

**Salem City Schools**  
**Capital Improvement Plan (CIP) for 2024-2029 and Projects for FY 2023**  
**October 11, 2022**

**Summary of Issue:**

This report is to request the Board to:

1. Approve the proposed projects for FY 2023 from the 6/30/2022 year-end balance and the funding of these projects (Capital Reserve) as well as the approval of the projects funded with the State Construction funds in the FY 23 budget (Attachment A with Appendix 1 for Finishes/Flooring & Appendix 2 for Technology lists)
2. Approve the proposed 2024-2029 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. Also included in attachment A, are the projects that will be funded with the State Construction funds allotted in the State budget within the Schools General Fund.

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, \$1,954,101 of the unallocated capital reserve funding will be categorized in Assigned Fund Balance with the remaining being categorized as Unassigned Fund Balance. The total projects anticipated during the current fiscal year from capital reserve are listed in Attachment A. The State Construction funding has already been appropriated but the items in attachment A include an update on what projects will be funded with this allocation.

The total project requests in the CIP for the six-year period FY 2024-2029 are \$12,576,265 per Attachment B.

**Recommended Motion:**

Move approval of the projects for FY 2023 using funding from the 6/30/2022 year-end balance, and request that City Council appropriate funding from these year-end fund balances as required, and move approval of the FY 2024-2029 CIP.

Salem City Schools		10/11/2022
CIP Requests from Principals and Central Administrators - FY 2022 Fund Balance		
		Attachment A
Capital reserve balance at 6/30/2022 - UNAUDITED		\$1,954,101
State Construction Funding		\$1,905,758
Less: amount to be held for contingencies		
Available for FY 23 projects/future AE/construction		<b>\$3,859,859</b>
<u>Name of Project</u>	<u>Notes</u>	<u>Estimated Cost</u>
Replacement of Fan Coil Units at West (Balance remaining)	With the bid being so high, the grant did not cover all costs. Includes A & E fees in total costs	\$453,046.00
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. \$13,395 left in account, so only \$49,105 needed.	\$49,105.00
Roof Replacement/Repairs	Roof repairs at locations as identified by the City and Facility Study	\$830,159.00
ALMS Domestic Water Heater Replacement (3) serves kitchen-locker rooms	City maintenance request. Due for Replacement	\$100,000.00
ALMS Replace makeup air (HEAT RECOVERY) for Makeup air #4 (Not Working)	City maintenance request. Due for Replacement	\$100,000.00
ALMS HVAC Control Updates	City maintenance request. Due for Replacement	\$80,000.00
SHS Parking Lot Lights (9)	Install new heads on current poles to South of parking lot and install new poles and LED lights on North side. Includes all new wiring and conduit	\$50,000.00
Central HVAC Controls upgrade	City maintenance request. Due for Replacement	\$35,000.00
South Salem Ditch Repairs from Erosion	Erosion matting materials are needed to correct erosion that has occurred and is in need of correction per DEQ, per City	\$20,000.00
Fieldhouse Renovation Project	To continue to fund ongoing renovation project. Contingency from HS was to cover Fieldhouse, but costs have increased to not allow the funds to be available within the HS project	\$366,514.00
SHS Renovation Project	To continue to fund ongoing renovation project. Costs have reflected the rise in inflation	\$300,000.00
Furniture at SHS for: Multipurpose Room, Teacher Chairs (60), Weights in Fieldhouse & Offices - Main & Counseling	Furnishings for new spaces within HS & Fieldhouse projects. SHS Teachers have not had new classroom chairs in well over a decade. Last year we purchased 48 chairs. These additional 60 should allow us to give a new chair to everyone. Focus on students & teacher needs 1st	\$300,000.00
2021 Tech Infrastructure Upgrades & Computer Replacements	Infrastructure needs and equipment replacements across Division (See Appendix 2 for list)	\$300,000.00
Phase I Ceiling Tile & LED Light Replacements at SHS	Phase I replacement of damaged ceiling tiles and replacement of lights with LED in existing classrooms not updated with renovation	\$165,000.00
Restripe & Pave Parking Lots at SHS	Re-do lots, areas for SHS	\$150,000.00
Purchase two Battery Electric Powered School Buses and Charging Systems	The cost of diesel powered buses is expected to have a significant increase after 2027 emissions mandates go into effect. The EPA is offering notable funding for the purchase of electric buses and charging stations (\$250k per bus and \$13k per bus per charging station)	\$135,000.00
Brick work at SHS	5-6 locations for loose brick	\$75,000.00
Remodel 2 Faculty Bathrooms at SHS	Bathrooms are outdated and in need of repairs and updates	\$50,000.00
Outdoor Eating Area Furniture at SHS	Rubber-coated metal tables, some with and some without canopies, for new outdoor eating area	\$64,335.00
East Salem Playground Equipment	A need based on the VACORP safety audit	\$43,000.00
Finishes/Flooring Updates	Flooring or finishes needs across Division (See Appendix 1 for list)	\$40,700.00

