



# **TAMALPAIS UNION HIGH SCHOOL DISTRICT**

**Tamalpais Union High School District  
Deferred Maintenance Five-Year Plan**

**March 2023**

# WHAT IS MAINTENANCE?

- Facility maintenance is the people and processes that keep our schools and buildings running smoothly, from the infrastructure to the assets and equipment in and outside of it.
- Preventive maintenance is the regular and routine maintenance of equipment and assets in order to keep them running and prevent any costly unplanned downtime from unexpected equipment failure.
- Deferred maintenance refers to necessary maintenance, repairs, and upgrades or replacements that are put on hold until some time in the future.

# Developing a Maintenance Plan

**Meet with Site  
Occupants,  
Administration and  
Maintenance Staff**

**Pinpoint specific  
projects/areas to be  
addressed**

**Prioritize Work**

**Estimate Costs**

**Bid/Contract for  
work**

**Coordinate with  
planned FMP  
Facilities  
Modernization  
projects**

# Funding of Maintenance Projects

- Facility maintenance funding is consolidated into the Local Control Funding Formula (LCFF) and is a primary component of the Local Control Accountability Plan (LCAP)
- All LCAPs are required to incorporate a plan for school facilities to be “maintained in good repair”
- School Districts must continue to make a required minimum deposit into a Deferred Maintenance Account
- Each year the TUHSD General Fund contributes:
  - **\$4,500,000** to Fund 01 – Maintenance & Operations Budget
  - **\$357,000** to Fund 14 - Deferred Maintenance
  - **\$271,000** to Fund 25 – Capital Facilities Fund (funded by outside Developer Fees)
  - **\$630,000** to Fund 40 - Special Reserve for Capital Outlay Projects

# Fund 01 – General Fund

- 2022-23 Maintenance and Operations Budget beginning balance - **\$4.5 million**
- Maintenance & Operations budget is developed annually
- Comprises Unrestricted and Restricted expenses categories
- Typical Unrestricted expenses are pool chemicals, uniforms, and utility charges.
- Typical Restricted expenses are purchases of materials and services to maintain existing assets and equipment

# Fund 14 - Deferred Maintenance Fund

- TUHSD 2022-23 Beginning Fund 14 balance is **\$2,613,273**.
- Deferred Maintenance Plan is a written document which schedules maintenance work into the future for logistical, efficiency and/or financial constraints.
- Deferred maintenance refers to necessary maintenance, repairs, and upgrades or replacements that are put on hold until some time in the future. An example is replacing detreating unsafe asphalt, slurry coating asphalt surfaces, HVAC systems etc.

# Tamalpais Union High School District

## 2022-23 Year Deferred Maintenance Plan

Site	Project Description	Value
Archie Williams HS	Replace the Clock, Bell, and PA system	\$23,500
Archie Williams HS	Athletics Track Maintenance & Restriping	\$20,000
Archie Williams HS	Walk-in Fridge/Freezer - Replace Circuits	\$49,776
Archie Williams HS	Athletics Track Slot Drains	\$3,500
Redwood HS	Tennis Court Resurface	\$80,000
Redwood HS	Athletics Track Maintenance & Restriping	\$20,000
Redwood HS	Tennis Wall	\$20,000
Redwood HS	Athletics Track Slot Drains	\$3,500
Tamalpais HS	Athletics Track Maintenance & Restriping	\$20,000
Tamalpais HS	Pool Chemical Room Exhaust System	\$8,252
Tamalpais HS	Replace the Clock, Bell, and PA system	\$59,850
Tamalpais HS	Athletics Track Slot Drains	\$3,500
San Andreas HS	Sewer Lateral	\$250,000
Tamiscal HS	New Counselors Office	\$27,000
District Office	Student Services Office Remodel	\$28,000
	<b>Estimated Total Cost of Potential Project</b>	<b>\$616,878</b>

