



Rancho Santa Fe

Deferred Maintenance Planning

School District

April 18, 2019



Overview

- What is Deferred Maintenance
- Facility Condition Assessment (FCA)
 - Summary of RSFSD Assessments
- Facility Condition Index (FCI)
 - Background
 - Building Summaries
 - Immediate Needs
 - Replacement Reserves
- Our Funding and Deferred Maintenance
- Recommendations
- Discussion



Deferred Maintenance

- **What is Deferred Maintenance?**
 - The practice of postponing maintenance activities such as repairs on both real property (i.e. infrastructure) and property (i.e. machinery) in order to save costs, meet budget funding levels, or realign available budget monies. The failure to perform needed repairs could lead to asset deterioration and ultimately asset impairment.
- **What is it not?**
 - **Routine Maintenance** - Minor repairs resulting from normal wear and tear on buildings such as toilets, locks, light switches, etc.
 - **Preventative Maintenance** - Maintenance such as inspections and lubrications of systems to prevent deterioration into disrepair.

Facility Condition Assessment



- An **FCA** is an analysis of the condition of a facility in terms of age, design, construction methods, and materials.
- Various assessments completed in early 2000s through approved November 2008 G.O. Bond.
- The 2015 facilities master plan included needs assessment for educational and athletic spaces.
- March 2018 included an FCA and seismic study for the gymnasium.
- April 2019 includes updated FCA for all buildings and site areas.

Facility Condition Assessment



FACILITY CONDITION ASSESSMENT



Prepared for:

Rancho Santa Fe School District
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FACILITY CONDITION ASSESSMENT

Rancho Santa Fe School District
5927 La Granada
Rancho Santa Fe, California 92067

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EMG Project Number:
129002.18R000-002.354

Date of Report:
April 5, 2019

On Site Date:
November 19-21, 2018

 engineering | environmental | capital planning | project management

Data Collected Through:

- Onsite Inspections
- Systems Review
- Interviews
- Architectural drawings





Facility Condition Index

- An **FCI** is used in facilities management to provide a benchmark to compare the relative condition of a group of facilities.

$$\text{FCI} = \frac{\text{Cost of Deferred Maintenance Needs}}{\text{Current Replacement Value}}$$

FCI Ranges & Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or other deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 60%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
60% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.



Facility Condition Index

- An **Plan Type** is used to determine the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation.

Plan Type Descriptions	
Safety	■ An observed or reported unsafe condition that if left unaddressed could result in an injury; a system or component that presents a potential liability risk.
Performance/Integrity	■ Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses a risk to overall system stability.
Accessibility	■ Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	■ Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■ Components, systems, or spaces that are recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■ Any component or system in which future repair or replacement is anticipated beyond the next several years or is of minimal substantial early-term consequence.

