

Kyrene Elementary School District Capital Improvement Plan

The Kyrene School District has developed a comprehensive Capital Improvement Plan (CIP) to identify the projects required to ensure all buildings are safe and productive environments and to ensure all buses are safe. The CIP was developed by conducting a thorough facility study, evaluating current and future needs, and developing recommendations for improvement. Although it is difficult to predict the future and know exactly when equipment and facilities require maintenance, a strategic CIP is essential for any large organization to fully appreciate the scope and sequence of required facility projects. The plan includes inflation-adjusted project costs and life-cycle analysis to schedule projects into the future.

Kyrene schools and property encompass approximately 2.55 million square feet of floor space and over 340 acres of property. This includes 25 school campuses, a district office, a warehouse and a transportation/maintenance building, as well as one undeveloped parcel and total instructional space in excess of 2.4 million square feet. (See Exhibit A)

Purpose

Listed below are some of the many benefits of having a strategic CIP:

1. To provide staff and community members a long-term perspective of facility maintenance needs
2. To provide maintenance staff a working document to better manage resources
3. To identify possible funding sources (See Exhibit B)
4. To identify specific facility needs and document the project-level detail
5. To schedule projects in future years based on an estimated useful-life analysis
6. To identify which projects have funding and which are deferred until funding is available

Project Listings

The projects are listed chronologically, and can be viewed either as site specific or as an entire district. The listings include the following information:

1. School
2. Project Description
3. Estimated Project Cost
4. Projected Start Date
5. Projected Completion Date

Using the CIP

To review progress made on the CIP, click the "Projects by Site" button. To view all projects scheduled for a particular year click the Projected Start button. The CIP also has the ability to view project information by Projected Completion date as well as viewing project Status (Complete, In Progress, Partial Complete, Scheduled). Maintenance staff will use the CIP regularly to keep project information current and to assist in scheduling and prioritizing projects. Each year, the CIP will be revised by first verifying the beginning balances for each funding source.

Conclusion

When reviewing the CIP, please understand that many projects will go beyond their estimated life expectancy and be slipped to later years. Conversely, some equipment will fail prematurely or facility conditions will warrant attention earlier than anticipated. For these reasons, expect the CIP to evolve with, hopefully, more projects moving beyond the estimated life expectancy than moving up in the schedule. Despite this uncertainty, the cumulative deferred costs can, at a minimum, provide a starting point to estimate the potential costs to maintain the facilities and protect the community's "brick &

mortar” investment into the future.

Scroll down to the next page to begin viewing the Exhibits referenced in this document.

Exhibit A Fact Sheet - Building Values and Square Footage Chart

Exhibit B Funding Sources

Exhibit C Life Cycle Chart

Exhibit A

KYRENE SCHOOL DISTRICT FACT SHEET

School	Year Land Purchased	Usable Acres	Year Building Completed	Building Sq. Ft.	Last Year Renovated
<i>Shared Middle School & Elementary School Campus</i>					
Akimel-A-al	1989	30.7	1992	151,260	
Estrella	1989		1998	89,082	
Altadena	1982	38.4	1995	169,290	
Cerritos	1982		1994	77,955	
Aprende	1993	36.0	1994	163,205	
Brisas	1993		1994	81,695	
Centennial	1985	26.1	1990	141,988	
Colina	1985		1987	65,840	
KMS	1969	23.6	1980	164,153	1995
Waggoner	1969		1972	79,568	
Pueblo	1984	38.4	1986	125,364	
Paloma	1984		1985	67,024	
<i>Elementary Schools</i>					
Cielo	1981	11.7	1982	87,429	1995
Esperanza	1988	10.3	1993	81,792	
Lagos	1986	8.6	1988	65,627	
Lomas	1973	12.9	1976	88,756	2000
Manitas	1993	11.3	1996	91,204	
Mariposa	1986	9.9	1988	58,618	
Milenio	1998	10.0	2000	88,025	
Mirada	1992	11.1	1993	81,188	
Monte Vista	1987	10.0	1989	76,669	
Ninos	1981	12.2	1982	85,403	1994
Norte	1973	8.0	1975	88,145	1995
Sierra	1987	10.0	1992	76,681	
KTA Sureno	1986	9.8	1987	65,995	
<i>District Office</i>					
BFEC	1988	21.5	1990	146,611	
Total:		350		2,558,567	

Exhibit B

Capital Improvement Plan Funding Sources

Bond Proceeds

The proceeds from district bond issues are expended in accordance with the voter-approved ballot question and background information contained in the voter pamphlet.

