

Town of Londonderry, New Hampshire ***DRAFT Capital Improvements Plan*** ***FY2025- FY2030***



Prepared by the Londonderry Capital Improvement Planning Committee

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Introduction

The preparation and adoption of a Capital Improvements Plan (CIP) is an important part of Londonderry's planning process. A CIP aims to recognize and resolve deficiencies in existing public facilities and anticipate and plan for future demand for capital facilities. A CIP is a multi-year schedule that lays out a series of municipal projects and their associated costs. Over the six-year period considered by the CIP, it shows how the Town should plan to expand or renovate facilities and services to meet the demands of existing or new population and businesses.

A CIP is an **advisory document** that can serve a number of purposes, among them to:

- Guide the Town Council, School Board, and the Budget Committee in the annual budgeting process;
- Contribute to stabilizing the Town's real property tax rate;
- Aid the prioritization, coordination, and sequencing of various municipal improvements;
- Inform residents, business owners, and developers of planned improvements;
- Provide the necessary legal basis for ongoing administration and periodic updates of a Growth Management Ordinance;
- Provide the necessary legal basis continued administration and periodic updates of an Impact Fee Ordinance.

A CIP is purely advisory in nature. Ultimate funding decisions are subject to the budgeting process and the annual Town meeting. Inclusion of any given project in the CIP does not constitute an endorsement by the CIP Committee. Rather, the CIP Committee is bringing Department project requests to the attention of the Town, along with recommended priorities, in the hope of facilitating decision making by the Town.

Information contained in this report was submitted to the Committee from the various town Departments, Boards and Committees that supplied information on their projects. Although this Capital Improvements Plan spans a six-year planning horizon the Plan is updated annually to reflect changing demands, new needs, and regular assessment of priorities.

This document contains those elements required by law to be included in a Capital Improvements Plan. The Londonderry Capital Improvement Planning Committee has prepared this report under the authority of the Planning Board and RSA 674:5-8 (Appendix A).

For purposes of the CIP, a "capital project" is defined as a tangible project or asset having a cost of at least \$100,000 and a useful life of at least five years. Eligible items include new buildings or additions, land purchases, studies, substantial road improvements and purchases of major vehicles and equipment. Operating expenditures for personnel and other general costs are not included. Expenditures for maintenance or repair are generally not included unless the cost or scope of the project is substantial enough to increase the level of a facility improvement.

Population and Build Out

The 2020 Census P.L. 94-171 Redistricting Data indicates the population of Londonderry is approximately 25,826 people, up from 24,129 in 2010 (US Census). As of the 2020 US Census, Londonderry was the 9th largest community in the state. The 2020 populations for abutting communities is presented in the table below for perspective. Recent development activity for both residential and non-residential projects clearly illustrate that Londonderry will continue to be in a growth period for the duration of this CIP planning horizon.

Population projections may be obtained from either trend-line analysis or by conducting a “Build Out Analysis” that uses Geographic Information System (GIS) tools to derive development potential based on land potential and use assumptions. The latter tool allows capability to identify growth areas where provide guidance for locating community services.

In September of 2016 the NH Office of Strategic Initiatives (OSI) in partnership with the State’s Regional Planning Commissions developed county level population projections by municipality for the period 2020 through 2040. The Londonderry 2040 population was projected to be roughly 27,036 in that study.

Population & Growth Rates: Londonderry, NH as Compared with First and Second Tier Abutting Communities (Source: NH OSI-2020 US Census Data)

Community	2020 Population	2010 Population	Population Rank 2020	Population Change ('10-'20)	Percent Change ('10-'20)
Londonderry	25,826	24,129	9	1,697	7%
Auburn	5,946	4,953	60	993	20%
Hudson	25,394	24,467	10	927	4%
Litchfield	8,478	8,271	36	207	3%
Manchester	115,644	109,565	1	6,079	6%
Windham	15,817	13,592	19	2,225	16%
Atkinson	7,087	6,751	47	336	5%
Bedford	23,322	21,203	11	2,119	10%
Candia	4,013	3,909	95	104	3%
Chester	5,232	4,768	68	464	10%
Derry	34,317	33,109	4	1,208	4%
Goffstown	18,577	17,651	14	926	5%
Hampstead	8,998	8,523	34	475	6%
Hooksett	14,871	13,451	21	1,420	11%
Merrimack	26,632	25,494	8	1,138	4%
Nashua	91,322	86,494	2	4,828	6%
Pelham	14,222	12,897	23	1,325	10%
Salem	30,089	28,776	7	1,313	5%
Sandown	6,548	5,986	51	562	9%

As part of the 2013 Comprehensive Master Plan, the Town created a Build-Out Analysis to consider population growth according to two scenarios: 1) Trend Development, which assumed existing zoning conditions would remain into the future, and 2) Villages and Corridors, that assumed increased density and development within identified growth centers. These effectively provide baseline and accelerated growth estimates for build-out, or the point at which all available land is developed to maximum zoning capacity. Employment estimates are generated based on estimates of new square feet of building space under each scenario.

The Trend Development alternative supports a population of 30,786 and a labor force of 27,510 at build-out. This is an increase of 28% and 104% compared to current conditions, respectively. The Villages & Corridors alternative supports a population of 37,850 and a labor force of 55,380 at build-out. This is an increase of 57% and 311% compared to current conditions, respectively.

No firm date is associated with build out; rather, it should be considered a ceiling estimate, barring major redevelopment of existing residential areas.

Master Plan Build-Out Analysis: Scenario Comparison

	Trend Development Scenario	Villages and Corridors Scenario
Current Population	24,129	24,129
Build-Out Population	30,786	37,580
Current Employment	13,474	13,474
Build-Out Employment	27,510	55,380

Trend Development Scenario

This scenario continues to use low-density, single-use development patterns to meet future demand, which means rural areas will become new residential neighborhoods or strip center development

Villages and Corridors Scenario

This scenario introduces the concept of mixed-use, walkable neighborhoods and activity centers to Londonderry, which should capture a significant amount of growth through build-out within small nodes. Development concentrated in these centers (impacting only 15% of the total land area in town) protects existing residential neighborhoods and provides the opportunity to permanently preserve more open space.

*Source: 2013 Comprehensive Master Plan. Build out Analysis conducted by
Town Planning and Urban Design Collaborative for the Town of Londonderry.*

Financing Methods

In the project summaries below, there are several different financing methods used. Four methods require appropriations, either as part of the Town's annual operating budget or as independent warrant articles at Town Meeting.

- The **1-Year Appropriation (GF)** is the most common method, and refers to those projects proposed to be funded by real property tax revenues within a single fiscal year.
- The **Capital Reserve (CRF)** method requires appropriations over more than one year, with the actual project being accomplished only when the total appropriations meet the project cost.
- **Lease/Purchase** method has been used by the Fire Department and other departments for the purchase of major vehicles.
- **Bonds (BD)** are generally limited to the most expensive capital projects, such as major renovations, additions, or new construction of school or municipal buildings or facilities, and allow capital facilities needs to be met immediately while spreading out the cost over many years in the future.
- **Impact fees (IF)** are collected from new development to pay for new facility capacity and placed in a fund until they are either expended within six years as part of the project finance or they are returned to the party they were collected from.
- **Grants (GR)** are also utilized to fund capital projects in Londonderry. Typically, grants will cover a portion of the overall project cost, and the Town is responsible for the remaining percentage of the project cost.
- **Tax Increment Financing (TIF)** TIF Districts allow the Town to use increases in valuation of property to directly pay off bonds for infrastructure improvements and capital projects within a defined district. TIF Districts are set up and administered according to NH RSA's, Chapter 162-K.
- **Access Fee (AF)** refers to money collected from users of a systems, dedicated to ongoing maintenance of town wide infrastructure.
- Lastly, the Town can take advantage of **Public/Private Partnerships**, where a private organization shares the costs of funding a capital project.

