



CAPITAL & FACILITIES OPERATIONS



FY27 Capital Planning Process

February 2026

The State of the Buildings



Aging school facilities
and deferred
maintenance are
national challenges



Large, urban districts
face the greatest
pressure



CPS is managing
a structural condition
that requires
deliberate tradeoffs

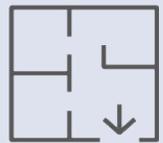
The State of the Buildings

- Our portfolio continues to grow. The age and complexity of our buildings continue to increase. At the same time, capital needs compound faster than available funding.
- This is not a static condition. It is a system under pressure, and every capital decision now carries greater consequence.



793

+ 6 buildings



62 Million
Square Feet

+ over 200,000
Square Feet



\$16.3 Billion

+ \$110 Million*

***Excludes Epic**

The State of the Buildings

Capital Planning is a **Series of Tradeoffs**

- Capital planning is **not a technical exercise alone**. It is a series of **value driven choices** shaped by **Board policy and funding decisions**.
- Many of the needs across our schools are **real and urgent**. The **constraint is not awareness**. It is **capacity**.
- As a result, **every dollar committed in one place limits what can be addressed elsewhere**, and the **earliest decisions matter the most**.



The State of the Buildings

What Tradeoffs **Look Like in Practice**

- Playgrounds and turf fields are important to student joy and well-being.
- Roofs, heating, and electrical systems are required to keep buildings open and safe.
- With limited capital, life-safety and system failures must be addressed before enhancements.



Building Portfolio

CPS' buildings portfolio is large and diverse

CPS has significant facility needs because of the size and the age of the building portfolio.

Given the overall size and need of the facility portfolio, along with continued budget constraints, Capital budgeting necessitates a needs-based prioritization approach focusing on “critical needs”

We estimate an annual funding level of at least **\$400 Million** in critical Facility Needs to avoid further deterioration of assets (“run-in-place”)



793
Buildings

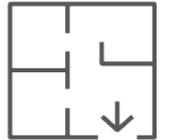


522
Campuses



59 Linked Additions

62 Million
Square Feet *(equivalent of 14 Sears/Willis Towers)*



86 years
Average Campus Age

152 years
Oldest Campus Age



21
Leased Facilities



27
Branch Buildings

93 Annex Buildings

71 Modular Buildings

Facilities Condition Assessment

Facility Needs Updated

Program Overview

The facilities condition assessment is a visual inspection used to capture and record each building system's condition and to inventory built-in facility features such as total building count, overall square footage, count of rooms/spaces, etc.