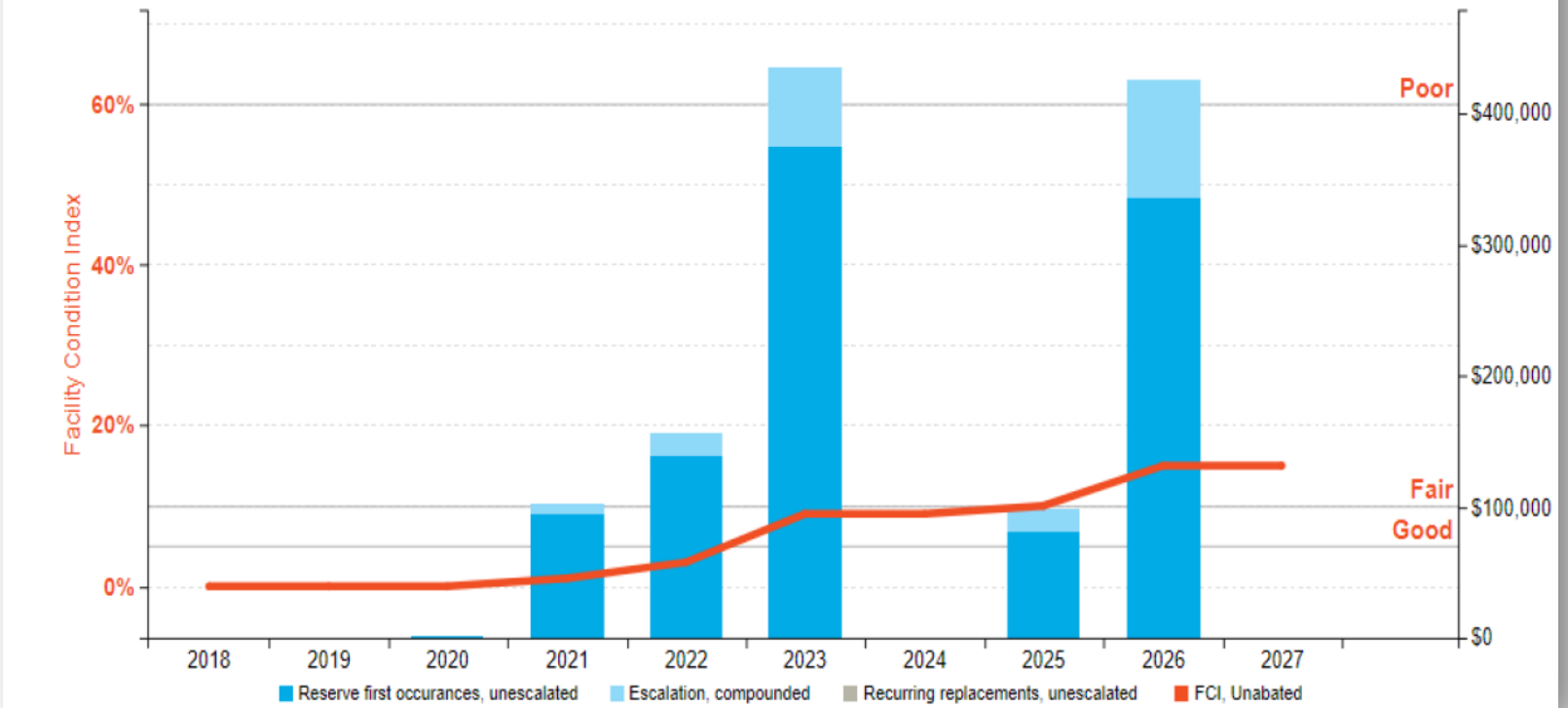


Facility Condition Index

- Example: Building 400

FCI Analysis: Classrooms (13) Building 400

Replacement Value: \$ 7,933,600; Inflation rate: 3.0%





Facility Condition Index

- Example: Building 400

System Expenditure Forecast

System	Immediate	Short Term (Year 1-2)	Near Term (Year 3-5)	Med Term (Year 6-10)	Long Term (Year 11-20)	TOTAL
Structure	-	-	\$200	-	\$10,200	\$10,400
Facade	-	-	\$56,500	-	\$125,600	\$182,200
Roofing	-	-	-	-	\$339,300	\$339,300
Interiors	-	\$103,100	\$82,300	\$14,500	\$322,200	\$522,200
Plumbing	-	\$2,500	-	-	\$34,000	\$36,500
Fire Suppression	-	-	-	-	\$37,600	\$37,600
HVAC	-	-	-	\$96,600	\$260,300	\$356,900
Electrical	-	-	\$434,800	\$385,900	\$53,900	\$874,700
Fire Alarm & Comm	-	-	-	\$25,000	\$42,100	\$67,100
Equipment/Special	-	-	\$17,800	\$3,000	\$263,900	\$284,700
Accessibility	\$600	-	-	-	-	\$600
TOTALS	\$600	\$105,600	\$591,600	\$525,000	\$1,489,100	\$2,712,200