Identification of Departmental Capital Needs

The Londonderry CIP Committee collects forms from Department Heads and Committee Chairs to identify potential capital needs and provide descriptions for the project requests. Forms are tailored by the CIP Committee and the Planning and Economic Development Department to generate information that defines the relative need and urgency for projects, and enables long-term monitoring of a project's useful life and returns. The CIP submittal form is included in Appendix B.

After written descriptions of potential capital projects are submitted, department heads or committee chairs are asked to come before the CIP Committee, as needed, to explain their capital needs and priorities and to explore with the CIP Committee the alternative approaches available to achieve the optimum level of capital needs and improvements.

The CIP Committee evaluates requests submitted from Department Heads, Boards & Committees, and assigns them to the 6-year schedule according to the priority of all capital requests. The following pages describe each of the requests that have been placed in the 6-year CIP program, and include: spreadsheets of the schedule, funding sources, tax impacts, and other required information.

The Town Council approved Resolution 2019-11 (Taxpayer Relief Act of 2020) in December of 2019. This resolution states that there shall be no Town-side CIP requests prior to FY 2024. No Town department submitted projects for this year's plan.

Priority System

The Committee has established a system to assess the relative priority of projects requested by the various departments, boards, and committees. Each proposed project is individually considered by the Committee and assessed a priority rank based on the descriptions below:

- **Priority 1 - Urgent**
Cannot Be Delayed: Needed immediately for health & safety
- **Priority 2 - Necessary**
Needed within 3 years to maintain basic level & quality of community services.
- **Priority 3 - Desirable**
Needed within 4-6 years to improve quality or level of services.
- **Priority 4 - Deferrable**
Can be placed on hold until after 6 year scope of current CIP, but supports community development goals.
- **Priority 5 - Premature**
Needs more research, planning & coordination
- **Priority 6 - Inconsistent**
Contrary to land-use planning or community development goals.

Listing & Discussion of Projects by Priority

For an explanation of current CIP projects please see the Identification of Departmental Capital Needs section on page 6 of this report.

Priority 1 School District

□ **Moose Hill 1A - 6 Rooms - \$16,871,282**

Project Description:

The Moose Hill school is currently past capacity to service the Kindergarten and LEEP programs. Several years ago, the School District leased/purchased two modular classrooms in order to abide by the classroom size of 18-20 for kindergarten and the required LEEP and special education programs. Although the School District is looking to move to full-day kindergarten, the school is in need of additional classroom and small classroom space, now.

Funding Source: Bond

Proposed Funding Year: FY 2024 \$16,871,282

School District

❑ **Moose Hill 1B – Full Day Kindergarten - \$12,331,700**

Project Description:

The School District firmly believes full day kindergarten is the best course of action for the students of the Londonderry School District. In order to achieve this, the Moose Hill School will need to construct new core facilities [kitchen, multi-purpose room, etc.] to meet DOE requirements for a full day school and expand the number of classrooms and small areas.

Funding Source: Bond

Proposed Funding Year: TBD, \$12,331,700

Priority 2

Priority 1

Department of Public Works

❑ **Community Center (Lion's Hall)- \$1,000,000-\$2,000,000**

Project Description:

In October of 2022 an analysis of the existing conditions and redevelopment options was conducted by a towns engineering consultant firm Weston and Sampson. The report clearly demonstrates several obvious deficiencies that would need significant remediation to bring the facility into compliance. Since the facility has been unavailable; the community has voice great concern of what is to become of the building. The analysis of the facility laid out three potential options. First option, remove by demolition and replace. This is largely not what would suit the Town of Londonderry and would only be explored if a further and more in-depth analysis uncovered severe foundation issues or large amounts of hazardous construction materials. Second option, is less intrusive repair of utilities and HVAC upgrades, small renovation of areas, repair of floor in the Hall space, and improvements to meet ADA requirements. The third option, would be a more extensive renovation, perhaps small addition off the back of the existing building and site work to assist with parking lot flow, life safety measures for the building (i.e. sprinkler system, etc.) in addition to the Option 2 work description. There is an important need for a Community Center in the Town of Londonderry. This is what this facility was utilized for in partnership with the Lions Club for 50 years. If renovated properly it can serve the Town of Londonderry for many years and decades to come in being utilized for hall rental space, meeting room space, activity center for clubs, central location for the OHD events, recreational use, limited public/private partnerships, educational schools (i.e. drivers ed, painting classes, daycare services), Memorial Day events, Xmas on the Common, Concerts on the Common, etc.

Funding Source: Donation/bequest/private, User Fees & Charges, Capital Reserve, Bond

Proposed Funding Year: TBD, \$1,000,000-\$2,000,000

Priority 2

School District

❑ **High School - \$107,800,000**

Project Description:

Addresses the need to upgrade the building to improve energy efficiency, changes in the delivery of instruction and curriculum. Also, need to meet current building and DOE regs.

The High School has three major issues to address:

Lack of an auditorium- this lack of a large educational room that can be used for many purposes, including music and arts performances has been a black mark on the NEASC report.

Gym needs to be completed – lack of gym space, including locker rooms, and weight room. Then constructed, this was to be done inside of ten years.

Phase I has a wood foundation. This will at one point be a safety issue, now it is just becoming a poor environment for education. This wooden foundation does not meet current fire codes, and is the reason, the foot print of the main building cannot be expanded.

In addition to these three major issues, the High School along with the Middle School have classrooms, common areas and HVAC that need updated.

Funding Source: Bond

Proposed Funding Year: FY 2028, \$107,800,000

Priority 2

School District

❑ **SAU Building - \$5,280,000**

Project Description:

Construction of new SAU Building or School District needs to renew lease at Kitty Hawk.

The School District will need to decide if it intends to stay at Kitty Hawk or begin looking for new site for its SAU office building. One of the two options need to be approved.

Funding Source: Bond

Proposed Funding Year: FY 2027, \$5,280,000

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**Note
Regarding
Previously
Appropriated
Exit 4A**

The bond for Exit 4A was approved by a prior Town Meeting, so to that extent, it is an existing project and is not included in the CIP. The project's debt service is still impacting the community, as bonds have been issued in 2016, 2018 & 2019 for the amount the project was approved for, less the first drawdown of \$500,00 which took place in 1989.

**Capital
Reserve
Accounts**

Capital Reserve Accounts

The Town has established a number of Capital Reserve accounts for which annual contributions are made to support long term investments, including fleet maintenance, regular repairs/replacements or recurring costs. The intent is to provide for regular contributions so that full funding is spread over multiple payments. Capital Reserve Fund accounts are created with a Town Meeting vote to authorize the fund. A vote of the Town Council or School Board is required to withdraw from the accounts.

On the Town side, the following accounts have been created:

Cable Division
Cemetery Land
Fire Apparatus
Fire Equipment
GIS Maintenance Program
Highway Vehicles
Highway Equipment
Master Plan Update
Pillsbury Cemetery Expansion
Information Technology

**Non-CIP
Projects**

Public Works & Engineering - Sewer Division

❑ **Sewer Improvements**

There are a number of sewer construction projects that have been identified in the current Wastewater Facilities Plan, and the updated Facilities Plan currently under development.

It is anticipated the following three projects could begin within the next 6 years:

- Phase 2 of South Londonderry Interceptor – to service the area at the intersection of Rte. 128 and Rte. 102 (Cross Roads Mall, Elliot Hospital, Coach Stop) and to address failing septic systems on Sandstone Circle, Boulder Drive, and Granite Street) - Estimated Cost \$9.0M to \$11.0M
- Pump Station and Force Main to serve the future Woodmont project area located west of I-93 – (heading north toward Manchester Treatment Plant) - Estimated Cost \$7.9M
- Pump Station and Force Main to serve the future Woodmont project area located east of I-93 – (heading north toward Manchester Treatment Plant) - Estimated Cost \$9.0M

It is anticipated that these projects will be financed by grants, developers and/or sewer access fees and so they are not reflected in the CIP tax impact analysis. They are presented here for informational purposes only.