# Tamalpais Union High School District

## 2023-24 Year Deferred Maintenance Plan

Site	Project Description	Value
Archie Williams HS	Classroom Furnace x 10	\$ 85,000
Archie Williams HS	Utility Leaks	\$ 30,000
Redwood HS	Reznor Evaporative Cooling Systems x 5	\$ 55,000
Redwood HS	Tennis Court Retaining Wall Replacement	\$ 45,000
Redwood HS	Tennis Wall	\$ 20,000
Tamalpais HS	Reznor Evaporative Cooling Systems	\$ 55,000
Tamalpais HS	Utility Leaks	\$ 30,000
San Andreas HS	Classroom 4 & 5 Roof Shingle Replacement	\$ 45,000
	<b>Estimated Total Cost of Proposed Projects</b>	<b>\$ 365,000</b>



# Tamalpais Union High School District

## 2024-25 Year Deferred Maintenance Plan

Site	Project Description	Value
Archie Williams HS	Classroom x 10 Furnace	\$ 85,000
Archie Williams HS	Tennis Court Resurface	\$ 110,000
Redwood HS	Theater Lighting	\$ 23,000
Redwood HS	Gymnasium Bleacher Repairs	\$ 45,000
Tamalpais HS	Reznor Evaporative Cooling Systems	\$ 67,000
Tamalpais HS	Theater Lighting	\$ 35,000
	<b>Estimated Total Cost of Proposed Projects</b>	<b>\$ 365,000</b>

# Tamalpais Union High School District

## 2025-26 Year Deferred Maintenance Plan

Site	Project Description	Value
Archie Williams HS	Classroom x 10 Furnace	\$ 85,000
Archie Williams HS	Portable Classroom HVAC System Replacement	\$ 45,000
Redwood HS	Library Carpet Replacement	\$ 48,500
Redwood HS	Wetland Fence Replacement	\$ 75,000
Tamalpais HS	Reznor Evaporative Cooling Systems	\$ 67,000
Tamalpais HS	Hydronic Boiler - Palmer Hall	\$ 45,000
	<b>Estimated Total Cost of Proposed Projects</b>	<b>\$ 365,500</b>

# Tamalpais Union High School District

## 2026-27 Year Deferred Maintenance Plan

Site	Project Description	Value
Archie Williams HS	Hydronic Boiler - Heat to Boys & Girls Locker Room	\$ 70,000
Archie Williams HS	Library Carpet Replacement	\$ 48,000
Redwood HS	Swimming Pool Flood Light Upgrade	\$ 112,000
Redwood HS	Slurry Coat and Restripe West Parking Lot	\$ 45,000
Tamalpais HS	Wood Shop Dust Collection System	\$ 30,000
Tamalpais HS	Replace 4 x Gas Fired Heaters	\$ 60,000
	<b>Estimated Total Cost of Proposed Projects</b>	<b>\$ 365,000</b>

# Fund 25 - Capital Facilities Fund (Developer Fees)

- 2022-23 Beginning Balance - **\$623,502**
- Fees levied on developers or other agencies as a condition of approving a development
- Capital Facilities Fund expenditures are restricted to the purposes specified in Government Code or to the items specified in agreements with the developer.
- These funds are typically used to fund items such as classroom furniture, leasing portable classrooms, and Next Generation Science Standards (NGSS) classroom upgrades (NGSS)
- Future and additional temporary portable classroom expenditures are currently planned for Fund 25 given the restricted uses above.

# Fund 40 - Special Reserve Fund for Capital Outlay Projects

- 2022-23 Beginning Fund 40 balance - **\$12,112,354**
  - Estimated 2022-23 Ending Fund 40 balance - **\$6,224,963**
- This fund exists primarily to provide for the accumulation of general fund money for capital outlay purposes (Education Code Section 42840)
- The district general fund currently annually contributes **\$630,000** to Fund 40 - Special Reserve for Capital Outlay Projects and some years makes additional one-time contributions.
- These funds are frequently used for larger projects like field turf replacement, and swimming pool re-plastering, solar canopy construction and associated consulting expenditures (i.e. architects, construction management, CEQA, Soils & Engineering, etc.)

