



# **CAPITAL IMPROVEMENTS PROGRAM FY 2026-2033 PLAN WINDHAM, NEW HAMPSHIRE**

**Adopted by the Windham Planning Board  
November 12, 2025**

## Table of Contents

<b>I. INTRODUCTION</b>	<b>1</b>
<b>II. BACKGROUND: CIP 2026 PLAN</b>	<b>3</b>
Method of Classification and Prioritization of Capital Projects	3
Year 2026 Available Capital Improvement Funds	3
<b>III. 2026 RECOMMENDED CAPITAL IMPROVEMENT PLANS</b>	<b>5</b>
School District Capital Improvement Plan	6
<b>IV. CAPITAL PROJECT REQUESTS AND ACTION TAKEN</b>	<b>7</b>
Town Project Requests	7
A. Administration	7
B. Fire Department	7
C. General Services	9
D. Local Energy Committee	12
E . Police Department	13
F. Trails Committee	14
Windham School District Requests	15
Departments/Committees with No Requested Projects for the FY 2026-2033 CIP:	18
<b>V. APPENDICES</b>	<b>19</b>
Appendix A	19
Appendix B	20
Appendix C	21

## **I. Introduction**

The New Hampshire Revised Statutes delegate to the Planning Board the responsibility for preparing a Master Plan to guide the municipality's development. The Windham Planning Board adopted its first Master Plan in 1985 and approved a new Master Plan in 2023. A Capital Improvement Program (CIP) is the financial counterpart to a Master Plan. The CIP is an economic master plan for charting a municipality's capital needs over a specified period. The programming of capital expenditures into a rational planning and budgeting process is a crucial management tool for allocating tax revenue effectively.

Growth can have a substantial impact on the municipal services and facilities. CIPs have become associated with efforts to manage growth and tax impact. Revised Statutes Annotated 674:22 requires municipalities, which regulate development through a growth management ordinance, to prepare and adopt a Master Plan and a CIP. Although it is a prerequisite of a growth ordinance, a CIP can stand alone on its own merits as a planning tool.

At the 1986 Town meeting, the voters of Windham authorized the Planning Board to prepare a CIP. A Planning Board CIP subcommittee was formed to undertake this task. While NH RSA 674:5-8 states that the Planning Board prepares the plan, it is essential to involve the Board of Selectmen, the School Board, Town department heads, and other Town boards and commissions.

According to the Windham Planning and Zoning Board bylaws, the CIP Sub-Committee's membership is as follows:

- One Selectman appointed by the chairman of the Board of Selectmen, whose term shall be one year.
- One School board member shall be appointed by the School Board, whose term shall be one year.
- Two members of the Planning Board appointed by the chairman of the Planning Board, whose term shall be one year.
- Three members of the general public appointed by the chairman of the Planning Board, whose terms shall be three years. As of 2025, there may be two alternate citizen-members of the committee, appointed by the chairman of the Planning Board, each with a one-year term.

Throughout this document, the term "department" encompasses all town boards, commissions, committees, trustees, and other relevant entities.

The Capital Improvements Program is a budgetary document that forecasts major Town expenditures for a legally mandated six-year period. Windham has traditionally created a CIP for an extended eight-year period. A summary analysis of each project is included in the CIP.

In this document, a capital improvement is defined as a significant expenditure (usually non-recurring) for public facilities costing more than \$100,000. The \$100,000 minimum threshold is the same as last year, as set by the Planning Board.

CIP expenditures are considered beyond the scope of normal annual operating or maintenance expenses. Included are:

- Land acquisition for public purpose

- New buildings or additions
- Vehicles and other machinery with a useful life of greater than five years
- Major building or facility renovations with a useful life of greater than ten years
- Special studies such as assessments or a Master Plan
- Studies or architectural plans costing more than \$100,000 for the above capital improvements

A Capital Improvements Program offers many advantages:

- Stabilizes year-to-year variations in capital outlays.
- Makes acquisitions more feasible and defensible (e.g., land for water supply, waste disposal, recreation).
- If used in conjunction with a pooled investment reserve fund, it can offset the total costs of capital expenditures by reducing interest payments.
- Enables the town to establish growth control measures (in conjunction with a master plan).
- Facilitates implementation of the master plan by scheduling proposed projects over a period of time. The program can eliminate duplication and provide a more systematic approach to expenditures.
- Furnishes a total picture of the municipality's major needs, discourages piecemeal expenditures, and serves to coordinate the activities of various departments.
- Establishes priorities for projects based on needs and cost.

The CIP Annual Process:

- Request from each of the Town departments detailed individual capital improvement requests, if any.
- Schedule presentations, by department, of each request.
- CIP Sub-committee discusses and classifies each request by need and funding amount. (See Section IIA – Method of Classification for the definition of need)
- CIP Sub-committee prepares an eight-year appropriations spreadsheet, which is presented to the Planning Board.

The Planning Board and the CIP Sub-committee together review the CIP and make desired revisions. After a public hearing, the Planning Board adopts the CIP. The CIP budget recommendations for the upcoming year are presented to the Selectmen and School Board for their consideration for the Town Warrant.

**The capital budget, the school department's operating budget, and the town's operating budget together make up the total municipal budget for the year.**

## **II. Background: CIP 2026 Plan**

### **Method of Classification and Prioritization of Capital Projects**

New Hampshire RSA 674:6 requires the Capital Improvements Program (CIP) to classify projects by urgency and need, and to include a timeline for their implementation. In line with the Capital Improvements Programming Handbook prepared by the Southern New Hampshire Planning Commission, the Windham CIP Sub-Committee has adopted a classification system comprising six categories, as outlined below. During discussions leading to the CIP Sub-committee's recommended capital allocations, each submitted project is assigned a category. The list of projects requested for this year's plan appears in Appendix B.