System details can be found in page 24-28 of the FCA report

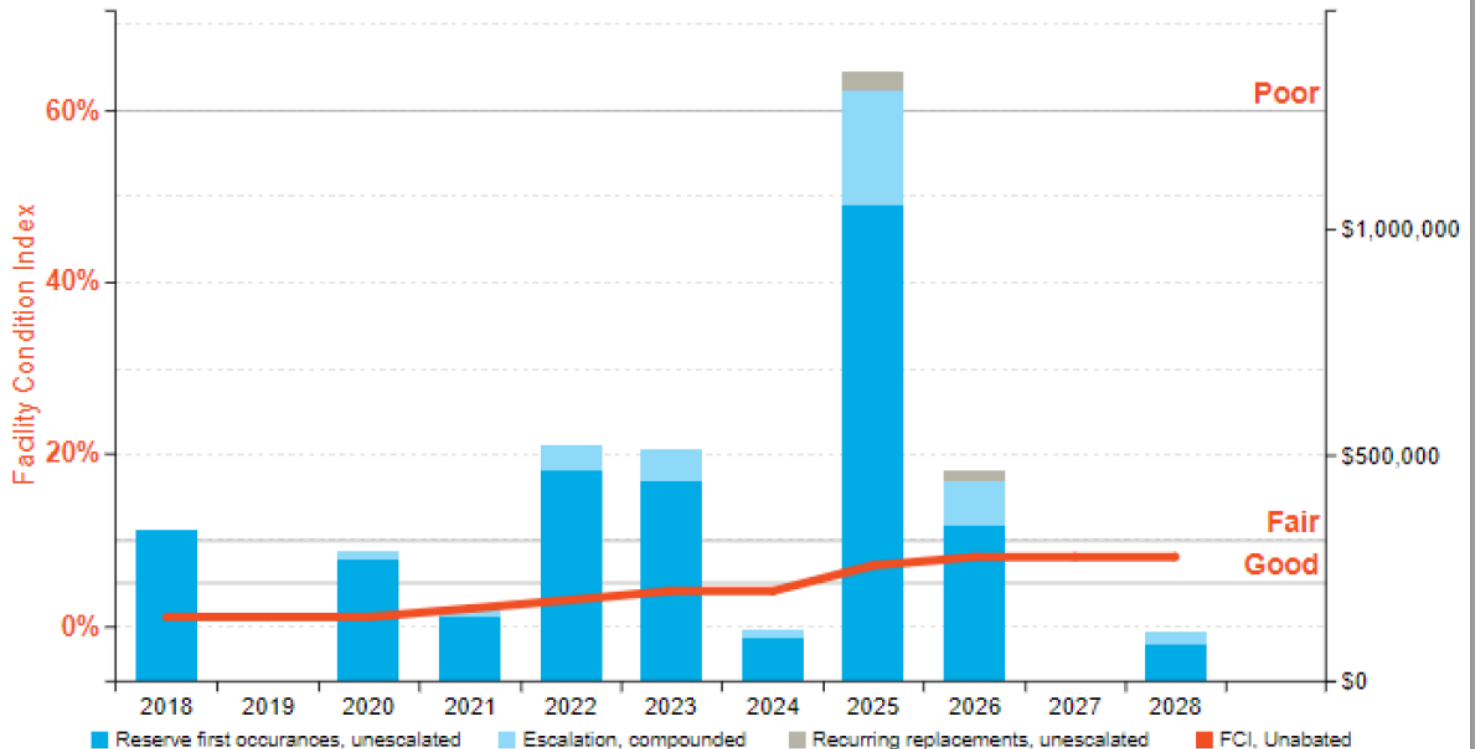


Facility Condition Index

- District Summary

FCI Analysis: Rancho Santa Fe School District

Replacement Value: \$ 45,532,605; Inflation rate: 3.0%





Facility Condition Index

- District Summary

Campus Building FCI Table							
Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Administration Building 100	\$400	9,055	\$3,622,000	0.0%	0.0%	2.0%	8.0%
Classrooms (13) Building 400	\$400	19,834	\$7,933,600	0.0%	0.0%	3.0%	15.0%
Elementary Building 300	\$400	16,111	\$6,444,400	0.0%	1.0%	2.0%	6.0%
Gymnasium Building 750 (1970)	\$345	10,740	\$3,705,300	10.0%	12.0%	13.0%	14.0%
Kindergarten Building 200	\$400	13,909	\$5,563,600	0.0%	1.0%	2.0%	5.0%
Middle School Building 500	\$400	15,390	\$6,156,000	0.0%	0.0%	1.0%	5.0%
Mimosa Property - Dwelling	\$300	2,279	\$683,700	0.0%	1.0%	4.0%	10.0%
Modular Restroom Building	\$225	480	\$108,000	0.0%	0.0%	2.0%	10.0%
Performing Arts Center Building 700	\$450	9,883	\$4,447,350	0.0%	0.0%	1.0%	5.0%
Science Building 600	\$400	13,922	\$5,568,800	0.0%	0.0%	2.0%	5.0%
Storage	\$200	832	\$166,400	0.0%	0.0%	3.0%	6.0%
Rancho Santa Fe School District	\$393	115,822	\$45,532,605	1.0%	2.0%	4.0%	8.0%

Note: FCI pertains to buildings and doe not include site features.



