

SAN DIEGO UNIFIED SCHOOL DISTRICT
Office of the Superintendent

DEFERRED MAINTENANCE FIVE-YEAR PLAN
June 26, 2007

Introductory Statement

The purpose of this report is to provide the Board of Education and the public an opportunity to review and comment on the district's Deferred Maintenance Five-Year Plan (DMFYF) pursuant to Assembly Bill 939, and to recommend the board's approval of the plan.

Background

General Education Code, Section 17070.75. (a) Requires that the school "...board shall require the school district to make all necessary repairs, renewals, and replacements to ensure that a project is at all times kept in good repair, working order, and condition." Submittal and approval of a DMFYF is a precondition for the district obtaining state deferred maintenance matching funds. Section 17584.1 of the Education Code requires the board to discuss the expenditure of deferred maintenance funds at a regularly scheduled public hearing.

The last update of the DMFYF was completed in 2003. Since that submittal, on-going investment in our schools stemming from Proposition MM and district matching funds have had a significant impact on the condition of district facilities. The district has and will continue its ongoing assessment of district facility needs at school sites utilizing district maintenance staff. These ongoing inspections and assessments provide a prioritization of the Deferred Maintenance projects based on greatest need and form the basis for this plan. This plan reflects approximately twice the maximum funding available from the State Deferred Maintenance Program.

The DMFYF as defined by Section 17591 provides a prioritized listing of qualifying components exceeding their life expectancy, and a plan for correcting these deficiencies over the next five fiscal years. The approved DMFYF also makes the district eligible for matching state funds, on a dollar-for-dollar basis, to assist the school district with expenditures for major repair or replacement of existing school building components, so that the education process may proceed in a safe and efficient environment.

The types of facility components that are eligible for major repair or replacement funding under the state's deferred maintenance program include: asbestos abatement, classroom lighting, electrical and communications systems, floor covering, heating/ventilation/air conditioning systems, exterior and interior painting, paving/grounds, plumbing, roofing and wall systems.

The DMFYF is subject to the provisions of California Education Code (EC), Sections 17582 through 17592 and the State Allocation Board (SAB) Regulations, Title 2, California Administrative Code, Sections 1866 through 1866.10.

Instructional Implications

Participation in the state deferred maintenance program makes the district eligible for state matching funds. When combined with an effectively managed district deferred maintenance program and funds account, the DMFYP provides assurance that our students will be housed in a safe, clean and healthy environments that supports teaching and learning.

Facilities Implications

The approved DMFYP will provide district staff a management and fiscal guide by which to plan, budget, and schedule a portion of the identified deferred maintenance work. The approved DMFYP also makes the district eligible for additional state matching funds. The DMFYP provides the district an enhanced ability to identify, prioritize and efficiently administer maintenance and repair projects that maintain high-priority, quality educational facilities for students, staff and the community at large.

Budget Implications

Section 17582 of the Education Code requires the governing board of a school district to establish a restricted fund designated for the deposit of district and matching State funds. This fund is referred to as the "District Deferred Maintenance Fund." Deposits of district funds into the Deferred Maintenance Fund are required by September 30 each fiscal year. State matching funds, as apportioned by the SAB, are contingent upon such deposits.

The district commitment to the state deferred maintenance program is fiscally sound on two levels:

- 1) Proper planning and budgeting for facilities repairs and maintenance ensures that district facilities components will function efficiently for their maximum life cycle.
- 2) Participation in the state program makes the district eligible for state matching funds, thereby increasing total funds available.

The net effect is cost-effective expenditures that will ensure that the district gets the most out of each facility dollar invested.

The Deferred Maintenance Fund is a component of the district commitment to the Major Repair and Replacement program instituted at the time of Proposition MM was passed.

Public Support and Engagement Implications

Section 17584.1 of the Education code requires that the board discuss the expenditure of deferred maintenance funds at a regularly scheduled public hearing. In addition to the board meeting, district staff will continue to work with site administrations, faculty and support staff, as well as the community, towards reviewing and refining the specific site maintenance and repair needs and the programmatic criteria for implementing the deferred maintenance program.

Policy Implications

Approval of the DMFYP is consistent with Board Policy and the legislation upon which it is based.

Recommendations

The superintendent recommends that the Board of Education approve the Deferred Maintenance Five-Year Plan (DMFYP), for submittal to the office of the Public School Construction.

This report was prepared by Ray Hunter, Tracy Higgins and Tom Wright.