<u>Name of Project</u>	<u>Notes</u>	<u>Estimated Cost</u>
Handicap Playground at South	With the move of the Multiple Disabilities class to South, an accessible playground is needed in order to provide inclusive social and play opportunities	\$35,000.00
Replace windows in Kindergarten hallway at East	Windows are old & seals around them are disintegrating. Dry rot has allowed for holes to form, which causes temperature control issues & allows for insects to enter (bees are a common issue in this hallway due to the small openings)	\$30,000.00
Electric Card Access Readers for Safety	West: Expanding electronic card access systems for main entrance and door #'s 11, 6, will increase security eliminating door propping, etc. and increasing quick and efficient opportunities for teachers to enter building in safe ways. South: 6 & 7 is for downstairs 4th and 5th grade, and 10 is PreK & K	\$28,000.00
	<b>Total</b>	<b>\$3,859,859</b>
	<b>(Over)/Under Budget</b>	<b>\$0</b>

<b><u>Current Finishes/Flooring Requests</u></b>			
<b>Name of Project</b>		<b>Notes</b>	<b>Estimated Cost</b>
1-	Painting & Drywall repairs at ALMS	3rd Floor, Closet & Stairwell	\$20,000.00
2-	Paint student bathrooms (downstairs) at GW Carver	The boys and girls restrooms need to be painted	\$4,000.00
3-	Painting of classrooms at West	Continuation of painting of the classrooms in building due to fading, chipped areas	\$3,700.00
4-	Add Carpet to Room 140 at East	The concrete flooring is cold, hard and not conducive to a learning environment for small children often on the floor	\$5,000.00
5-	Replace carpet in Principal and AP Offices at East	Multiple floorings exist throughout the main office area. Carpet in principal's offices are worn, dirty and contain burn holes from recent construction	\$3,000.00
6-	Clean Stage Curtains at Carver	Curtains stained and in need of cleaning	\$5,000.00
			<b>\$40,700.00</b>

<b>Current Technology Requests</b>			
<b>Name of Project</b>		<b>Notes</b>	<b>Estimated Cost</b>
1-	ALMS AutoCAD/Robotics Lab	Purchase 25 laptops to replace aged systems at ALMS	\$32,550.00
2-	SHS New Lab Laptops	Purchase 24 new laptops to accommodate new lab	\$31,248.00
3-	Albert Sensor	One on site sensor to review network traffic 24x7x365 and alert team of any concerning findings	\$16,758.00
4-	School Servers	6 servers to include hardware and licensing to proctor cache SOL testing and other operational needs	\$49,500.00
5-	Firewalls - SHS	Palo Alto 850 with one year premium support. Current firewall is at end of life. This request is to provide a supported firewall for the student Wi-Fi in the high school	\$12,700.00
6-	Firewalls - Transportation	Satellite Office firewall for transportation to have full access to the school network. Meraki MX67	\$1,450.00
7-	Architectural Review (IT)	Consulting hours (20) to architect division network based upon best practices to ensure ongoing alignment with instructional needs and objectives	\$3,900.00
8-	Server OS Updates	Upgrade non-supported server operating systems	\$16,000.00
9-	Vulnerability Assessment and Pen Test (BinaryLab.com)	Vulnerability Scanning, Due Diligence Assessment, and Internal or External Penetration Test, and Corresponding Reporting: approximately 130 hours	\$17,000.00
10-	File Server to Google Drive	Migrate legacy file system to Google Drive for Anywhere, anytime access to division files	\$7,800.00
11-	VMware Upgrade	VMware VSphere support ends as of October 2022. This software is used to manage and make most of SCS servers available for use	\$3,500.00
12-	Fabric Interconnect	End of life connectivity equipment for network servers and storage. New Fabric Interconnects (\$66,900 and installation \$19,000)	\$85,900.00
13-	Cube Router	End of life router that provides connectivity between division phone system and SIP provider (ShenTel)	\$14,400.00
14-	Multifactor Authentication - non Google	30 X \$3 per month users plus \$7,500 consulting. Employees are enforced. This solution is for non-SCS folks who require authentication to the network	\$8,580.00
15-	Syslog Server	Syslog is a log management application to collect logs from multiple systems in a central space for alerting, troubleshooting and forensics	\$8,900.00
16-	Projector - ALMS	Projector is estimated to be at least 15 years old and is becoming unreliable for required presentations	\$10,000.00
		Total>	\$320,186.00
		Allocation Provided>	<b>\$300,000.00</b>

