Capital Improvement Plan (CIP)
FY2027 – FY2032

City Council and Planning Board Joint CIP Work Session

Wednesday, November 12, 2025 - 6:00pm

- Introduction and CIP Presentation
- Review of the FY27 – FY32 CIP Projects
- Discussion
- Public Comment

portsnh.co/cip

What is the CIP and why do we have one?

Identify Capital Needs

A plan that communicates to the residents needed capital improvements and allows for input from the City's residents on capital needs

Plan for Funding Allocation

A plan that aids in the creation of the City's Annual Budget which guides the allocation of fiscal resources and aids in forecasting future funding needs

Maintain City Infrastructure

A plan that ensures the maintenance and accessibility of City infrastructure within the City's fiscal capacity

What qualifies as a CIP project?

- Construction/expansion of public facility, street, utility or infrastructure
- Rehabilitation of a public facility or public infrastructure - costing $50,000+
- Design work or planning study related to a capital project or implementation of the Master Plan
- Item or equipment, non-vehicular, costing $50,000+ with a life expectancy of 5+ years
- Replacement and purchase of vehicles that require a bonding authorization with a life expectancy of 10+ years
- Land acquisition

CIP Project Sections

- Vehicles and Equipment (VE)
- Buildings and Infrastructure (BI)
- Information Systems (IS)
- Transportation Systems Management (TSM)
- Enterprise Funds (EF)
- Combined Funding Projects (COM)

Appendices

I Citizen Request Projects
All projects submitted this year are listed

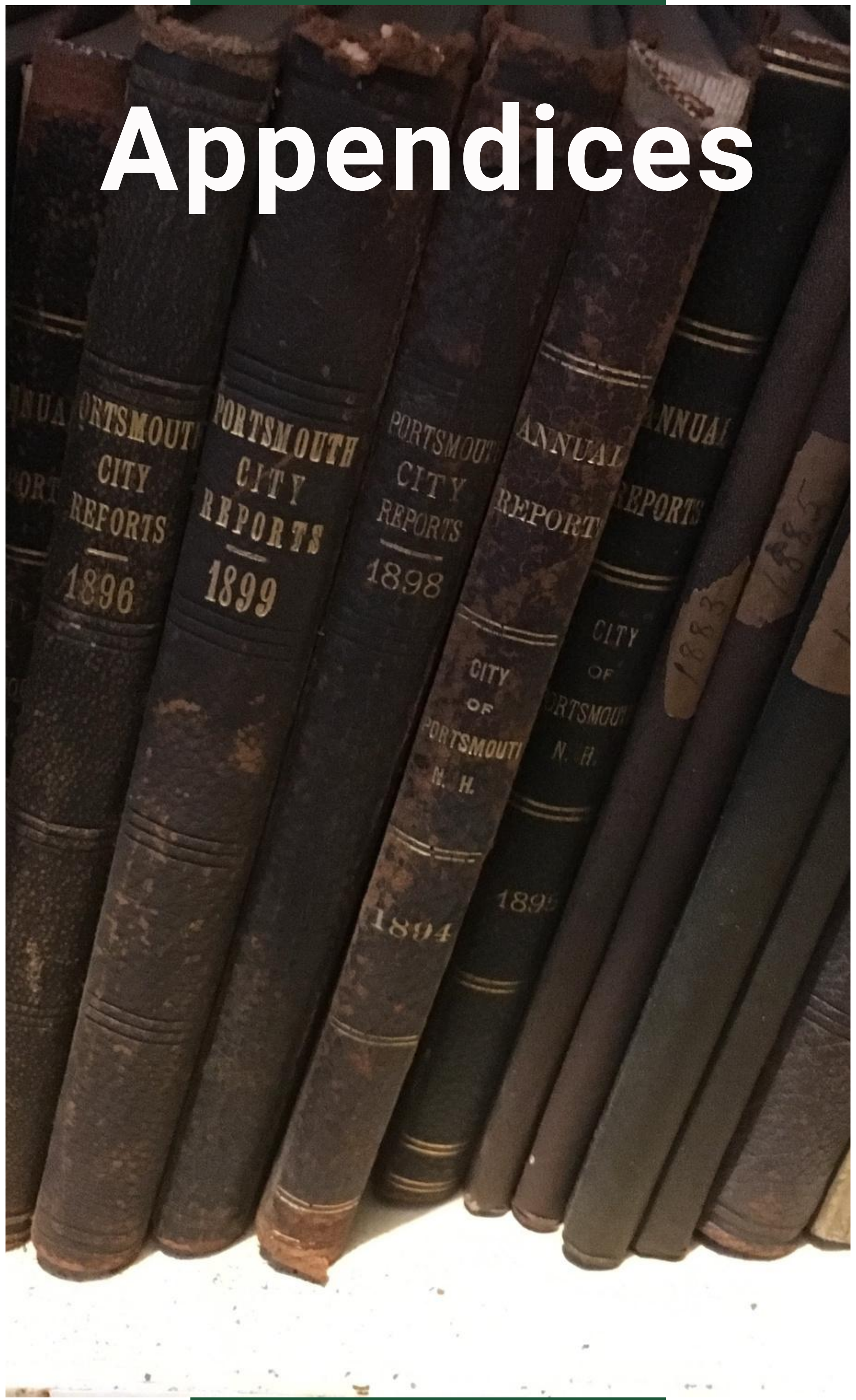
II State Projects
A listing of projects within Portsmouth that are funded and run by the State of New Hampshire

