

# **Granada 5 Year Maintenance Plan Update**

Eduardo Munoz, Director of Maintenance and Operations

Dr. Chris J. Kim, Chief Business Official

# REED UNION SCHOOL DISTRICT

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GRANADA PROPERTY - Roofing Work on the Omega Building

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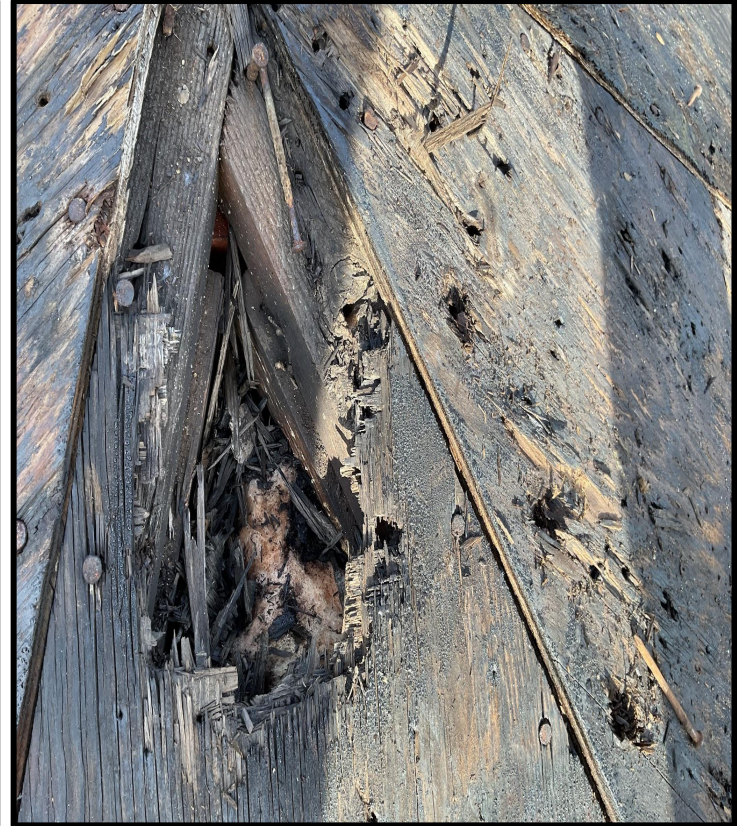


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GRANADA PROPERTY - Grounds and Landscaping

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GRANADA PROPERTY - Electrical Update

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GRANADA PROPERTY - Asbestos Removal

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GRANADA PROPERTY - Boiler Removal

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| Project                | Description                                       | Original Authorization | Notes                                                         | Year        | Expenditures | Remaining Budget |
|------------------------|---------------------------------------------------|------------------------|---------------------------------------------------------------|-------------|--------------|------------------|
| Asbestos Abatement     | Removal of Old Boilers from the Granada Campus    | \$25,100               | Mail Boiler Room                                              | 2023-24     | \$8,850      | \$6,400          |
|                        |                                                   |                        | Epilson Building                                              | 2024-25     | \$9,850      |                  |
|                        |                                                   |                        | Alpha Building                                                | 2025-26     | \$0          |                  |
| Doors                  | Exterior Doors                                    | \$37,900               | Fire code and compliance                                      | 2024-25     | \$63,878     | -\$25,978        |
| Electrical             | Electrical upgrades throughout the Granada campus | \$80,000               | Replacing circuit breaker panels                              | 2023-24     | \$56,865     | -\$15,858        |
|                        |                                                   |                        | Lighting, Conduits, Circuit Breakers, and Distribution Panels | 2024-25     | \$38,993     |                  |
| Fire Hazard Management | Landscape Vegetation, Weeds, and Arborists        | \$43,200               | Weed Mitigation and Arborists                                 | 2023-24     | \$29,400     | \$800            |
|                        |                                                   |                        | Weed Mitigation and Arborists                                 | 2024-25     | \$13,000     |                  |
| HVAC                   | Centralized Ductless Mini Split                   | \$144,400              | Centralized Ductless Mini Split                               | TBD         | \$0          | \$144,400        |
| Painting               | Painting (Following Roofing and Dry Rot Repair)   | \$123,100              | Sigma Building                                                | 2022-23     | \$28,350     | -\$30,000        |
|                        |                                                   |                        | Delta Building                                                | 2023-24     | \$39,150     |                  |
|                        |                                                   |                        | Gamma Building                                                | 2024-25     | \$46,000     |                  |
|                        |                                                   |                        | Omega Building                                                | 2024-25     | \$39,600     |                  |
|                        |                                                   |                        | Alpha, Beta, Epilson Building(s)                              | FY26 - FY27 | TBD          |                  |
| Paving / Asphalt       | Pothole Repair and Slurry Sealing                 | \$291,500              | Epsilon building                                              | 2023-24     | \$26,100     | \$265,400        |
|                        |                                                   |                        | General Campus Wide Repairs                                   | FY26 - FY27 | TBD          |                  |
| Roofing                | Dry Rot Repair and Roof Replacements              | \$612,200              | Delta and Sigma Buildings                                     | 2022-23     | \$292,300    | -\$157,625       |
|                        |                                                   |                        | Gamma Building                                                | 2023-24     | \$123,825    |                  |
|                        |                                                   |                        | Omega Building                                                | 2024-25     | \$353,700    |                  |
|                        |                                                   |                        | Alpha, Beta, Epilson Building(s)                              | FY26 - FY27 | TBD          |                  |
|                        |                                                   | \$1,357,400            |                                                               |             | \$1,169,861  | \$187,539        |

Granada Five Year Maintenance Plan, Expenditures Update August 19, 2025