



OAKLAND UNIFIED  
SCHOOL DISTRICT  
*Community Schools, Thriving Students*

# Report on Deferred Maintenance



Facilities Committee December 14  
, 2018

**iam** OUSD

FACILITIES PLANNING AND MANAGEMENT

# What is Routine Maintenance?

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Routine Maintenance is the repair and servicing of building systems, finishes and site features still having useful life. This includes repair of all broken building and site features and in addition can include (partial list to show type of work):

- Replacement of filters, belts, and damaged components of still serviceable heating and ventilation equipment.
- Replacement of circuit breakers, light fixtures, fire and intrusion alarm components, telephone and intercom components, energy management hardware.
- Replacement or repair of damaged casework, doors and door hardware, and flooring repairs.

# What is Routine Maintenance? (cont.)

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- Repair of roofing, paving, painting, landscaping, and play matting.
- Replacement or repair of damaged plumbing fixtures, irrigation, service and fire water components

# What is Deferred Maintenance?

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Deferred Maintenance is generally the replacement of building systems, finishes and site features that are beyond serviceable repair. Typical projects can include (again a partial list to show type of work):

- Replacement of a heating and ventilation system in a building or site.
- Replacement of fire and intrusion alarm systems
- Replacement of flooring in an entire building or site
- Replacement of a roofing system
- Replacement of plumbing systems or major portions thereof

# What is Deferred Maintenance? (cont.)

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These are general guidelines and there is inevitably some overlap between the categories of Routine, Deferred, and Capital Projects. For example bond language is typically written to allow the completion of all Deferred Maintenance scope as part of the Capital Program and occasionally Routine Maintenance will be asked to cover some small Deferred Maintenance Projects.

Up till 2013 the State of California encouraged districts to establish a Deferred Maintenance Fund with an incentive of matching state funding. Since 2013 the State still expects Districts to support Deferred Maintenance, but no longer provides matching funds

# Deferred Maintenance under LCFF

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The introduction of the Local Control Funding Formula (LCFF) allowed Districts the flexibility to flex some dedicated funds such as Deferred Maintenance to other uses as long as the new allocation was covered in the Local Control Accountability Plan (LCAP)

Under Basic Services that school districts must address in their state-mandated Local Control and Accountability Plans (LCAPs), is guaranteeing that school facilities are maintained in “good repair.”

# Deferred Maintenance under LCFF

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OUSD has chosen to flex the Deferred Maintenance fund since the implementation of LCFF and reallocate those dollars to other purposes. This year, OUSD has finally provided the recommended 3% allocation to Routine Maintenance. However, as there has been no District funding of Deferred Maintenance for the past 5 years there is a large backlog of project needs affecting the proper maintenance of our facilities in a safe and healthy condition. The underfunding of Routine Maintenance and the lack of Funding for Deferred Maintenance is a critical threat to our ability to protect the significant capital investment our facilities represent.

# The impact of LCFF on Deferred Maintenance

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The poor facilities conditions ratings of our schools in the recent Blueprint report shows the effect of this lack of investment. Only a substantial ongoing commitment to a dedicated Deferred Maintenance Fund will protect the value of our facilities.

Without a commitment to year over year investment in Deferred Maintenance, our Bond Programs will be forced to focus on infrastructure repair and replacement in lieu of improvements and new facilities.

We are requesting the allocation of \$4.2 million/yr for the next 5 years as detailed in the 5 year Deferred Maintenance Plan