Salem City Schools												10/11/2022			
Six Year Capital Improvement Plan (CIP) for FY 2024-2029															
October 2022 School Board Meeting												Attachment B			
Inflation factor															
1.03												TBD=Date To Be Determined			
	<u>YR 1</u>	<u>YR 2</u>	<u>YR 3</u>	<u>YR 4</u>	<u>YR 5</u>	<u>YR 6</u>	<u>Total</u>								
	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>FY 2027</u>	<u>FY 2028</u>	<u>FY 2029</u>	<u>TBD</u>	<u>FY 2024-2029</u>							<u>Comments</u>
<u>WHERE THE FUNDING WILL COME FROM:</u>															
Bond Funds	\$0	\$0	\$0	\$0	\$0	\$0		\$0							
City Funding	\$0	\$0	\$0	\$0	\$0	\$0		\$0							
Schools Funding	\$0	\$0	\$0	\$0	\$0	\$0		\$0							
State Construction Funds	\$0	\$0	\$0	\$0	\$0	\$0		\$0							
Capital Reserve Funds Available Now	\$0	\$0	\$0	\$0	\$0	\$0		\$0							
Future Capital Reserve Funds (below)	\$2,664,162	\$2,752,682	\$2,514,750	\$1,816,060	\$1,352,588	\$1,221,716		\$12,321,958							
Other Funding Already Appropriated	\$0	\$0	\$0	\$0	\$0	\$0		\$0							
Cafeteria Fund Balance	\$110,763	\$51,386	\$22,028	\$22,689	\$23,370	\$24,071		\$254,307							
	\$2,774,925	\$2,804,068	\$2,536,778	\$1,838,749	\$1,375,958	\$1,245,787		\$12,576,265							
								\$12,576,265							
<u>WHERE THE FUNDING WILL BE SPENT:</u>															
	<u>YR 1</u>	<u>YR 2</u>	<u>YR 3</u>	<u>YR 4</u>	<u>YR 5</u>	<u>YR 6</u>	<u>Total</u>								
<u>Category 1: Recurring Projects</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>FY 2027</u>	<u>FY 2028</u>	<u>FY 2029</u>	<u>TBD</u>	<u>FY 2024-2029</u>							
General System-Wide Roof Replacement on Regular Schedule	\$1,115,750 FCR	\$944,514 FCR	\$605,000 FCR	\$500,000 FCR	\$515,000 FCR	\$530,450 FCR		\$4,210,714							
Two School Buses Annually	\$257,500 FCR	\$265,225 FCR	\$273,182 FCR	\$281,377 FCR	\$289,818 FCR	\$298,513 FCR		\$1,665,615							
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	\$295,662 FCR	\$304,532 FCR	\$313,668 FCR	\$323,078 FCR	\$332,770 FCR	\$342,753 FCR		\$1,912,463							On-going replacements
School Technology-General - Other Computer/Smart Board Replacement		\$100,000 FCR	\$100,000 FCR					\$200,000							
Cafeteria/Kitchen Equipment Replacement	\$20,763 FCR	\$21,386 FCR	\$22,028 FCR	\$22,689 FCR	\$23,370 FCR	\$24,071 FCR		\$134,307							On-going replacements
Division Vehicle Replacement				\$35,000 FCR				\$35,000							
Category 2: Future standalone projects															
Band Instrument Replacement **		\$60,000 FCR						\$60,000							
GPS for Buses **			\$50,000 FCR					\$50,000							
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	\$113,290 FCR							\$113,290							