Facility Condition Index

- Immediate Needs

Gymnasium Building 750

ID	UF Code	Description	Condition	Plan Type	Cost
845832	B2016	Soffit, Wood, Replace	Poor	Performance/Integrity	\$7,580
845826	B3011	Roof, Built-Up, Replace	Poor	Lifecycle/Renewal	\$165,431
845925	D5019	Electrical Distribution System, School, Upgrade	Fair	Lifecycle/Renewal	\$161,406
Total: *					\$334,417

* Does not include interior wall finish/general surface prep and paint.



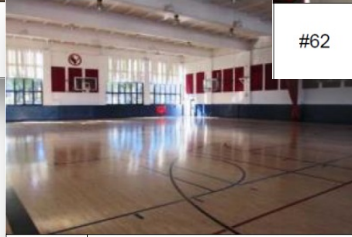
#46 GYM CEILING



#62 AGED ELECTRICAL SYSTEM AT GYM



#19 WOOD DETERIORATION AT GYM



#45 GYM FLOOR



#23 GYM WINDOWS



Replacement Reserves

- Replacement Reserves or Capital Reserve Needs are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses.

Rancho Santa Fe School District Replacement Reserves Report		4/7/2019																										
Location		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	Total Estimated Estimate					
Rancho Santa Fe School District		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				
Administration Building 100		\$400	\$0	\$718	\$18,408	\$17,062	\$27,415	\$176,619	\$0	\$0	\$993	\$179,061	\$17,031	\$78,514	\$4,855	\$16,044	\$78,296	\$0	\$1,208	\$10,862	\$991,304	\$0	\$0	\$0				
Classrooms (1-3) Building 400		\$560	\$0	\$2,489	\$103,112	\$116,845	\$434,845	\$0	\$99,388	\$425,542	\$0	\$0	\$463,595	\$118,600	\$168,218	\$139,308	\$0	\$0	\$128,778	\$0	\$0	\$0	\$0	\$0				
Elementary Building 300		\$800	\$0	\$88,575	\$0	\$150,922	\$27,062	\$0	\$207,745	\$0	\$0	\$0	\$729,760	\$14,300	\$64,158	\$0	\$0	\$472,547	\$0	\$0	\$5,107	\$1,681,006	\$0	\$0				
Germansium Building 750		\$182,362	\$0	\$75,110	\$43,972	\$0	\$0	\$0	\$11,544	\$16,071	\$0	\$2,550	\$0	\$96,155	\$46,281	\$0	\$45,094	\$170,760	\$13,294	\$0	\$12,477	\$1,216,206	\$0	\$0				
Kindergarten Building 200		\$0	\$0	\$77,439	\$0	\$38,845	\$12,607	\$0	\$181,151	\$0	\$0	\$0	\$644,607	\$15,970	\$38,765	\$0	\$0	\$177,470	\$0	\$0	\$0	\$0	\$1,376,814	\$0				
Middle School Building 500		\$0	\$0	\$0	\$12,422	\$0	\$72,818	\$205,036	\$0	\$0	\$0	\$0	\$699,140	\$0	\$66,503	\$0	\$97,861	\$466,652	\$0	\$0	\$4,714	\$1,661,147	\$0	\$0				
Mifflin Property - Dwelling		\$0	\$0	\$4,865	\$12,681	\$8,435	\$12,159	\$9,819	\$11,813	\$9,903	\$17,624	\$3,592	\$11,065	\$0	\$0	\$0	\$16,809	\$53,945	\$0	\$8,646	\$20,225	\$0	\$0	\$0				
Modular Restroom Building		\$0	\$0	\$0	\$1,615	\$0	\$0	\$0	\$4,928	\$4,081	\$0	\$0	\$11,449	\$0	\$1,499	\$0	\$6,623	\$10,472	\$0	\$0	\$2,514	\$46,091	\$0	\$0				
Performing Arts Center Building 700		\$0	\$0	\$0	\$64,401	\$7,060	\$0	\$166,550	\$0	\$0	\$0	\$0	\$233,375	\$8,943	\$2,077	\$0	\$0	\$166,395	\$0	\$0	\$14,993	\$980,540	\$0	\$0				
Science Building 600		\$0	\$0	\$0	\$88,235	\$5,222	\$0	\$199,078	\$0	\$0	\$0	\$0	\$468,196	\$0	\$1,140	\$0	\$0	\$162,787	\$0	\$0	\$12,219	\$1,219,164	\$0	\$0				
Site		\$0	\$0	\$45,184	\$0	\$7,077	\$0	\$52,380	\$0	\$0	\$0	\$0	\$3,477,878	\$0	\$0	\$0	\$0	\$850,595	\$0	\$0	\$119,249	\$4,650,762	\$0	\$0				
Storage		\$0	\$0	\$0	\$5,234	\$0	\$0	\$4,912	\$0	\$0	\$0	\$0	\$4,700	\$0	\$5,747	\$0	\$0	\$15,099	\$0	\$0	\$2,179	\$34,311	\$0	\$0				
Grand Total		\$184,652	\$0	\$294,185	\$199,537	\$524,439	\$122,087	\$114,775	\$1,350,320	\$473,517	\$0	\$108,938	\$4,545	\$1,822	\$1,128	\$62,944	\$344,193	\$187,023	\$3,716,511	\$66,239	\$1,208	\$53,811	\$3,664,755	\$0				