After project classification, the Sub-committee compares projects within the same category against the town's needs outlined in the town master plan and further prioritizes the projects based on available funds each year.

<b>Class</b>	<b>Category</b>	<b>Description</b>
Class I	Urgent	Cannot be delayed; needed immediately for health and safety.
Class II	Necessary	Necessary. Needed within 1- 3 years to maintain basic level and quality community services.
Class III	Desirable	Desirable. Needed within 4-6 years to improve quality and level of service.
Class IV	Deferrable	Can be placed on hold until after the 6 years but supports community development goals.
Class V	Premature	Premature. Needs more research, planning, and coordination.
Class VI	Inconsistent	Inconsistent. Contrary to land use planning or community development

### **Year 2026 Available Capital Improvement Funds**

In late 2025, the Town completed a revaluation that significantly increased all property values, with the valuation rising from \$3.2 billion to \$5.4 billion—a 68% increase. Previous CIP budget allocations were based on the Town's total valuation, with a nominal \$0.71 per \$1,000 of valuation applied. This resulted in a 2% annual increase in the CIP budget.

The subcommittee decided, for this year, to bypass any recalculation of the nominal budget rate and instead adopt a straightforward 2% increase to the 2025 CIP total budget for 2026. Previously, this total budget was split between the Town and School District on a 60:40 basis; that same division continues this year. The 2026 CIP budgets for both the Town and School District are presented in the table below, followed by the 2026 Capital Improvement Plans for each entity.

Note that the Town Budget (see below) has been reduced by prior year, multi-year CIP commitments identified in Appendix C.

<b>2026 CIP BUDGET ALLOCATION</b>	
<b>2025 CIP Total Budget</b>	<b>\$2,309,747</b>
<b>2026 CIP Total Budget (2% increase)</b>	<b>\$2,355,942</b>
<b>Town Allocation (40%)</b>	<b>\$942,377</b>
<b>Town Allocation Adj. for Prior Year CIP Commitments</b>	<b>(\$281,069)</b>
<b>Net 2026 Town Allocation</b>	<b>\$661,308</b>
<b>School District Allocation (60%)</b>	<b>\$1,413,565</b>

### III. 2026 Recommended Capital Improvement Plans

#### Town Capital Improvement Plan

					2026	2027	2028	2029	2030	2031	2032	2033
					\$661,308	\$940,224	\$959,449	\$1,000,058	\$1,020,059	\$1,040,460	\$1,061,269	\$1,082,495
	Est. CIP Town Budgets for 2026-2033				\$661,308	\$940,224	\$959,449	\$1,000,058	\$1,020,059	\$1,040,460	\$1,061,269	\$1,082,495
	Recommended Town Allocation by Year				\$692,500	\$982,500	\$1,190,000	\$1,142,525	\$965,000	\$715,000	\$550,000	\$0
	Under/Over Budget				(\$31,192)	(\$42,276)	(\$230,551)	(\$142,467)	\$55,059	\$325,460	\$511,269	\$1,082,495
		Year	Requested \$	Rank	2026	2027	2028	2029	2030	2031	2032	2033
Administration	Nesmith Library Solar PPA (3rd Payment)	2026	\$32,500	III	\$32,500							
Fire Department	Engine 3 Replacement (Initiate Capital Reserve)	2026	\$1,250,000	I	\$350,000	\$350,000	\$350,000	\$350,000				
General Services	Recycling Trailer Replacement (2008)	2026	\$155,000	I	\$155,000							
	Transfer Station - MSW Trailer Replacement (2010)	2026	\$155,000	I	\$155,000							
Administration	Nesmith Library Solar PPA (4rd Payment)	2027	\$32,500	III		\$32,500						
Fire Department	Fire Suppression System	2027	\$900,000	II	BONDED ITEM							
	Tanker 1 Replacement	2027	\$650,000	II		\$325,000	\$325,000					
	Forestry Replacement	2029	\$250,000	III				\$250,000				
	Mobile/Portable Radio Replacement	2030	\$300,000	III					\$300,000			
	Tanker Replacement	2032	\$750,000	III					\$250,000	\$250,000	\$250,000	
General Services	Highway - Heavy Duty Truck (2012) Replacement	2027	\$290,000	II		\$145,000	\$145,000					
	Transfer Station - Loader Replacement	2028	\$125,000	II			\$125,000					
	Town Hall - 1st floor Renovation	2028	\$145,000	III			\$145,000					
	Transfer Station - Day Tractor Replacement (2008)	2029	\$175,000	III				\$175,000				
	Highway Department - One Ton Dump Truck Replacement	2029	\$100,000	III			\$100,000					
	Transfer Station - MSW Trailer Replacement (2018)	2030	\$165,000	III					\$165,000			
	Highway Department - Heavy Duty Truck Replacement	2030	\$290,000	III						\$290,000		
	Highway Department - Wood Chipper	2031	\$175,000	III						\$175,000		
	6 Wheel, Heavy Duty Highway Truck Replacement	2032	\$300,000	III							\$300,000	
Local Energy	Fire Department Solar System	2028	\$250,000	III				\$250,000				
	Police Department Solar System	2029	\$267,525	III				\$267,525				
Police Department	Office Space Addition	2027	\$130,000	II		\$130,000						
Trails Committee	Greenway Trail	2029	\$900,000	III					\$100,000			

\*Note that the Engine 3 Replacement Request has recommended funding of \$350,000 for the next 4 years as part of a CIP-recommended Fire Department Capital Reserve Fund. The CIP subcommittee also recommends the Board of Selectmen calculate an annual amount to be added to this fund to address the ongoing capital needs of the Fire Department. A yearly substantial contribution to the Fire Department Capital Reserve Fund (\$ 350,000 to \$ 500,000) reflects a well-established need and reduces significant borrowing costs by having funds available as required.