Program Posting

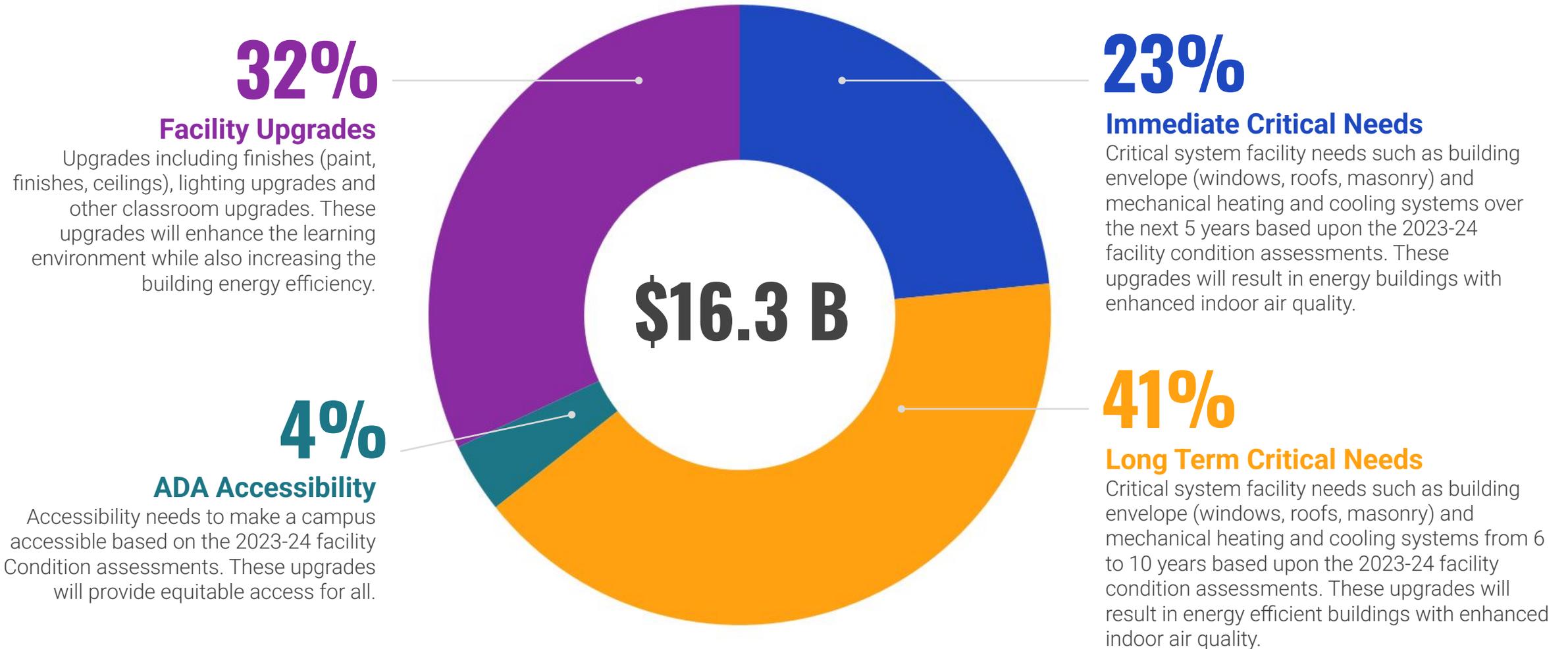
The reports for the 2023-2024 assessments will be made available in May on cps.edu. Assessments are completed every two years.

In a continued effort to enhance transparency, CPS has developed a **dedicated facilities assessment webpage found [here](https://www.cps.edu/services-and-supports/school-facilities/facility-condition-assessment/) or at (<https://www.cps.edu/services-and-supports/school-facilities/facility-condition-assessment/>)** which provides a single location to retrieve information on the facilities assessment process and a searching function to download the assessment report for any CPS-owned and operated facility.

Campus Summary		Year Constructed	Number of Floors	Building Area (Sq Ft)
BuildingName				
Main		1949	2	18,360
Addition 1		1954	2	11,792
Addition 2		1961	2	38,154
Campus Total				68,306

Category : Exterior		Building : Main					Recommend Replacement	Comments
Group	Item - Type	Location	Quantity	UOM	Rank			
Entrance								
	Entrance Control - Audio	2	1	EA	6	6-10 years		
	Exterior Doors - Exterior FRP Door	2	2	EA	6	6-10 years		
	Exterior Doors - Transom Lite	2	2	EA	6	6-10 years		
	Exterior Stairs - Concrete	2	10	LF	5	6-10 years	Pieces of concrete missing on wider first stair of Entrance 2.	
	Exterior Stairs - Stone	2	68	LF	6	10+ years		
	Exterior Doors - Exterior FRP Door	3	2	EA	6	6-10 years		
	Exterior Doors - Transom Lite	3	2	EA	6	6-10 years		
	Exterior Stairs - Concrete	3	10	LF	5	10+ years		
	Exterior Stairs - Stone	3	68	LF	6	10+ years		
	Exterior Doors - Exterior Steel Door	3.5 Basement Mechanical Room	1	EA	6	6-10 years		
	Exterior Doors - Transom Lite	3.5 Basement Mechanical Room	1	EA	6	6-10 years		
	Exterior Stairs - Concrete	3.5 Basement Mechanical Room	60	LF	6	10+ years		
	Stair Handrail - Steel_Stair Handrail	3.5 Basement Mechanical Room	30	LF	6	10+ years		
Foundation								
	Foundation - Concrete	Entire Building	355	LF	7	10+ years		
	Superstructure - Concrete	Entire Building	18,360	SF	7	10+ years		
Lighting								
	Exterior Lighting - Parapet or Roof Mounted	Entire Building	2	EA	6	6-10 years		

