

Part Three of a Five Part Series:

Our Aging Campus

It is hard to believe that we have been on this corner of Johnson Drive & Monticello Road since the year 2000 when the main school building and multi-purpose center opened followed by the church in 2005 and the school addition in 2006.

Like most of us that own a home, during 19 years of “parish” ownership we’ve renovated, repaired and replaced a variety of items. Fortunately, almost 100% of the time, we have been able to use operating funds to provide for these needs. However, the difference between owning a single family home and owning a commercial building is the size and cost of the repairs. While a typical replacement cost of a furnace for an average size home might range from \$2,000-\$6,000, the cost to replace one of our large rooftop units (and we have 9 of them!) is closer to \$50,000 EACH.

Through our annual operating budget, we budget approximately \$108,000 annually to cover routine maintenance and unexpected repairs.

Over the past six months we have identified a variety of issues that need attention now. The main items include:

- ✓ **Heating and Cooling Control System:** When the main school building was built in 2000, we installed a software control system to control the heating and cooling needs of the school building and MPC. Over the years, the software control system has been frequently updated to keep up with technology, but over the past year, the proprietary system (no longer active on the market) is incapable of being updated or upgraded and has ceased to function at all. Currently, in order to change the temperature of the MPC unit, it requires someone to actually go up to the rooftop unit and adjust the temperature at the control panel. In researching new control software systems, we have found that we can replace our current system with one that would be compatible with any future HVAC replacement unit. Cost to replace: \$38,000
- ✓ **Heating and Cooling Rooftop Units in the Main School Building:** We have two units that run our main school building and MPC; both are 50-ton units. The lifespan of these units ranges anywhere from 15-20 years. Over the years, we have replaced coils, compressors and other repair items as necessary. As we try to proactively plan on when the best time to replace these units would be and as part of our research, we discovered that if this unit happened to quit unexpectedly, the lead time of getting a new one installed could be up to 12 weeks out. With that knowledge, as well as the expectation of what we could gain in heating and cooling efficiency with a newer unit, we have decided to replace the main school building unit this summer. Cost to replace one 50-ton unit: \$52,000
- ✓ **Roof Maintenance and Repair:** Over the past year, we have discovered several roof leaks that have infiltrated our school building. While determining where the water was coming in, the roofing company also did a roof inspection and highly recommended several maintenance items to increase the longevity of the roof. Up to this point in time, we have not proactively done any maintenance to our flat roofs making them vulnerable to accelerated wear and tear and to fail prematurely. Cost for maintenance and general repair of all roofs: \$82,000-\$116,500
- ✓ **Parking Lots/Sidewalks:** 2015 is the last time we repaired and sealed our parking lots. This winter definitely took a toll on our parking lots and sidewalks. Cost to mill and repair portions of our lots, seal, and repaint lines: \$64,500

Finance Council was presented these facilities needs and much discussion ensued on how to pay for these items. Council authorized \$175,000 to be used out of our reserve account to address these repairs. Although it will not cover all the needs that have been identified, priority will be given to these items with the rest of the repairs to be determined in the near future.

- Heating and cooling controls system: \$38,000
- Replacing one 50-ton rooftop heating/cooling unit (Main School): \$52,000
- Roof maintenance and repair: approximately \$50,000 (will prioritize what needs to be done as soon as possible)
- Spot patching/repair on parking lots and sidewalks

In the end, we are very fortunate that over the past two decades we put away monies in our reserve account to be able to handle costs such as these. As we draw down on our reserves, Finance Council will be evaluating a replenishment plan to ensure that we continue to have reserve funds available in the future.

Next week: 2019-2020 Budget Overview