

WARWICK SCHOOL DISTRICT

Capital Plan Board Overview

Multi-Year Capital Planning and Strategic Investment



Based on the Warwick Capital Plan by Phase and MEP Assessments
BOARD DISCUSSION – OCTOBER 2026



Partners -Thank You

The Facility Needs Assessment Was Completed in
Partnership With:



WTI (Weatherproofing Technologies, Inc.)

Why Long-Term Capital Planning Matters

A proactive, financially responsible approach to maintaining educational facilities

Students & Staff	Prioritize life safety, code compliance and reliable building systems.
Reduce Cost & Disruption	Plan ahead to limit emergency repairs, avoid repeat mobilization and coordinate work around the school calendar.
Manage Financial Impact	Forecast capital needs, evaluate borrowing and funding options and spread major investments across multiple years.
Align Facilities With Enrollment	Match long-life investments to building utilization, projected enrollment and educational programs.
Support Transparent Decisions	Provide the Board with a defensible, adaptable roadmap for prioritizing projects and refining costs before approval.

Key Message: The plan is a living roadmap—not a commitment to complete every listed project.

What This Plan Overview Is and Is Not

It Is a Planning Framework

Sequences identified capital needs across five phases, beginning with fire alarm replacements and moving to building renewal and system upgrades. The plan doesn't account for architectural items such as FFE, learning space design and building code upgrades.

It Is Not a Final Commitment

The listed costs are planning estimates. Selected scopes, detailed design, procurement strategy, bids and available funding still need further administrative review. Costs will be refined before individual projects are presented for Board approval.

Future Discussion & Planning Considerations

1. Discuss priorities and next steps
2. Review the information as a validation of need, not approval of every listed project.
3. Use the needs assessment to prioritize safety, code, end-of-life systems and risk of service disruption.
4. Bundle compatible scopes at the same building to reduce repeat mobilization and coordinate construction access.
5. Evaluate borrowing strategies and related long-term financial planning needs.

Planning: Executive Takeaways

1

Address Life Safety First

Phase I groups four (4) fire alarm replacements with infrared scanning / testing.

This is a clear opening priority.

2

Coordinate Major Systems

Lititz Elementary and Warwick Middle School have substantial HVAC scopes; coordinate central plant, terminal units, controls and related roof work.

3

Validate Before Locking In Phases

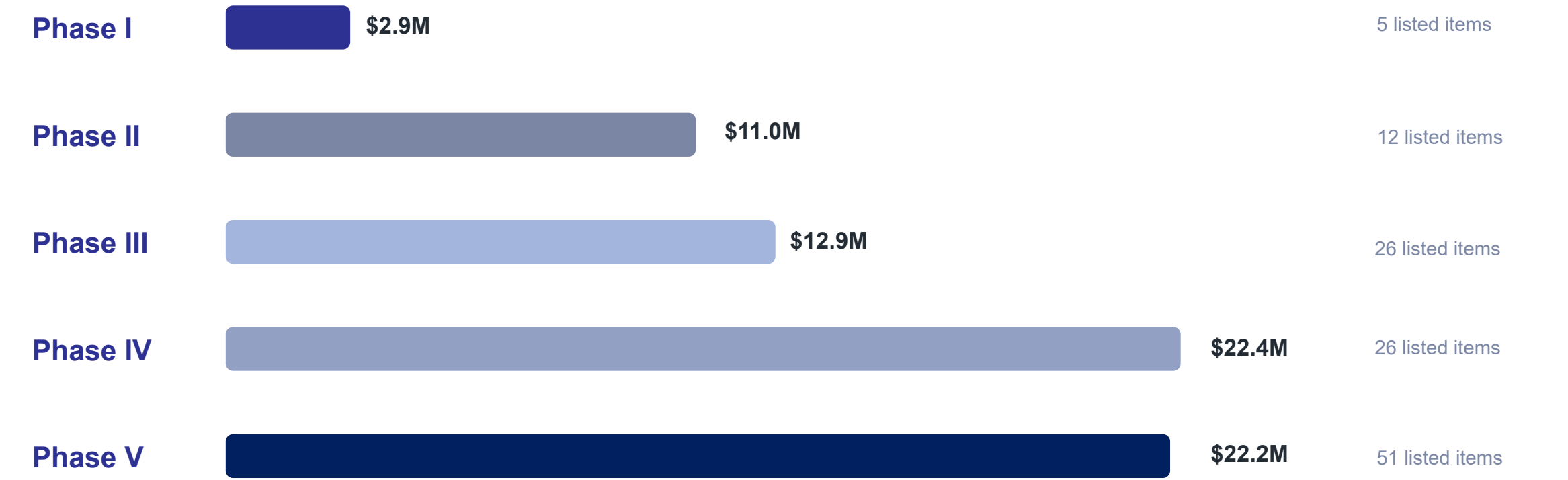
Capacity and enrollment review remains essential before committing to major building-specific investments.

Sequencing from the MEP Report-Example

Lititz Elementary	Central heating, cooling, terminal HVAC and controls are all identified for replacement. Grouping them is sensible. The roof is described as generally good and should be moisture-survey driven before restoration/replacement scope is finalized.
Warwick Middle School	Roof restoration, envelope work and a major HVAC renewal sit in Phase IV—an efficient building-level bundle but confirm roof condition and HVAC design dependencies together.
Bonfield Elementary	The 2015 HVAC renovation means broad HVAC replacement is not indicated; the phase list appropriately focuses on selected exhaust, electrical distribution and other aging components.

