15,000		Café Fund Balance			
SHS Walk-in Freezer (evap/condenser/compressor)		\$15,000	FCR					\$15,000		Café Fund Balance			
Category 3: Future Projects which might become part of a school-wide renovation													
None								\$0					
Category 4: School-Wide Renovations TBD													
None								\$0					
Category 5: Partial School Renovations													
NEW: Facility Planning Study	\$60,000	FCR						\$60,000					
West Salem Elementary School Improvements			\$3,873,421	BD				\$3,873,421	(1)				
East Salem Elementary School Improvements					\$2,783,591	BD		\$2,783,591	(1)				
G W Carver Elementary School Improvements							\$0	BD	\$0				
AIIMS Phase II Bldg Improvements							\$1,635,000	BD	\$1,635,000	(1)			
Totals	\$3,217,276	\$3,238,207	\$6,555,531	\$2,254,031	\$4,329,320	\$1,454,152	\$1,635,000	\$22,683,517					
							Cross footing	\$22,683,517					
(1) Amounts for West and East are from a 2021 Assessment completed by RRRM. A 6% inflation factor was added to that amount to allow for an increase to today's cost. Amount for AIIMS is from a Summer 2023 estimate by RRRM.													
Notes:													
All items in BOLD ITALICS have been inflation adjusted based on School Board guidance in prior years (by 3%)													
** = Formal quotes needed; internal estimates used for illustration/planning purposes													
Legend: FCR=Future Capital Reserve													
BD = Bond Issues by City													
CR=Capital Reserve													

Attachment C

HVAC

Funded/In Process

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total FY 2023-2028
West Salem Replacement of Fan Coil Units	\$ 1,139,000.00						\$ 1,139,000.00
GW Carver Walk-in Refrigerator (evap/condenser/compressor)	\$ 10,000.00						\$ 10,000.00
ALMS Domestic Water Heater Replacement (3) serves kitchen-locker rooms	\$ 100,000.00						\$ 100,000.00
ALMS HVAC Control Updates	\$ 80,000.00						\$ 80,000.00
Central HVAC Controls upgrade	\$ 35,000.00						\$ 35,000.00
ALMS Replace makeup air (HEAT RECOVERY) for Makeup air #4 (Not Working)	\$ 100,000.00						\$ 100,000.00
Roof Work	\$ 830,159.00						\$ 830,159.00

Funded mostly with CSLFRF Ventilation Improvement Grant

Upcoming

Ranking

1	West Salem Replace Boilers 1 of 2		\$ 100,000.00				\$ 100,000.00
2	Roof Work		\$ 368,000.00				\$ 368,000.00
3	ALMS Replace Cooling Tower		\$ 80,000.00				\$ 80,000.00
4	West Salem Gym (replace 2 split system units)		\$ 150,000.00	\$ 85,000.00			\$ 235,000.00
5	SHS Art Room HVAC Controls Replacement/Update		\$ 10,000.00				\$ 10,000.00
6	SHS Replace Chiller #2 (1996 York) 1 of 2			\$ 420,000.00			\$ 420,000.00
7	West Salem Office Roof top unit			\$ 30,000.00			\$ 30,000.00
8	SHS Domestic Water Heater for kitchen			\$ 20,000.00			\$ 20,000.00
9	SHS Walk in Refrigerator (evap/condenser/compressor)				\$ 15,000.00		\$ 15,000.00
10	SHS Walk in Freezer (evap/condenser/compressor)				\$ 15,000.00		\$ 15,000.00
11	East Salem HVAC Work Replace Gym A/C Unit				\$ 250,000.00		\$ 250,000.00
12	ALMS Replace makeup air units (there are four in total, three more to replace)				\$ 475,000.00		\$ 475,000.00
13	East Salem Air Handler Replacement in multipurpose room (cafeteria)				\$ 135,000.00		\$ 135,000.00
14	ALMS Upsize AHU in section D that will not adequately cool the space (design/ replace) RTU-3					\$ 200,000.00	\$ 200,000.00
15	GWC Replace 2 of 2 Boilers					\$ 120,000.00	\$ 120,000.00
16	Central Replace Air Cooled Chillers at School Board (97 & 91 models) 2 of 2					\$ 70,000.00	\$ 70,000.00
17	East Salem Walk-in Freezer (evap/condenser/compressor)					\$ 10,000.00	\$ 10,000.00
18	West Salem Replace Boilers 2 of 2					\$ 120,000.00	\$ 120,000.00
19	SHS Replace Chiller #1 (1996 York) 2 of 2					\$ 460,000.00	\$ 460,000.00

Totals	\$ 2,294,159.00	\$ 708,000.00	\$ 555,000.00	\$ 890,000.00	\$ 390,000.00	\$ 590,000.00	\$ 7,024,667.00
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\$ 7,024,667.00

Roofing

Project Name	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total FY 2023-2026
	see above						\$ -
		see above					\$ -
Locations to be determined per recommendation from City & Facility Study			\$ 1,318,389.00				\$ 1,318,389.00
				\$ 978,875.00			\$ 978,875.00
					\$ 605,000.00		\$ 605,000.00
						\$ 400,000.00	\$ 400,000.00
Totals	\$ -	\$ -	\$ 1,318,389.00	\$ 978,875.00	\$ 605,000.00	\$ 400,000.00	\$ 3,302,264.00

\$ 3,302,264.00