



Maintenance and Operations Proposed Budget 2022-23



Maintenance and Supplies \$ 68,600.00

Services \$ 72,800.00

Utilities \$248,000.00

Mimosa \$ 5,000.00

Summer Work \$103,000.00

Total \$497,400.00

| | | |
|------------------------------|---------------------------|-------------|
| Cart Service | Electric carts | \$2,000.00 |
| Plumbing | | \$1,000.00 |
| Fire Extinguishers | Fire Extinguisher Service | \$2,000.00 |
| Fire Sprinkler Test | Fire Sprinkler Testing | \$1,200.00 |
| Fire Sprinkler Repair | | \$5,000.00 |
| Electrical | | \$500.00 |
| Refrigeration and Ice | | \$250.00 |
| Pool Service (Mimosa) | | \$2,100.00 |
| Lock Work | Locks and Keys | \$500.00 |
| Equipment Repair | Equipment repair | \$300.00 |
| Landscaping Equipment | | \$500.00 |
| Carpet Cleaning | Carpet Cleaning | \$11,000.00 |
| Pest Control (Bees) | Bee control | \$250.00 |
| | | |



2022 Summer Work

| | | | |
|---------------------------------|-----|--|---------------------|
| Drinking Fountains | | three replacements-self perform | \$10,000.00 |
| Classroom Electrical | Bid | receptacles for Smartboards | \$30,000.00 |
| Gym lights | Bid | replacements with LED | \$25,000.00 |
| Building 100 Roof Repair | | leak in 105 | \$8,000.00 |
| Fencing | | additional fencing for gardening program (if needed) | \$10,000.00 |
| PAC Lighting | | replacement of two movers | \$20,000.00 |
| | | | \$103,000.00 |



2022 Summer Work for Universal Meal Plan

- If the Board decides to pursue reimbursement for the universal meal plan, a health permit will be required.
- Food service permit plans and application have been submitted to the County for the existing facility.
- If plans are not approved, and there will likely be construction costs associated with the universal meal service. As this time those costs are unknown.



Semiannual Work for Summer 2023

| | | | | |
|------------------------------|--------------------------------|--------------------------|----------|----------------------------------|
| Asphalt | DAD Asphalt | | \$25,000 | every other year |
| Fire Department | Rancho Santa Fe Fire Dept. | Fire Building Inspection | \$0.00 | |
| Environmental Testing | WESTERN ENVIRONMENTAL SERVICES | | \$0.00 | |
| Gym Flooring | Western Flooring | Gym Floor Resurface | \$14,000 | hold off until roof is completed |



Replacement Reserves- Definition

Replacement Reserves are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period



Facilities Condition Study Findings

| Building Name | Gross Square Footage | Built/Renovated |
|-----------------------------------|----------------------|-----------------|
| Administration Building 100 | 9,055 | 2010 |
| Kindergarten Building 200 | 13,909 | 2010 |
| Elementary Building 300 | 16,111 | 2010 |
| Classrooms Building 400 | 19,834 | 1993 |
| Middle School Building 500 | 15,390 | 2010 |
| Science Building 600 | 13,922 | 2010 |
| Performing Arts Building 700 | 9,883 | 2010 |
| Gymnasium Building 750 | 12,727 | 1970 |
| Storage Building | 832 | 2010 |
| Modular Restroom Building 10 | 480 | 2010 |
| Mimosa Property Dwelling Building | 3,379 | 1980 |
| Total SF | 115,522 | |

Immediate Needs Report

| Facility/Building | Total Cost | Total Items |
|-------------------------------------|------------------|-------------|
| Administration Building 100 | \$0 | 0 |
| Classrooms (13) Building 400 | \$0 | 0 |
| Elementary Building 300 | \$0 | 0 |
| Gymnasium Building 750 | \$334,417 | 3 |
| Kindergarten Building 200 | \$0 | 0 |
| Middle School Building 500 | \$0 | 0 |
| Mimosa Property - Dwelling | \$0 | 0 |
| Modular Restroom Building | \$0 | 0 |
| Performing Arts Center Building 700 | \$0 | 0 |
| Science Building 600 | \$0 | 0 |
| Site | \$0 | 0 |
| Storage | \$0 | 0 |
| Total: | \$334,417 | 3 |



