



Mountain View
Whisman
School District

Deferred Maintenance Plan 2018-2023

31 May 2018





Mountain View
Whisman
School District

Background and Purpose

Background and Purpose

- Deferred Maintenance is the scheduled replacement of the more structural elements of facilities
 - Painting, HVAC, paving, roofing, lighting, flooring, etc.
- Districts used a “3% of General Fund expenditures to Fund 14 Deferred Maintenance” as a guide
- Ongoing deferred (scheduled) maintenance extends the life of the facility
- SP2021 Goal 5, Outcome B-3 – Create a Deferred Maintenance Plan for mid-term goals



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The Plan

Summary of Projects

- From the State's template, there are twelve (12) areas for deferred (scheduled) maintenance
 - Asbestos, Classroom Lighting, Electrical, Floor Covering, HVAC, Lead, Painting, Paving, Plumbing, Roofing, Underground Tanks, and Wall Systems
- Input from Maintenance staff and Greystone West
- Using recent Facilities Inspection Tool (FIT) assessment from summer 2017
- Staff created the draft plan of projects, including a timeline and estimated costs

Deferred Maintenance Plan

Summary

Project Category	Number of Projects/Sites	1	2	3	4	5	Total Estimated Cost
		First Fiscal Year 2018-2019	Second Fiscal Year 2019-2020	Third Fiscal Year 2020-2021	Fourth Fiscal Year 2021-2022	Fifth Fiscal Year 2022-2023	
Asbestos	0	-	-	-	-	-	-
Classroom Lighting	0	-	-	-	-	-	-
Electrical	2	-	-	100,000	-	-	100,000
Floor Covering	0	-	-	-	-	-	-
HVAC	8	-	-	-	2,150,000	2,100,000	4,250,000
Lead	0	-	-	-	-	-	-
Painting	3	-	50,000	-	150,000	-	200,000
Paving	12	-	500,000	250,000	-	200,000	950,000
Plumbing	0	-	-	-	-	-	-
Roofing	2	-	650,000	-	-	-	650,000
Underground Tanks	0	-	-	-	-	-	-
Wall Systems	0	-	-	-	-	-	-
Grand Total	27	-	1,200,000	350,000	2,300,000	2,300,000	6,150,000

Deferred Maintenance Plan

Asbestos

Project Category	Number of Projects	1 First Fiscal Year 2018-2019	2 Second Fiscal Year 2019-2020	3 Third Fiscal Year 2020-2021	4 Fourth Fiscal Year 2021-2022	5 Fifth Fiscal Year 2022-2023	Total Estimated Cost
Bubb	0	-	-	-	-	-	-
Castro	0	-	-	-	-	-	-
Crittenden	0	-	-	-	-	-	-
Graham	0	-	-	-	-	-	-
Huff	0	-	-	-	-	-	-
Landels	0	-	-	-	-	-	-
Mistral	0	-	-	-	-	-	-
Monta Loma	0	-	-	-	-	-	-
Slater (New)	0	-	-	-	-	-	-
Stevenson	0	-	-	-	-	-	-
Theuerkauf District Office	0	-	-	-	-	-	-
Cooper	0	-	-	-	-	-	-
Slater (Google)	0	-	-	-	-	-	-
Whisman	0	-	-	-	-	-	-
Grand Total	0	-	-	-	-	-	-

Deferred Maintenance Plan

Classroom Lighting

Project Category	Number of Projects	1 First Fiscal Year 2018-2019	2 Second Fiscal Year 2019-2020	3 Third Fiscal Year 2020-2021	4 Fourth Fiscal Year 2021-2022	5 Fifth Fiscal Year 2022-2023	Total Estimated Cost
Bubb		-	-	-	-	-	-
Castro		-	-	-	-	-	-
Crittenden		-	-	-	-	-	-
Graham		-	-	-	-	-	-
Huff		-	-	-	-	-	-
Landels		-	-	-	-	-	-
Mistral		-	-	-	-	-	-
Monta Loma		-	-	-	-	-	-
Slater (New)		-	-	-	-	-	-
Stevenson		-	-	-	-	-	-
Theuerkauf		-	-	-	-	-	-
District Office		-	-	-	-	-	-
Cooper		-	-	-	-	-	-
Slater (Google)		-	-	-	-	-	-
Whisman		-	-	-	-	-	-
Grand Total	0	-	-	-	-	-	-