Breakdown of Facility Needs



32%

Facility Upgrades

Upgrades including finishes (paint, finishes, ceilings), lighting upgrades and other classroom upgrades. These upgrades will enhance the learning environment while also increasing the building energy efficiency.

23%

Immediate Critical Needs

Critical system facility needs such as building envelope (windows, roofs, masonry) and mechanical heating and cooling systems over the next 5 years based upon the 2023-24 facility condition assessments. These upgrades will result in energy buildings with enhanced indoor air quality.

4%

ADA Accessibility

Accessibility needs to make a campus accessible based on the 2023-24 facility Condition assessments. These upgrades will provide equitable access for all.

41%

Long Term Critical Needs

Critical system facility needs such as building envelope (windows, roofs, masonry) and mechanical heating and cooling systems from 6 to 10 years based upon the 2023-24 facility condition assessments. These upgrades will result in energy efficient buildings with enhanced indoor air quality.

\$16.3 B

*This cost does not include the ACERO Charter schools that are being absorbed by the district for SY27

Historical Capital Budgets

	2021	2022	2023	2024	2025	2026
Facility Needs	\$314.70	\$437.14	\$412.84	\$93.19	\$311.17	\$310.75
Interior Improvements	\$11.00	\$10.00	\$45.00	\$10.00	\$83.22	\$16.70
Programmatic Investments	\$202.00	\$110.50	\$55.00	\$2.00	\$93.50	\$28.68
Overcrowding Relief	\$40.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
IT, Security, and Other Investments	\$37.00	\$48.36	\$27.96	\$6.22	\$60.23	\$118.52
Site Improvements	\$27.30	\$37.60	\$77.73	\$23.56	\$40.01	\$28.30
Potential Outside Funding	\$100.00	\$35.00	\$0.00	\$0.00	\$0.00	\$30.00
Capital Project Support Services	\$26.00	\$26.00	\$26.00	\$20.00	\$23.00	\$23.00
Total	\$758.00	\$704.60	\$644.53	\$154.97	\$611.12	\$555.94