## School District Capital Improvement Plan

				2026	2027	2028	2029	2030	2031	2032	2033
<b>Est. CIP School District Budgets for 2026-2033</b>				<b>\$1,413,565</b>	<b>\$1,441,837</b>	<b>\$1,470,673</b>	<b>\$1,500,087</b>	<b>\$1,530,088</b>	<b>\$1,560,690</b>	<b>\$1,591,904</b>	<b>\$1,623,742</b>
<b>Recommended SD Allocation by Year</b>				<b>\$450,000</b>	<b>\$684,200</b>	<b>\$704,000</b>	<b>\$725,000</b>	<b>\$762,000</b>	<b>\$914,000</b>	<b>\$825,000</b>	<b>\$750,000</b>
<b>Under/OVER Budget</b>				<b>\$963,565</b>	<b>\$757,637</b>	<b>\$766,673</b>	<b>\$775,087</b>	<b>\$768,088</b>	<b>\$646,690</b>	<b>\$766,904</b>	<b>\$873,742</b>
<b>Request</b>	<b>Year</b>	<b>\$ Requested</b>	<b>Rank</b>								
GBS Network Closets	2026	\$450,000	I	\$450,000							
WHS Roof Replacment -Sec A	2027	\$684,200	I		\$684,200						
WHS Roof Replacment - Sec E	2028	\$704,000	II			\$704,000					
WMS Roof Boiler Replacements	2029	\$725,000	II				\$725,000				
WMS/WHS Heating and Ventilation	2030	\$212,000	II					\$212,000			
WCS Playground Renovation	2030	\$550,000	II					\$550,000			
GBS Roof Replacment - Sec D	2031	\$208,000	II						\$208,000		
WHS Roof Replacment -Sec D	2031	\$706,000	II						\$706,000		
GBS Kindergarten Heating Unit	2032	\$300,000	II							\$300,000	
WHS Roof Replacment -Sec B & C	2032	\$525,000	II							\$525,000	
Capital Reserve Fund Placeholder	2033	\$750,000	III								\$750,000

## **IV. Capital Project Requests and Action Taken**

### **Town Project Requests**

#### **A. Administration**

**Project Title: Nesmith Library Solar PPA**

**Proposed By: Michael Branley, Town Administrator**

**Estimated Cost: \$32,500 (2026) and \$32,500 (2027)**

In 2022, Windham installed solar panels on the roof of the Nesmith Library through a Power Purchase Agreement (PPA), which would provide the Town with the option to purchase the equipment (“buyout”) anytime beginning in the 6th year (anticipated to be in early 2028). The installation of solar panels will be financially beneficial for the Town by generating net annual savings of \$5,600 over 25 years and beyond, after covering all purchase, maintenance, and operating costs. The environmental benefits include reducing greenhouse gas emissions and reducing the Town’s reliance on fossil fuels. These funds will be added to a Capital Reserve Fund that was previously established, which currently has a balance of \$66,000, thereby making the “buyout” in 2027 possible for approximately \$130,000.

**CIP Recommendation:** The sub-committee assigned a classification III (Desirable) with funding of \$32,500 in FY2026.

#### **B. Fire Department**

**Project Title: Engine 3 Replacement**

**Proposed By: Chief Thomas L. McPherson Jr**

**Estimated Cost: \$1,250,000 requested for FY 2026**

**Proposal:** One of the biggest challenges any fire department faces is fleet replacement. This has become even more challenging since the COVID pandemic. Since 2019, rising costs and ongoing production delays have affected the fire service. The cost of Engine/Pumpers, which was between \$500,000 and \$750,000, and Aerial apparatus, which was between \$750,000 and \$850,000 in the early 2010s, has now risen to nearly \$2 million for Engine/Pumpers and \$4 million for Aerial apparatus. Another major concern is the increased time to deliver fire trucks, which has grown significantly. It used to take a year or less from order to delivery before the pandemic, but now it ranges from 2.5 to 4.5 years. This delay isn't limited to fire apparatus; it also affects Fire and EMS Vehicles. Postponing or extending replacements beyond their immediate need can have long-term consequences. Engine-3 is a 2011 KME, equipped with 1,000 gallons of water and a Waterous 2,000-gpm-rated pump. It also carries 30 gallons of Class B Foam. Additionally, Engine-3 houses one of the department's two hydraulic rescue tools, which are aging and need replacement. Like any new vehicle, Engine-3 was the primary unit during its first year, operating both in town and on mutual aid calls. As with all vehicle replacements, our scheduled fleet rotation remains safe and cost-effective. The demands placed on these vehicles, along with their complex systems, require extensive maintenance as they age.

**CIP Recommendation:** The sub-committee assigned a classification I (Urgent) and recommends the creation of a Fire Department Vehicle Capital Reserve Fund with funding of \$350,000 in FY2026.