III Studies List
A listing of the studies mentioned throughout the document

IV How to Read an Element Sheet
A detailed explanation of the project element sheets

V Maps
Maps of each of the City's five wards with City buildings, parks, and water/sewer facilities indicated

VI Acronyms
Acronyms found throughout the document



CIP FY27
Fast Facts

FY27-FY32 Capital Improvement Plan Statistics

101 Total Capital Improvement Projects in the FY27-FY32 Proposed CIP

16 New/Returning Department projects

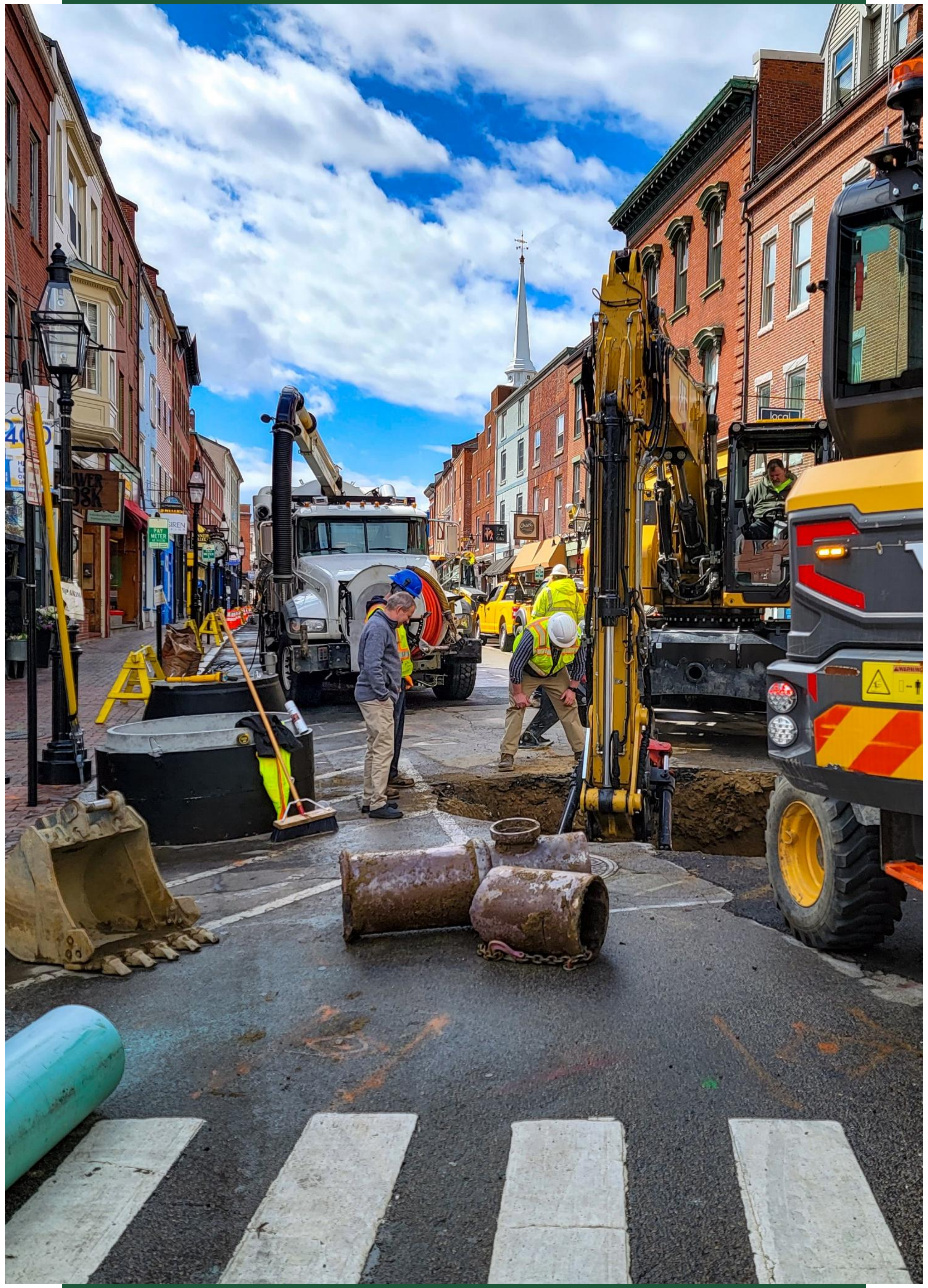
3 New projects generated from the Citizen Request Process