Planning: Current Estimates

Largest planning allocations in Phases IV and V



Base planning estimates total \$71.5M; escalated planning estimates total \$78.4M. Figures are preliminary. Costs for selected projects to be reviewed by Fidevia.

Planning: Five-Phase Roadmap – At a Glance

PHASE I

Summer 2027

Life Safety + Testing

- 4 fire alarm systems
- Infrared scanning / TRACE core testing

PHASE II

2028

Lititz HVAC + Envelope

- Heating / Cooling / Controls
- Lighting and roofing
- High School windows, track and masonry

PHASE III

2029

Bonfield + Kissel Hill

- Bonfield envelope, roof, electrical and selected mechanical
- Kissel Hill roof, windows, site and intercom
- John Beck windows and café doors

PHASE IV

2030

Warwick MS + John Beck

- MS roof / envelope / HVAC
- John Beck flooring, generator and intercom

PHASE V

2031

Interior + Remaining Lifecycle

- Lighting, flooring, controls, generators, food service, water treatment and other lifecycle items

Planning Note: Phases and project scopes are preliminary and subject to further assessment, cost validation and capacity review.

Planning: Phase I

A practical first step

Why It Leads

Four fire alarm replacements are listed for John Beck Elementary, Lititz Elementary, Kissel Hill Elementary and Warwick Middle School. The MEP report identifies unsupported Siemens MXL systems and recommends voice-addressable upgrades at multiple buildings. Roof testing will help inform the next phase of work.

Before Procurement

- Confirm code requirements with the fire alarm professional.
- Verify the scope and status of each building's system.
- Coordinate testing and any electrical or ceiling work that could affect installation.

Provides Planning Time

- Determine procurement method.
- Projects in later phases will require additional time for review, planning and engineering.

Important Distinctions

- Bonfield's fire alarm was replaced in 2017. Its later-phase timing has been validated.
- Roofing: Infrared scanning / TRACE core testing is useful due diligence and can inform later scopes.

Planning: Bundle Projects

Where construction logic comes into planning

Lititz Elementary Phase II

Coordinate heating plant + cooling plant + terminal HVAC / rooftop units + controls. Pair with roof work only after moisture survey and roof-system scope are confirmed.

Bonfield + Kissel Hill Phase III

Package roof restoration, roof-edge sealing, façade/masonry work and HVAC replacement planning. Align roof penetrations, curbs, flashing and HVAC equipment replacement.

Warwick Middle School Phase IV

Bundle Bonfield façade/masonry, roof restoration and canopy work with electrical planning. Coordinate Kissel Hill roof, envelope, windows and site work within Phase III to share access and mobilization.

Economy-of-Scale Rules of Thumb

- Combine scopes by building and construction season when trades, access equipment, scaffolding, shutdowns or permits overlap.
- Do not bundle work solely to make a phase look efficient if it delays a safety need or creates an unmanageable construction year.
- For roof + HVAC projects, complete roof condition/moisture investigations and confirm sequencing before final bid packaging.

Planning: Phasing Priorities and Considerations

Priority / Safety	Prioritize the four Phase I fire alarm replacements. Bonfield's later-phase timing has been validated.
Roofing Coordination	Kissel Hill roof and envelope masonry work is slotted in Phase III, subject to moisture survey; Lititz roof is reported generally good with localized bubbling—confirm scope before procurement.
HVAC Coordination	Lititz and Warwick MS scopes are bundled by system, but validate project duration, temporary conditions, controls integration and summer occupancy constraints as part of final planning and approval.
Risk Consideration	Bonfield switchgear is obsolete/unmaintainable and generator is aging; ensure Phase III scope is not delayed if parts availability or failure risk worsens.
Estimate Review	Confirm Kissel Hill sidewalk quantities and the ~\$306K planning allowance; validate escalation, contingencies and potential overlapping scope.
Enrollment / Capacity High Level Review	Do not commit to major building-specific projects until utilization, program needs and projected enrollment are discussed and/or reviewed.

Planning: Align Facilities Investment With Future Use

Internal Building Capacity and Enrollment Review

- Enrollment trends should be evaluated using Warwick-specific historical data and projections.
- Current room utilization by school, grade and program.
- Enrollment projections and cohort progression assumptions.
- Special education, CTE, athletics, food service and support-space needs.
- Potential boundary, grade configuration or program changes.
- Deferred maintenance exposure if a building's future role changes.

How It Should Change the Plan

If a Building Remains Core

Prioritize durable, long-life systems and coordinate major renewals.

If Utilization May Shift

Separate essential life-safety / asset-protection work. Some work may not be necessary.

If Consolidation Is Plausible

Reassess scope and timing before committing to large building wide or program-specific investments.

Planning: Next Steps

Move from a planning roadmap to an actionable plan

Optional Step 1	High-Level Capacity & Enrollment Review	Assess current utilization, projected enrollment, program needs and long-term building roles.
Step 2	Validate Selected Scopes	Confirm condition, quantities, system dependencies and whether each item remains necessary.
Step 3	Develop Reliable Costs	Update estimates, escalation, design/engineering, contingencies, procurement and construction-year cash flow.
Step 4	Continue Refining Phasing and Project Bundles	Prioritize safety and failure risk; bundle compatible roof/envelope/HVAC/electrical work by building and season. Emerging needs may require reprioritization.
Step 5	Return to the Board	Present a refined project list, options, annual funding profile, risks, and items recommended for deferral or acceleration.

Key Takeaway — Endorse the planning process. This is a planning roadmap, not authorization of project scopes or costs.



Review Preliminary Tracker



Thank You!

Questions?