

Major Maintenance Path to Stabilization



Chesterfield County Public Schools

Christina Berta, Chief Financial Officer
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CBAC * January 10, 2019



The path to stabilization

Based on the Facility Condition Assessment (FCA), the immediate issues identified total \$57.3M



Examples of Projects Addressed in 2018

Projects completed or in progress in 2018 that were included in the 2017 FCA data (\$3,192,000):

1. James River HS roof and repoint brick - \$2.8M
2. Grange Hall Elementary School rooftop unit replacements k-pod - \$20K
3. CTC-Courthouse chiller replacement - \$347K
4. Falling Creek Middle School - replace three unit ventilators - \$25K



Current Projects Underway - FY2019

Projects identified in the 2017 FCA currently underway

- CTC-Courthouse Fire Alarm - in process
- Thomas Dale High School East major roof repair/selective replacement - starting February 2019
- Meadowbrook High School - chiller rebuild - in process
- Gordon Elementary School - replace roof top unit - complete December

Other MM

- Thomas Dale High School West (masonry high wall safety) - starting January 2019
- Exterior Door Hardware - 2018 - 2019 (in process)



Funding Available

Currently, there is approximately \$14.2M available within the school division's major maintenance portion of the CIP



Planned use of current available funding - \$14.2M

Here are the projects we will be able to address with the funding currently available to the school division:

- Safety & Security projects (\$4M approved in FY2018 CIP) (complete exterior door selected hardware replacement, access controls, continue CoreMax Key system installation parts, etc.) - \$1.9M
- FCA projects (masonry walls and slabs, HVAC chillers, pneumatics, water source heat pumps, boilers, immediate refurbishment to highest FCI/FCA school, etc.) - \$9.2M
- Other projects (gym wall pads, grandstand repairs, light pole repairs, etc.) - \$2.1M
- Reserve for contingency - \$1.0M



Plan to move forward to stabilization

Five-Year Plan (FY2019) as presented during last year's budget process:

- Pay-go funding increase
 - FY2020: \$4.6M (Flat amount from FY2019)
 - FY2021: \$6.3M
 - FY2022: \$10.6M
 - FY2023: \$11.5M



Plan to move forward to stabilization

What does it look like?

- With use of current planned funding and any additional funding that may be available, we anticipate the ability to address the imminent/“catch-up” FCA projects by the end of FY2023.
- In FY2023, we anticipate the ability to move towards a replacement cycle program to address MM needs on a perpetual basis