PROJECT SCORING AND PRIORITY SUMMARY

Project	Department	Cost	Placement in 2024-2029 CIP	2022 CIP Committee Score	2023 Dept Score	2023 CIP Committee Score	CIP Committee Priority Assignment	CIP Committee Placement in 25-30 CIP FY
Moose Hill 1A - 6 Rooms	School District	\$16,871,282	Priority 2 AE 2024 Const 2025	22	22	25	1	1
Moose Hill 1B -Full Day Kindergarten	School District	\$12,331,700	Priority 5 Const TBD	14	20	22	1	2
High School	School District	\$107,800,000	Priority 3 Const 2028	17	23	24	2	2
SAU Project	School District	\$5,280,000	Priority 2 Const 2027	7	18	19	2	2
Lions Hall Project	DPW	\$1,000,000 - \$2,000,000	N/A	N/A	21	24	1	1
1 - Urgent	Cannot be Delayed; Needed immediately for health & safety							
2 - Necessary	Needed within 3 years to maintain basic level & quality of community services							
3 - Desirable	Needed within 4-6 years to improve quality or level of services.							
4 - Deferrable	Can be placed on hold until after 6 year scope of current CIP, but supports community development goals.							
5 - Premature	Needs more research, planning & coordination							
6 - Inconsistent	Contrary to land use planning or community development goals.							

MUNICIPAL PROJECTS FY 2024- 2030

Department/Project	COST	Funding Source	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	TOTAL
POLICE DEPARTMENT										
Police Cruisers	\$1,050,000	GF/Lease	\$0	\$0	\$500,000	\$0	\$0	\$0	\$550,000	\$1,050,000
Police Sub-Total	\$1,050,000		\$0	\$0	\$500,000	\$0	\$0	\$0	\$550,000	\$1,050,000
HIGHWAY										
Roadway Maintenance Trust	\$4,200,000	TF	\$300,000	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000	\$4,200,000
Hwy. Equipment/Triks	\$3,085,000	GF/Lease	\$670,000	\$770,000	\$540,000	\$275,000	\$185,000	\$460,000	\$185,000	\$3,085,000
Highway Sub-Total	\$7,285,000		\$970,000	\$1,420,000	\$1,190,000	\$925,000	\$835,000	\$1,110,000	\$835,000	\$7,285,000
FIRE DEPARTMENT										
Fire Apparatus/Vehicles	\$4,830,000	GF/Lease	\$0	\$110,000	\$1,200,000	\$1,250,000	\$750,000	\$320,000	\$1,200,000	\$4,830,000
CRF-FF Equipment	\$700,000	CRF/Lease	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$700,000
Fire Sub-Total	\$5,530,000		\$100,000	\$210,000	\$1,300,000	\$1,350,000	\$850,000	\$420,000	\$1,300,000	\$5,530,000
COMMUNITY DEVELOPMENT DEPARTMENT										
CRF - Master Plan	\$265,000	CRF	\$0	\$50,000	\$50,000	\$45,000	\$40,000	\$40,000	\$40,000	\$265,000
GIS Maintenance Program	\$0	CRF	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Community Development Sub-Total	\$265,000		\$0	\$50,000	\$50,000	\$45,000	\$40,000	\$40,000	\$40,000	\$265,000
GENERAL GOVERNMENT										
CRF Recreation	\$40,000	CRF	\$10,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$40,000
Lions Hall Renovation	\$2,000,000	BD	\$0	\$2,000,000	\$0	\$0	\$0	\$0	\$0	\$2,000,000
General Govt - Sub-Total	\$40,000		\$10,000	\$2,005,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$40,000
Grand Total - Town Projects	\$14,170,000		\$1,080,000	\$3,685,000	\$3,045,000	\$2,325,000	\$1,730,000	\$1,575,000	\$2,730,000	\$13,120,000
Summary - ALL CAPITAL PROJECTS										
Town Projects	\$16,170,000		\$1,080,000	\$3,685,000	\$3,045,000	\$2,325,000	\$1,730,000	\$1,575,000	\$2,730,000	\$16,170,000
School Projects	\$39,762,982		\$0	\$16,871,282	\$5,280,000	\$5,280,000	\$0	\$0	\$12,331,700	\$39,762,982
TOTAL - ALL CAPITAL PROJECTS	\$55,932,982		\$1,080,000	\$20,556,282	\$8,325,000	\$7,605,000	\$1,730,000	\$1,575,000	\$15,061,700	\$55,932,982
Legend for Funding Source:										
CRF- Capital Reserve Fund	UFB - Undesignated Fund Balance (voter approved)									
BD- Bond	GR- Grant									
GF- General Fund	TF- Trust Fund									
AF- Access Fee	CR- Current Revenue									

FINANCING PLAN FOR CIP MUNICIPAL PROJECTS FY 2024-2030

DEPARTMENT	CAPITAL PROJECT	COST	SOURCES OF	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
HIGHWAY										
	Roadway Maintenance Trust	\$4,200,000	Project Cost	\$300,000	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000
			GF	-\$300,000	-\$650,000	-\$650,000	-\$650,000	-\$650,000	-\$650,000	-\$650,000
			Net Payout	\$300,000	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000
	Highway Equipment/Trucks	\$3,085,000	Project Cost	\$670,000	\$770,000	\$540,000	\$275,000	\$185,000	\$460,000	\$185,000
			Lease (Finance)	-\$670,000	-\$770,000	-\$540,000	-\$275,000	-\$185,000	-\$460,000	-\$185,000
			Annual Net Payout	\$85,000	\$189,517	\$260,237	\$299,927	\$347,348	\$411,266	\$435,494
POLICE DEPARTMENT	Police Cruisers	\$500,000	Project Cost	\$ -	\$ -	\$500,000	\$ -	\$ -	\$ -	\$500,000
			Lease	\$ -	\$ -	-\$500,000	\$ -	\$ -	\$ -	-\$500,000
			Net Payout	\$ -	\$ -	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
FIRE DEPARTMENT	Fire Apparatus/Vehicles	\$3,900,000	Project Cost	\$ -	\$110,000	\$1,200,000	\$1,250,000	\$750,000	\$320,000	\$1,200,000
			Lease	\$ -	-\$110,000	-\$1,200,000	-\$1,250,000	-\$750,000	-\$320,000	-\$1,200,000
			Net Payout	\$ -	\$30,280	\$152,069	\$278,932	\$355,050	\$379,744	\$501,533
	CRF - FF/EMS Equipment	\$700,000	Project Cost	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,001
			Capital Reserve Funds	-\$100,000	-\$100,000	-\$100,000	-\$100,000	-\$100,000	-\$100,000	-\$100,001
			Net Payout	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,001
COMMUNITY DEVELOPMENT DEPARTMENT	CRF - Master Plan	\$257,800	Project Cost	\$0	\$50,000	\$50,000	\$45,000	\$40,000	\$40,000	\$40,000
			Capital Reserve Funds	\$0	-\$50,000	-\$50,000	-\$45,000	-\$40,000	-\$40,000	-\$40,000
			Net Payout	\$0	\$50,000	\$50,000	\$45,000	\$40,000	\$40,000	\$40,000
	CRF - GIS Maintenance Program	\$0	Project Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			Capital Reserve Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			Net Payout	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GENERAL GOVERNMENT										
	Pillsbury Cemetery Expansion CRF	\$550,000	Project Cost	\$75,000	\$150,000	\$150,000	\$75,000	\$50,000	\$50,000	\$50,000
			GF	-\$75,000	-\$150,000	-\$150,000	-\$75,000	-\$50,000	-\$50,000	-\$50,000
			Net Payout	\$75,000	\$150,000	\$150,000	\$75,000	\$50,000	\$50,000	\$50,000
	Cemeteries CRF	\$50,000	Project Cost	\$ -	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
			GF	\$ -	-\$10,000	-\$10,000	-\$10,000	-\$10,000	-\$10,000	-\$10,000
			Net Payout	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Recreation CRF	\$40,000	Project Cost	\$10,000	\$10,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
			GF	-\$10,000	-\$10,000	-\$5,000	-\$5,000	-\$5,000	-\$5,000	-\$5,000
			Net Payout	\$10,000	\$10,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
	Lions Hall Renovation (Assumption: 15 year bond - 3.60% interest rate)	\$2,000,000	Project Cost	\$ -	\$2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -
			BD	\$ -	-\$2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -
			Net Payout	\$ -	\$210,133	\$205,333	\$195,733	\$190,933	\$186,133	\$186,133
MUNICIPAL GOVT		\$13,382,800								
	Project Cost			\$1,155,000	\$3,850,000	\$3,205,000	\$2,410,000	\$1,790,000	\$1,635,000	\$2,740,001
	Applied Revenues			-\$1,155,000	-\$3,850,000	-\$3,205,000	-\$2,410,000	-\$1,790,000	-\$1,635,000	-\$2,740,001
	Net Payout			\$570,000	\$1,399,930	\$1,732,639	\$1,814,392	\$1,903,131	\$1,986,943	\$2,128,161
	Tax Rate Impact			\$0.10	\$0.25	\$0.31	\$0.32	\$0.33	\$0.34	\$0.36
	Proposed New Debt Payments			\$85,000	\$429,930	\$767,639	\$929,392	\$1,048,131	\$1,131,943	\$1,273,160