Deferred Maintenance Plan

Electrical

Project Category	Number of Projects	1 First Fiscal Year 2018-2019	2 Second Fiscal Year 2019-2020	3 Third Fiscal Year 2020-2021	4 Fourth Fiscal Year 2021-2022	5 Fifth Fiscal Year 2022-2023	Total Estimated Cost
Bubb		-	-	-	-	-	-
Castro		-	-	-	-	-	-
Crittenden	1	-	-	50,000	-	-	50,000
Graham	1	-	-	50,000	-	-	50,000
Huff		-	-	-	-	-	-
Landels		-	-	-	-	-	-
Mistral		-	-	-	-	-	-
Monta Loma		-	-	-	-	-	-
Slater (New)		-	-	-	-	-	-
Stevenson		-	-	-	-	-	-
Theuerkauf District Office		-	-	-	-	-	-
Cooper		-	-	-	-	-	-
Slater (Google)		-	-	-	-	-	-
Whisman		-	-	-	-	-	-
Grand Total	2	-	-	100,000	-	-	100,000

Deferred Maintenance Plan

Floor Covering

Project Category	Number of Projects	1 First Fiscal Year 2018-2019	2 Second Fiscal Year 2019-2020	3 Third Fiscal Year 2020-2021	4 Fourth Fiscal Year 2021-2022	5 Fifth Fiscal Year 2022-2023	Total Estimated Cost
Bubb		-	-	-	-	-	-
Castro		-	-	-	-	-	-
Crittenden		-	-	-	-	-	-
Graham		-	-	-	-	-	-
Huff		-	-	-	-	-	-
Landels		-	-	-	-	-	-
Mistral		-	-	-	-	-	-
Monta Loma		-	-	-	-	-	-
Slater (New)		-	-	-	-	-	-
Stevenson		-	-	-	-	-	-
Theuerkauf District Office		-	-	-	-	-	-
Cooper		-	-	-	-	-	-
Slater (Google)		-	-	-	-	-	-
Whisman		-	-	-	-	-	-
Grand Total	0	-	-	-	-	-	-

Deferred Maintenance Plan

HVAC

Project Category	Number of Projects	1 First Fiscal Year 2018-2019	2 Second Fiscal Year 2019-2020	3 Third Fiscal Year 2020-2021	4 Fourth Fiscal Year 2021-2022	5 Fifth Fiscal Year 2022-2023	Total Estimated Cost
Bubb	1	-	-	-	-	500,000	500,000
Castro		-	-	-	-	-	-
Crittenden	1	-	-	-	550,000	-	550,000
Graham	1	-	-	-	-	700,000	700,000
Huff	1	-	-	-	-	450,000	450,000
Landels	1	-	-	-	-	450,000	450,000
Mistral	1	-	-	-	400,000	-	400,000
Monta Loma	1	-	-	-	600,000	-	600,000
Slater (New)		-	-	-	-	-	-
Stevenson		-	-	-	-	-	-
Theuerkauf District Office	1	-	-	-	600,000	-	600,000
Cooper		-	-	-	-	-	-
Slater (Google)		-	-	-	-	-	-
Whisman		-	-	-	-	-	-
Grand Total	8	-	-	-	2,150,000	2,100,000	4,250,000

