

ICOC Review

School Maintenance & Repair

- Maintenance and Repair Work
- Maintenance and Repair Funding
- Funding History & Look Ahead
- Condition of Schools
- Recommendations



Maintenance & Repair Work

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- **Capital Improvements (CI):**
 - Tenant improvements & upgrades to meet District educational and curriculum needs, and technology change.
- **Major Repair & Replacement (MRR):**
 - Replacement & upgrades of building systems with a useful life expectancy of 20 years or more.
- **Repair & Replacement (RR):**
 - Repair & replacement of items with a useful life expectancy less than 20 years.
- **Regular Maintenance (RM):**
 - Minor repairs, resulting from normal wear and tear on buildings.
- **Preventive Maintenance (PM):**
 - Maintenance of building systems designed to prevent deterioration and achieve the full useful life expectancy.



Maintenance & Repair Funding

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- Appropriate Funding for the Work

School Maintenance & Repair

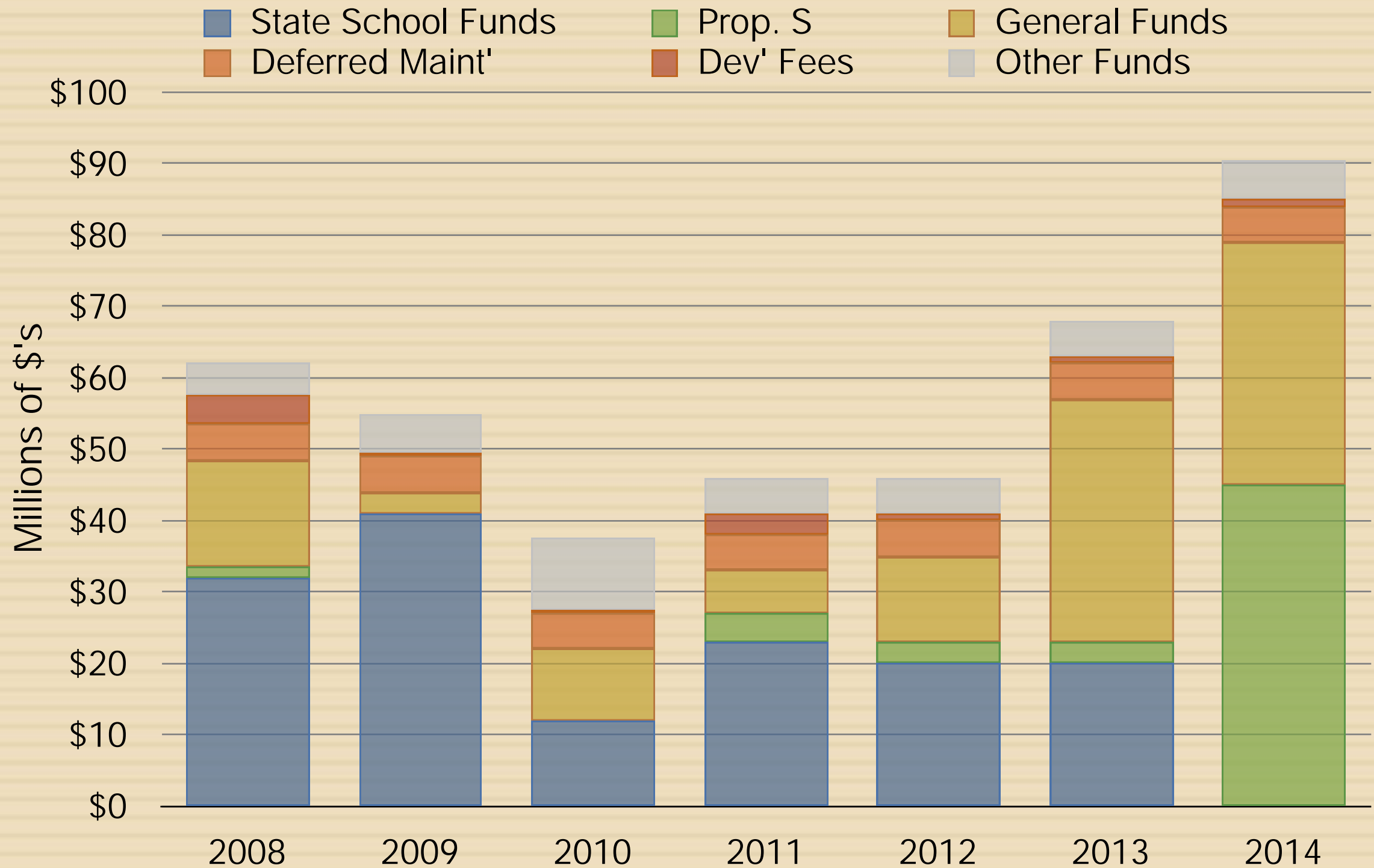
	CI	MRR	RR	RM	PM
Routine Restricted Maintenance Account					
General Fund	X	X	X	X	X
Restricted Deferred Maintenance Account	CI	MRR	RR	RM	PM
Deferred Maintenance Fund		X	X		
Capital Funds for Capital Projects	CI	MRR	RR	RM	PM
Property Management Fund	X	X			
Redevelopment Fund	X	X			
Prop. S Bond Fund	X	X			
State School Facilities Fund	X	X			
Developer Fee Fund	X				