**Project Title: Fire Suppression System**

**Proposed By: Chief Thomas L. McPherson Jr**  
**Estimated Cost: \$900,000 requested for FY 2027**

**Proposal:** The Fire Department was built in 1998 and became operational in 2000. During construction, the building's fire protection system included a 40,000-gallon water cistern to supply the fire sprinkler system. However, due to rising construction costs, the sprinkler system was never installed. In 2018, the town authorized the use of Public Safety Impact Fees for Fire and Police to conduct a Space Needs Feasibility Study. An RFP was drafted, and Port One Architects of Portsmouth, NH, was selected. Growth in the area prompted safety officials to consider expanding existing facilities. It was determined that increasing the Fire Department's space requirements—given its 24/7 occupancy and NFPA standards—would necessitate the installation of a comprehensive fire suppression system. The estimated cost for the construction and installation of this system in 2018 was \$581,238.00. It was also noted that this estimate was based on 2018 pricing and that costs could increase by 7-9% each year if the project were delayed.

**CIP Recommendation:** The sub-committee assigned a classification of II (Necessary) and recommends that the Board of Selectmen consider bonding this project.

**Project Title: Tanker 1 Replacement**  
**Proposed By: Chief Thomas L. McPherson Jr**  
**Estimated Cost: \$650,000 requested for FY 2028**

**Proposal:** These tankers are vital assets in the department's fire suppression and response efforts. Since the town lacks a municipal water supply system, fire suppression during residential, commercial, and industrial developments depends on fire cisterns, static water sources, and privately installed fire protection systems. This tanker is a 2006 KME model with a 3,000-gallon capacity. In 2015, we replaced a 1994 Freightliner 1,500-gallon pumper/tanker with another 3,000-gallon tanker. These tankers, along with the addition of our new Quint Aerial and increased staffing, have enabled the department to collaborate with the Insurance Service Office (ISO) in lowering fire protection rates for residents.

**CIP Recommendation:** The sub-committee assigned a classification II (Necessary) with funding of \$325,000 in FY2027 and \$325,000 in FY2028.

**Project Title: Forestry Replacement**  
**Proposed By: Chief Thomas L. McPherson Jr**  
**Estimated Cost: \$250,000 requested for FY 2029**

**Proposal:** The current Forestry unit is a 2006 KME manufactured vehicle mounted on a Ford F-550 chassis. It is equipped with a CET 650 GPM (gallons per minute) pump, a 300-gallon water tank, and a 10-gallon Class A Foam for fighting fires in common combustibles such as wood, paper, cloth, trash, and plastics. This vehicle plays a crucial role in protecting and preserving the town's open spaces, natural wooded preserves, and Town Forests. In addition to maintaining open spaces, the town is experiencing increased development of homes and businesses, which are located near densely wooded areas, heightening the risk of brush fires.

**CIP Recommendation:** The sub-committee assigned a classification III (Desirable) with funding of

\$250,000 in FY2029.

**Project Title: Mobile/Portable Radio Replacement**

**Proposed By: Chief Thomas L. McPherson Jr**

**Estimated Cost: \$300,000 requested for FY 2030**

**Proposal:** The fire department's current communication equipment was replaced in 2018. Historically, vendors announce they will begin discontinuing all parts and support around 10 years into a product's life cycle. As the lifeline of communication for firefighters, when these units fail, the department risks having the apparatus out of service and firefighters facing increased danger during firefighting activities. The new radios will remain digital-capable and feature noise-cancelling algorithms that filter background noise, making voices clearer. Modern features have also made the radios easier to operate while wearing thick gloves. Standard upgrades such as Bluetooth and Wi-Fi enable scene tracking and simplify programming.

**CIP Recommendation:** The sub-committee assigned a classification III (Desirable) with funding of \$300,000 in FY2030.

**Project Title: Tanker Replacement**

**Proposed By: Chief Thomas L. McPherson Jr**

**Estimated Cost: \$750,000 requested for FY 2031**

**Proposal:** These tankers have been a vital asset in the department's fire suppression operations and overall response. Today, as most know, the town lacks a municipal water supply system, so fire suppression needs across residential, commercial, and business development areas depend on fire cisterns, static water sources, and privately installed fire protection systems. In 2015, we replaced a 1994 Freightliner 1,500-gallon Pumper/Tanker with another 3,000-gallon Tanker. These tankers, along with the purchase of our new Quint Aerial and additional staffing, have enabled the department to work with the Insurance Service Office (ISO) to lower fire protection rates for our residents.

**CIP Recommendation:** The sub-committee assigned a classification III (Desirable) with funding of \$250,000 in FY2030, \$250,000 in FY2031, and \$250,000 in 2032.

**C. General Services**

**Project Title: Transfer Station - Recycling Trailer Replacement (2008)**

**Proposed By: Dennis Senibaldi, General Services Director**

**Estimated Cost: \$155,000 requested for FY 2026**

**Proposal:** Replace a recycling trailer at the transfer station. Recycling trailers are typically replaced every 12 years, and the current one, purchased in 2008, is already 5 to 6 years past its scheduled replacement. The town has a total of six trailers: two for recycling, two for trash, one for demolition, and one for metals. Without a replacement, the transfer station risks losing a recycling trailer next year.

**CIP Recommendation:** The sub-committee assigned a classification I (Urgent) with funding of \$155,000 in FY2026.

**Project Title: Transfer Station - Trailer (2010 MSW trailer replacement)**

**Proposed By: Dennis Senibaldi, General Services Director**

**Estimated Cost: \$155,000 requested for FY 2026**

**Proposal:** Request to replace the MSW trash trailer, which is now five years past its replacement policy. The trailer, purchased in 2010, has been used as long as possible but has reached the end of its useful life.

