

# Facility Needs, Improvements And Planning

# How much Capital Spending on Facilities is Enough?

- “An appropriate budget allocation for routine maintenance and repair for a substantial inventory of facilities will typically be in the range of two to four percent of the aggregate current replacement value of those facilities.”
- Source: National Research Council Building Research Board

# District 58 Buildings

- DG 58 has 15 buildings covering 642,809 sq.ft.
- Aggregate replacement costs for DG58 buildings: \$109,932,476\* or approximately \$110,000,000.

2% of \$110,000,000 = \$2,200,000/year

Based on the National Research Council Building Research Board's standard the District should be spending a minimum \$2,200,000/year on facilities.

\*Estimated building replacement value by Asset Control Solutions as of 6/30/14.

# District 58 Routine Facility Maintenance Spending

- The reality is that, based on its normal O&M revenue stream, the District can only reasonably allocate between \$1.2 - \$1.5M for building maintenance, annually. Note that this number includes maintenance personnel salaries, benefits, contractual services, supplies, equipment, and projects.
- Building systems typically last 20 – 40 years.
- Over a 20 year period the District should be spending \$44,000,000 ( $\$2.2\text{M} \times 20$ ) to maintain its facilities. The District can only cover about 60% of that from its normal budget. Hence the need to borrow/bond periodically.

# Recent DG 58 Facilities Spending

- Over the last seven years the District has spent approximately \$23.0M on facilities maintenance and expansion.
- The avg. expenditure / Elem. School = \$1.5M
- The avg. expenditure / Middle School = \$3.3M
- Source of funding = \$15.0M - Life Safety Bonds  
plus \$8.0M - Fund Balances  
\$23.0M

# Major Project or System Work Completed

- HVAC work
- Roof Replacement
- Plumbing Repairs/Replacement
- Flooring Replacement
- Curtain Wall Replacement & Masonry Repairs
- Asbestos Removal
- Asphalt Repairs/Replacement
- Security Installations/Upgrades
- Fire Alarm Replacement

# Summer 2015 Projects

- B.A. Carpet Replacement - \$75,000
- E.S. Carpet Replacement - \$75,000
  
- Les. Playground safety surface & border upgrade - \$50,000
- P.D. Playground safety surface & border upgrade - \$40,000
- H.L. Playground - Donation
  
- I.T. Asphalt Replacement - \$75,000
- O.N. Asphalt Replacement - \$150,000
  
- Life Safety Reinspection @ 12 schools - \$60,000 - \$90,000