System Expenditure Forecast

100

| System | Immediate | Short Term (3 yr.) | Near Term (5 yr.) | Med Term (10 yr.) | Long Term (20 yr.) | TOTAL |
|-------------------|--------------|-----------------------|----------------------|----------------------|-----------------------|------------------|
| Facade | - | - | - | \$27,400 | \$51,000 | \$78,400 |
| Roofing | - | - | - | - | \$46,200 | \$46,200 |
| Interiors | - | \$800 | \$70,900 | \$12,300 | \$171,900 | \$255,700 |
| Elevators | - | - | - | \$9,800 | \$16,500 | \$26,300 |
| Plumbing | - | - | \$1,500 | \$1,500 | \$21,900 | \$24,900 |
| Fire Suppression | - | - | - | - | \$17,200 | \$17,200 |
| HVAC | - | - | - | \$148,000 | - | \$148,000 |
| Electrical | - | - | - | - | \$245,500 | \$245,500 |
| Fire Alarm & Comm | - | - | - | - | \$19,200 | \$19,200 |
| Equipment/Special | - | - | \$4,200 | \$4,900 | \$20,300 | \$29,400 |
| Accessibility | \$400 | - | - | - | - | \$400 |
| TOTALS | \$400 | \$800 | \$76,600 | \$203,900 | \$609,700 | \$891,200 |



System Expenditure Forecast

200

| 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 | - | \$300 | \$600 |
| Facade | - | - | \$16,200 | - | \$29,600 | \$45,700 |
| Roofing | - | - | - | - | \$151,500 | \$151,500 |
| Interiors | - | \$77,400 | \$12,700 | - | \$170,700 | \$260,800 |
| Plumbing | - | - | - | - | \$2,900 | \$2,900 |
| Fire Suppression | - | - | - | - | \$26,400 | \$26,400 |
| HVAC | - | - | - | \$181,100 | - | \$181,100 |
| Electrical | - | - | - | - | \$370,200 | \$370,200 |
| Fire Alarm & Communications | - | - | - | - | \$29,500 | \$29,500 |
| Equipment/Special | - | - | \$12,400 | - | \$283,300 | \$295,600 |
| Pavement | - | - | - | - | \$12,400 | \$12,400 |
| TOTALS | - | \$77,400 | \$41,500 | \$181,100 | \$1,076,800 | \$1,376,700 |



System Expenditure Forecast

300

| 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 | - | \$10,600 | \$10,800 |
| Facade | - | - | \$32,300 | - | \$57,500 | \$89,800 |
| Roofing | - | - | - | - | \$144,100 | \$144,100 |
| Interiors | - | \$88,600 | \$30,300 | \$28,000 | \$276,000 | \$422,800 |
| Elevators | - | - | \$3,400 | - | \$21,000 | \$24,400 |
| Plumbing | - | - | - | \$6,200 | \$61,900 | \$68,100 |
| Fire Suppression | - | - | - | - | \$30,500 | \$30,500 |
| HVAC | - | - | - | \$173,600 | - | \$173,600 |
| Electrical | - | - | - | - | \$453,900 | \$453,900 |
| Fire Alarm & Comm | - | - | - | - | \$34,200 | \$34,200 |
| Equipment/Special | - | - | \$11,900 | - | \$216,000 | \$227,800 |
| Accessibility | \$800 | - | - | - | - | \$800 |
| TOTALS | \$800 | \$88,600 | \$78,100 | \$207,800 | \$1,305,700 | \$1,680,800 |



System Expenditure Forecast

400

| 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 Expenditure Forecast

500

| 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 | - | \$10,600 | \$10,800 |
| Facade | - | - | \$31,500 | - | \$62,700 | \$94,200 |
| Roofing | - | - | - | - | \$134,000 | \$134,000 |
| Interiors | - | - | \$2,900 | \$89,000 | \$220,300 | \$312,200 |
| Elevators | - | - | - | \$9,800 | \$16,500 | \$26,300 |
| Plumbing | - | - | - | \$4,600 | \$53,000 | \$57,600 |
| Fire Suppression | - | - | - | - | \$29,200 | \$29,200 |
| HVAC | - | - | - | \$174,400 | - | \$174,400 |
| Electrical | - | - | - | - | \$430,000 | \$430,000 |
| Fire Alarm & Comm | - | - | - | - | \$32,700 | \$32,700 |
| Equipment/Special | - | - | \$17,800 | - | \$343,900 | \$361,700 |
| TOTALS | - | - | \$52,400 | \$277,800 | \$1,332,900 | \$1,663,100 |