**CIP Recommendation:** The sub-committee assigned a classification I (Urgent) with funding of \$155,000 in FY2026.

**Project Title: Transfer Station - Loader Replacement**

**Proposed By: Dennis Senibaldi, General Services Director**

**Estimated Cost: \$125,000 requested for FY 2028**

**Proposal:** Replace the loader in accordance with the 8-year equipment replacement policy.

**CIP Recommendation:** The sub-committee assigned a classification II (Necessary) with funding of \$125,000 in FY2028.

**Project Title: Highway Department - Truck Replacement (2010/2012 Model)**

**Proposed By: Dennis Senibaldi, General Services Director**

**Estimated Cost: \$290,000 requested for FY 2027**

**Proposal:** To replace a 2010 or 2012 truck at an estimated cost of \$290,000, with the 2012 truck being replaced due to emission system issues. The 2010 truck is expected to remain serviceable for another 5–7 years. Delivery of a new vehicle would not occur until 2028. The department noted the current trucks are heavily worn and requested consideration of a capital reserve fund for general services to manage future equipment needs. Trade-in values would provide minimal offset.

**CIP Recommendation:** The sub-committee assigned a classification II (Necessary) with funding of \$145,000 in FY2027 and \$145,000 in FY2028.

**Project Title: Town Hall - 1st Floor Renovation**

**Proposed By: Dennis Senibaldi, General Services Director**

**Estimated Cost: \$145,000 requested for FY 2026**

**Proposal:** The funding would cover a facility assessment and proposed renovations to the first floor, which currently lacks a waiting area and has outdated bathrooms. The request would include hiring an architect to ensure compliance with building codes and address existing ADA issues, while also taking into account the building's historical features.

**CIP Recommendation:** The sub-committee assigned a classification III (Desirable) with funding of \$145,000 in FY2028.

**Project Title: Transfer Station - Day Tractor Replacement (2008)**

**Proposed By: Dennis Senibaldi, General Services Director**

**Estimated Cost: \$175,000 requested for FY 2029**

**Proposal:** Replace a Day Tractor. The tractor is essential for operating the transfer station and should be replaced in FY2029.

**CIP Recommendation:** The sub-committee assigned a classification III (Desirable) with funding of \$175,000 in FY2029.

**Project Title: Highway Department - Wood Chipper**

**Proposed By: Dennis Senibaldi, General Services Director**

**Estimated Cost: \$175,000 requested for FY 2028**

**Proposal:** This request is for a wood-chipper to handle storm-related brush and tree work, as well as annual brush and tree tasks as needed. This enhances the quality of existing services and adds capacity to support growth.

**CIP Recommendation:** The sub-committee assigned a classification III (Desirable) with funding of \$175,000 in FY2030.

**Project Title: Highway Department - One Ton Dump Truck Replacement**

**Proposed By: Dennis Senibaldi, General Services Director**

**Estimated Cost: \$100,000 requested for FY 2029**

**Proposal:** Future request to replace a one-ton dump truck.

**CIP Recommendation:** The sub-committee assigned a classification III (Desirable) with funding of \$100,000 in FY2029.

**Project Title: Transfer Station - MSW Trailer Replacement (2017)**

**Proposed By: Dennis Senibaldi, General Services Director**

**Estimated Cost: \$165,000 requested for FY 2030**

**Proposal:** Trailers are expected to be replaced every 12 years to account for normal wear and tear from daily use.

**CIP Recommendation:** The sub-committee assigned a classification III (Desirable) with funding of \$165,000 in FY2030.

**Project Title: Highway Department - Heavy Duty Truck (2012) Replacement**

**Proposed By: Dennis Senibaldi, General Services Director**

**Estimated Cost: \$290,000 requested for FY 2030**

**Proposal:** To replace aging equipment due to wear and tear and to add additional services currently performed by subcontractors. The request is to replace this 2012 truck in 2027. Purchasing these trucks directly, rather than contracting them out, is financially advantageous for the Town, as rising labor and subcontractor costs, along with the difficulty in securing subcontractors, are unsustainable. Buying quality equipment will ensure a longer lifespan and allow the use of some attachments on a new vehicle later.

**CIP Recommendation:** The sub-committee assigned a classification III (Desirable) with funding of \$290,000 in FY2031.

**Project Title: Highway Department – 6 Wheel heavy-duty highway truck replacement**

**Proposed By:** Dennis Senibaldi, General Services Director

**Estimated Cost:** \$300,000 requested for FY 2030

**Proposal:** To replace aging equipment due to wear and tear-related problems, and to add additional services presently done through subcontractors. The request is to replace this 2014 truck in 2030. Purchasing these trucks rather than contracting out is more financially beneficial to the Town, as the increase in labor and subcontractor costs, as well as the difficulty of finding subcontractors to do the work, is not cost-effective. Buying good equipment will provide longer use and the ability to use some of the attachments on a new vehicle later.

**CIP Recommendation:** The sub-committee assigned a classification III (Desirable) with funding of \$300,000 in FY2032.

**D. Local Energy Committee**

**Project Title: Fire Department Solar System**

**Proposed By:** Pat Manzo, Windham Local Energy Committee

**Estimated Cost:** \$250,000 in FY2028

Proposal: The project involves installing a rooftop, photovoltaic solar system at the Windham Fire Department to generate approximately 85,000 KWH of electricity. The current annual electric bill for the Fire Department is around \$26,000, which will be reduced to about \$10,250—a 60% decrease in yearly electric costs. Over the expected 25-year lifespan of the solar panels, the total savings, including fees for borrowing, system maintenance, inverter replacement, and additional electric purchases during non-solar production times, amount to \$139,000. The system will be designed to prevent any electrical interference with the Fire Department's communication systems, following methods successfully used in multiple NH public safety buildings with rooftop solar arrays. This project will only proceed if the 25.5% Federal rebate for solar installations is reinstated.