Administration Building 100		UF Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	Deficiency Repair Estimate	
B011	Building Exterior	110510	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	110510	Exterior Door, Wood Solid-Core,	10	4	6	8000-SF		\$2.87	\$22,960							\$22,960															\$45,920	
B012	Building Exterior	110511	Replace	110511	Exterior Door, Steel	25	8	17	2 EA		\$1,423.13	\$2,846																						\$2,846	
B013	Building Exterior	110512	Roof, Built-Up, Replace	110512	Roof, Built-Up, Replace	20	8	12	2500-SF		\$12.96	\$32,400														\$32,400								\$32,400	
C101	Throughout	110513	Interior Door, Steel, Replace	110513	Interior Wall Finish, Generic Surface,	25	8	17	18 EA		\$950.12	\$17,102																						\$17,102	
C102	Kitchen	110514	Prep & Paint	110514	Interior Wall Finish, Generic Surface,	8	5	3	475-SF		\$1.45	\$689																						\$689	
C103	Restrooms	110515	Prep & Paint	110515	Interior Wall Finish, Generic Surface,	8	4	4	130-SF		\$1.45	\$189																						\$189	
C104	Throughout	110516	Prep & Paint	110516	Interior Wall Finish, Generic Surface,	8	3	5	8000-SF		\$1.45	\$11,600																						\$11,600	
C105	Kitchen	110517	Interior Wall Finish, Vinyl, Replace	110517	Interior Wall Finish, Vinyl, Replace	15	8	7	750-SF		\$2.27	\$3,703																						\$3,703	
C106	Restrooms	110518	Replace	110518	Interior Wall Finish, Ceramic Tile,	25	8	17	220-SF		\$36.55	\$3,641																						\$3,641	
C107	Throughout	110519	Replace	110519	Interior Floor Finish, Vinyl Tile (VCT),	15	8	7	500-SF		\$4.80	\$2,400																						\$2,400	
C108	Kitchen	110520	Replace	110520	Interior Floor Finish, Vinyl Tile (VCT),	15	8	7	1225-SF		\$5.88	\$5,880																						\$5,880	
C109	Throughout	110521	Replace	110521	Interior Floor Finish, Carpet Standard-	20	6	4	20-SF		\$50.00	\$50,020																						\$50,020	
C110	Throughout	110522	Replace	110522	Interior Ceiling Finish, Suspended	20	6	4	1225-SF		\$3.11	\$24,880																						\$24,880	
C111	Throughout	110523	Replace	110523	Acoustical Tile (ACT), Replace	20	6	4	8000-SF		\$3.11	\$24,880																							\$24,880
C112	Throughout	110524	Replace	110524	Interior Ceiling Finish, Suspended	20	6	4	1225-SF		\$3.11	\$3,810																							\$3,810
C113	Kitchen	110525	Replace	110525	Acoustical Tile (ACT), Replace	20	6	4	1225-SF		\$3.11	\$3,810																							\$3,810
E101	Elevator	110526	Car Chatter, Replace	110526	Elevator Controls, Automatic, 1 or 2	15	8	12	1 EA		\$11,547.25	\$11,547																						\$11,547	
E102	Elevator	110527	Replace	110527	Chopper Cab Finishes, Standard w/	15	8	7	1 EA		\$8,000.00	\$8,000																							\$8,000
E103	Elevator	110528	Replace	110528	Stainless Steel Doors, Replace	15	8	7	1 EA		\$8,000.00	\$8,000																							\$8,000
D011	Restrooms	110529	Replace	110529	Fixture, Faucless (Water Closet),	20	8	12	5 EA		\$842.97	\$4,215																						\$4,215	
D012	Restrooms	110530	Replace	110530	Urinal, Vitreous China, Replace	20	8	12	2 EA		\$1,193.44	\$2,387																							\$2,387
D014	Restrooms	110531	Replace	110531	Sink/Vanity, Porcelain Enamel, Cast	20	0	20	5 EA		\$1,167.28	\$5,836																						\$5,836	
D018	Restrooms	110532	Replace	110532	Drinking Fountain, Refrigerated,	10	5	5	1 EA		\$1,257.51	\$1,258																							\$1,258
D021	Mechanical room	110533	Replace	110533	Water Heater, 16 - 29 GAL, Replace	15	8	7	1 EA		\$1,249.92	\$1,250																							\$1,250
D032	Roof	110534	Replace	110534	Ductless Split System, 75 - 1 TON,	15	8	7	1 EA		\$3,221.22	\$3,221																							\$3,221
D034	Roof	110535	Replace	110535	Exhaust Fan, Roof Mounted, 60 to 150	15	8	7	1 EA		\$1,474.41	\$1,474																							\$1,474