System Expenditure Forecast

600

| System | Immediate | Short Term (Year 1-2) | Near Term (Year 3-5) | Med Term (Year 6-10) | Long Term (Year 11-20) | TOTAL |
|--------------------------------|-----------|--------------------------|----------------------------|-------------------------|---------------------------|--------------------|
| Structure | - | - | \$100 | - | \$6,400 | \$6,500 |
| Facade | - | - | \$33,900 | - | \$48,700 | \$82,700 |
| Roofing | - | - | - | - | \$101,600 | \$101,600 |
| Interiors | - | - | \$40,800 | \$45,700 | \$108,000 | \$194,500 |
| Fire Suppression | - | - | - | - | \$26,400 | \$26,400 |
| HVAC | - | - | - | \$152,300 | - | \$152,300 |
| Electrical | - | - | - | - | \$372,000 | \$372,000 |
| Fire Alarm & Communications | - | - | - | - | \$29,600 | \$29,600 |
| Equipment/Special | - | - | \$13,300 | \$1,200 | \$257,900 | \$272,500 |
| TOTALS | - | - | \$88,100 | \$199,200 | \$950,600 | \$1,238,100 |



System Expenditure Forecast

PAC

| System | Immediate | Short Term (Year 1-2) | Near Term (Year 3-5) | Med Term (Year 6-10) | Long Term (Year 11-20) | TOTAL |
|-------------------|-----------|--------------------------|-------------------------|-------------------------|---------------------------|------------------|
| Facade | - | - | \$32,300 | - | \$77,900 | \$110,200 |
| Roofing | - | - | - | - | \$158,900 | \$158,900 |
| Interiors | - | - | \$38,700 | \$1,200 | \$78,700 | \$118,500 |
| Elevators | - | - | - | - | \$55,000 | \$55,000 |
| Plumbing | - | - | - | \$13,200 | \$2,900 | \$16,000 |
| Fire Suppression | - | - | - | - | \$18,700 | \$18,700 |
| HVAC | - | - | - | \$132,700 | - | \$132,700 |
| Electrical | - | - | - | - | \$270,300 | \$270,300 |
| Fire Alarm & Comm | - | - | - | - | \$21,000 | \$21,000 |
| Equipment/Special | - | - | \$500 | \$19,500 | \$9,100 | \$29,100 |
| TOTALS | - | - | \$71,500 | \$166,600 | \$692,500 | \$930,400 |



System Expenditure Forecast

Gym

| System | Immediate | Short Term (Year 1-2) | Near Term (Year 3-5) | Med Term (Year 6-10) | Long Term (Year 11-20) | TOTAL |
|-------------------|------------------|--------------------------|----------------------------|-------------------------|---------------------------|--------------------|
| Facade | \$7,600 | \$46,500 | - | - | \$76,200 | \$130,300 |
| Roofing | \$165,400 | - | - | - | \$305,300 | \$470,700 |
| Interiors | \$28,500 | \$49,600 | - | \$43,200 | \$112,300 | \$233,500 |
| Plumbing | - | - | - | \$2,500 | \$11,100 | \$13,700 |
| HVAC | - | \$20,800 | - | \$14,100 | \$32,400 | \$67,300 |
| Electrical | \$161,400 | - | - | - | \$142,600 | \$304,000 |
| Fire Alarm & Comm | - | - | - | \$8,400 | - | \$8,400 |
| Equipment/Special | - | \$1,600 | - | \$1,900 | \$4,700 | \$8,300 |
| TOTALS | \$362,900 | \$118,500 | - | \$70,100 | \$684,600 | \$1,236,200 |

System Expenditure Forecast

**Blacktop
Storage**

| System | Immediate | Short Term (Year 1-2) | Near Term (Year 3-5) | Med Term (Year 6-10) | Long Term (Year 11-20) | TOTAL |
|---------------|-----------|--------------------------|-------------------------|-------------------------|---------------------------|-----------------|
| Facade | - | - | \$3,900 | - | \$7,600 | \$11,400 |
| Roofing | - | - | - | - | - | - |
| Interiors | - | - | \$1,400 | \$4,900 | \$3,900 | \$10,200 |
| Electrical | - | - | - | - | \$12,700 | \$12,700 |
| TOTALS | - | - | \$5,300 | \$4,900 | \$24,200 | \$34,300 |