**CIP Recommendation:** The sub-committee assigned a classification III (Desirable) with funding of \$250,000 in FY2030.

**Project Title: Police Department Solar System**

**Proposed By:** Pat Manzo, Windham Local Energy Committee

**Estimated Cost:** \$267,525 requested in FY2027

**Proposal:** This project involves installing a rooftop photovoltaic solar system at the Windham Police Department to generate approximately 91,000 KWH of electricity. The current annual electric bill for the department is about \$26,500, which will be reduced to around \$10,000—representing a 62% decrease in the annual electric cost. Over 25 years—the warranty period of the solar panels—the total savings, including costs for borrowing, system maintenance, inverter replacement, and additional electric purchases during non-solar generation times, is estimated at \$138,000. The system will be designed to prevent any electrical interference with police communications, based on approaches successfully used in multiple NH public safety buildings with rooftop solar arrays. Additionally, the rooftop siting will not hinder any future expansion of the police department. This project will move forward only if the 25.5% Federal rebate for solar installations is restored.

**CIP Recommendation:** The sub-committee assigned a classification III (Desirable) with funding of \$267,525 in FY2029.

## **E . Police Department**

### **Project Title: Police Department Addition**

**Proposed by:** Chief Michael Caron

**Estimated Cost:** \$130,000 in FY2026

**Proposal:** The Police Station was originally built in 1998. The building was designed to accommodate the staff employed by the Police Department at that time. Over the past 25 years, the Police Department has added seven more members, resulting in significant overcrowding at the station. For example, five sergeants share a single 8'x10' space, which is inadequate.

The sole CIP request by the Windham Police Department is to construct a multi-purpose room over the existing flat roof in the rear of the building. A very modest request to meet minimum adequacy needs for Police Department personnel.

**CIP Recommendation:** The sub-committee assigned a classification II (Necessary) with funding of \$130,000 in FY2027.

## **F. Trails Committee**

### **Project Title: Greenway Trail**

**Proposed by: Wayne Morris, Windham Trail Committee**

**Estimated Cost: \$900,000 (as of 2025).**

#### **Proposal:**

Improve approximately 2.27 miles (12,000 linear feet) of the Greenway Recreational Trail (GRT) from Meetinghouse Road/Old Mill Road to the westerly right-of-way line of Interstate 93 and continue east of I-93 for about 1,000 feet to North Lowell Road, where it connects with the Rockingham Recreational Trail (RRT). The project will feature a bicycle and pedestrian path with an 8- to 10-foot-wide stone dust surface and 2-foot shoulders on each side. The NHDOT has already built two 12-foot box culverts beneath I-93, completing the physical connection between the GRT and RRT. Once completed, the project will create a continuous, multi-use corridor linking Windham's trails with the regional Southern New Hampshire Rail Trail Network, thereby boosting recreation, connectivity, and active transportation options for residents.

Note: Engineering and surveying work are being performed pro bono by The Dubay Group, Inc.

**CIP Recommendation:** The sub-committee assigned a classification of III (Desirable) with funding of \$100,000 in 2029. The CIP subcommittee recommends splitting the project into smaller parts, which may be more acceptable to Windham's citizens from a funding standpoint.

## **Windham School District Requests**

### **Project Title: GBS MDF & IDF Network Closets**

**Proposed by:** Dr. Harry Bennett, Director of IT, Windham School District

**Estimated Cost:** \$450,000 requested for FY 2026

**Proposal:** The Golden Brook School needs to replace its MDF and IDF network closets due to age and technological advancements.

**CIP Recommendation:** The sub-committee assigned a classification I (Urgent) with funding of \$450,000 in FY2026.

### **Project Title: WHS Roof Replacement – Section A**

**Proposed by:** Jeff Hanulec, Facilities Director, Windham School District

**Estimated Cost:** \$684,200 requested for FY 2027

**Proposal:** Windham High School needs a roof replacement of a section that is 15 years old and at the end of its useful life. This replacement will remove the current 31,000 square foot assembly down to its structural decking and replace it with materials that will meet current building regulations.

**CIP Recommendation:** The sub-committee assigned a classification I (Urgent) with funding \$684,200 in FY2027.

### **Project Title: WHS Roof Replacement – Section E**

**Proposed by:** Jeff Hanulec, Facilities Director, Windham School District

**Estimated Cost:** \$704,000 requested for FY 2028

**Proposal:** Windham High School needs a section of its roof replaced, as it is 15 years old and nearing the end of its useful life. This replacement will remove the existing 32,500 square foot assembly down to its structural decking and install new materials that comply with current building code regulations.

**CIP Recommendation:** The sub-committee assigned a classification II (Necessary) with funding of \$684,200 in FY2028.

### **Project Title: WMS Roof Boiler Replacements**

**Proposed by:** Jeff Hanulec, Facilities Director, Windham School District

**Estimated Cost:** \$725,000 requested for FY 2029

**Proposal:** Windham Middle School Boiler Plant Replacement & Conversion of four LP boilers, hot water heater, and pumps, which are at the end of their useful life. Convert old cast iron boilers to high-efficiency condensing propane boilers with indirect hot water. Remove the existing UST oil tank and install a propane farm.