SCHOOL DISTRICT PROJECTS CIP FY 2024-2030

PROJECT	School	COST	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Moose Hill 1A - 6 Rooms									
(Assumption: 30 year bond - 4.40% interest rate)	General Use	\$16,871,282	\$ -	\$16,871,282	\$ -	\$ -	\$ -	\$ -	\$ -
	State Aid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Bonds/Notes	\$ -	\$ -	-\$16,871,282	\$ -	\$ -	\$ -	\$ -	\$ -
	Net Impact	\$ -	\$ -	\$1,028,618	\$1,024,740	\$1,021,760	\$1,023,340	\$1,024,260	\$1,024,520
Moose Hill 1B - Full Day K									
(Assumption: 30 year bond - 4.40% interest rate)	General Use	\$12,331,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$12,331,700
	State Aid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Bonds/Notes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-\$12,331,700
(level debt payment structure)	Net Impact	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$744,295
(Placeholder as construction is TBD)									
High School									
(Assumption: 30 year bond - 4.40% interest rate)	General Use	\$107,800,000	\$ -	\$ -	\$ -	\$107,800,000	\$ -	\$ -	\$ -
	State Aid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Bonds/Notes	\$ -	\$ -	\$ -	\$ -	-\$107,800,000	\$ -	\$ -	\$ -
(level debt payment structure)	Net Impact	\$ -	\$ -	\$ -	\$ -	\$6,533,200	\$6,539,440	\$6,541,940	\$6,540,700
SAU Project									
(Assumption: 15 year bond - 3.60% interest rate)	General Use	\$5,280,000	\$ -	\$ -	\$5,280,000	\$ -	\$ -	\$ -	\$ -
	State Aid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Town Contribution	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	CR/Bonds/Notes	\$ -	\$ -	\$ -	-\$5,280,000	\$ -	\$ -	\$ -	\$ -
	Net Impact	\$ -	\$ -	\$ -	\$465,080	\$460,180	\$460,100	\$459,660	\$463,860
GR.TOTAL-SCHOOL									
	Project Cost	\$142,282,982	\$ -	\$16,871,282	\$5,280,000	\$107,800,000	\$ -	\$ -	\$12,331,700
	Applied Revenues	\$0	\$ -	-\$16,871,282	-\$5,280,000	-\$107,800,000	\$ -	\$ -	-\$12,331,700
	Net Payout	\$0	\$ -	\$1,028,618	\$1,489,820	\$8,015,140	\$8,022,880	\$8,025,860	\$8,773,375

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**Net Tax Impact Analysis Municipal Government
Current Debt Schedule (Part 1)**

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
<u>MUNICIPAL GOVERNMENT</u>							
Principle - Bonded Debt	1,550,800	865,800	874,271	745,000	550,000	550,000	425,000
Interest - Bonded Debt	215,562	288,147	254,218	219,713	191,513	165,263	141,513
Principle - Capital Leases	811,798	613,162	501,449	316,935	253,593	187,413	0
Interest - Capital Leases	61,518	45,160	31,334	20,014	12,516	6,012	0
Total Debt Pmts	\$2,639,678	\$1,812,269	\$1,661,273	\$1,301,661	\$1,007,621	\$908,687	\$566,513
Revenues Applied to Debt	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Current Debt Ann.Paymnts	\$2,639,678	\$1,812,269	\$1,661,273	\$1,301,661	\$1,007,621	\$908,687	\$566,513
Net Tax Impact	\$0.47	\$0.32	\$0.29	\$0.23	\$0.17	\$0.15	\$0.10
Debt Schedule as Proposed in CIP	\$85,000	\$429,930	\$767,639	\$929,392	\$1,048,131	\$1,131,943	\$1,273,160
Proposed Debt Schedule	\$2,724,678	\$2,242,199	\$2,428,912	\$2,231,053	\$2,055,752	\$2,040,630	\$1,839,673
Net Tax Impact	\$0.49	\$0.40	\$0.43	\$0.39	\$0.35	\$0.31	\$0.31
<u>PAY AS YOU GO PROJECTS</u>							
Capital Reserve Funds / EMTF:							
Contributions:							
Highway							
Fire Apparatus							
Fire Equipment	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Cemeteries	\$0	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Recreation	\$10,000	\$10,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Pillsbury Cemetery Expansion	\$75,000	\$150,000	\$150,000	\$75,000	\$50,000	\$50,000	\$50,000
Master Plan	\$0	\$50,000	\$50,000	\$45,000	\$40,000	\$40,000	\$40,000
Expendable Maintenance Trust	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000
Roadway Maintenance Trust	\$300,000	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000
Total CRFs / EMTF	\$665,000	\$1,150,000	\$1,145,000	\$1,065,000	\$1,035,000	\$1,035,000	\$1,035,000
Net Tax Impact	\$0.12	\$0.20	\$0.20	\$0.18	\$0.18	\$0.18	\$0.17