Deferred Maintenance Plan

Lead

Project Category	Number of Projects	1 First Fiscal Year 2018-2019	2 Second Fiscal Year 2019-2020	3 Third Fiscal Year 2020-2021	4 Fourth Fiscal Year 2021-2022	5 Fifth Fiscal Year 2022-2023	Total Estimated Cost
Bubb		-	-	-	-	-	-
Castro		-	-	-	-	-	-
Crittenden		-	-	-	-	-	-
Graham		-	-	-	-	-	-
Huff		-	-	-	-	-	-
Landels		-	-	-	-	-	-
Mistral		-	-	-	-	-	-
Monta Loma Slater (New)		-	-	-	-	-	-
Stevenson		-	-	-	-	-	-
Theuerkauf District Office		-	-	-	-	-	-
Cooper		-	-	-	-	-	-
Slater (Google)		-	-	-	-	-	-
Whisman		-	-	-	-	-	-
Grand Total	0	-	-	-	-	-	-

Deferred Maintenance Plan

Painting

Project Category	Number of Projects	1 First Fiscal Year 2018-2019	2 Second Fiscal Year 2019-2020	3 Third Fiscal Year 2020-2021	4 Fourth Fiscal Year 2021-2022	5 Fifth Fiscal Year 2022-2023	Total Estimated Cost
Bubb		-	-	-	-	-	-
Castro		-	-	-	-	-	-
Crittenden	2	-	50,000	-	50,000	-	100,000
Graham	1	-	-	-	100,000	-	100,000
Huff		-	-	-	-	-	-
Landels		-	-	-	-	-	-
Mistral		-	-	-	-	-	-
Monta Loma		-	-	-	-	-	-
Slater (New)		-	-	-	-	-	-
Stevenson		-	-	-	-	-	-
Theuerkauf District Office		-	-	-	-	-	-
Cooper		-	-	-	-	-	-
Slater (Google)		-	-	-	-	-	-
Whisman		-	-	-	-	-	-
Grand Total	3	-	50,000	-	150,000	-	200,000

Deferred Maintenance Plan

Paving

Project Category	Number of Projects	1 First Fiscal Year 2018-2019	2 Second Fiscal Year 2019-2020	3 Third Fiscal Year 2020-2021	4 Fourth Fiscal Year 2021-2022	5 Fifth Fiscal Year 2022-2023	Total Estimated Cost
Bubb	1	-	-	30,000	-	-	30,000
Castro	1	-	-	-	-	50,000	50,000
Crittenden	1	-	-	50,000	-	-	50,000
Graham	1	-	-	50,000	-	-	50,000
Huff	1	-	-	30,000	-	-	30,000
Landels	1	-	-	30,000	-	-	30,000
Mistral	1	-	-	30,000	-	-	30,000
Monta Loma	1	-	500,000	-	-	-	500,000
Slater (New)	1	-	-	-	-	50,000	50,000
Stevenson	1	-	-	-	-	50,000	50,000
Theuerkauf	1	-	-	30,000	-	-	30,000
District Office	1	-	-	-	-	50,000	50,000
Cooper	-	-	-	-	-	-	-
Slater (Google)	-	-	-	-	-	-	-
Whisman	-	-	-	-	-	-	-
Grand Total	12	-	500,000	250,000	-	200,000	950,000

Deferred Maintenance Plan

Plumbing

Project Category	Number of Projects	1 First Fiscal Year 2018-2019	2 Second Fiscal Year 2019-2020	3 Third Fiscal Year 2020-2021	4 Fourth Fiscal Year 2021-2022	5 Fifth Fiscal Year 2022-2023	Total Estimated Cost
Bubb		-	-	-	-	-	-
Castro		-	-	-	-	-	-
Crittenden		-	-	-	-	-	-
Graham		-	-	-	-	-	-
Huff		-	-	-	-	-	-
Landels		-	-	-	-	-	-
Mistral		-	-	-	-	-	-
Monta Loma		-	-	-	-	-	-
Slater (New)		-	-	-	-	-	-
Stevenson		-	-	-	-	-	-
Theuerkauf District Office		-	-	-	-	-	-
Cooper		-	-	-	-	-	-
Slater (Google)		-	-	-	-	-	-
Whisman		-	-	-	-	-	-
Grand Total	0	-	-	-	-	-	-