SEE HANDOUT: APPENDIX F



Replacement Reserves

Replacement Reserve Summary					
Building/Area	Current	3-Year	5-Year	10-Year	20-Year
Administration Building 100	\$400	\$400	\$60,561	\$281,691	\$891,311
Classrooms (13) Building 400	\$560	\$3,053	\$263,030	\$1,222,805	\$2,712,130
Elementary Building 300	\$800	\$89,375	\$140,297	\$375,124	\$1,681,002
Gymnasium Building 750	\$362,892	\$438,402	\$481,374	\$548,989	\$1,236,202
Kindergarten Building 200	\$0	\$77,439	\$106,284	\$300,042	\$1,376,854
Middle School Building 500	\$0	\$0	\$52,422	\$330,276	\$1,663,146
Mimosa Property - Dwelling	\$0	\$4,985	\$26,101	\$79,619	\$203,223
Modular Restroom Building	\$0	\$0	\$2,615	\$11,624	\$46,091
Performing Arts Center Building 700	\$0	\$0	\$64,401	\$238,011	\$930,584
Science Building 600	\$0	\$0	\$88,235	\$288,535	\$1,239,099
Site	\$0	\$45,184	\$52,261	\$104,641	\$4,650,782
Storage	\$0	\$0	\$5,234	\$10,146	\$34,313
Grand Total	\$364,652	\$658,838	\$1,342,815	\$3,791,503	\$16,664,737
Annual Replacement Reserve Budget*	\$364,652	\$219,613	\$268,563	\$379,150	\$833,237

* Average budget requirement per year to address deferred maintenance needs.
Does not include labor and materials for routine and preventative maintenance.



Deferred Maintenance

- Deferred Maintenance Funding

Fund	Available for Use?	Notes
General Fund (Unrestricted)	Yes	No restrictions.
General Fund (Restricted)	No	Currently, no restricted funds can be used (ie: Spec Ed, Grants)
Special Reserve	Yes	Requires board approval to allocate funds.
Developer Fees	Maybe	Must be tied to a growth project and/or meet other qualifying project criteria.



Recommendations

- Establish a deferred maintenance fund with SDCOE and County Treasury
- Annually fund deferred maintenance from General Fund and other sources (as applicable) based on Facility Condition Assessment less annual work completed beginning FY19-20.
- Commence long-range facility master planning to determine programmatic and facility needs.
- Based on results from facility master planning, launch exploratory committee for potential 2020 bond (March or November).



Board Discussion

Questions?