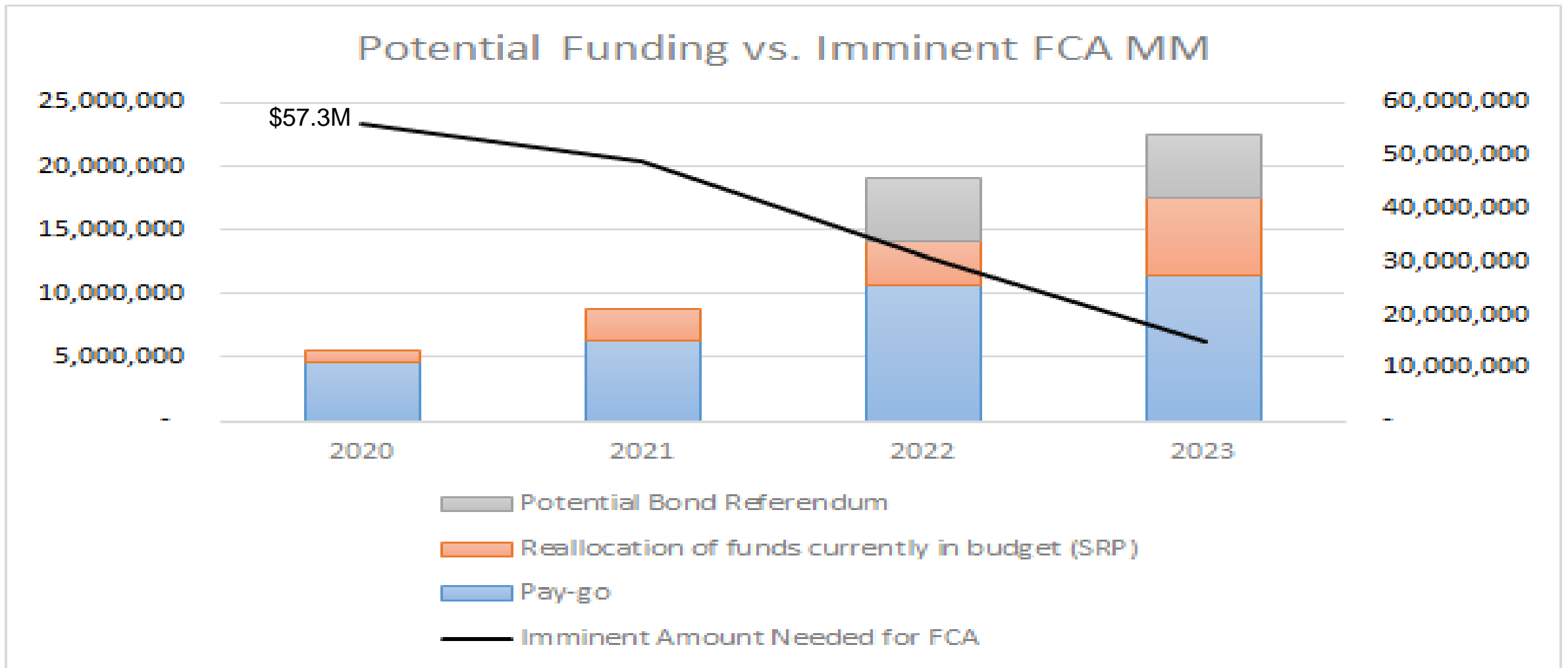


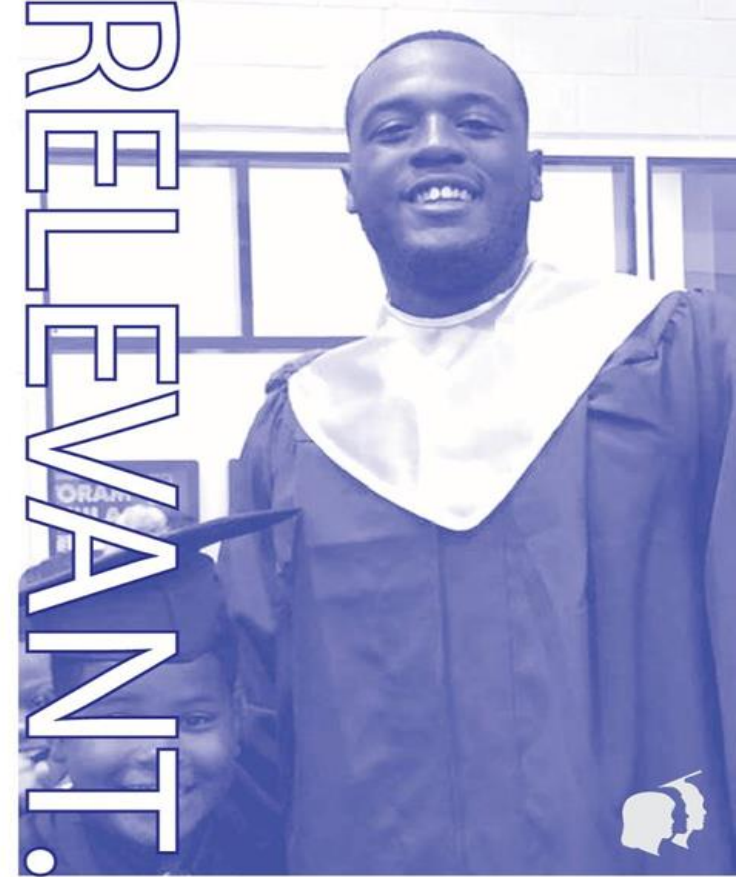
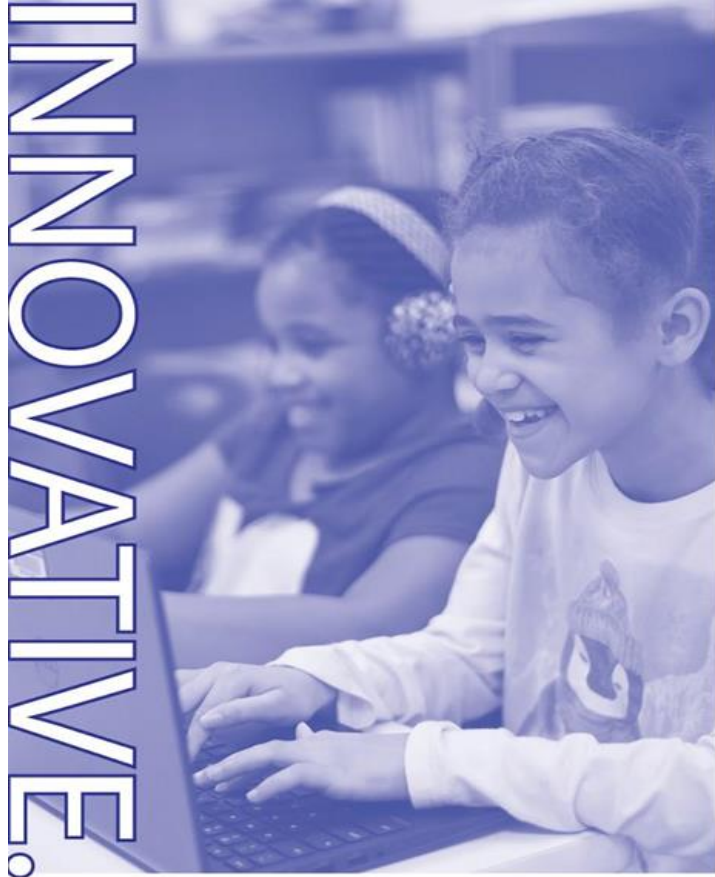
Potential sources of additional funding

- Re-appropriation of additional funding from FY2018 YE results to support FCA projects prior to the end of FY2019 - ~\$3M
- Appropriation of risk management reserve from the school operating fund to address projects that assist in mitigating safety issues that could cause potential risk/workers comp claims - ~\$2.3M
- With SRP slope downward, it is possible to distribute those funds to the MM program in an effort to increase pay-go funding
- Potential funding from next bond referendum dedicated to Major Maintenance



Potential sources of additional funding





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