

WGSD Service Center Update April 25, 2016

The district's former small, deteriorating warehouse couldn't accommodate all of the district's needs today and in the future. The Building Advisory Committee noted the need for increased storage space in reports to the School Board. For example, in 2004, it said "The current warehouse is 32 years old and in poor condition. The space is too small for storage of fuel, fertilizer, maintenance vehicles, etc...." This priority however was never addressed through bond issues because of lack of funds.

The district brought construction of the new wing of the High School in under budget and that savings allowed it to purchase the 3232 Brentwood Blvd. property. The savings also paid for other projects that had been approved through previous bond issues including a new roof at the High School, cooling and HVAC work at the High School, ADA work at Steger and Computer School and security features for every school.

The 3232 Brentwood facility - which had sat empty for several years - was listed for sale for \$1.19 million in 2014. The district worked closely with the city before making an offer on the building to make sure there were no interested buyers who might keep it on the tax rolls. After an appraisal was completed through Hottle Appraisal Co., the district bought the facility for the appraised amount of \$850,000.

Webster Industrial Building, which owned the facility, paid \$27,488.48 in property taxes in 2013.

The amount of bulk purchasing savings the district anticipates during the 2016-17 school year will be more than double the annual property taxes paid. The district can now purchase paper, classroom supplies, furniture, snow removal chemicals/salt and technology in bulk.

The new service center has space to store district vehicles, snow removal equipment and other items. In addition, facilities and technology staff and equipment have moved to the warehouse. Moving vehicles and other equipment to the warehouse takes them out of the weather and in some cases out of district schools, freeing up space for school purposes.

The service center allows bulk purchase of food. Currently the district has space at two schools - Steger and High School - to store food. The district can consolidate storage in one location which will have greater capacity and provide efficiencies in delivery.

Currently, the district has limited space for professional development sessions, especially during the school day. The service center provides ample meeting room space for teacher training and other meetings.

Warehouse space within district boundaries is virtually non-existent. This piece of property provided abundant space in an excellent location at a fair price.

The cost to-date to complete code compliance and ADA work is \$276,790. Lawlor Corp. completed \$171,099 of this work. The remaining costs stemmed from work done or managed in-house. The district currently has occupancy of 81 percent of the facility. The district will complete the remaining code work to obtain full occupancy in the next few months.

The district continues to explore future opportunities for the old warehouse on Pacific Ave.