Deferred Maintenance Plan

Roofing

Project Category	Number of Projects	1 First Fiscal Year 2018-2019	2 Second Fiscal Year 2019-2020	3 Third Fiscal Year 2020-2021	4 Fourth Fiscal Year 2021-2022	5 Fifth Fiscal Year 2022-2023	Total Estimated Cost
Bubb		-	-	-	-	-	-
Castro		-	-	-	-	-	-
Crittenden	1	-	325,000	-	-	-	325,000
Graham		-	-	-	-	-	-
Huff		-	-	-	-	-	-
Landels		-	-	-	-	-	-
Mistral		-	-	-	-	-	-
Monta Loma		-	-	-	-	-	-
Slater (New)		-	-	-	-	-	-
Stevenson		-	-	-	-	-	-
Theuerkauf District Office		-	-	-	-	-	-
Cooper	1	-	325,000	-	-	-	325,000
Slater (Google)		-	-	-	-	-	-
Whisman		-	-	-	-	-	-
Grand Total	2	-	650,000	-	-	-	650,000

Deferred Maintenance Plan

Underground Tanks

Project Category	Number of Projects	1 First Fiscal Year 2018-2019	2 Second Fiscal Year 2019-2020	3 Third Fiscal Year 2020-2021	4 Fourth Fiscal Year 2021-2022	5 Fifth Fiscal Year 2022-2023	Total Estimated Cost
Bubb		-	-	-	-	-	-
Castro		-	-	-	-	-	-
Crittenden		-	-	-	-	-	-
Graham		-	-	-	-	-	-
Huff		-	-	-	-	-	-
Landels		-	-	-	-	-	-
Mistral		-	-	-	-	-	-
Monta Loma		-	-	-	-	-	-
Slater (New)		-	-	-	-	-	-
Stevenson		-	-	-	-	-	-
Theuerkauf		-	-	-	-	-	-
District Office		-	-	-	-	-	-
Cooper		-	-	-	-	-	-
Slater (Google)		-	-	-	-	-	-
Whisman		-	-	-	-	-	-
Grand Total	0	-	-	-	-	-	-

Deferred Maintenance Plan

Wall Systems

Project Category	Number of Projects	1 First Fiscal Year 2018-2019	2 Second Fiscal Year 2019-2020	3 Third Fiscal Year 2020-2021	4 Fourth Fiscal Year 2021-2022	5 Fifth Fiscal Year 2022-2023	Total Estimated Cost
Bubb		-	-	-	-	-	-
Castro		-	-	-	-	-	-
Crittenden		-	-	-	-	-	-
Graham		-	-	-	-	-	-
Huff		-	-	-	-	-	-
Landels		-	-	-	-	-	-
Mistral		-	-	-	-	-	-
Monta Loma		-	-	-	-	-	-
Slater (New)		-	-	-	-	-	-
Stevenson		-	-	-	-	-	-
Theuerkauf District Office		-	-	-	-	-	-
Cooper		-	-	-	-	-	-
Slater (Google)		-	-	-	-	-	-
Whisman		-	-	-	-	-	-
Grand Total	0	-	-	-	-	-	-



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Purpose and Impact of the Plan

Purpose of the Plan

- The District has spent millions of dollars investing into the facilities of the District.
- Without continued regular maintenance, the lifespan of those facilities will be cut short and could require more expensive repair/replacement.

Impact of the Plan

- The financial impact
 - Year 1 - \$0
 - Year 2 - \$1.2M
 - Year 3 - \$350,000
 - Year 4 - \$2.3M
 - Year 5 - \$2.3M

Impact of the Plan

- Not maintaining facilities could lead to more expensive repairs/replacement in the future
- Potential funding sources:
 - Current Measure G contingency funding
 - Unrestricted reserves
 - Combination of sources
- The funding source(s) can be decided next year in preparation for the 2019-2020 year.



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Next Steps

Next Steps

- The adoption of a Deferred Maintenance Plan is a guidebook. It can be altered, accelerated, delayed depending on a changing environment.
- Staff recommends the District discuss the 5-year plan, seek input, and prepare for action at the June 14 board meeting