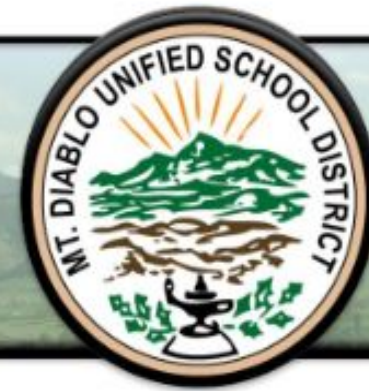


Mt. Diablo
Unified School District



Creating a Deferred Maintenance Plan
&
2022/2023 Proposed Projects

March 9, 2022



Deferred Maintenance Program

The purpose of the Deferred Maintenance Program is to address our school district's ability to **plan for major repair projects** and the **replacement** of existing school building components so our educational process may safely continue.



Why Should Districts Have a Deferred Maintenance Plan?

- Identify the major maintenance needs for the project
- Specification of a schedule for completing the major maintenance
- Specification of a current cost estimate for the scheduled maintenance
- Specification of the schedule for funding the scheduled maintenance
- Review of the plan annually, as a part of the annual budget process
- Availability for public inspection of the plan



Deferred Maintenance Data

In order to create the Deferred Maintenance Program we had to identify the costs of each of our building systems district wide for each campus.

To identify the DM costs we used a combination of formulas to provide the best **estimated** cost possible for budgeting purposes.

This includes:

- HVAC
- Roofing
- Painting
- Paving
- Flooring



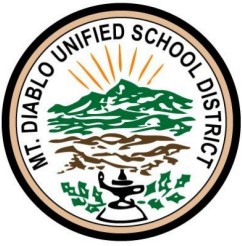
How Was the Plan Created?

- All campuses were assessed by our staff to confirm information gathered by LPA in its initial assessment and to update missing/incorrect information.
- Assessments for each site were developed based on each material's expected useful life and the estimated replacement cost at this time.
- Summary tables were created that include all work with a projected replacement cost within the next 10 years.
- Suggested major facility projects were identified that would allow the District to leverage an economies of scale to provide the greatest value.



Deferred Maintenance Costs

Site	USE	Total Asphalt Paving Cost	Concrete Replacement Cost	HVAC Replacement Cost	Interior Painting Cost	Exterior Painting Cost	Roofing Cost	Flooring Cost	Total Cost of Replacement	Deferred Maintenance Budget (Year 1)
Total Costs		\$29,761,944	\$11,501,827	\$44,960,514	\$38,587,804	\$28,297,723	\$131,767,056	\$17,140,255	\$263,429,318	\$18,249,070
Cost Per Year		\$3M/Year (10 Year Life Cycle)	\$226K/Year (50 Year Life Cycle)	\$2.25M/Year (20 Year Life Cycle)	\$3.86M/Year (10 Year Life Cycle)	\$2.83M/Year (10 Year Life Cycle)	\$4.42M/Year (30 Year Life Cycle)	\$1.6M/Year (10 Year Life Cycle)		
District Office	Administrative	\$71,440	\$93,450	\$383,161	\$487,148	\$357,242	\$1,988,448	\$305,279	\$3,686,167	\$209,419
Central Services (M&O, Facilities, Transportation, Food Service & Purchasing/Warehouse)	Operational Administrative	\$1,273,696	\$65,888	\$817,137	\$798,064	\$585,247	\$2,015,424	\$510,761	\$6,066,217	\$426,132
Ayers	Elementary	\$393,784	\$205,823	\$366,688	\$369,416	\$270,905	\$1,919,136	\$167,858	\$3,693,610	\$206,618
Bancroft	Elementary	\$437,344	\$133,950	\$331,372	\$451,103	\$330,809	\$2,154,304	\$252,617	\$4,091,498	\$238,245
Bel Air	Elementary	\$423,404	\$117,615	\$449,684	\$457,144	\$335,239	\$1,595,648	\$195,052	\$3,573,785	\$219,109
Cambridge	Elementary	\$439,084	\$225,420	\$457,940	\$567,979	\$416,518	\$2,324,320	\$223,405	\$4,654,666	\$269,581
Delta View	Elementary	\$658,628	\$94,740	\$2,070,348	\$644,018	\$472,280	\$1,292,896	\$253,313	\$5,486,222	\$351,333
Eagle Peak - Dependent Charter	Montessori Elementary	\$254,392	\$81,675	\$284,279	\$145,294	\$106,549	\$564,160	\$166,604	\$1,602,952	\$101,937
El Monte	Elementary	\$383,328	\$143,745	\$699,988	\$448,988	\$329,258	\$1,955,328	\$183,586	\$4,144,220	\$237,568
Fair Oaks	Elementary	\$508,780	\$133,950	\$700,309	\$397,834	\$291,745	\$1,488,448	\$164,438	\$3,685,503	\$223,589
Gregory Gardens/ Robert Shearer Preschool/PAC	Elementary	\$378,100	\$245,025	\$50,348	\$544,433	\$399,251	\$1,978,464	\$225,032	\$3,820,652	\$228,048
Hidden Valley	Elementary	\$439,084	\$169,883	\$944,250	\$692,179	\$507,598	\$2,293,824	\$350,704	\$5,397,521	\$326,027
Highlands	Elementary	\$270,072	\$290,760	\$223,725	\$563,580	\$413,292	\$2,766,048	\$247,975	\$4,775,452	\$258,695
Holbrook Language Academy	Elementary/Middle	\$440,828	\$104,543	\$165,862	\$430,403	\$315,629	\$1,713,120	\$189,377	\$3,359,760	\$205,112
Meadow Homes	Elementary	\$353,708	\$251,558	\$150,633	\$652,253	\$478,319	\$2,393,024	\$278,295	\$4,557,788	\$268,588
Monte Gardens (Data is separate from Shadelands)	Elementary	\$477,416	\$91,478	\$244,847	\$404,044	\$296,299	\$1,711,072	\$153,537	\$3,378,692	\$204,237
Mt. Diablo	Elementary	\$397,268	\$104,543	\$474,987	\$587,464	\$430,807	\$2,417,888	\$234,986	\$4,647,942	\$271,489
Mountain View	Elementary	\$385,072	\$241,755	\$145,256	\$456,536	\$334,793	\$1,988,768	\$194,789	\$3,746,970	\$215,509
Pleasant Hill	Elementary	\$489,616	\$160,080	\$762,172	\$506,239	\$371,242	\$2,152,416	\$215,995	\$4,657,759	\$271,367
Rio Vista	Elementary	\$425,144	\$202,553	\$863,049	\$478,856	\$351,161	\$1,775,040	\$204,312	\$4,300,115	\$252,319
Sequoia	Elementary	\$320,600	\$127,410	\$1,094,342	\$414,788	\$304,178	\$2,032,320	\$176,977	\$4,470,614	\$246,663
Shore Acres	Elementary	\$430,372	\$81,675	\$1,364,959	\$444,128	\$325,694	\$1,655,872	\$219,103	\$4,521,802	\$267,007
Silverwood	Elementary	\$277,040	\$150,285	\$267,711	\$437,265	\$320,661	\$1,425,120	\$239,039	\$3,117,121	\$191,296
Strandwood	Elementary	\$585,448	\$163,350	\$235,211	\$415,541	\$304,730	\$1,706,496	\$249,325	\$3,660,101	\$227,415
Sun Terrace	Elementary	\$379,844	\$182,955	\$208,499	\$531,596	\$389,837	\$2,148,512	\$219,727	\$4,060,970	\$237,802



