



**Shorewood**  
SCHOOL DISTRICT

# Capital Maintenance Plan

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# Content Outline

- Purpose of a Capital Maintenance Plan
- General Categories of Maintenance
- Anticipated Needs
  - 10-Year Projection
  - 2023-2024 Plans
- Financial Implications
  - Projected total expense
  - Financial Resources
  - Proposed Financial Plan





**Atwater Elementary**



**Lake Bluff Elementary**



**Shorewood Intermediate**



**Shorewood High School**

## Our Historic Properties are a Community Asset

*A 10-Year Capital Maintenance Plan helps us plan and prepare for the investments that ensure our buildings and grounds and the investments we have made in them are preserved for the future.*



# Types of Capital Maintenance

## Routine Maintenance

- Day-to-day repairs, equipment maintenance and servicing, and other other routine maintenance
  - Part of the general operating budget; Not included in the 10-Year Plan

## Essential Infrastructure

- Critical building components such as roofs, heating/cooling, plumbing and other building elements that if not maintained will significantly compromise building integrity
  - Prioritized in the 10-year plan



# Types of Capital Maintenance

## Quality Maintenance

- Replacement cycles for building finishes (flooring, paint, ceilings), athletic fields casework, technology, and other property elements that should be replaced on a regular cycle to avoid compiling of costs, but have more flexibility in timing than essential infrastructure
  - Included in the 10-year plan; goal to build up to a regular cycle of replacement



# Anticipated Needs



# Top Issues

1. 73% of roofing needs replacement in the next five years and 80% over ten years
2. VHE Pool - Both building exterior and mechanicals in need of replacement
3. Elements of the heating and cooling systems nearing the end of their useful lives at Atwater, Lake Bluff, and SIS
4. Miscellaneous tuckpointing, concrete and other infrastructure needing repair
5. Track and soccer/football field will need replacement in 5-10 years; Training facilities/locker rooms ideally upgraded in 5-10 years
6. Technology infrastructure (wireless and network equipment) will need replacement within 5-10 years
7. Finishes, casework, and other replacement cycles should begin within 5 years





# 2023-2024 Capital Plans

- VHE Pool pumps and filtration system, tuckpointing
- Partial replacement of the SIS and Atwater roofs
- SIS air handling system repair
- Miscellaneous high-priority repairs





# Financial Implications



# Projected Expenses

## Essential Infrastructure

- 5-Year Expense - \$4.76 million
- 10-Year Total - \$8 million

## Quality Maintenance

- 5-Year Expense - \$0
- 10-Year Total - \$4.2 million
  - \$675 thousand per year for replacement cycle
  - \$2.1M for athletic projects (assumes partial fundraising)



# Financial Resources

## Fund 10

- Used primarily for day-to-day expenses outside of capital plan
- Unlike any of the other resources outlined here, this fund can be used for other school expenses

## Fund 41

- Intended for capital expenditures
- Funds allocated at the beginning of the year as part of the annual tax levy (inside the revenue limit)
- \$1,057,200 currently available



# Financial Resources

## Fund 80

- Can be used for capital projects that benefit community facilities
- Current balance of \$827,643

## Fund 46 (proposed)

- Intended for capital expenditures
- Funds allocated at the end of the school year
- Cannot be used for five years after opening



# Proposed Financial Strategy

## Fund 41

- Primary source for Essential Infrastructure
- Add \$600K per year for the next three years, then \$500K per year thereafter to meet anticipated expenses

## Fund 80

- Can fund 100% of projected pool and certain field expenses

## Fund 46

- Primary source for Quality Maintenance expenses
- Start with \$100k contribution this year and gradually build to fund annual replacement cycle and elective improvements



# Financial Strategy - Impact

Maintains target fund balance (potential) of  $> 25\%$

1% of approximate property value invested annually  
in year 10

Offers flexibility and ability to reduce need for future  
capital referenda



# Next Steps

1. Approval of a high level capital maintenance plan
2. Approval of a FY24 budget that includes capital expenditures
3. Resolution to open Fund 46 and initial investment
4. Annual update to the plan
  - a. Buildings do not always age exactly as we expect them to; we will re-evaluate needs on an annual basis





# Questions and Discussion