**Net Tax Impact Analysis Municipal Government
Current Debt Schedule (Part 2)**

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
<u>SCHOOL DISTRICT</u>							
School Current Debt:							
Total Principle	\$935,000	\$920,000	\$520,000	\$255,000	\$255,000	\$255,000	\$0
Total Interest	\$71,495	\$46,306	\$27,099	\$17,101	\$10,249	\$3,416	\$0
Lease	\$289,023	\$314,263	\$284,201	\$284,201	\$284,201	\$284,201	\$25,240
Total Gross Debt/Leases	\$1,295,518	\$1,280,569	\$831,300	\$556,302	\$549,450	\$542,617	\$25,240
Deduct State Reimb	(\$150,000)	(\$150,000)	(\$150,000)	(\$150,000)	(\$150,000)	(\$150,000)	(\$150,000)
Total Net Debt	\$1,145,518	\$1,130,569	\$681,300	\$406,302	\$399,450	\$392,617	-\$124,760
Net Tax Impact	\$0.20	\$0.20	\$0.12	\$0.07	\$0.07	\$0.07	-\$0.02
Add:							
Proposed CIP Debt	\$0	\$1,028,618	\$1,489,820	\$8,015,140	\$8,022,880	\$8,025,860	\$8,773,375
Tax Impact CIP Proposed Debt	\$0.00	\$0.18	\$0.26	\$1.39	\$1.38	\$1.37	\$1.48
Adjusted Net Debt Pmts	\$1,145,518	\$2,159,187	\$2,171,120	\$8,421,442	\$8,422,330	\$8,418,477	\$8,648,615
Adjusted Debt Schedule	\$1,145,518	\$2,159,187	\$2,171,120	\$8,421,442	\$8,422,330	\$8,418,477	\$8,648,615
Adjusted Debt Tax Impact	\$0.20	\$0.38	\$0.38	\$1.46	\$1.45	\$1.43	\$1.46
TOTAL SCHOOL	\$1,145,518	\$2,159,187	\$2,171,120	\$8,421,442	\$8,422,330	\$8,418,477	\$8,648,615
SCHOOL TAX IMPACT	\$0.20	\$0.38	\$0.38	\$1.46	\$1.45	\$1.43	\$1.46
COMBINED DEBT PMTS	\$3,870,196	\$4,401,386	\$4,600,032	\$10,652,495	\$10,478,082	\$10,459,107	\$10,488,288
COMBINED PAY AS YOU GO	\$665,000	\$1,150,000	\$1,145,000	\$1,065,000	\$1,035,000	\$1,035,000	\$1,035,000
COMBINED TAX IMPACT	\$0.81	\$0.98	\$1.01	\$2.03	\$1.98	\$1.96	\$1.94
Tax Base	\$5,589,878,813	\$5,645,777,601	\$5,702,235,377	\$5,759,257,731	\$5,816,850,308	\$5,875,018,811	\$5,933,768,999
Note: Tax base for FY 2024 from MS-1 2022 Valuation w/o Utilities increased by 24% which is the average increase in the Town revaluation. This was done to provide a conservative estimate based on the information currently known.							

Conclusion & Recommendations

The Program of Capital Expenditures herein provides a guide for budgeting and development of Londonderry's public facilities. The Planning Board will review and update the CIP each year prior to budget deliberations. The CIP may be modified each year based on changes in needs and priorities. As noted in the Plan, there are projects proposed where the CIP Committee has determined that there is not enough information to make a recommendation concerning a proposed capital project. These are topics in the opinion of the Committee that should be studied in further detail before funding decisions should be made.

The Capital Improvements Planning Committee has worked hard to improve the effectiveness of capital facilities programming in Londonderry. It is hoped that the improvements made during this time can continue to be refined and evaluated for their effectiveness in future years. The CIP Committee believes that Londonderry has made great strides in process and format of the Capital Improvements Plan, and are hopeful that the improvements have made a difference to the Planning Board, Town Council, School Board, and Budget Committee as they prepare budgets each year.

CHAPTER 674
LOCAL LAND USE PLANNING AND REGULATORY POWERS
Capital Improvements Program

Appendix A:
Relevant State
Statutes

674:5 Authorization. – In a municipality where the planning board has adopted a master plan, the local legislative body may authorize the planning board to prepare and amend a recommended program of municipal capital improvement projects projected over a period of at least 6 years. As an alternative, the legislative body may authorize the governing body of a municipality to appoint a capital improvement program committee, which shall include at least one member of the planning board and may include but not be limited to other members of the planning board, the budget committee, or the town or city governing body, to prepare and amend a recommended program of municipal capital improvement projects projected over a period of at least years. The capital improvements program may encompass major projects being currently undertaken or future projects to be undertaken with federal, state, county and other public funds. The sole purpose and effect of the capital improvements program shall be to aid the mayor or selectmen and the budget committee in their consideration of the annual budget.

Source. 1983, 447:1, eff. Jan. 1, 1984. 2002, 90:1, eff. July 2, 2002.

674:6 Purpose and Description. – The capital improvements program shall classify projects according to the urgency and need for realization and shall recommend a time sequence for their implementation. The program may also contain the estimated cost of each project and indicate probable operating and maintenance costs and probable revenues, if any, as well as existing sources of funds or the need for additional sources of funds for the implementation and operation of each project. The program shall be based on information submitted by the departments and agencies of the municipality and shall take into account public facility needs indicated by the prospective development shown in the master plan of the municipality or as permitted by other municipal land use controls.

Source. 1983, 447:1, eff. Jan. 1, 1984.

674:7 Preparation. –

I. In preparing the capital improvements program, the planning board or the capital improvement program committee shall confer, in a manner deemed appropriate by the board or the committee, with the mayor or the board of selectmen, or the chief fiscal officer, the budget committee, other municipal officials and agencies, the school board or boards, and shall review the recommendations of the master plan in relation to the proposed capital improvements program.

II. Whenever the planning board or the capital improvement program committee is authorized and directed to prepare a capital improvements program, every municipal department, authority or agency, and every affected school district board, department or agency, shall, upon request of the planning board or the capital improvement program committee, transmit to the board or committee a statement of all capital projects it proposes to undertake during the term of the program. The planning board or the capital improvement program committee shall study each proposed capital project, and shall advise and make recommendations to the department, authority, agency, or school district board, department or agency, concerning the relation of its project to the capital improvements program being prepared.

Source. 1983, 447:1. 1995, 43:1, eff. July 2, 1995. 2002, 90:2, eff. July 2, 2002.

674:8 Consideration by Mayor and Budget Committee. – Whenever the planning board or the capital improvement program committee has prepared a capital improvements program under RSA 674:7, it shall submit its recommendations for the current year to the mayor or selectmen and the budget committee, if one exists, for consideration as part of the annual budget.

Source. 1983, 447:1, eff. Jan. 1, 1984. 2002, 90:3, eff. July 2, 2002.

Appendix B: Capital Project Request Form



Londonderry Capital Improvement Plan Capital Project Worksheet & Submission Form



Department:		Department Priority: _____ of _____ projects
Type of Project: (check one)	Primary Effect of Project is to: ☐ Replace or repair existing facilities or equipment ☐ Improve quality of existing facilities or equipment ☐ Expand capacity of existing service level/facility ☐ Provide new facility or service capacity	
Service Area of Project: (check one)	☐ Region ☐ Town-wide ☐ School District ☐ Neighborhood ☐ Town Center ☐ Street ☐ Other Area	
Project Description:		
Rationale for Project: (check those that apply, elaborate below) ☐ Urgent Need ☐ Removes imminent threat to public health or safety ☐ Alleviates substandard conditions or deficiencies ☐ Responds to federal or state requirement to implement ☐ Improves the quality of existing services ☐ Provides added capacity to serve growth ☐ Reduces long term operating costs ☐ Provides incentive to economic development ☐ Eligible for matching funds available for a limited time		
Narrative Justification:		