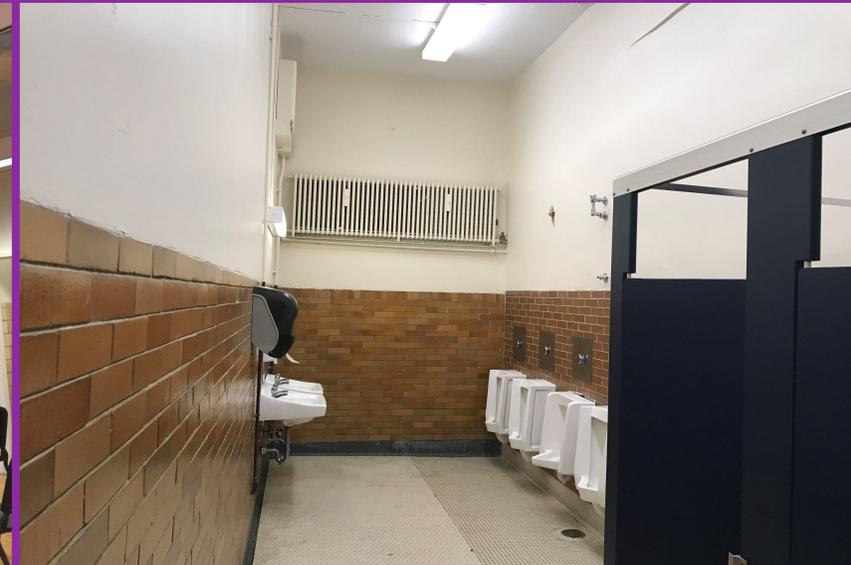
\$ in Millions

Facility Needs



Interior Improvements

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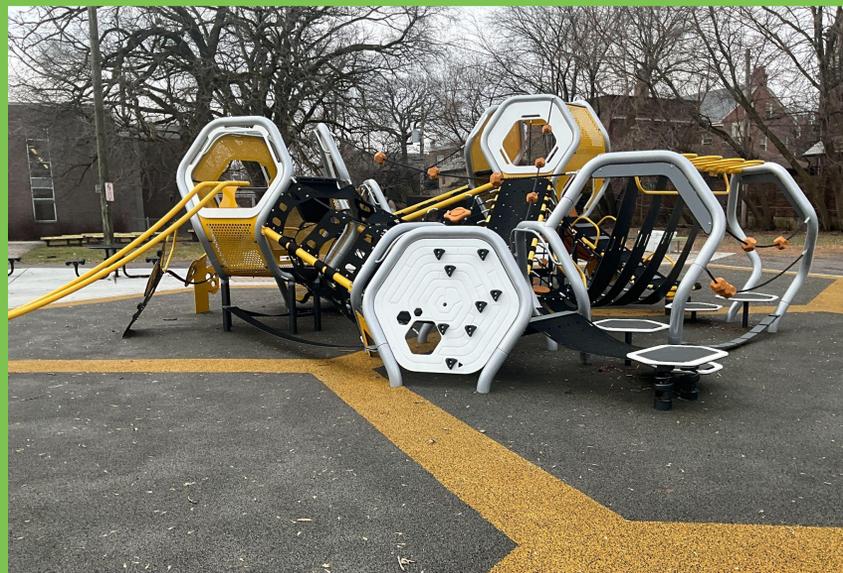
Programmatic Investments

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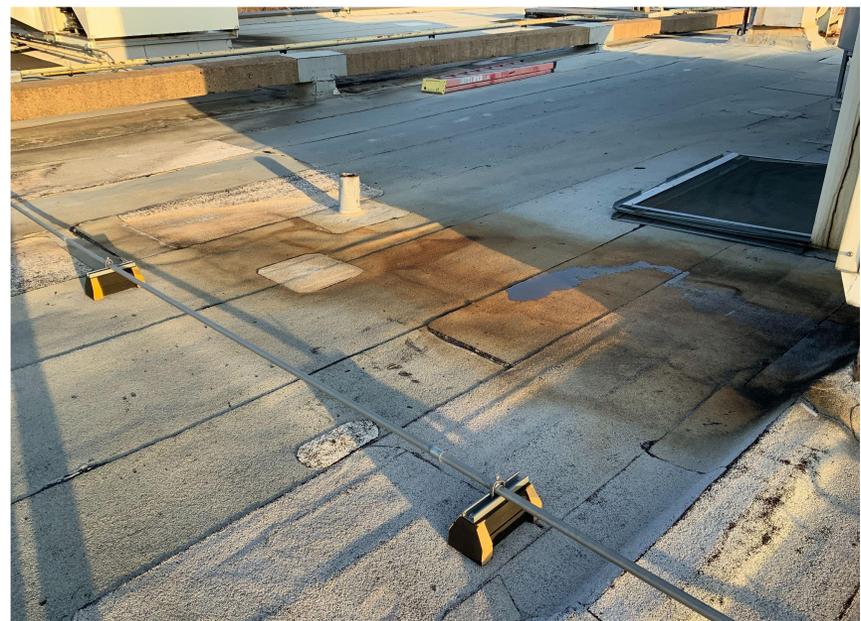


