



Capital Investments

How Should We Use Limited Resources to Support Our Capital Priorities with Limited Resources

Capital Investments – How Do We Choose?

- The most recent District assessment estimates \$500 million in capital improvement needs. This will likely increase to \$1.3B in five years.
- District currently does not generate revenue specifically for capital investment. We must rely on current revenue and/or fund balance.
- The District must prioritize investments with limited resources through the following analysis:
 - Immediate facility needs that interrupt the day to day operation of the school or place students and faculty in danger.
 - Schools with strong enrollment, higher utilization, lower FCI, and multiple needs.
- This overall analysis will ensure that our limited capital investments will yield long-term benefits.
- Utilize fund balance for one-time costs, not reoccurring personnel costs (\$85M now, no less than \$70-75M EOY (likely higher), preserve and protect \$35M reserve)

Identified Areas for Improvement

Heating

Roofing

Cooling

Fencing

Paving

Other Costs (masonry, windows, painting, abatement)

Total Investment: \$9,717,085

Heating \$460,000

Roofing \$2,965,025

Cooling \$3,070,000

Fencing \$ 82,000

Paving \$ 579,698

Athletic Fields \$ 120,000

Other Costs \$2,440,362 (masonry, windows, abatement, painting)

Recommendation Rubric

- The recommendations for the schools selected are derived from the following measures:
- 1.The percentage (%) of students enrolled in comparison to the capacity of the building (**utilization rate**). Those schools that have 50% or higher enrollment to capacity building's capacity rate meet the threshold.
- 2.Using the DPSCD's *Facility Assessment & School Facility Planning Report, the Facilities Condition Index (**FCI**) was the second measure. A score of 20 (the median) or less was selected as the threshold.
- 3.The final data reviewed was that the selected schools are in need of **multiple repairs**. This component was the 3rd measure to determine the list the schools that met or did not meet the threshold.

Recommendation Rubric Con't.

- *The schools selected represent a balanced list of needs.
- The schools that **meet** the threshold are those that have met all three measures ($\geq 50\%$ utilization, ≤ 20 FCI, \geq multiple needs)
- The schools that **do NOT meet** the Threshold (outliers) may meet one (1) to two (2) of the components and have immediate, urgent needs for repairs.

Meets Threshold

Facility	%Enrollment to Capacity	FCI Score
Cass Tech	105%	7
Bates	56%	15
F.L.I.C.S.	86%	15
Mumford	56%	0
Brown, Ron	86%	11
Wright, Charles	69%	0
Clemente	88%	7
Edison	69%	15
Western	94%	1
Bunche	124%	1
Renaissance/JL White	103%	0
Bennett	75%	2
Clark	53%	10
Marquette	54%	18
Bethune	60%	4