Interior Finishes

| Location/Space | Finish | Condition | Qty (SF) |
|----------------|--------|------------------|----------|
| | Floor | Vinyl Tile (VCT) | 832 |
| | Wall | Generic Surface | 832 |

No significant Plumbing, Mechanical or Electrical Systems

System Expenditure Forecast

Blacktop Bathrooms

| System | Immediate | Short Term (Year 1-2) | Near Term (Year 3-5) | Med Term (Year 6-10) | Long Term (Year 11- 20) | TOTAL |
|---------------|-----------|--------------------------|----------------------------|-------------------------|-------------------------------|-----------------|
| Facade | - | - | - | \$3,400 | \$7,700 | \$11,200 |
| Roofing | - | - | - | - | - | - |
| Interiors | - | - | \$2,600 | \$2,800 | \$5,900 | \$11,400 |
| Plumbing | - | - | - | \$2,700 | \$13,500 | \$16,200 |
| Electrical | - | - | - | - | \$7,300 | \$7,300 |
| TOTALS | - | - | \$2,600 | \$8,900 | \$34,400 | \$46,100 |

Interior Finishes

| Location/Space | Finish | Condition | Qty (SF) | |
|----------------|---------|----------------------|----------|-----|
| | Ceiling | Gypsum Board/Plaster | Good | 480 |
| | Floor | Vinyl Tile (VCT) | Good | 480 |
| | Wall | Generic Surface | Good | 960 |

System Expenditure Forecast

Ancillary Structures

| System | Immediate | Short Term (3 yr.) | Near Term (5 yr.) | Med Term (10 yr.) | Long Term (20 yr.) | TOTAL |
|------------------|-----------|--------------------|-------------------|-------------------|--------------------|--------------------|
| Plumbing | - | - | \$7,100 | - | \$9,500 | \$16,600 |
| Site Development | - | \$24,200 | - | \$116,800 | \$3,698,000 | \$3,839,100 |
| Site Lighting | - | - | - | - | \$234,100 | \$234,100 |
| Landscaping | - | - | - | - | \$172,400 | \$172,400 |
| Pavement | - | \$21,000 | - | \$24,300 | \$342,700 | \$388,000 |
| Other () | - | - | - | - | \$700 | \$700 |
| TOTALS | - | \$45,200 | \$7,100 | \$141,100 | \$4,457,400 | \$4,650,900 |

| Plumbing | | | |
|----------------|---------------------------------|-----------|-----|
| Location/Space | Asset | Condition | Qty |
| | Drinking Fountain, Refrigerated | Good | 5 |

System Expenditure Forecast

Mimosa

| System | Immediate | Short Term (Year 1-2) | Near Term (Year 3-5) | Med Term (Year 6-10) | Long Term (Year 11- 20) | TOTAL |
|------------|-----------|--------------------------|----------------------------|-------------------------|-------------------------------|----------|
| Facade | - | - | \$5,700 | \$20,200 | \$14,200 | \$40,200 |
| Roofing | - | - | - | - | - | - |
| Interiors | - | - | \$8,400 | \$9,400 | \$65,300 | \$83,200 |
| Plumbing | - | \$5,000 | \$6,500 | \$5,600 | \$6,700 | \$23,700 |
| HVAC | - | \$7,000 | - | - | \$11,000 | \$18,000 |
| Electrical | - | - | - | - | - | - |





Recommended Planning

- *\$220,000 annual set aside for deferred maintenance*
- *Summer 2022 Internal Analysis of Components That Are at or Near End of Life to assess adequacy of annual set aside recommendation.*



Current Deferred Maintenance Allocations and Expenditures

| | |
|---|------------|
| - 2019-20 | \$220,000 |
| - 2020-21 | \$220,000 |
| - Rubberized Playground Surface Replacement | -\$232,815 |
| Balance | \$207,185 |

Recommended Allocations



| | |
|--------------------------|------------------|
| Current balance | \$207,185 |
| 2021-22 set aside | \$220,000 |
| 2022-23 set aside | \$220,000 |
| Total | \$647,185 |

| | |
|---|------------------|
| Estimated Cost of Gym Roof Replacement | \$800,000 |
| Unfunded Portion for Summer of 2023 | \$152,815 |