Site Improvements

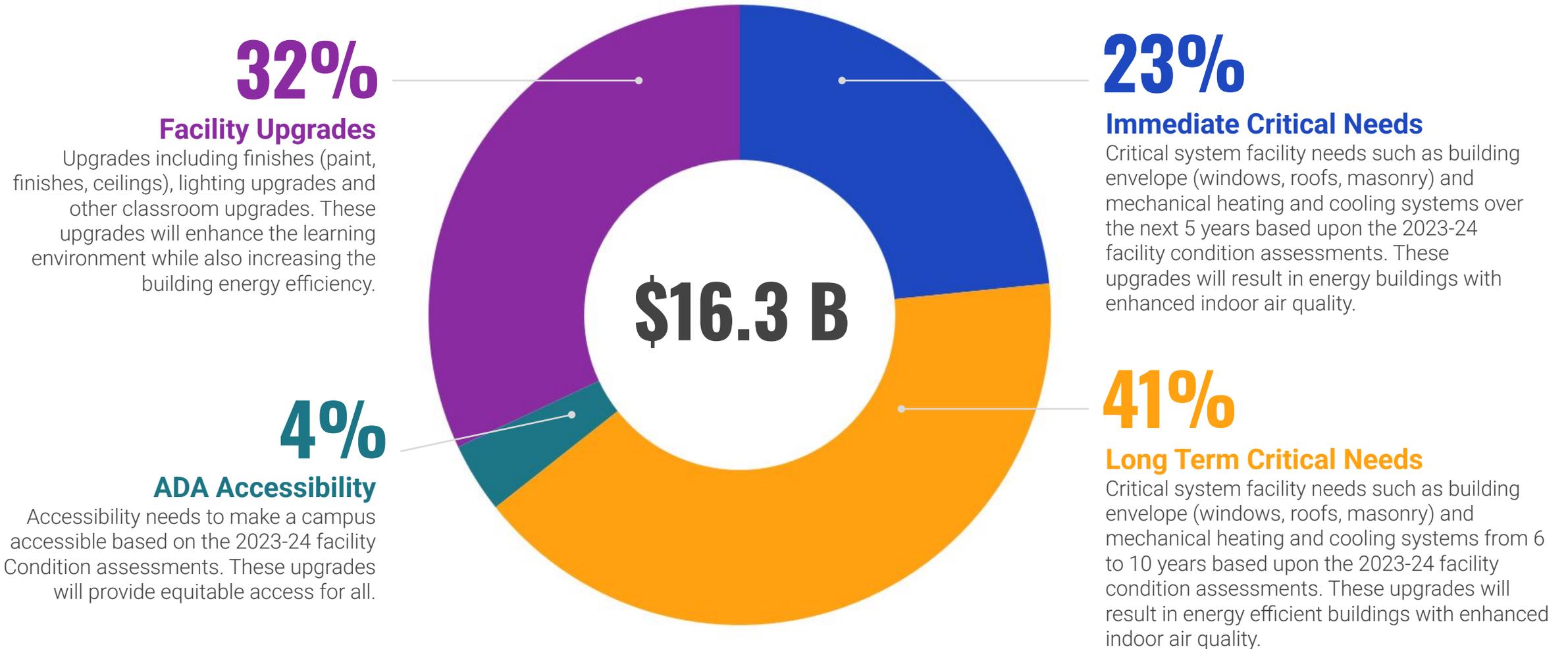
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Facility Needs Budgets