In November 2010, voters approved \$116,950,000 in bonds for capital improvements and pupil transportation buses. Capital improvements are outlined in a detailed plan available online at www.kyrene.org/cap. The district has held four bond sales as of November 2016. The first sale for \$2,964,800 in August 2012; the second for \$40,000,00 in November 2013; the third for \$40,000,000 in June 2015, and the most recent was for \$33,945,207 in November 2016.

Allowable expenditures from the Bond Fund (Fund 630) may include:

1. Construction or renovation of school buildings
2. Improving school grounds
3. Purchasing pupil transportation vehicles
4. Acquisition or lease of sites
5. Supplying school buildings with furniture, equipment and technology District Additional Assistance

The unrestricted District Additional Assistance funding formula currently provides \$450.76 per student. The student count is "unweighted" and is based on average daily membership (ADM) with special education preschool and kindergarten students counted as half.

For FY16/17, this formula calculation was \$6,357,603; however, after the State Budget Reduction Adjustment, yielded only \$893,171 in funding for the District. Consistent with past year, the District transferred these funds to the Maintenance & Operation budget.

Expenditures from District Additional Assistance (fund 610), can be used for any capital need.

Capital Funding Sources Not Included in the CIP

Capital Override

The district currently has a capital override in place, approved in November 2011, which funds \$6,834,000 per year for seven years which began in FY12/13. These funds are used to support technology infrastructure, equipment, and software needs.

Exhibit C

**Capital Improvement Plan
Estimated Life Cycle**

<u>Description</u>	<u>Yrs.</u>
A/C Units.....	15
ADA Access Material.....	7
Back-Up Batteries -Fire/Security/Intercom.....	3
Back-Up Batteries -Phone System.....	5
Bathroom Partitions.....	15
Boilers.....	20
Carpet.....	15
Chillers (Recondition).....	10
Chillers (Replace).....	20
Cooling Tower Rebuild.....	10
Cooling Tower Replacement.....	12
Counter Tops.....	20
Cubbies.....	30
Doors.....	30
Double Door System.....	10
Electrical Transformer.....	10
Energy Management System.....	10
Exit Lights.....	10
Fire Alarm System.....	10
Gym Bleachers.....	15
Gym Floor - Wood.....	20
Gym/MPR Sound System.....	10
High Jump/Long Jump.....	5
Intercom System.....	15
Kitchen Appliances.....	15
Light Fixtures.....	15
Lockers.....	40
Masonry.....	20
Mechanical Yard-Variou.....	10
Painting - Exterior.....	7
Painting - Interior.....	7
Parking Lot Replacement.....	20
Parking Lot Seal.....	5
Phone System.....	10
Play Surfaces.....	5
Playground Equipment.....	15
Plumbing Fixtures.....	10

<u>Description</u>	<u>Yrs.</u>
R/O System.....	15
Roof Top Air Handlers.....	15
Roof Top Air Handlers.....	15
Sand Filters.....	10
Security Lights.....	10
Security System.....	15
Skylight - Interior.....	15
Skylights Exterior.....	5
Tack Board.....	30
Tennis Court Surface.....	5
VCT/Cove Base.....	20
VHF 2-Way Radio Base System.....	12
Video System.....	15
Voice Mail System.....	7
Wall Covering.....	12
Water Heaters.....	7
Water Softener.....	10
Wax Head Valves.....	5
Wrought Iron Repair.....	6
Wrought Iron Replace.....	10