Cost Estimate: (Itemize as Necessary)	Capital Costs Dollar Amount (In current \$) \$ _____ Planning/Feasibility Analysis \$ _____ Architecture & Engineering Fees \$ _____ Real Estate aquisition \$ _____ Site preparation \$ _____ Construction \$ _____ Furnishings & equipment \$ _____ Vehicles & capital equipment \$ _____ \$ _____ \$ _____ \$ _____ \$ _____ Total Project Cost	Impact on Operating & Maint. Costs or Personnel Needs ☐ Add Personnel ☐ Increased O&M Costs ☐ Reduce Personnel ☐ Decreased O&M Costs Dollar Cost of Impacts if known: + \$ _____ Annually (-) \$ _____ Annually
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Source of Funding:	<table style="width: 100%;"> <tr> <td style="width: 35%;">Grant From: _____</td> <td style="width: 65%;">\$ _____ (show type)</td> </tr> <tr> <td>Loan From: _____</td> <td>\$ _____ (show type)</td> </tr> <tr> <td>Donation/Bequest/private</td> <td>\$ _____</td> </tr> <tr> <td>User Fees & Charges</td> <td>\$ _____</td> </tr> <tr> <td>Capital Reserve Withdrawal</td> <td>\$ _____</td> </tr> <tr> <td>Impact Fee Account</td> <td>\$ _____</td> </tr> <tr> <td>Current Revenue</td> <td>\$ _____</td> </tr> <tr> <td>General Obligation Bond</td> <td>\$ _____</td> </tr> <tr> <td>Revenue Bond</td> <td>\$ _____</td> </tr> <tr> <td>Special Assessment</td> <td>\$ _____</td> </tr> <tr> <td>_____</td> <td>\$ _____</td> </tr> <tr> <td>_____</td> <td>\$ _____</td> </tr> <tr> <td style="text-align: right;">Total Project Cost:</td> <td>\$ _____</td> </tr> </table>	Grant From: _____	\$ _____ (show type)	Loan From: _____	\$ _____ (show type)	Donation/Bequest/private	\$ _____	User Fees & Charges	\$ _____	Capital Reserve Withdrawal	\$ _____	Impact Fee Account	\$ _____	Current Revenue	\$ _____	General Obligation Bond	\$ _____	Revenue Bond	\$ _____	Special Assessment	\$ _____	_____	\$ _____	_____	\$ _____	Total Project Cost:	\$ _____
Grant From: _____	\$ _____ (show type)																										
Loan From: _____	\$ _____ (show type)																										
Donation/Bequest/private	\$ _____																										
User Fees & Charges	\$ _____																										
Capital Reserve Withdrawal	\$ _____																										
Impact Fee Account	\$ _____																										
Current Revenue	\$ _____																										
General Obligation Bond	\$ _____																										
Revenue Bond	\$ _____																										
Special Assessment	\$ _____																										
_____	\$ _____																										
_____	\$ _____																										
Total Project Cost:	\$ _____																										

Form Prepared By:	Signature: _____ Title: _____ Dept./Agency: _____ Date Prepared: _____
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Appendix C: Capital Project Scoring Sheet

Evaluation Criteria	Department Score	Committee Score
Addresses an emergency of public safety need		
Addresses a deficiency in service or facility		
Provides capacity needed to serve existing population or future growth		
Results in long-term cost savings		
Supports job development/increased tax base		
Furthers the goals of the 2012 Master Plan		
Leverages the non-property tax revenues		
Matching funds available for a limited time		
Total	0	0
CIP Priority Assignment		

- 1 - Urgent - Cannot be Delayed; Needed immediately for health & safety
 2 - Necessary - Needed within 3 years to maintain basic level & quality of community services
 3 - Desirable - Needed within 4-6 years to improve quality or level of services
 4 - Deferrable - Can be placed on hold until after 6 year scope of current CIP, but supports community development goals
 5 - Premature - Needs more research, planning & coordination
 6 - Inconsistent - Contrary to land use planning or community development goals

**Appendix D:
Project
Submission
Materials and
Backup
Information**



Projects Submitted for 2025-2030 CIP

Project Name: Moose Hill- Phase 1 – Addition		Department Priority __1__ of __4__ projects
Department: School		
Primary Effect of Project: (check one)	☐ Replace or repair existing facilities or equipment ☐ Improve quality of existing facilities or equipment ☒ Expand capacity of existing service level/facility ☐ Provide new facility or service capacity	
Service Area of Project: (check one)	☐ Region ☐ Town-wide ☒ School District ☐ Neighborhood ☐ Town Center ☐ Street ☐ Other Area	
Project Description: Building expansion to address over-crowding for existing programs and staff including: Kindergarten classrooms, therapy spaces, small classroom instruction, staff space, better entrance, traffic loop to relieve issues, larger room for Special Education programming		
Rationale for Project: (check those that apply, elaborate below)	☒ Urgent Need ☐ Removes imminent threat to public health or safety ☒ Alleviates substandard conditions or deficiencies ☒ Responds to federal or state requirement to implement ☒ Improves the quality of existing services ☒ Provides added capacity to serve growth ☐ Reduces long term operating costs ☒ Provides incentive to economic development ☐ Eligible for matching funds available for a limited time	
Narrative Justification: Currently Moose Hill is past capacity to service the Kindergarten and LEEP programs. Therapy and office spaces are combined and often push instruction into the hallways and is very noisy. Our FRIENDS program for students with Autism requires individual spaces at times for their education and are forced to use a large partitioned classroom. We currently have two portable classrooms housing two Kindergarten classrooms and library book storage bins. Improving space issues would make Londonderry a more attractive community to move to. Having the capacity to provide Special Education programming saves the Distract rather than having to place students in out of district programs.		



**Londonderry Capital Improvement Plan
Capital Project Scoring Sheet**



Cost Estimate	Capital Costs Dollar Amount (In current \$) \$ _____ : Planning/Feasibility Analysis \$ _____ : Architecture & Engineering Fees \$ _____ : Real Estate Acquisition \$ _____ : Site Preparation \$ _____ : Construction \$ _____ : Furnishings & Equipment \$ _____ : Vehicles & Capital Equipment \$ _____ : Other _____ \$ _____ : Other _____ \$ _____ : Other _____ \$ _____ : Other _____ <u>\$16,871,282</u> Total Project Cost	Impact of Operating & Maintenance Costs or Personnel Needs ☐ Add Personnel ☐ Increased O&M Costs ☐ Reduce Personnel ☐ Decreased O&M Costs Cost of impacts, if known: + \$ <u>73,318</u> Annually (-) \$ _____ Annually
Source of Funding	\$ _____ : Grant (Source:) _____ \$ _____ : Loan (Source:) _____ \$ _____ : Donation/Bequest/Private \$ _____ : User Fees & Charges \$ _____ : Capital Reserve Withdrawal \$ _____ : Impact Fee Account \$ _____ : Current Revenue \$ <u> X </u> : General Obligation Bond \$ _____ : Revenue Bond \$ _____ : Special Assessment \$ _____ : Other: _____ \$ _____ : Other: _____ \$ _____ : Total Project Cost	
Form Prepared by:	Name <u>Lisa McKenney</u> Title: <u>Business Administrator</u> Signature _____ Dept./Agency: <u>School</u> Date Prepared <u>6/15/2023</u>	



**Londonderry Capital Improvement Plan
Capital Project Scoring Sheet**



Project Name: Moose Hill – Phase 1 -
Addition_____

Department:_____ **School**_____

EVALUATION CRITERIA

Enter an evaluation score from 0 (very low) to 5 (very high) for each criteria

 3 Addresses an emergency, public safety or school safety need

 5 Addresses a deficiency in service or facility

 5 Provides capacity needed to serve existing population or future growth

 3 Results in long term cost savings

 4 Supports job development/increased tax base

 0 Leverages the non-property tax revenues

 2 Matching funds available for a limited time

 22 Total Project Score (out of a possible 35 points)



Projects Submitted for 2025-2030 CIP

Project Name: Moose Hill-Phase 2 – Full Day K		Department Priority <u> 2 </u> of <u> 4 </u> projects
Department: School		
Primary Effect of Project: (check one)	☐ Replace or repair existing facilities or equipment ☐ Improve quality of existing facilities or equipment ☒ Expand capacity of existing service level/facility ☐ Provide new facility or service capacity	
Service Area of Project: (check one)	☐ Region ☐ Town-wide ☒ School District ☐ Neighborhood ☐ Town Center ☐ Street ☐ Other Area	
Project Description: Building expansion to accommodate a Full Day Kindergarten program. Project would include all items addressed in Phase 1 as well as additional Kindergarten classrooms, specials classrooms, cafeteria (multi-purpose room), and additional playground space.		
Rationale for Project: (check those that apply, elaborate below)	☐ Urgent Need ☐ Removes imminent threat to public health or safety ☒ Alleviates substandard conditions or deficiencies ☐ Responds to federal or state requirement to implement ☒ Improves the quality of existing services ☒ Provides added capacity to serve growth ☐ Reduces long term operating costs ☒ Provides incentive to economic development ☐ Eligible for matching funds available for a limited time	
Narrative Justification: Londonderry firmly believes that full day Kindergarten is the best course of action for the students of the Londonderry School District. Londonderry is behind the state and country in providing full day Kindergarten. Having this additional program would give our youngest students significantly more time to develop for future success. 90% of brain development happens by the end of Kindergarten. We need to build a strong foundation in young students to improve our outcomes. Adding this program would make Londonderry a more attractive community to move to, increasing our tax base. By building strong foundation in our young learners, costly special education needs could be minimized in some students in future years.		