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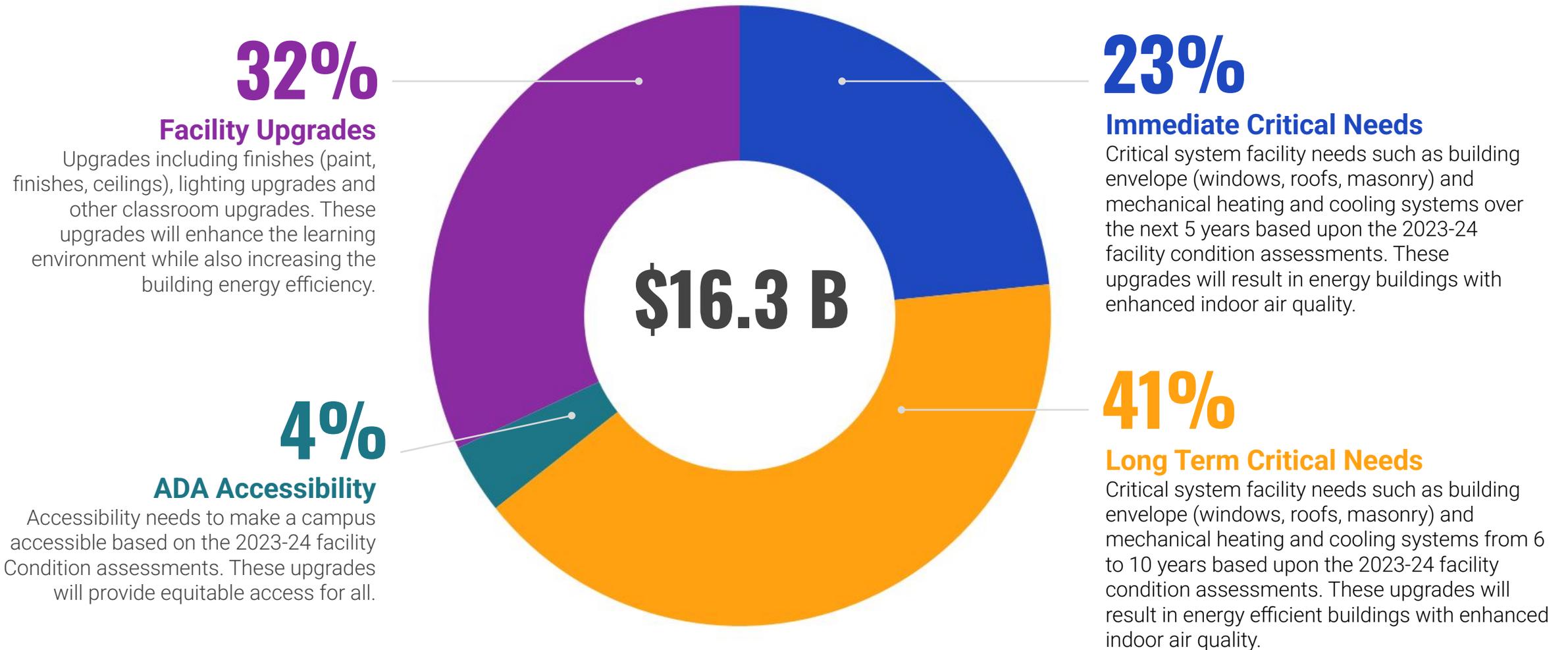
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