

22. 2021-22 DEFERRED MAINTENANCE & CAPITAL PROJECTS

DEFERRED MAINTENANCE & CAPITAL IMPROVEMENT ONGOING PROJECTS

Project	Project Code	Budget	Actuals 2017-18	Actuals 2018-19	Actuals 2019-20	Actuals 2020-21	Actuals 2021-22	Actuals Total*	Budget Available 07/01/2022
Campus Capital Improvement Projects (CIMP)									
Energy Information System Proj (MCI01)	4871516EISYSTEM	300,000		34,405	49,494	21,985	0	105,883	194,117
ASI SEO TI Project in Union (MCI01)	ASI2122TIPROJ	50,000					6,160	6,160	43,840
Fire Alarms Upgrade PH III (MCI01)	FAC1718FIREALM3	1,271,000	7,824	180,671	(18,796)	832,692	254,359	1,256,750	14,250
LSN GENDER NEUTRAL RR (MCI01)	FAC1819GNDRNURR	207,000			2,863	1,730	579	5,173	201,827
ADA Upgrades (MCI01)	FAC1920ADAUPGRD	1,145,000			622,209	500,828	16,536	1,139,573	5,427
Fire Alarms PH 4 (MCI01)	FAC1920FIREALM4	357,000		357,000	0	0	0	357,000	0
Folsom Audiology Clinic (MCI01)	FAC1920FLSMAPH4	2,578,710			90,000	291,183	2,165,543	2,546,726	31,984
Hornet Stadium Press Box Renov (MCI01)	FAC1920PRESSBOX	3,261,447			842,477	585,263	1,090,859	2,518,599	742,848
Building Switches PH 2 (MCI01)	FAC1920SWITCHP2	317,000		317,000	0	0	0	317,000	0
Solar PV Installation (MCI01)	FAC2021SOLARPVP	190,000				122,119	16,264	138,383	51,618
Add A/C to Receiving (MCI01)	FAC2122ACRECEIV	847,000					0	0	847,000
IT Infrastructure (MCI01)	FAC2122ITINFRFM	155,000					0	0	155,000
Remodel Lassen 1st & 2nd Floor (MCI01)	FAC2122LASSENRE	500,000					0	0	500,000
Library Maker Space (MCI01)	FAC2122LIBMAKER	328,784					43,962	43,962	284,822
Loading Zone Drop Off (MCI01)	FAC2122LOADINGZ	373,700					4,495	4,495	369,205
SCOE Fire Alarms (MCI01)	FAC2122TRPSCOE	185,580					2,100	2,100	183,480
Add Velocity to Classrooms (MCI01)	FAC2122VELCLASS	57,000					0	0	57,000
YSM 100 Gym Floor Finish (MCI01)	FAC2122YSM100FL	96,000					0	0	96,000
Ctr Council and Diagnostic AV (MCI01)	OT2122COUNCILAV	80,000					8,739	8,739	71,261
Lot 10 Fire Hydrant Install (MCI01)	OT2122FIREHYDNT	337,250					1,220	1,220	336,030
Lassen Hall Native Center (MCI01)	OT2122NATIVECTR	423,000					0	0	423,000
ORIED Improvements (MCI01)	OT2122ORIEDIMPR	689,000					0	0	689,000
Sequoia Teach/Prep Lab 212A (MCI01)	OT2122SEQLAB212	150,000					0	0	150,000
Solano Lab Exscience Upgrade (MCI01)	OT2122SOLNOUPGD	176,000					0	0	176,000
Stork Safety Upgrade (MCI01)	OT2122STORKUPGD	195,000					168,693	168,693	26,307
Total		\$14,270,470	\$7,824	\$889,076	\$1,588,247	\$2,355,799	\$3,779,510	\$8,620,456	\$5,650,015