82 Projects carried over from the FY26-FY31 CIP

16 Projects removed after the FY26-FY31 CIP

New to the CIP

- **New layout**
  - Easier to read
  - Streamlined information groups
  - How it meets City policies
- **Additional Project Information**
  - Project justification



New information groups ensure easy delivery of vital project information.

New Financial information grouping increases transparency.

- Projected costs, timing, and source of funding are provided.
- Notes changes from a prior year CIP plan.
- Illustrates future budget impacts due to the completion of a project (added personnel, maintenance, etc.)

BI-26-SC-18: Elementary Schools Playground Upgrade

Department(s)	School Department
Project Location	Elementary Schools (Dondero School, Little Harbour, and New Franklin)
Project Justification	Infrastructure safety
Project Website	N/A
Planning Documents/Studies	N/A

Project Description: This appropriation is for the upgrading of the playgrounds at our Elementary Schools. Current school play spaces are aging, with Little Harbour and New Franklin's playgrounds now being 25 years old. The City is looking to address accessibility and equity concerns. Current regulations require the City to provide a resilient solid surface material to ensure accessibility for all students.

This was a new project for the FY26 CIP. City Council moved the bonding of $500,000 in FY27 and FY29 up by 1 year each to FY26 and FY28

Evaluation Criteria & Prioritization		
Priority: O (ongoing or programmatic)		
CORE FUNCTION	Responds to Federal or State Requirement	Y
	Addresses a Public Health or Safety Need	Y
	Alleviates Substandard Conditions or Deficiencies	Y
FINANCIAL BENEFIT	Eligible for Matching Funds with Limited Availability	
	Timing or Location Coordinate with Synergistic Project	
	Reduces Long-Term Operating Costs	
COMMUNITY PLAN OR IMPROVEMENT	Identified in Planning Document or Study	Y
	Improves Quality of or Provides Added Capacity to Existing Services	Y
	Provides Incentive for Economic Development	
	Responds to a Citywide Goal or Submitted Resident Request	Y

Impact on the Operating Budget	Moderate ($50,001 to $100,000)
Personnel	N/A
Non-Personnel Line-Items	Annual maintenance costs for all three playgrounds

Notes of Changes in Funding Plan from FY26-31 CIP:
Capital Outlay funding request changed for FY27 and FY28 based on actualized cost needs for those specific project steps.

