National Standard for Facility Investment
ASD’s Current Replacement Value (CRV) = ~$2B

The proposed national standard for annual investment is based on industry best practice. If communities have stable funding at these levels, they should be able to deliver healthy, safe, educationally appropriate, and environmentally sustainable school buildings.

Source: 2016 State of Our Schools; America’s K-12 Facilities
Life Cycle vs. Needs

As our buildings get older, their systems age out at various intervals and need to be replaced to ensure uninterrupted service and minimize Maintenance & Operation costs and emergency repairs. ASD maintains 92 buildings worth $2 billion and according to national standards, should invest $140 million annually to meet its building needs. Unfortunately, this level of funding is not included in the ASD budget. The state’s mechanism to help sustain this investment was to rehouse bonds. Due to financial constraints and prior bond failures, ASD has not been able to keep up with planned building sustainment needs. This has created a backlog of aged-out building systems and exposes the district to greater risk of emergency repairs, impacts to educational programs, and increases operational and maintenance work orders. ASD currently seeks bond funding to support some of our most critical building needs.

Average Life Cycle of Building Systems

<table>
<thead>
<tr>
<th>Stage 1</th>
<th>Stage 2</th>
<th>Stage 3</th>
<th>Stage 4</th>
<th>Stage 5</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;1 Year</td>
<td>1-16 Years</td>
<td>17-29 Years</td>
<td>30-49 Years</td>
<td>50+ Years</td>
</tr>
<tr>
<td>Years</td>
<td>System</td>
<td>Years</td>
<td>System</td>
<td>Years</td>
</tr>
<tr>
<td>10-15</td>
<td>Fire Alarm</td>
<td>17-30</td>
<td>Carpeting</td>
<td>30</td>
</tr>
<tr>
<td>15</td>
<td>Water Heater</td>
<td>25</td>
<td>Exhaust System</td>
<td>35</td>
</tr>
<tr>
<td>15-16</td>
<td>Carpeting/ Vinyl Tile</td>
<td>25-29</td>
<td>Boilers</td>
<td>50</td>
</tr>
</tbody>
</table>

Funding sources:
- Routine/Preventative Maintenance
- Capital/Renewal (Bondable)
- Adaptations/Renovations (Bondable)

Current Life Cycle of ASD Buildings*

*Some schools have multiple additions and are in multiple stages based on the age of the addition. For example, the West High School CTE addition was completed in 2016 and is in Stage 2. Whereas other sections of the building are original construction and in Stage 5.

Stage 1
- Airports
- Construction
- Equipment
- Furniture
- Technology

Stage 2
- Airports
- Construction
- Equipment
- Furniture
- Technology

Stage 3
- Airports
- Construction
- Equipment
- Furniture
- Technology

Stage 4
- Airports
- Construction
- Equipment
- Furniture
- Technology

Stage 5
- Airports
- Construction
- Equipment
- Furniture
- Technology

ASD Debt Retirement and Backlog

Maintenance and Operations is funded to do routine maintenance, perform preventive maintenance, provide custodial services, maintain the grounds/landscaping, pay utilities and provide security throughout the life cycles of the building. ASD’s capital and major maintenance budgets fund building systems replacement (heat/ventilation, roof, security/fire alarm systems, etc.) at the appropriate state of a building’s life cycle and large-scale renovations when a building is older than 30 years to modernize, correct code deficiencies, replace aging building systems and capture energy efficiencies. Because the ASD budget is not funded by the state/municipality to the level needed to meet the recommended annual capital investment of $140 million per year, the district must rely on state grants, alternative financing, and voter-approved bonds to address our building needs.