Londonderry Capital Improvement Plan Capital Project Scoring Sheet



Cost Estimate	Capital Costs Dollar Amount (In current \$) \$ _____ : Planning/Feasibility Analysis \$ _____ : Architecture & Engineering Fees \$ _____ : Real Estate Acquisition \$ _____ : Site Preparation \$ _____ : Construction \$ _____ : Furnishings & Equipment \$ _____ : Vehicles & Capital Equipment \$ _____ : Other _____ \$ _____ : Other _____ \$ _____ : Other _____ \$ _____ : Other _____ <u>\$12,331,700.</u> Total Project Cost	Impact of Operating & Maintenance Costs or Personnel Needs ☐ Add Personnel ☐ Increased O&M Costs ☐ Reduce Personnel ☐ Decreased O&M Costs Cost of impacts, if known: + \$ <u>523,854</u> Annually (-) \$ _____ Annually
Source of Funding	\$ _____ : Grant (Source:) _____ \$ _____ : Loan (Source:) _____ \$ _____ : Donation/Bequest/Private \$ _____ : User Fees & Charges \$ _____ : Capital Reserve Withdrawal \$ _____ : Impact Fee Account \$ _____ : Current Revenue \$ <u> X </u> : General Obligation Bond \$ _____ : Revenue Bond \$ _____ : Special Assessment \$ _____ : Other: _____ \$ _____ : Other: _____ \$ _____ : Total Project Cost	
Form Prepared by:	Name <u>Lisa McKenney</u> Title: _____ Signature _____ Dept./Agency: <u>School</u> Date Prepared <u>6/15/2023</u>	



**Londonderry Capital Improvement Plan
Capital Project Scoring Sheet**



Project Name: Moose Hill-Phase 2-Full Day Kindergarten **Department:** School

EVALUATION CRITERIA

Enter an evaluation score from 0 (very low) to 5 (very high) for each criteria

- 0 Addresses an emergency, public safety or school safety need
- 5 Addresses a deficiency in service or facility
- 3 Provides capacity needed to serve existing population or future growth
- 3 Results in long term cost savings
- 4 Supports job development/increased tax base
- 3 Leverages the non-property tax revenues
- 2 Matching funds available for a limited time

20 Total Project Score (out of a possible 35 points)



Projects Submitted for 2025-2030 CIP

Project Name: High School Addition & Renovation		Department Priority <u> 4 </u> of <u> 4 </u> projects
Department: School		
Primary Effect of Project: (check one)	☐ Replace or repair existing facilities or equipment ☐ Improve quality of existing facilities or equipment ☒ Expand capacity of existing service level/facility ☐ Provide new facility or service capacity	
Service Area of Project: (check one)	☐ Region ☐ Town-wide ☒ School District ☐ Neighborhood ☐ Town Center ☐ Street ☐ Other Area	
Project Description: High School Addition & Renovation. Londonderry High School has over the years adapted and re-used its facilities which has created inefficient and poorly suited buildings to meet today's educational needs.		
Rationale for Project: (check those that apply, elaborate below)	☒ Urgent Need ☒ Removes imminent threat to public health or safety ☒ Alleviates substandard conditions or deficiencies ☒ Responds to federal or state requirement to implement ☒ Improves the quality of existing services ☒ Provides added capacity to serve growth ☐ Reduces long term operating costs ☒ Provides incentive to economic development ☒ Eligible for matching funds available for a limited time	
Narrative Justification: Three major issues to address: 1. Phase I has a wood foundation. This is a safety issue and does not meet current fire codes and is the reason the main building cannot be expanded. Numerous spaces are not ADA accessible. Interior and exterior systems are at the end of their useful life. 2. Auditorium – the lack of a large educational room which could be used for many purposes, including music and arts performances has been deficit in programming and has been pointed out on the NEASC report. 3. Gymnasium was never completed. When constructed, the scope was reduced to reduce costs. There is a lack of gym space including locker rooms, and weight room. Some building aid is possible due to the safety concerns in Phase 1. Improving the overall quality of the school building will make Londonderry a more attractive community to move to.		



**Londonderry Capital Improvement Plan
Capital Project Scoring Sheet**



Cost Estimate	Capital Costs Dollar Amount (In current \$) \$ _____ : Planning/Feasibility Analysis \$ _____ : Architecture & Engineering Fees \$ _____ : Real Estate Acquisition \$ _____ : Site Preparation \$ _____ : Construction \$ _____ : Furnishings & Equipment \$ _____ : Vehicles & Capital Equipment \$ _____ : Other _____ \$ _____ : Other _____ \$ _____ : Other _____ \$ _____ : Other _____ <u>\$107,800,000</u> Total Project Cost	Impact of Operating & Maintenance Costs or Personnel Needs ☐ Add Personnel ☐ Increased O&M Costs ☐ Reduce Personnel ☐ Decreased O&M Costs Cost of impacts, if known: + \$ _____ Annually (-) \$ _____ Annually
Source of Funding	\$ _____ : Grant (Source:) _____ \$ _____ : Loan (Source:) _____ \$ _____ : Donation/Bequest/Private \$ _____ : User Fees & Charges \$ _____ : Capital Reserve Withdrawal \$ _____ : Impact Fee Account \$ _____ : Current Revenue \$ <u> X </u> : General Obligation Bond \$ _____ : Revenue Bond \$ _____ : Special Assessment \$ _____ : Other: _____ \$ _____ : Other: _____ \$ _____ : Total Project Cost	
Form Prepared by:	Name <u> Lisa McKenney </u> Title: _____ Signature _____ Dept./Agency: <u> School </u> Date Prepared <u> 6/15/2023 </u>	



**Londonderry Capital Improvement Plan
Capital Project Scoring Sheet**



Project Name: Moose Hill-Phase 2-Full Day Kindergarten **Department:** School

EVALUATION CRITERIA

Enter an evaluation score from 0 (very low) to 5 (very high) for each criteria

- 5 Addresses an emergency, public safety or school safety need
- 5 Addresses a deficiency in service or facility
- 3 Provides capacity needed to serve existing population or future growth
- 2 Results in long term cost savings
- 4 Supports job development/increased tax base
- 0 Leverages the non-property tax revenues
- 4 Matching funds available for a limited time

- 23 Total Project Score (out of a possible 35 points)



Projects Submitted for 2025-2030 CIP

Project Name: SAU Office		Department Priority ___3___ of ___4___ projects
Department: School		
Primary Effect of Project: (check one)	☐ Replace or repair existing facilities or equipment ☐ Improve quality of existing facilities or equipment ☐ Expand capacity of existing service level/facility ☒ Provide new facility or service capacity	
Service Area of Project: (check one)	☐ Region ☐ Town-wide ☒ School District ☐ Neighborhood ☐ Town Center ☐ Street ☐ Other Area	
Project Description: Build a new SAU Office		
Rationale for Project: (check those that apply, elaborate below)	☐ Urgent Need ☐ Removes imminent threat to public health or safety ☐ Alleviates substandard conditions or deficiencies ☐ Responds to federal or state requirement to implement ☒ Improves the quality of existing services ☐ Provides added capacity to serve growth ☒ Reduces long term operating costs ☒ Provides incentive to economic development ☐ Eligible for matching funds available for a limited time	
Narrative Justification: Londonderry currently leases office space at 6A Kitty Hawk Landing. The lease ends in June 2028. Without a new building, the District will have to either extend the current lease or find new space elsewhere.		



