Southeastern Local School District

Facilities Maintenance & Deferred Capital Plan

FY 2026–2027 through FY 2030–2031

Buildings Covered:

- **Miami View Elementary School (PreK–6)**
- **Southeastern Junior / Senior High School (7–12)**

I. PURPOSE AND CONTEXT

Based on the five year forecast the Southeastern Local School District is currently operating in an overall **deficit spending position**. As a result, the District must balance available resources while continuing to prioritize **life safety, legal compliance, preservation of assets, and long-term facility improvement**.

This Facilities Maintenance & Deferred Capital Plan establishes a realistic and strategic framework for:

- Maintaining safe and operational school facilities
- Protecting recent capital investments
- Extending the useful life of aging systems
- Supporting long-term facility improvement
- Transparently documenting unfunded capital needs
- Supporting Board decision-making, audits, and long-range forecasting

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II. KEY ASSUMPTIONS

- The District will prioritize **life safety, compliance and continuity of operations**.
- **Maintenance activities must reduce risk, preserve existing assets and support reliable operations; modernization efforts should be addressed through planned capital improvements or dedicated funding sources.**
- The District may pursue modernization projects when they improve efficiency, reduce long-term operating costs or enhance student learning environments.

- Major system replacements are documented for transparency and may be advanced as funding opportunities arise.
- All costs reflect **2026–2027 dollars**, using conservative public-sector inflation assumptions.
- The plan is reviewed annually and adjusted based on fiscal conditions, grant availability, and facility needs.

III. COST BASIS (2026–2027)

- Original assessment year: **2020**
- Escalation applied: approximately **4% annually**
- Cumulative escalation from 2020 to 2026–2027: **approximately 26–32%**
- Costs rounded for budget planning, not bidding
- Figures represent planning-level estimates
- Actual project costs may vary based on market conditions, scope, labor availability, materials pricing, and timing of procurement

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IV. GUIDING PRINCIPLES

Life Safety First

- Fire alarm systems
- Emergency / egress lighting
- Electrical hazards

Compliance Protection

- Ohio Building Code
- NFPA
- OSHA

Preserve and Improve Facilities

- Maintain and protect existing assets
- Extend the useful life of building systems
- Support long-term facility improvements that strengthen learning environments

Fiscal Responsibility

- Prioritize high-impact, cost-effective improvements
- Phase projects based on available resources and funding opportunities
- Reassess annually to align with district goals

V. COMPLETED CAPITAL INVESTMENTS

Despite financial constraints, Southeastern Local School District has completed several important facility and safety-related capital improvements in recent years. These investments have strengthened building reliability, improved communication systems, enhanced campus safety, and supported student well-being.

Southeastern Jr./Sr. High School – Electrical Distribution Upgrade

Status: Completed

Impact:

- Improved reliability and code compliance
- Reduced emergency electrical repair exposure
- Preserved future upgrade flexibility

Districtwide Safety and Communication System Improvements

(Miami View Elementary and Southeastern Jr./Sr. High School)

Intercom System Replacement

- Improved internal communication and emergency notification reliability

Telephone System Replacement

- Modernized district communications and improved connectivity

Exterior Lighting Enhancements

- Improved visibility at entrances and parking areas
- Strengthened campus safety during evening activities

Miami View Elementary – Playground Improvement

Main Playground Play System Replacement

- Improved student safety
- Enhanced recreational opportunities
- Reduced maintenance concerns from aging equipment

VI. ANNUAL MAINTENANCE BUDGET TARGET (2026–2027)

Category	Annual Target
Preventive maintenance	$22,000–34,000
Minor repairs / failures	$11,000–17,000
Total Annual Target	**$33,000–51,000**

Planning Benchmark: $45,000 per year

VII. ROUTINE MAINTENANCE SCHEDULE

Monthly Tasks (Existing Staff)

- HVAC filter changes
- Emergency light and exit sign checks
- Electrical room walkthroughs
- Split-system inspections
- Kitchen hood inspections

Quarterly Tasks

Task	Cost
HVAC operational review	In-house
Exhaust fan servicing	In-house

Fire alarm functional testing	$2,600
Roof drain and debris clearing	In-house

Annual Maintenance Items

Item	Cost
Elevator inspection and documentation	$2,600–3,900
Fire alarm inspection and reporting	$5,200–6,500

VIII. SYSTEM-SPECIFIC MAINTENANCE STRATEGY

Electrical Systems

- New and compliant at the High School
- Inspection, labeling, and load monitoring focus

Fire Alarm Systems

- Maintain operational status
- Replace failed components only

Emergency / Egress Lighting

- Replace failed units as needed

HVAC & Mechanical

- Reactive replacement only
- Instructional spaces prioritized

Roofing

- Annual inspections
- Leak response only
- Replacement deferred (Miami View outside warranty)

Interior Finishes

- Safety-related repairs prioritized
- Cosmetic upgrades done under budgetary constraints

IX. FIVE-YEAR MAINTENANCE OUTLOOK

Fiscal Year	Allocation
FY27	$45,000
FY28	$47,000
FY29	$49,000
FY30	$51,000
FY31	$53,000

Five-Year Total: ≈ $245,000

X. DEFERRED CAPITAL NEEDS (UNFUNDED)

These items are documented for transparency and may be advanced as resources, grants, or long-term planning opportunities arise.

System	Status	Cost Range
Miami View roof replacement	Deferred	$378,000-400,000
LED lighting conversion	Deferred	$604,000–693,000
HVAC replacement / air conditioning	Deferred	$7.5–12.5 million
Football stadium lighting upgrades	Deferred	$189,000
Parking lot repaving	Deferred	$428,000
Piping Distribution	Deferred	$995,000- 1 million

XI. BOARD & AUDITOR STATEMENT

This Facilities Maintenance & Deferred Capital Plan reflects **2026–2027 market conditions** and the District's current fiscal reality. The District prioritizes safety, compliance, stewardship of existing assets, and long-term facility improvement opportunities while transparently documenting unmet capital needs for long-range planning.

XII. IMPLEMENTATION RESPONSIBILITY

- Superintendent: Oversight
- Treasurer: Fiscal alignment
- Facilities / Custodial Staff: Execution
- Board of Education: Annual review