# Tentative Schedule for Capital Outlay Projects (Fund 40) - subject to potential bond projects

Fund 40 - Special Reserve for Capital Outlay Projects									Current Year			Inflation =	3%			
	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
<b>Beginning Balance</b>	\$2,405,534	\$2,017,015	\$2,024,424	\$1,537,661	\$2,525,580	\$2,781,945	\$3,943,873	\$5,883,383	\$12,112,354	\$6,224,963	\$3,074,287	\$6,545,837	\$4,368,299	\$4,632,604	\$3,651,527	\$4,223,527
Contribution	\$95,000	\$270,000	\$270,000	\$270,000	\$270,000	\$550,000	\$830,000	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000
Potential Solar Financing Revenue (& pay-off with ITC credits)									\$3,200,000		-\$3,200,000					
<u>Project Name (anticipated year)</u>																
Tamalpais Football 2015 *	\$388,070	\$204,591										\$752,369				
AW Football 2018 *			\$548,763										\$774,940			
Redwood Football 2018 *				\$549,860										\$798,188		
Redwood Baseball 2019 *					\$119,282											
AW Baseball 2007 *												\$710,806				
Redhill Park Field 2009 *									\$1,782,067							
AW Elevator 2021 *							\$104,367									
Tamalpais Baseball 2013 *														\$210,252		
Redwood Soccer 2013 *												\$750,000				\$479,895
Tamalpais Football 2015 *																
AW Pool plaster 2020*						\$389,004										
Tam Pool plaster												\$460,000				
Redwood Pool plaster												\$460,000				
PHD Arch Services for SA/Tamiscal Sci Rm					\$160,000											
PHD Arch Services for Redwood Sci Rm					\$160,000											
District Pool Boiler Replacements - Tamalpais HS						\$118,000										
AW Classroom Partition Wall - Room 607							\$63,590									
Tam High Elevator												\$250,000				
AW CEC Chromebooks & Furniture					\$21,445											
Science Room Conversions						\$695,000										
Tamiscal SpEd Wall Demo - Room 8					\$10,000											
Redwood Bathrooms/Portable Prep					\$815,365											
San Andreas HS CEC Classroom 12							\$22,000									
Solar canopies & EV car-charging									\$6,762,324	\$2,937,676						
Soft costs for Signature Projects @ Tam High/Redwood									\$1,650,000	\$1,650,000						
Staffing (Sr Director, Asst Director, Secretary)									\$500,000	\$515,000	\$530,450	\$546,364	\$562,754	\$579,637		
Copiers			\$150,000	\$15,000	\$50,000			\$150,000	\$15,000	\$50,000			\$150,000	\$15,000	\$50,000	
Furniture	\$9,702	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
Technology	\$9,235	\$50,000	\$50,000	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ending Balance</b>	\$2,093,527	\$2,024,424	\$1,537,661	\$1,184,801	\$2,336,488	\$3,933,351	\$4,639,506	\$6,355,383	\$6,224,963	\$3,074,287	\$6,545,837	\$4,368,299	\$4,632,604	\$3,651,527	\$4,223,527	\$4,365,632

# SUMMARY

- **Fund 01 – General Fund - Maintenance and Operations Budget beginning balance - \$4.5 million.** Typical Unrestricted expenses are pool chemicals, uniforms, utility charges, and custodial supplies. Restricted expenses are purchases of materials and services to maintain existing assets and equipment.
- **Fund 14 - Deferred Maintenance Fund - Beginning balance is \$2,613,273.** Deferred maintenance refers to necessary maintenance, repairs, and upgrades or replacements that are put on hold until some time in the future. An example is replacing deteriorating unsafe asphalt surfaces, slurry coating asphalt surfaces, and HVAC systems.
- **Fund 25 – Capital Facilities Fund – Beginning balance is \$623,502.** These funds are typically used to fund items such as classroom furniture, leasing portable classrooms, and next generation science standards classroom upgrades (NGSS).
- **Fund 40 - Special Reserve Fund for Capital Outlay Projects – Estimated 2022-23 ending fund balance is \$6,224,963.** These funds are frequently used for larger projects like field turf replacement, swimming pool resurfacing, solar canopy construction & soft costs.



**TAMALPAIS UNION HIGH  
SCHOOL DISTRICT**

**Questions & Comments?**