**Londonderry Capital Improvement Plan
Capital Project Scoring Sheet**



Cost Estimate	Capital Costs Dollar Amount (In current \$) \$ _____ : Planning/Feasibility Analysis \$ _____ : Architecture & Engineering Fees \$ _____ : Real Estate Acquisition \$ _____ : Site Preparation \$ _____ : Construction \$ _____ : Furnishings & Equipment \$ _____ : Vehicles & Capital Equipment \$ _____ : Other _____ \$ _____ : Other _____ \$ _____ : Other _____ \$ _____ : Other _____ <u>\$5,280,000</u> Total Project Cost	Impact of Operating & Maintenance Costs or Personnel Needs ☐ Add Personnel ☐ Increased O&M Costs ☐ Reduce Personnel ☐ Decreased O&M Costs Cost of impacts, if known: + \$ _____ Annually (-) \$ _____ Annually
Source of Funding	\$ _____ : Grant (Source:) _____ \$ _____ : Loan (Source:) _____ \$ _____ : Donation/Bequest/Private \$ _____ : User Fees & Charges \$ _____ : Capital Reserve Withdrawal \$ _____ : Impact Fee Account \$ _____ : Current Revenue \$ <u> X </u> : General Obligation Bond \$ _____ : Revenue Bond \$ _____ : Special Assessment \$ _____ : Other: _____ \$ _____ : Other: _____ \$ _____ : Total Project Cost	
Form Prepared by:	Name <u> Lisa McKenney </u> Title: _____ Signature _____ Dept./Agency: <u> School </u> Date Prepared <u> 6/15/2023 </u>	



**Londonderry Capital Improvement Plan
Capital Project Scoring Sheet**



Project Name: SAU
Office _____

Department: School _____

EVALUATION CRITERIA

Enter an evaluation score from 0 (very low) to 5 (very high) for each criteria

0 Addresses an emergency, public safety or school safety need

5 Addresses a deficiency in service or facility

5 Provides capacity needed to serve existing population or future growth

5 Results in long term cost savings

3 Supports job development/increased tax base

0 Leverages the non-property tax revenues

0 Matching funds available for a limited time

18 Total Project Score (out of a possible 35 points)



Projects Submitted for 2025-2030 CIP

Project Name: Londonderry Community Center (AKA Lions Hall)		Department Priority __1__ of __1__ projects
Department: General Government		
Primary Effect of Project: (check one)	☒ Replace or repair existing facilities or equipment ☐ Improve quality of existing facilities or equipment ☐ Expand capacity of existing service level/facility ☐ Provide new facility or service capacity	
Service Area of Project: (check one)	☐ Region ☐ Town-wide ☐ School District ☐ Neighborhood ☒ Town Center ☐ Street ☐ Other Area	
Project Description: The Lions Hall was vacated in September of 2022 and all operational costs associated with the Town owned building were transferred back to the Town of Londonderry. The building itself served as the Towns very own Town Hall and meeting place for many decades and has a historical and meaningful purpose to the Town. However, due to its age and usage there are many deficiencies within the structure and property that does not meet todays current requirements for a municipal facility and therefore has sat vacant and winterized for nonuse or occupancy.		
Rationale for Project: (check those that apply, elaborate below)	☒ Urgent Need ☒ Removes imminent threat to public health or safety ☒ Alleviates substandard conditions or deficiencies ☒ Responds to federal or state requirement to implement ☒ Improves the quality of existing services ☒ Provides added capacity to serve growth ☐ Reduces long term operating costs ☐ Provides incentive to economic development ☐ Eligible for matching funds available for a limited time	
Narrative Justification: In October of 2022 an analysis of the existing conditions and redevelopment options was conducted by a towns engineering consultant firm Weston and Sampson. The report clearly demonstrates several obvious deficiencies that would need significant remediation to bring the facility into compliance. Since the facility has been unavailable; the community has voice great concern of what is to become of the building. The analysis of the facility laid out three potential options. First option, remove by demolition and replace. This is largely not what would suit the Town of Londonderry and would only be explored if a further and more in-depth analysis uncovered severe foundation issues or large amounts of hazardous construction materials. Second option, is less intrusive repair of utilities and HVAC upgrades, small renovation of areas, repair of floor in the Hall space, and improvements to meet ADA requirements. The third option, would be a more extensive renovation, perhaps small addition off the back of the existing building and site work to assist with parking lot flow, life safety measures for the building (i.e. sprinkler system, etc.) in addition to the Option 2 work		



**Londonderry Capital Improvement Plan
Capital Project Scoring Sheet**



description.

There is an important need for a Community Center in the Town of Londonderry. This is what this facility was utilized for in partnership with the Lions Club for 50 years. If renovated properly it can serve the Town of Londonderry for many years and decades to come in being utilized for hall rental space, meeting room space, activity center for clubs, central location for the OHD events, recreational use, limited public/private partnerships, educational schools (i.e. drivers ed, painting classes, daycare services), Memorial Day events, Xmas on the Common, Concerts on the Common, etc.



Londonderry Capital Improvement Plan Capital Project Scoring Sheet



Cost Estimate	Capital Costs Dollar Amount (In current \$) \$ _____ : Planning/Feasibility Analysis \$ _____ : Architecture & Engineering Fees \$ _____ : Real Estate Acquisition \$ _____ : Site Preparation \$ _____ : Construction \$ _____ : Furnishings & Equipment \$ _____ : Vehicles & Capital Equipment \$ _____ : Other _____ \$ _____ : Other _____ \$ _____ : Other _____ \$ _____ : Other _____ \$ 1-2M _____ : Total Project Cost	Impact of Operating & Maintenance Costs or Personnel Needs ☒ Add Personnel ☒ Increased O&M Costs ☐ Reduce Personnel ☐ Decreased O&M Costs Cost of impacts, if known: + \$ _____ Annually (-) \$ _____ Annually
Source of Funding	\$ _____ : Grant (Source:) _____ \$ _____ : Loan (Source:) _____ \$ ☒ : Donation/Bequest/Private \$ ☒ : User Fees & Charges \$ ☒ : Capital Reserve Withdrawal \$ _____ : Impact Fee Account \$ _____ : Current Revenue \$ ☒ : General Obligation Bond \$ _____ : Revenue Bond \$ _____ : Special Assessment \$ _____ : Other: _____ \$ _____ : Other: _____ \$ _____ : Total Project Cost	
Form Prepared by:	Name _____ Dave Wholley _____ Title _____ Director of Public Works and Municipal Facilities _____ Signature _____ Dept./Agency DPW _____ Date Prepared June 9, 2023 _____	



**Londonderry Capital Improvement Plan
Capital Project Scoring Sheet**



Project Name: Londonderry Community Center

Department: DPW

EVALUATION CRITERIA

Enter an evaluation score from 0 (very low) to 5 (very high) for each criteria

- 4 Addresses an emergency, public safety or school safety need
- 5 Addresses a deficiency in service or facility
- 5 Provides capacity needed to serve existing population or future growth
- 3 Results in long term cost savings
- 1 Supports job development/increased tax base
- 1 Leverages the non-property tax revenues
- 2 Matching funds available for a limited time

21 Total Project Score (out of a possible 35 points)