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	YR 1		YR 2		YR 3		YR 4		YR 5		YR 6		Total		
	FY 2024		FY 2025		FY 2026		FY 2027		FY 2028		FY 2029		TBD	FY 2024-2029	Comments
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	\$16,000	FCR			\$16,000	FCR								\$32,000	
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	
Transportation Office Interior Renovations					\$25,500	FCR								\$25,500	
Remodel 2 Faculty Bathrooms at SHS **	\$50,000	FCR												\$50,000	
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	\$50,000	FCR												\$50,000	
Locker Room Updates for Welding Department at SHS	\$100,000	FCR												\$100,000	
Replace SHS Band Carpet					\$25,000	FCR								\$25,000	
NEW: Shades for Classroom Windows at SHS**							\$400,000	FCR						\$400,000	
NEW: Phase II Ceiling Tile & LED Light Replacements at SHS	\$100,000	FCR												\$100,000	
NEW: Remodel Track Field House at SHS**			\$300,000	FCR										\$300,000	
NEW: Painting at SHS in CTE & Hallways**					\$200,000	FCR								\$200,000	
NEW: Pavilion above Tennis Courts at SHS**							\$200,000	FCR						\$200,000	



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1.03												TBD=Date To Be Determined				
	YR 1 FY 2024	YR 2 FY 2025	YR 3 FY 2026	YR 4 FY 2027	YR 5 FY 2028	YR 6 FY 2029							Total FY 2024-2029		Comments	
NEW: Build new team room(s) in boys locker room at SHS**						\$200,000	FCR						\$200,000			
NEW: Replace Carpet with Tile in PreK rooms and Primary Classes at Carver**			\$20,000	FCR									\$20,000			
NEW: Replace playground equipment at Carver	\$50,000	FCR											\$50,000			
NEW: Sidewalk extension/handicap access to bus area at West**	\$15,000	FCR											\$15,000			
NEW: Blinds Replacement in classrooms at West			\$12,000	FCR									\$12,000			
NEW: Gym Audio System at West					\$12,278	FCR							\$12,278			
NEW: Walking path renovation & repair at West**			\$50,000	FCR									\$50,000			
NEW: Playground expansion for adding Pre-K at West	\$25,000	FCR											\$25,000			
NEW: Scan old records at ALMS					\$23,327	FCR							\$23,327			
NEW: Work Stations at FACS & Tech Ed at ALMS			\$34,156	FCR									\$34,156			
NEW: Fire Doors at SHS - 4 pairs	\$45,000	FCR											\$45,000			
NEW: Dyson Airblade V Hand Dryers at ALMS	\$20,000	FCR											\$20,000			
NEW: CTE Air Conditioning & Heat at SHS**				\$300,000	FCR								\$300,000			
East Salem Air Handler Replacement			\$54,000	FCR									\$54,000			
Replace Air Cooled Chiller at Central				\$70,000	FCR								\$70,000			
Replace Gym A/C Unit at East			\$30,000	FCR									\$30,000			
Replace 2 Split System units @ West Salem Gym	\$150,000	FCR											\$150,000			
Replace Boilers at West Salem	\$100,000	FCR		\$120,000	FCR								\$220,000			
Upsize AHU in Section D at ALMS				\$90,000	FCR								\$90,000			
Replace Cooling Tower at ALMS	\$75,000	FCR											\$75,000			
Replace Boilers at Carver				\$100,000	FCR								\$100,000			
Replace Makeup Air units (3) at ALMS			\$120,000	FCR									\$120,000			
West Salem Office Roof Top Unit	\$20,000	FCR											\$20,000			
SHS Domestic Water Heater for Kitchen	\$90,000	FCR											\$90,000	Café Fund Balance		

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	YR 1 FY 2024	YR 2 FY 2025	YR 3 FY 2026	YR 4 FY 2027	YR 5 FY 2028	YR 6 FY 2029			TBD	Total FY 2024-2029		Comments
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												
West Salem Elementary School Improvements				\$0 BD						\$0	(1)	
East Salem Elementary School Improvements					\$0 BD					\$0		
G W Carver Elementary School Improvements									\$0 BD	\$0		
AIIMS Phase II Bldg Improvements									\$0 BD	\$0		
Totals	\$2,774,925	\$2,804,068	\$2,536,778	\$1,838,749	\$1,375,958	\$1,245,787			\$0	\$12,576,265		
									Cross footing	\$12,576,265		
(1) Classroom improvements were completed in 2009 and 2010 and future improvements to other areas such as cafeteria, kitchen, libraries and offices will need to have revised cost estimates prepared at a future date												
Notes:												
All items in <b><i>BOLD ITALICS</i></b> 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												