Project Funding		FY27	FY28	FY29	FY30	FY31	FY32	Totals 27-32
Capital Outlay (GF)	10%	$50,000	$60,000					$110,000
Federal/State	0%							$0
Bond/Lease	90%	$500,000	$500,000					$1,000,000
Other (% for art)	0%							$0
Revenues	0%							$0
PPP	0%							$0
	Totals	$550,000	$560,000	$0	$0	$0	$0	$1,110,000

Policies Compliance	
Percent for Art	
Cultural Plan	
Community Health Plan	
Complete Streets	
Climate Action Plan	
Green Building Policy	

Policies compliance helps illustrate several Citywide policies the projects strive to meet.

Citizen Requests FY27-FY32

By the Numbers

31 Submissions

The City received 31 submissions this year from Portsmouth Citizens (16 more than in FY26).

10 Projects are Eligible for Consideration

These projects were reviewed by City staff and are eligible as potential future projects.

11 Existing Projects

These project submissions were found to be requests of existing projects already included in the Capital Improvement Plan or in process.

7 Projects are Not Eligible CIP Projects

These projects did not meet the requirements for a CIP project.

3 Project Requests Best Suited for Another Process

These projects need to go through a different process in order to advance to a CIP project.

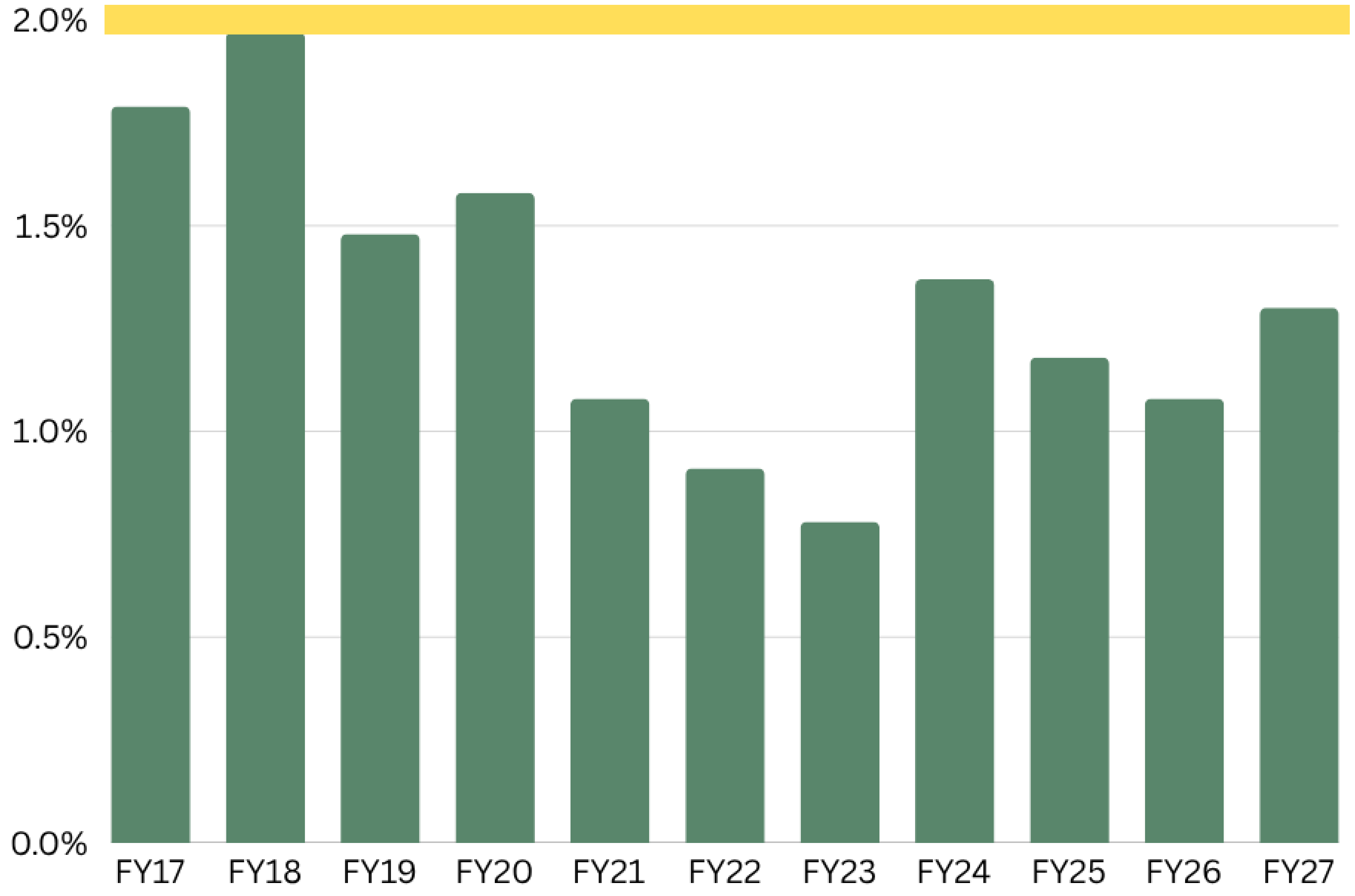
Projects New to the FY27 CIP

Category	Department Submitting	Project Name	New or Returning
Vehicles and Equipment (VE)			
