



**TOWN OF MOULTONBOROUGH  
CAPITAL IMPROVEMENTS PROGRAM  
COMMITTEE (CIPC)**

**FY27 Recommendations**

**October 20, 2025**

**SAU45 School District**



# TOWN OF MOULTONBOROUGH

## CAPITAL IMPROVEMENTS PROGRAM

### COMMITTEE (CIPC)

TO: SAU45 School Board  
FROM: Frederick Van Magness, CIPC Chairman  
RE: Capital Improvements Program (CIP)  
DATE: October 20, 2025

In keeping with the purpose and intent of the Capital Improvements Program Committee (CIPC) to plan for the orderly implementation and financing of a program of capital improvements in a manner which meets the needs of the SAU and minimizes fluctuations of the tax rate and the impact thereon on the taxpayers, we hereby submit for your consideration the proposed Capital Improvements Program Report for Fiscal Years 2027-2036.

The CIPC was pleased that, in response to prior CIPC and ABC recommendations that the SAU develop multiyear Capital plans, the Chair of the SAU Board met with the CIPC on October 2, 2025 with information outlining their 10 year capital plans. We thank the SAU for participating in this process and look forward to future annual sessions to continue this informative dialog. In addition, members of the CIPC did a walking tour, hosted by the Superintendent and Chair of the SAU Board, on October 10, 2025 to review progress on Tranche 2 programs at MCS and see the new boilers installed at MA as part of a separate taxation funded article in FY25. We also toured areas where FY27 projects are planned as well as recommendations that might be forthcoming for Tranche 3 expenditures at MA in the FY30 + time frame. We found this tour to be very informative and thank the SAU team for hosting us.

The SAU submitted 2 projects for FY27 totaling \$175,000 excluding the ongoing principal and interest cost for the FY25 Central School bond. These projects would the MCS upper parking lot stairs (\$100K) and replace a school maintenance truck with plow (\$75K). Based on an analysis of SAU funds and reserves, we were advised that 100% of these projects will be funded from internal SAU funds without any impact to taxation. The committee classified these projects as Priority 2 - Necessary within 3 years to maintain the basic level and quality of service, and it has been deemed to have a tie-in to the Master Plan. In addition, the SAU will incur \$826,690 in Year 2 bond interest and principal payments as part of the repayment of the \$8,153,211 renovation bond approved as Article 1 at the March 2024 SAU Annual Meeting. The cost impact of this fixed bond interest and principal payment will represent approximately \$.11 cents per \$000 in the December 2026 (FY27) tax rate.

The School provided a list of 10 additional capital projects it plans to complete between FY27 and FY31,

- Additional projects planned for replacement using year-end funds/unassigned fund balance:
  - FY2027 and beyond, \$10,000 for MA and/or MCS equipment replacement, as needed, such as range, steamer and hot cabinets. The school submission states that at MCS these issues will be addressed as part of the overall renovation project.

- FY2027, \$8,000 at MCS to re-point/re-mortar the brick on the gym walls.<sup>1</sup>
- FY2028, \$5,000 for AHERA (asbestos hazard emergency response act) 3-year re-inspection. MCS has no asbestos.
- FY2028, \$390,000 for MCS Parking Lot Repaving (from SAU Building Reserve Fund)
- FY2028, \$20,000 for a lift.
- FY2028 \$52,000 for a tractor (to replace a 2005 model).
- FY2029, \$5,000 for a bunker machine (to replace a unit purchased new in 2001).
- FY2030, \$694,000 for replacement of the flat roofs over the community auditorium and SAU office.
- FY2030, \$350,000 for Track Resurfacing (delayed from FY28 due to surface still adequate)
- FY2031, \$1,225,000 for renovations to the locker rooms at MA to provide private shower spaces and renovate the lockers and restroom spaces. This project could be funded through fundraising or unassigned fund balance.

SAU45 continues to still be in the midst of a major facilities upgrade (Tranche #2) at the Central School and the CIPC commends the School Board for addressing needed upgrades to facilities that are long overdue. The SAU has completed the \$1.1M Academy boiler replacement (Tranche #1) and continues to implement the individual projects covered by the \$8.2M (Tranche #2) bonded in FY25. Their current plans would be to **POTENTIALLY** seek approval for the next major increment of renovations (Tranche #3) in FY30 (estimated at +/- \$7.6M), subject to refinement for cost and project scope changes. The SAU believes they may be able to come up with a modified plan that would spread costs over a number of years and not result in another major bond article, but it is too soon to accurately project this option.

The CIPC thanks the SAU45 for being a part of Moultonborough long term capital planning.

Capital Improvements Program Committee:

Frederick Van Magness	Chair	Community At-Large
Cody Gray	Member	Community At-Large
Chuck McGee	Member	Board of Selectmen
Mary Phillips	Member & Clerk	Advisory Budget Committee
Peter Claypoole	Member	Planning Board

## PROPOSED CAPITAL PROJECTS FOR FY2026

### OVERVIEW & COMMENTS

Below is an overview of the recommended projects by department with a brief description, the proposed project cost, priority code, and recommended funding sources from the Capital Improvement Program Committee. The Priority Definitions are broken down as follows:

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<sup>1</sup> Note that last year this project was estimated to cost \$75,000.

1 - Urgent (cannot be delayed; needed immediately for health & safety)  
2 - Necessary (needed within 3 years to maintain basic level & quality of service)  
3 - Desirable (needed within 4-6 years to improve quality or level of service)  
4 - Deferrable (can be placed on hold until after the 6-year scope of current CIP, but supports community needs)  
5 - Premature (needs more research, planning & coordination)  
6 - Prior Approved Capital Expense (lease/bond payment)

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## Moultonborough School District

**Project Title: Moultonborough Schools - Replace Upper Parking Lost Stairs - Central School**

**Project Cost: \$100,000**

**Priority: 2**

**Recommended Funding: SAU45 Unassigned Fund Balance**

**Description:** School buses drop off at the upper lot on Blake Road and students use these stairs to enter MCS. The stairs are about 15 years old and have been rebuilt several times. They are slippery in winter and are at the end of their useful life. Quotes are being obtained to replace the stairs with a monolithic concrete set of stairs, possibly with a roof. The project could be funded through unassigned fund balance or capital reserves.

**Project Title: Moultonborough Schools - Replace School Truck and Plow**

**Project Cost: \$75,000**

**Priority: 2**

**Recommended Funding: SAU45 Unassigned Fund Balance**

**Description:** Replace truck purchased in 2016.

## Summary

The CIPC worked efficiently this year to assess, deliberate, and rate town wide projects for the upcoming fiscal year. This year, in particular, the committee focused not only on project priority but also cash flow needs to attempt to minimize annual tax rate fluctuations to the maximum extent possible in accordance with our charge. Going forward, this program can always be improved through earlier communication with the SAU regarding strategic planning of their future capital needs so that long-range plans can be effectively evaluated and funding sources identified without last minute surprises. The committee unanimously supports the need for detailed planning over a 10 year period to adequately plan the financial impacts and minimize adverse impacts on the tax rate. We were pleased that the SAU Chair recognized the importance of this collaboration and long range forecasting and we look forward to working with the SAU for FY28 and beyond.

Respectfully Submitted on behalf of the full Committee,

Frederick Van Magness

CIPC Chairman