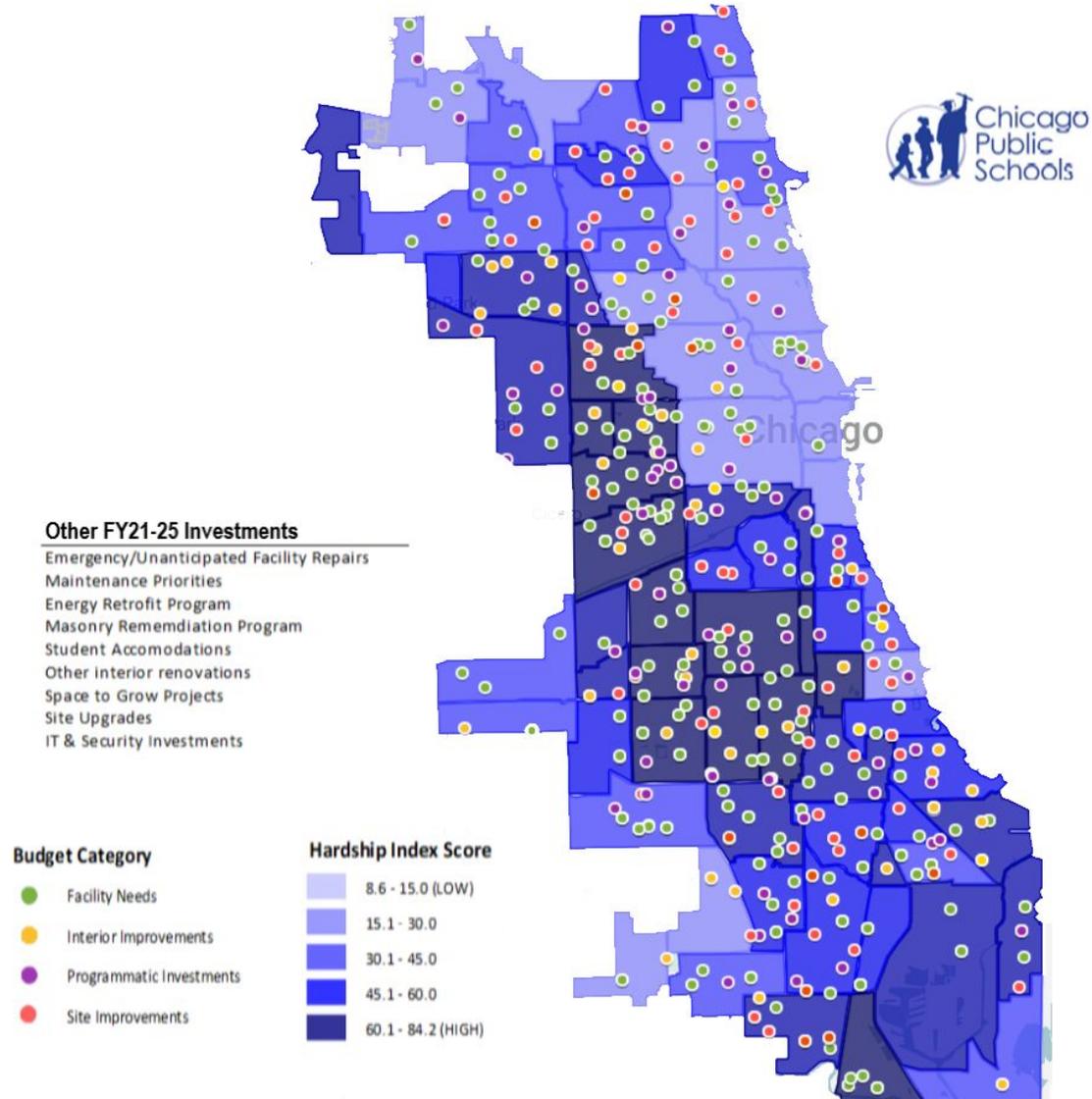
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Breakdown of Facility Needs