VE	Fire	Rescue 7 Replacement	New
VE	Planning & Sustainability	Electrification of City Fleet - Develop Plan	New - Citizen Request Project
VE	Fire	Cardiac Monitor/Defibrillator Upgrade	New
Buildings and Infrastructure (BI)			
BI	Fire	Station 3 Roof Replacement	New
BI	DPW	Municipal Complex (Replacing the New Police Department Project)	New
BI	School	School Facilities - Pavement and Roofing	New
BI	Library	Historic Archive Initial Building Costs	New
BI	Economic & Community Development	Artist Live Work Studio Space Study	New - Citizen Request Project
BI	Planning & Sustainability	Vernal Pool Update	New
BI	Planning & Sustainability	Citywide Prime Wetland Mapping Revision	New
BI	Planning & Sustainability	Deer Street Lot 2 Park Design	New
BI	DPW	Recycling & Solid Waste Totes	Returning
BI	Planning & Sustainability/ DPW	Solar Arrays and Potential Power Generation	New - Citizen Request Project
Information Systems (IS)			
IS	Police	Police Interview Room Audio/Video	New
Enterprise Funds			
EF	WD	Portsmouth and Collins Wells - Treatment	New
Combined Funding Projects			
COM	DPW	Coakley Neighborhood Complete Street Restoration	New
COM	DPW	Cabot & Austin Area Sewer Separation	New
COM	DPW	Maplewood Avenue Reconstruction - Rt 1 Bypass to RR Tracks	New
COM	DPW	Restoration/Improvements to Vaughan Mall Surface Features	New

Projects Removed from the CIP
(from FY26 --> FY27)