**CIP Recommendation:** The sub-committee assigned a classification II (Necessary) with funding of \$725,000 in FY2029.

**Project Title: WMS & WHS Heating and Ventilation**

**Proposed by: Jeff Hanulec, Facilities Director, Windham School District**

**Estimated Cost: \$212,000 requested for FY 2030**

**Proposal:** Windham Middle School Cabinet Unit Heaters/Building A/C and Windham High School Heating and Ventilation Systems 1 & 2. This is a forecasted in-kind replacement of units at the end of their useful life. If the addition of air conditioning is included in this project, it will need to be engineered.

**CIP Recommendation:** The sub-committee assigned a classification II (Necessary) with funding of \$212,000 in FY2030.

**Project Title: WCS Playground Renovation**

**Proposed by: Jeff Hanulec, Facilities Director, Windham School District**

**Estimated Cost: \$550,000 requested for FY 2030**

**Proposal:** This project will renovate the Windham Center School Playground and upgrade the surface to ensure ADA compliance. The recent feasibility study of WCS identified playground accessibility as a deficiency. This project was identified with a multitude of other items needing to be addressed in the near future, either by WCS Addition or Renovation, depending on the continued studies of WSD student capacity.

**CIP Recommendation:** The sub-committee assigned a classification II (Necessary) with funding of \$550,000 in FY2030.

**Project Title: WHS Roof Replacement – Section D**

**Proposed by: Jeff Hanulec, Facilities Director, Windham School District**

**Estimated Cost: \$706,000 requested for FY 2031**

**Proposal:** Approximately 21,125 square feet of complete roof replacement at Windham High School. The existing roof is over 15 years old and reaching the end of its lifespan. The full replacement cost includes removing the current roof assembly down to the structural deck and installing new materials that comply with current building code standards.

**CIP Recommendation:** The sub-committee assigned a classification II (Necessary) with funding of \$706,000 in FY2031.

**Project Title: GBS Roof Replacement – Section D**

**Proposed by: Jeff Hanulec, Facilities Director, Windham School District**

**Estimated Cost: \$208,000 requested for FY 2031**

**Proposal:** Approximately 9,450 sq feet of full roof replacement at Golden Brook School. The current roof is over 15 years old and nearing the end of its useful life. The full replacement cost represents the estimated expense to completely remove the existing roof assembly down to the structural decking and replace it with materials that meet current building code regulations.

**CIP Recommendation:** The sub-committee assigned a classification II (Necessary) with funding of \$208,000 in FY2031.

**Project Title: GBS Kindergarten Heating Unit**

**Proposed by:** Dalisa Greenleaf, Business Administrator, Windham School District

**Estimated Cost:** \$300,000 requested for FY 2032

**Proposal:** This is a budget figure for replacing rooftop and HVAC equipment that were not included in the GBS expansion. The existing equipment is 15-18 years old and has an expected lifespan of 20 years.

**CIP Recommendation:** The sub-committee assigned a classification II (Necessary) with funding of \$300,000 in FY2032.

**Project Title: WHS Roof Replacement – Section B & C**

**Proposed by:** Jeff Hanulec – Facilities Director, Windham School District

**Estimated Cost:** \$525,000 requested for FY 2032

**Proposal:** Approximately 23,600 square feet of full roof replacement at Windham High School. The existing roof is over 15 years old and nearing the end of its useful life. The full replacement cost estimates the expense to completely remove the current roof assembly down to the structural decking and replace it with materials that comply with current building code regulations.

**CIP Recommendation:** The sub-committee assigned a classification III (Desirable) with funding of \$525,000 in FY2032.

**Project Title: Capital Reserve Fund/Building Project**

**Proposed by:** Jeff Hanulec, Facilities Director, Windham School District

**Estimated Cost:** \$750,000 requested for FY 2032

**Proposal:** With the completion of the proposed projects, the Capital Reserve Fund will be depleted, and funds will be needed to replenish the Capital Reserve Fund / Building Project. Additionally, the district is evaluating, analyzing, and working with NESDEC and the Building and Grounds Committee regarding enrollment projections, growth, and facilities capacity. Funds to be deposited into the Building and Grounds Capital Reserve for future district needs.

**CIP Recommendation:** The sub-committee assigned a classification III (Desirable) with funding of \$750,000 in FY2032.

**Departments/Committees with No Requested Projects for the FY 2026-2033 CIP:**

1. Recreation
2. Tax Collector
3. Town Clerk
4. Assessor
5. IT/GIS
6. Forestry Committee
7. Historic District/Heritage Committee
8. Planning Board
9. Community Development Department
10. Economic Development Committee
11. Housing Authority
12. Cemeteries
13. Cable
14. Senior Center
15. Windham Historic Commission (Searles)
16. Museum Trustees/Historical Society
17. Conservation Commission

## **V. Appendices**

### **Appendix A**

#### **2026 CIP SUBCOMMITTEE MEMBERSHIP**

- ❖ Shannon Ulery – Chair, School Board Representative
- ❖ Greg Ballestri – Vice Chair, Planning Board
- ❖ Kathleen Harris – Secretary, Citizen Volunteer
- ❖ Matt Rounds – Planning Board Member
- ❖ Heath Partington – Board of Selectmen Representative
- ❖ Ross McCleod – Alternate Board of Selectmen Representative
- ❖ Cynthia Finn – Alternate School Board Representative
- ❖ Mark Kovacs – Citizen Volunteer
- ❖ Darryn Remillard – Citizen Volunteer
- ❖ Chuck Brunelle – Alternate Citizen Volunteer
- ❖ Kayla Assenza – Alternate Citizen Volunteer