Outliers

Utilization Rate	FCI
50% or higher	20 or less
Below 50%	Above 20

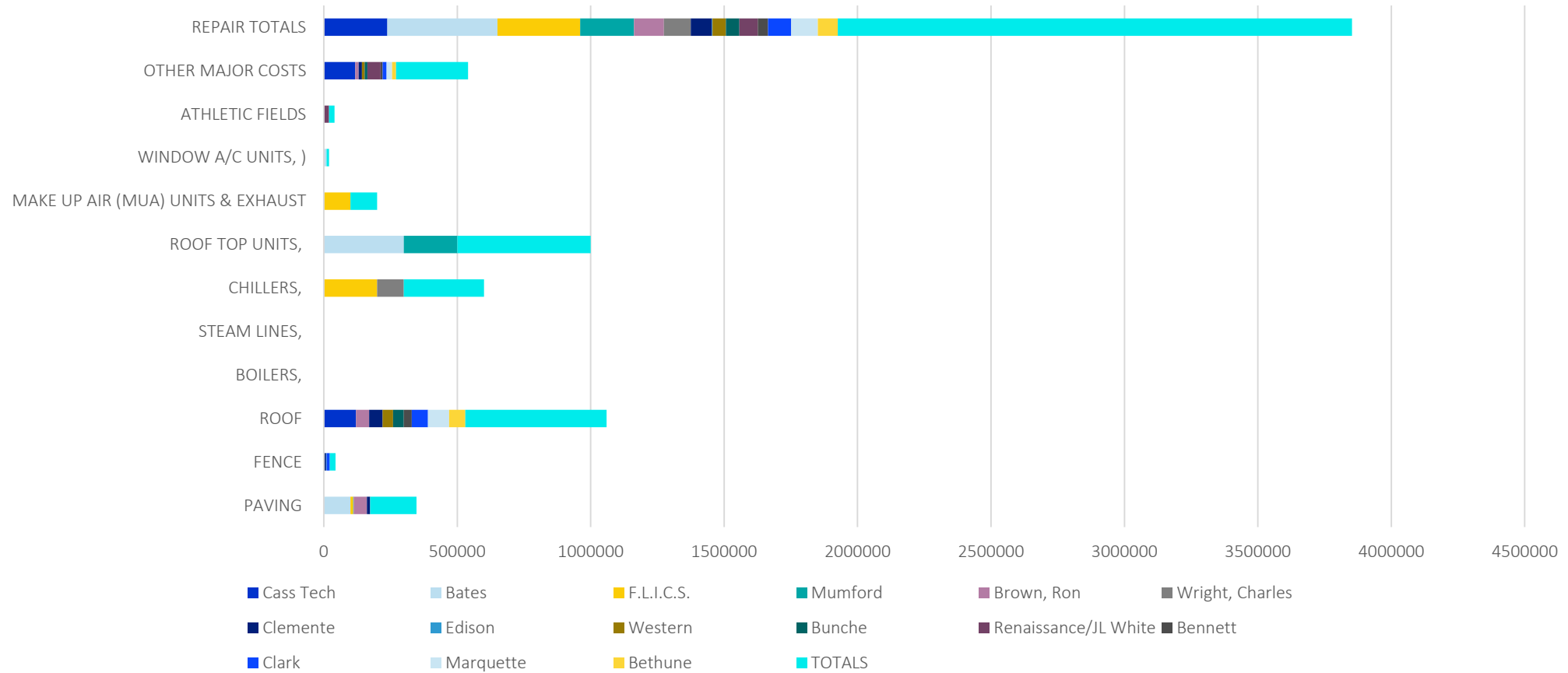
Facility	%Enrollment to Capacity	FCI Score
Thirkell	94%	42
Bagley	81%	40
Pasteur	74%	38
Davison & Annex	86%	25
Carver	52%	25
Mann	53%	32
Gardner	60%	23
Marshall, Thurgood	79%	53
Vernor	57%	21
Blackwell	37%	20
Law Academy	39%	5
Central HS	20%	7
Spain	43%	21
Comm./Media Arts	80%	27
Mason	50%	27
Cooke	100%	36
Breithaupt Vocational	1%	12
Burton	110%	11
Scott, Brenda	72%	8
Henderson Academy	66%	10
Young, Coleman A.	71%	10
Noble	67%	41
Carstens	66%	48
Palmer Park Preparatory	44%	66
Drew DTC	42%	37
Douglass, Frederick	7%	22
King, Dr. M.L.	50%	0
Greenfield Union	36%	34
Osborn	23%	28
Sampson-Webber	35%	27
Keidan	36%	53

Meets Threshold

Facility	PAVING	FENCE	ROOF	BOILERS,	STEAM LINES,	CHILLERS,	ROOF TOP UNITS,	MAKE UP AIR (MUA) UNITS & EXHAUST	WINDOW A/C UNITS,)	ATHLETIC FIELDS	OTHER MAJOR COSTS	REPAIR TOTALS
Cass Tech			\$120,000.00								\$118,000.00	\$238,000
Bates	\$100,000.00	\$2,500.00					\$300,000.00		\$10,000.00			\$412,500
F.L.I.C.S.	\$10,498.00					\$200,000.00		\$100,000.00				\$310,498
Mumford	\$1,200.00						\$200,000.00					\$201,200
Brown, Ron	\$50,000.00		\$50,000.00								\$12,500.00	\$112,500
Wright, Charles		\$500.00				\$100,000.00					\$0.00	\$100,500
Clemente	\$12,000.00	\$5,000.00	\$50,000.00								\$12,500.00	\$79,500
Edison		\$2,000.00										\$2,000
Western			\$40,000.00								\$10,000.00	\$50,000
Bunche			\$40,000.00								\$10,000.00	\$50,000
Renaissance/JL White										\$20,000.00	\$50,000.00	\$70,000
Bennett			\$30,000.00								\$7,500.00	\$37,500
Clark		\$12,000.00	\$60,000.00								\$15,000.00	\$87,000
Marquette			\$80,000.00								\$20,000.00	\$100,000
Bethune			\$60,000.00								\$15,000.00	\$75,000
TOTALS	\$173,698.00	\$22,000.00	\$530,000.00	\$0.00	\$0.00	\$300,000.00	\$500,000.00	\$100,000.00	\$10,000.00	\$20,000.00	\$270,500.00	\$1,926,198.00