Category	Department Submitting	Project Name
Buildings and Infrastructure (BI)		
BI-15-PD-10	New Police Department Facility	Replaced by the Municipal Complex Project
BI-25-HL-20	Sheltering and Public Health Resources	Secured the services pro bono
BI-24-PL-22	City of Portsmouth Master Plan Update	Funded through Capital Outlay, appropriated with the passage of the FY26 Budget
BI-26-PL-24	Solar/Battery Study and Opportunities	Funded through Capital Outlay, appropriated with the passage of the FY26 Budget
BI-20-RC-29	Greenland Road Recreational Facility	Potential future funding is out beyond the planning horizon
BI-15-PW-31	Leary Field - Restoration	Potential future funding is out beyond the planning horizon
BI-15-PW-33	Outdoor Pool Aquatics Upgrade and Pool House	Potential future funding is out beyond the planning horizon
BI-24-PW-47	Mechanic Street Wharf/Pier	Potential future funding is out beyond the planning horizon
Information Systems (IS)		
IS-24-IT-49	Cybersecurity Enhancements	Consolidated into General IT Upgrades
IS-21-FI-50	Financial Software Upgrade	Funding authorized 8/4/2025 through the budget and bonding process
Transportation Systems Management (TSM)		
TSM-16-PL/NH-67	Russell/Market Intersection Upgrade	Funding authorized 7/15/2025 through the budget and bonding process
TSM-08-PW/NH-69	Cate Street Bridge Replacement	Funding authorized 8/4/2025 through the budget and bonding process
TSM-20-PW-70	Coakley-Borthwick Connector Roadway	Funding authorized 8/4/2025 through the budget and bonding process
TSM-20-PW-75	Pinehurst Road Improvements	Potential future funding is out beyond the planning horizon
Enterprise Funds		
EF-23-SD-86	Wastewater Reuse at Pease Wastewater Treatment Facility	Potential future funding is out beyond the planning horizon
Combined Funding Projects		
COM-23-PW-94	Chapel Street	Funding authorized 8/4/2025 through the budget and bonding process

Capital Outlay



- Pay-as-you-go funding
- The City's annual goal for Capital Outlay funding is **up to 2% of the Prior Year Budget**.
- The City works within this goal to prevent major tax rate spikes due to large increases in capital funding.
- The FY26 Capital Outlay percentage was 1.08%.
- The FY27 Capital Outlay total from Department Requests is 1.30% - this represents a Capital Outlay funding request of $1,950,000 ($390,000 increase above FY26).