Funding History & Look Ahead

Assembling Funding Resources

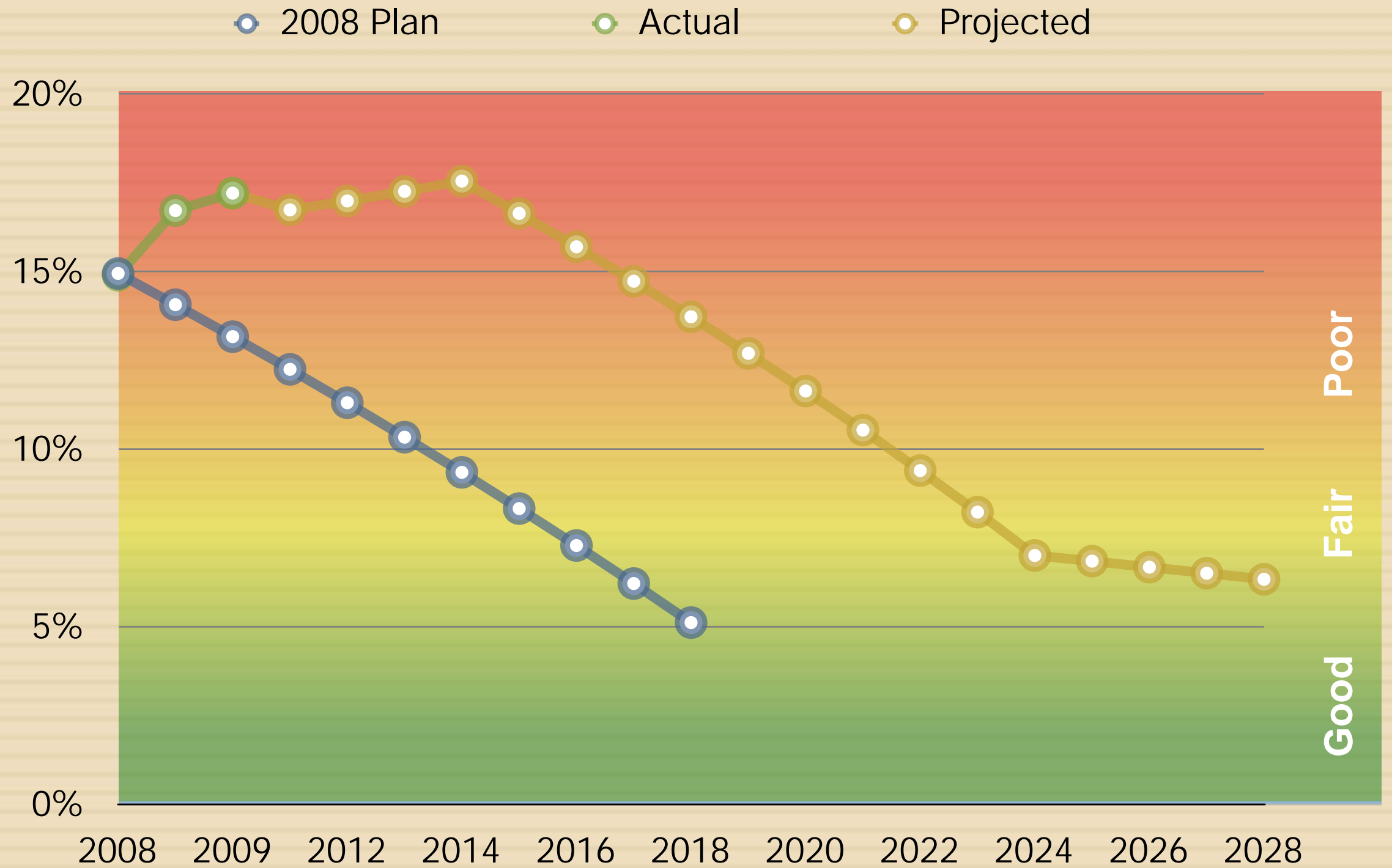
School Maintenance & Repair



Condition of Schools

● Facility Condition Index (FCI)

School Maintenance & Repair



Recommendations

- Full funding of the 3% restricted maintenance account in the General Fund should be restored not later than fiscal year 2012/2013.
- The \$501 million of Prop. S funding programmed for MRR work should be used for that purpose.
- Use balance of funds in the State School Facilities account for MRR until exhausted in fiscal year 2012/2013.
- Accurately up date Facility Condition Indexes (FCI's) for all school facilities by 2012 and to develop processes to maintain FCI's.

NOTE: The impact of 40-year bonds has not been factored into the MRR plan and was not considered in this review.