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Capital Investments



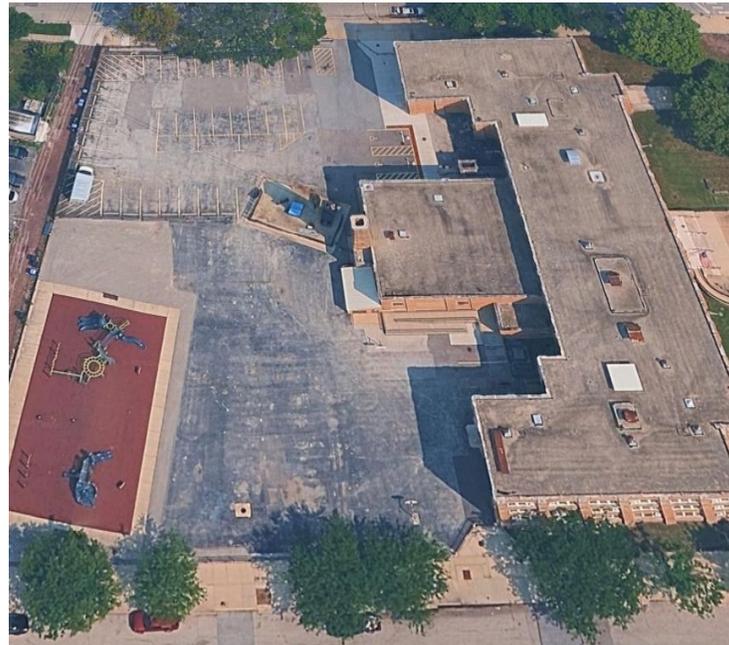
Outside Funding

We continue to actively pursue outside funding at the State, Local, and Federal level where feasible. Some examples of these sources are:

- **Local Funding**

- Tax Increment Financing (TIF)
- Open Space Impact Fee (OSIF)
- Aldermanic Menu Funds
- Sister Agencies

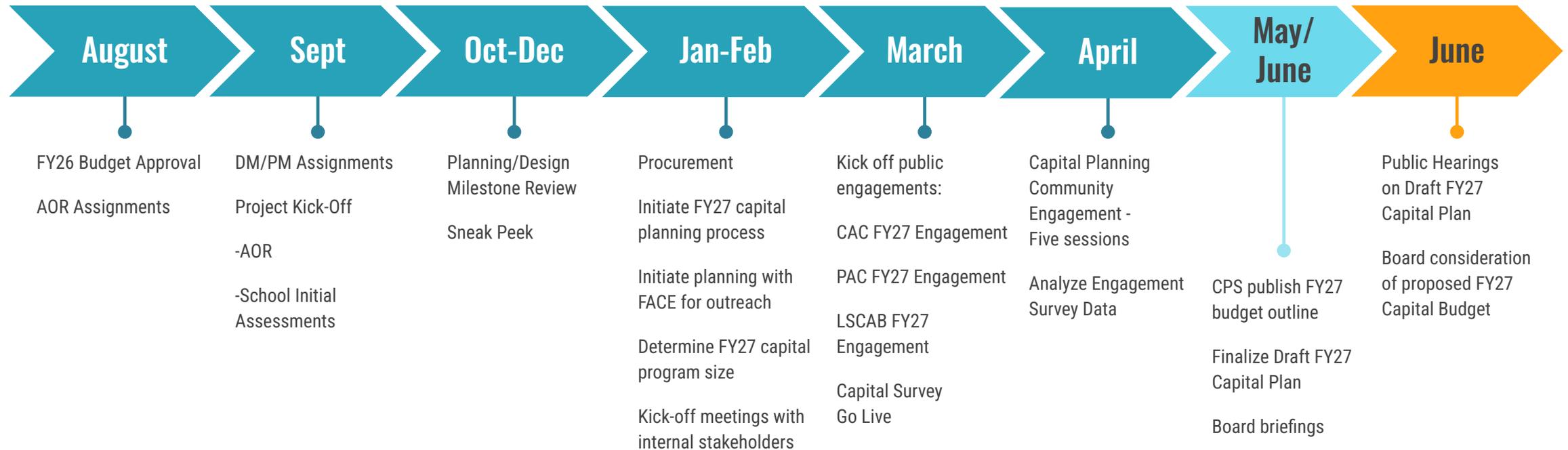
- **State Funding**



- **Federal Funding**



FY26 Update / FY27 Capital Budget Process



Summer Internships

**CAPITAL &
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OPERATIONS**

Summer 2025 Highlight: Capital Internship Program

Partnered with **11** GCs to provide
with real-world learning

Across **40** District-wide Capital Projects

With **75** Student Interns Gaining 6–8
weeks of paid field experience



Thank You

We're excited to hear your feedback!