## Appendix B

### PROJECT CLASSIFICATIONS

Department	Project	Year	Classifier							Rank Mean	Rank (STD)	Final Rank	
			Cost	1	2	3	4	5	6	7			
<b>Town of Windham</b>													
Administration	Nesmith Library Solar PPA Capital Reserve Fund	2026-27	\$65,000	1	1	2	1	1	2	4	2.7	2.26	3.0
<b>Fire Department</b>													
	Engine 3 Replacement	2026-2029	\$1,250,000	1	1	1	1	1	1	1	1.0	0.00	1.0
	Fire Suppression System	2027	\$900,000	1	2	1	2	2	2	1	1.6	0.49	2.0
	Tanker Replacement	2028	\$681,000	1	2	2	2	2	2	3	2.0	0.53	2.0
	Forestry Replacement	2029	\$231,000	1	3	3	3	3	3	4	2.9	0.83	3.0
	Mobile/Portable Radio Replacement	2030	\$288,000	1	3	3	3	3	3	4	2.9	0.83	3.0
	Tanker Replacement	2031	\$681,000	1	4	4	4	3	3	5	3.4	1.18	3.0
<b>General Services</b>													
	Highway Truck Replacement (2012 Model)	2026	\$280,000	1	2	2	1	2	2	2	1.7	0.45	2.0
	Recycling Trailer Replacement (2008)	2026	\$155,000	2	1	1	1	1	1	1	1.1	0.35	1.0
	Town Hall - 1st floor Renovation	2026	\$145,000	1	1	3	2	1	4	6	2.6	1.76	3.0
	Transfer Station - MSW Trailer Replacement (2010)	2027	\$155,000	2	1	1	2	2	1	1	1.4	0.49	1.0
	Transfer Station - Loader Replacement (2020)	2028	\$125,000	1	3	3	3	2	2	3	2.4	0.73	2.0
	Transfer Station - Day Tractor Replacement (2008)	2029	\$175,000	2	3	3	3	3	3	4	3.0	0.53	3.0
	Transfer Station - MSW Trailer Replacement (2018)	2030	\$165,000	1	4	4	4	3	2	5	3.3	1.28	3.0
	Highway Department - Heavy Duty Truck (2012) Replacement	2027	\$290,000	2	2	2	3	2	2	2	2.1	0.35	2.0
	Highway Department - Wood Chipper	2028	\$175,000	3	3	3	4	3	3	4	3.3	0.45	3.0
	Highway Department - One Ton Dump Truck Replacement	2029	\$100,000	1	3	3	4	3	3	4	3.0	0.93	3.0
	Highway Department - Heavy Duty Truck Replacement	2030	\$300,000	1	4	4	4	3	3	5	3.4	1.18	3.0
<b>Local Energy Committee</b>													
	Fire Department Solar System	2027	\$250,000	2	4	4	3	2	3	6	3.4	1.29	3.0
	Police Department Solar System	2027	\$267,525	2	4	4	3	2	3	6	3.4	1.29	3.0
<b>Police Department</b>													
	Office Space Addition	2026	\$130,000	2	2	1	1	3	3	1	1.9	0.83	2.0
<b>Trails Committee</b>													
	Greenway Trail	2026-2031	\$1,200,000	3	2	2	2	3	3	3	2.6	0.49	3.0
<b>Windham School District</b>													
	GBS Network Closets	2026	\$450,000	1	1	1	1	1	1	1	1.00	0.00	1.0
	WHS Roof Replacement - Sec A	2027	\$684,200	1	2	2	2	2	1	2	1.71	0.45	2.0
	WHS Roof Replacement - Sec E	2028	\$704,000	1	2	2	2	2	1	2	1.71	0.45	2.0
	WMS Roof Boiler Replacements	2029	\$725,000	1	3	3	3	3	1	3	2.43	0.90	2.0
	WMS/WHS Heating and Ventilation	2030	\$212,000	1	3	3	3	3	1	3	2.43	0.90	2.0
	WCS Playground Renovation	2030	\$550,000	2	3	3	3	3	2	3	2.71	0.45	3.0
	GBS Roof Replacement - Sec D	2031	\$208,000	1	4	4	4	4	1	4	3.14	1.36	3.0
	WHS Roof Replacement - Sec D	2031	\$706,000	1	4	4	4	4	1	4	3.14	1.36	3.0
	GBS Kindergarten Heating Unit	2032	\$300,000	1	4	4	4	4	1	4	3.14	1.36	3.0
	WHS Roof Replacement - Sec B & C	2032	\$525,000	1	4	4	4	4	1	4	3.14	1.36	3.0
	Capital Reserve Fund Placeholder	2033	\$750,000	1	4	4	4	4	1	4	3.14	1.36	3.0

## Appendix C

<b>CURRENT TOWN OBLIGATIONS</b>	<b>Year Approved</b>				
		<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>
Fire Truck (CIP)	2021	\$96,065	\$91,985	\$87,905	\$78,825
Highway Loader (CIP)	2025	\$55,000	\$55,000	\$55,000	\$55,000
Transfer Station Trash Trailer (CIP)	2025	\$34,000	\$34,000	\$34,000	\$34,000
Transfer Station Loader (CIP)	2024	\$26,350	\$26,350	\$26,350	
Transfer Station Trash Trailer (CIP)	2024	\$21,000	\$21,000	\$21,000	
Police Body Worn Cameras	2023	\$40,000	\$40,000		
Quint Fire Engine (CIP)	2017	\$48,654			
<b>Annual Totals</b>		<b>\$321,069</b>	<b>\$268,335</b>	<b>\$224,255</b>	<b>\$167,825</b>