An Example of Pleasant Hill Middle School

	Expected Life Cycle	Current Age	Cost of Replacement	Deferred Maintenance Budget Year 1
Asphalt	10	Pre-2012	\$489,616	\$48,961
Concrete	50	Pre-2012	\$160,080	\$3,202
HVAC	20	2008	\$762,172	\$38,108
Interior Painting	10	Pre-2013	\$506,239	\$50,623
Exterior Painting	10	Pre-2013	\$371,242	\$37,124
Roofing	30	Pre-2005	\$2,152,416	\$71,747
Flooring	10	Pre-2012	\$215,995	\$21,599
Total Cost of Replacement			\$4,657,759	\$271,364



Proposed 2022/2023 Projects: Exterior Painting

Ayers Elementary	\$270,905
Delta View Elementary	\$472,280
Silverwood Elementary	\$320,661
Sun Terrace Elementary	\$389,837
Walnut Acres Elementary	\$342,268
Woodside Elementary	\$330,767
Olympic HS/Crossroads	\$465,820

Total Exterior Painting Cost: \$2,592,538



Ayers ES



Proposed 2022/2023 Projects: Roofing

Pleasant Hill Middle School \$4,261,952

Valley View Middle School \$2,026,000

Total Roofing Cost: \$6,287,952



Pleasant Hill MS



Valley View MS



Proposed 2023 Projects: Paving

Mt. Diablo High School	\$1,691,872
Shore Acres Elementary	\$430,372
Rio Vista Elementary	\$425,144
Sequoia Elementary	\$320,600
Fair Oaks Elementary	\$508,780



Mt.Diablo HS

Total Paving Cost: \$ 3,376,768



Proposed 2023 Projects Flooring

Riverview Middle School	\$550,954
El Dorado Middle School	\$338,568
Valhalla Elementary	\$409,500

Total Flooring Cost: \$ 1,299,022



Glenbrook Academy



Valhalla ES



Resources to Fund All MDUSD Maintenance Work

RRMA = 3% of all expenditures is required to be allocated in each annual budget (break/fix)

Measure J (A & C in much smaller amounts) - Voter approved capital projects. Will be used as we transition to budgeting for Deferred Maintenance.

Deferred Maintenance - Facilities will require dedicated funding for long life cycle systems. Previously it was 3% general fund/ 3% state match, but the state match has gone away. We estimate another 3% will be needed on an annual basis to address deferred maintenance needs. Proposed legislation for bond funds may be on the horizon at the state level, but nothing is currently in place at this time.



Proposed 2023 Projects Costs

Paving Cost:	\$ 3,376,768
Flooring Cost:	\$ 1,299,022
Roofing Cost:	\$ 6,287,952
Exterior Painting Cost:	\$ 2,592,538

Total Estimated Deferred Cost: \$13,556,280*

*This will be funded by a combination of Measure J and Routine Restricted Maintenance Funds, but more will be needed moving forward.



Thank You!

Questions and Comments