

# Deferred Maintenance Subcommittee Report

## Critical Questions Answered

- 1. What is the difference between “routine maintenance” and “preventive maintenance” and “major maintenance” in public schools?**
  - A. routine maintenance – made for the regular upkeep of physical properties (changing filters)
  - B. preventive maintenance – maintaining equipment and facilities in satisfactory operating condition (cleaning coils of system, flushing system)
  - C. major maintenance – repair or replacement of facility components (replacing the HVAC system)
  
- 2. What funding does the State of Washington provide for routine maintenance and preventive maintenance of public school buildings?**
  - A. 8.2% of funding goes to maintenance –average is 8.7% for districts our size
  - B. While the state provides no direct funding of this nature it does, through the apportionment process, support a portion of staff, labor costs, supplies, materials, and equipment. The remainder is from M&O levies.
  - C. District decides proportion of budget designated for maintenance. District responsible for buildings meeting codes but OSPI doesn’t say “You must do it this way.”
  - D. Safety issues 1-2 days turnaround
  - E. One of the lowest L&I claims in our pool
  - F. Other maintenance requests –longer turnaround –few months, put into computerized system
  - G. “Functioning as built –working as designed” --Darcy Weisner
  - H. Lincoln left for storage, couldn’t justify spending extra money there, not updated for a high school, with more use –major construction this summer –new office, portables, enrollment went up
  - I. M&O Levy allocated more to teaching than other districts –2000 levy facilities and transportation 12.6% of M&O levy budget
  - J. Lincoln –sturdily built
  
- 3. What is meant by the “life cycle costs” for major systems in a building?**
  - A. a structured approach or methodology to establish a facility’s anticipated expenses
  
- 4. Based on your study plus discussions with school staff and school administrators, what do you conclude about the historical quality of maintenance of Walla Walla’s two high schools?**
  - A. Consistently strong, maintenance department professionalism superb –go above and beyond
  - B. Buildings maintained as built, not asked to do major maintenance
  - C. Lincoln difficult to define because of changing role
  
- 5. What are plans in place for routine, preventive, and major maintenance of facilities?**
  - A. HVAC, Lincoln principal’s office, windows, usual routine
  
- 6. Buildings background**
  - A. Wa-Hi built 1963, new Voc Ed 1984, renovated 1990
  - B. Lincoln built 1927, gym added 1957

### **Summary of Other Thoughts/Concerns**

Major concern is what issues will come up around maintenance for a bond issue

1. clean, transparent information around maintenance numbers –hard to get especially for M&O percentages, 1999 facilities report
2. clarifying the difference between maintenance and renovation –bond vs. levy
3. clear cut answers for people’s questions around maintenance
4. clear breakdown of WWSD budget vs. state percentages
5. Vision of the learning community in the school needs to drive the architecture
6. Lincoln needs to have a better facility so students don’t feel like second class kids in a second class building
7. Including other community members at the appropriate time –finding out what we didn’t ask

### **Pertinent Research**

1. Lowell Schneider
2. Aron Rausch
3. Jim Sporleder
4. Darcy Weisner
5. Mark Higgins
6. 2004 Facility Report
7. OSPI website –budget numbers
8. handouts

### Next Steps or other questions that need to be addressed

1. What renovations have been completed at Wa-Hi, and Lincoln over the past 10 years? What was the cost of those renovations? Where did the funds come from for those renovations?
2. Without going to the public for a bond, how many renovations would be possible over the next 10 years. Or in other words, if the district were to emphasize as much renovation as possible at Lincoln, and/or Wa-Hi over the next 5 years, how much could be done?

Examples of past renovation projects include: 1.) Adding air-conditioning, new lighting, and a new ceiling design to some classrooms in the science building. 2.) The addition of a new concrete patio that was constructed next to the commons building at Wa-hi.