Meets Threshold

Chart Title

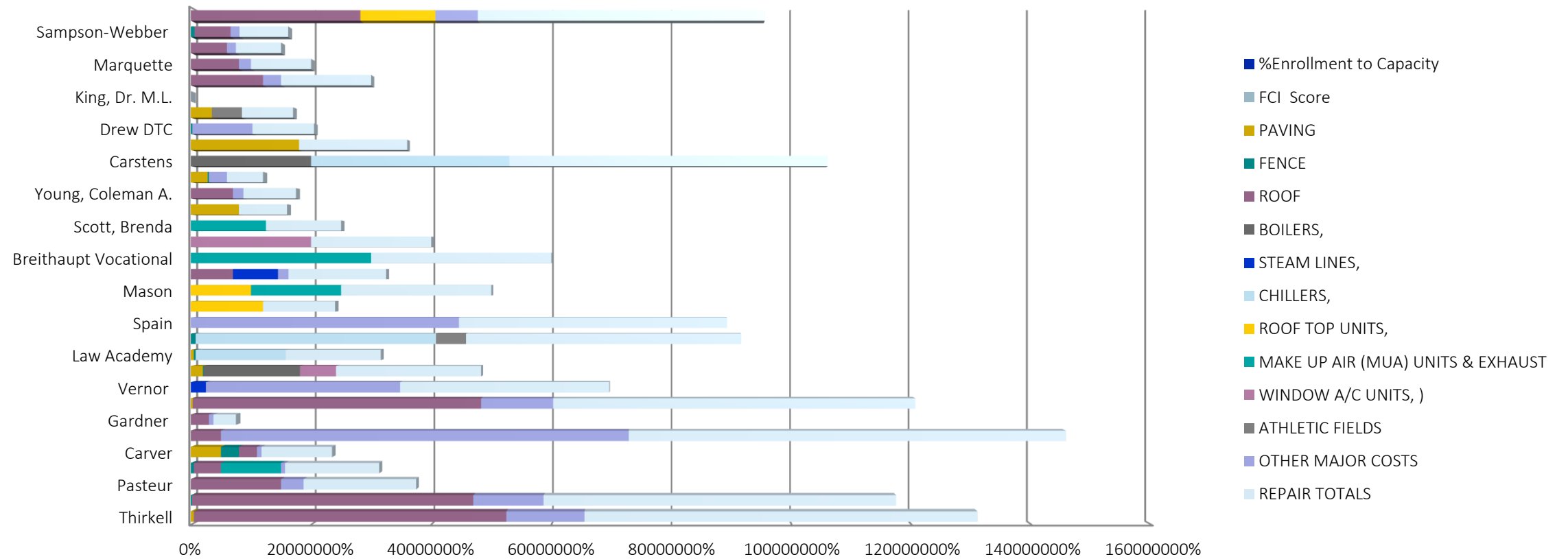


Outliers

Facility	PAVING	FENCE	ROOF	BOILERS,	STEAM LINES,	CHILLERS,	ROOF TOP UNITS,	MAKE UP AIR (MUA) UNITS & EXHAUST	WINDOW A/C UNITS,)	ATHLETIC FIELDS	OTHER MAJOR COSTS	REPAIR TOTALS
Thirkell	\$5,000.00		\$520,000.00								\$130,000.00	\$655,000
Bagley		\$2,000.00	\$468,000.00								\$117,000.00	\$587,000
Pasteur			\$150,000.00								\$37,500.00	\$187,500
Davison & Annex		\$5,000.00	\$45,000.00					\$100,000.00			\$6,750.00	\$156,750
Carver	\$50,000.00	\$30,000.00	\$30,000.00								\$7,500.00	\$117,500
Mann			\$50,000.00								\$678,721.00	\$728,721
Gardner			\$30,000.00								\$7,500.00	\$37,500
Marshall, Thurgood	\$3,000.00		\$480,000.00								\$120,000.00	\$603,000
Vernor					\$25,000.00						\$323,240.00	\$348,240
Blackwell	\$20,000.00	\$1,500.00		\$160,000.00					\$60,000.00		\$0.00	\$241,500
Law Academy	\$5,000.00	\$3,000.00				\$150,000.00					\$0.00	\$158,000
Central HS		\$8,000.00				\$400,000.00				\$50,000.00		\$458,000
Spain											\$446,145.00	\$446,145
Comm./Media Arts							\$120,000.00				\$0.00	\$120,000
Mason							\$100,000.00	\$150,000.00			\$0.00	\$250,000
Cooke			\$70,000.00		\$75,000.00						\$17,500.00	\$162,500
Breithaupt Vocational								\$300,000.00			\$0.00	\$300,000
Burton									\$200,000.00		\$0.00	\$200,000
Scott, Brenda								\$125,000.00			\$0.00	\$125,000
Henderson Academy	\$80,000.00										\$0.00	\$80,000
Young, Coleman A.			\$70,000.00								\$17,500.00	\$87,500
Noble	\$28,000.00	\$2,000.00									\$30,000.00	\$60,000
Carstens				\$200,000.00		\$330,000.00					\$0.00	\$530,000
Palmer Park Preparatory	\$180,000.00										\$0.00	\$180,000
Drew DTC		\$2,500.00									\$100,000.00	\$102,500
Douglass, Frederick	\$35,000.00									\$50,000.00	\$0.00	\$85,000
King, Dr. M.L.												\$0
Greenfield Union			\$120,000.00								\$30,000.00	\$150,000
Osborn			\$60,000.00								\$15,000.00	\$75,000
Sampson-Webber		\$6,000.00	\$60,000.00								\$15,000.00	\$81,000
Keidan			\$282,025.00				\$125,000.00				\$70,506	\$477,531