1.30%

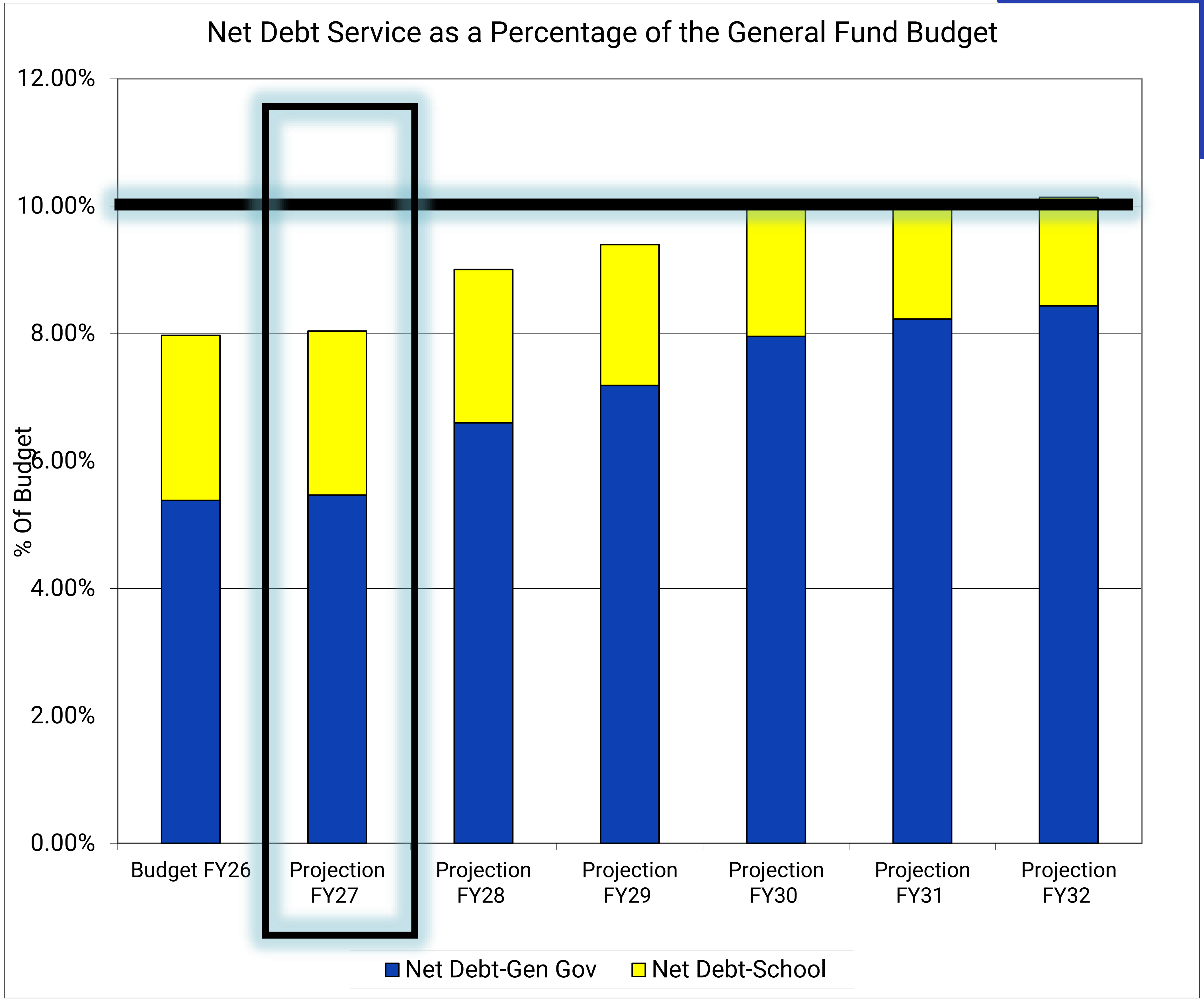
of the Prior Year Budget

Debt Service

- Net Debt Service
- The City's goal for Net Debt Service is to remain **below 10% of the Budget**.
- The FY26 Net Debt Percentage (as of June 30, 2025) was 7.97%.
- Projected FY27 Net Debt Percentage is 8.04%.

8.04%

of the General Fund Budget



	Budget FY26	Projection FY27	Projection FY28	Projection FY29	Projection FY30	Projection FY31	Projection FY32	Projection FY33	Projection FY34	Projection FY35	Projection FY35
Total Percentage Net Debt Service of Budget:	7.97%	8.04%	9.01%	9.40%	9.98%	10.08%	10.14%	10.27%	9.48%	8.67%	8.08%

How are projects *evaluated* and *prioritized* ?

1. CORE FUNCTION

- Responds to a Federal or State Requirement
- Addresses Public Health or Safety Need
- Alleviates Substandard Conditions or Deficiencies

2. FINANCIAL BENEFIT

- Eligible for Matching Funds with Limited Availability
- Timing or Location Coordinates with Synergistic Project
- Reduces Long-Term Operating Costs

3. COMMUNITY PLAN or IMPROVEMENT

- Identified in a Planning Document or Study
- Improves Quality of or Provides Added Capacity to Existing Services
- Provides Incentive to Economic Development
- Responds to a Citywide Goal or Submitted Resident Request

Global CIP Thoughts

- The CIP is a plan and does not commit any funding, even after adoption.
- The plan forecasts future fiscal resource allocation needs to better inform the City Council and staff.
- The adopted CIP is used to develop the City's annual budget.
- The CIP will contain both existing project requests that remain in the plan for FY27-FY32 as well as new project submissions.
- Any new or identified projects would be subject to the same funding resources/limitations.
- The movement or addition of one project may affect the timeline or ability to complete another.
- Management will develop and present recommendations for project movement and/or removal.

FY2027 – FY2032 CIP TIMELINE

Indicates Public Input Opportunity

August

- City Council CIP Work Session

September

- Citizen Request submissions deadline (September 19th)
- Department submissions deadline (September 26th)

October

- CIP Citizen Request Subcommittee Meeting (October 9th)

November

- CIP joint Work Session with City Council and Planning Board (November 12th)
- CIP joint Public Hearing with City Council and Planning Board (November 17th)
- Planning Board recommendation of the CIP to the City Council (November 20th)

December

- Adoption of the CIP by the City Council (December 8th)
- CIP incorporated into the budget process