TOTALS	\$406,000.00	\$60,000.00	\$2,435,025.00	\$360,000.00	\$100,000.00	\$880,000.00	\$345,000.00	\$675,000.00	\$260,000.00	\$100,000.00	\$2,169,862	\$7,790,887

Outliers

Capital Recommendations Outliers



Capital Projects Budget

FY 19 Capital Projects Budget Amendment #2

Capital Projects Fund	
Available Funds (As of 2/15/19):	
Unrestricted General Fund Surplus	\$ 85,315,476
Restricted State Transition Fund	\$ 6,466,398
Capital Projects Fund	
Current Balance as of 2/15/19	\$ 5,379,134
Transfer in from Unrestricted General Fund Surplus	\$ 11,144,711
Transfer in from Restricted State Transition Fund	\$ 6,466,398
Total Available Funds	\$ 22,990,243
Remaining Forecast Expenses:	
Previously Approved Projects	\$ 5,379,134
New Projects	
Reopening 4 DPSCD Facilities	\$ 4,371,802
Capital projects associated with facility study	\$ 9,717,085
Contingency (25%)	\$ 3,522,222
Total Remaining Expenses	\$ 22,990,243
Estimated Capital Projects Fund Balance	\$ 0

DPSCD FY 19 Proposed Capital Fund Budget Amendment through year ending June 30, 2019

- ✓ The Capital Projects Fund includes \$5.4 M of projects previously approved, this includes
 - ✓ \$2.8 M related to the Water Hydration Stations which are still in progress.
 - ✓ \$2.6 M for other projects including \$700K for Cass Tech Boiler and 350K for Roof repair at Central High School
- ✓ The District will transfer \$11.1 M from unrestricted general fund surplus and \$6.5 M from state transition funds.
- ✓ The District will operate schools in four current District facilities for the FY 20 school year.
 - ✓ Academy of America's High School will move from its current location at St. Anne's (lease) to Logan.
 - ✓ The District will open three new schools for the FY 20 school year on the site of Barton, Edmonson, and Hamilton.
- ✓ In order to address critical conditions of facilities the District will transfer \$9.7 M to address facility conditions at 42 District facilities.
- ✓ A contingency of \$3.5M (25%) is also being transferred to cover any unanticipated expenses.
- ✓ EOY projected fund balance will be no less than \$70-75M (likely higher), not including set-aside reserve of \$35M.