Campus Deferred Maintenance (DM)									
Art Sculpture Lab Repairs (MDM01)	FAC1718ARTSCULP	4,202,000		163,603	468,174	233,000	238,021	1,102,798	3,099,202
Fire Alarms PH 4 (MDM01)	FAC1920FIREALM4	20,553				20,553	0	20,553	0
Kadema Bldg Sys Repr DM 19.20 (MDM01)	FAC1920KADEMADM	1,085,524					811,662	811,662	273,862
Lighting Replace Ph 1Dm 19.20 (MDM01)	FAC1920LIGHTING	471,000				153,986	317,014	471,000	0
Building Switches PH 2 (MDM01)	FAC1920SWITCHP2	317,000			317,000		0	317,000	0
Bikerack removal and install (MDM01)	FAC2021BIKERACK	20,000				17,228	0	17,228	2,772
Storm Pit Generator (MDM01)	FAC2021TRPSTORM	341,320					293,838	293,838	47,482
Stadium Bleacher Safety (MDM01)	FAC2122TRPBLCHR	447,200					36,713	36,713	410,487
Lock Project Upgrades (MDM01)	OT2122LOCKUPGRD	100,000					10,067	10,067	89,933
Obsolete Lock Replacement (MDM01)	OT2122SUPCMPPLK	145,000					0	0	145,000
Elevator and Cab Reno Ph 1 (MDM02)	FAC1920ELEVACABR	1,766,000				441,783	408,053	849,836	916,164
Fire/Life Safety Renew DM19.20 (MDM02)	FAC1920FIRELIFE	1,000,000			1,250	719,455	113,521	834,226	165,774
Kadema Bldg Sys Repr DM 19.20 (MDM02)	FAC1920KADEMADM	3,657,000			44,134	412,761	3,070,505	3,527,401	129,599
Lighting Replace Ph 1Dm 19.20 (MDM02)	FAC1920LIGHTING	1,963,000			71,150	1,891,850	0	1,963,000	0
Roof Replacement PH 1 DM 19.20 (MDM02)	FAC1920ROOFP1DM	2,053,000			57,660	493,124	213,072	763,855	1,289,145
Storm Water Reno DM 19.20 (MDM03)	FAC1920STORMWDM	2,225,000			12,607	308,468	1,604,235	1,925,309	299,691
Hornet Stadium Press Box Renov (MDM03)	FAC1920PRESSBOX	1,600,000					136,779	136,779	1,463,221
Electrical Equip Replacement (MDM03)	FAC2122DMELECRP	3,000,000					33,800	33,800	2,966,200
Elevator Replacements Phase 2 (MDM03)	FAC2122DMELEVRP	1,500,000					16,900	16,900	1,483,100

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Eureka HVAC replacement (MDM03)	FAC2122DMEUREKA	2,800,000					31,500	31,500	2,768,500
Fire Life Safety Repairs (MDM03)	FAC2122DMFIRELF	1,150,000					13,000	13,000	1,137,000
Restroom Repairs (MDM03)	FAC2122DMRESTRM	700,000					7,900	7,900	692,100
Roof Replacement Phase 2 (MDM03)	FAC2122DMROOFRP	1,346,000					15,200	15,200	1,330,800
Sidewalk Repairs (MDM03)	FAC2122DMSIDEWK	2,200,000					714,992	714,992	1,485,008
Storm Drain Replacement Phase (MDM03)	FAC2122DMSTORM2	915,000					10,300	10,300	904,700
Tahoe Hall HVAC Replacement (MDM03)	FAC2122DMTAHOAC	2,800,000					2,800,000	2,800,000	0
Electrical Infr Repair - TRP (MDMTP)	FAC1920TRPELECT	526,416				71,705	234,466	306,171	220,245
Roof Repairs - TRP (MDMTP)	FAC1920TRPROOFS	789,624					789,624	789,624	0
Total		\$39,140,637	\$0	\$163,603	\$971,974	\$4,763,912	\$11,921,162	\$17,820,651	\$21,319,986

Science II		Fund							
DA002 - Science II - Tax Exempt Bond	4871516SCI2BLDG	29,825,395	21,481,309	5,342,086				29,825,395	0
DA003 - Science II - Taxable Bond	4871516SCI2BLDG	37,780,605		37,780,605				37,780,605	0
MCI02 - Science II Building	4871516SCI2BLDG	22,012,000	492,548	5,695,315	11,537,105	400,645	43,751	19,129,090	2,882,910
TZS15 - Science II-Donations	4871516SCI2BLDG	1,940,000		1,940,000				1,940,000	0
Total		\$91,558,000	\$21,973,857	\$50,758,006	\$11,537,105	\$400,645	\$43,751	\$88,675,090	\$2,882,910

Union Exp Phase I		Fund							
DCUD6 - Union Expansion Ph1-TxEx Bond	FAC1516UEXPNRTH	41,331,159	19,999,497	14,444,512	235,305	0	0	41,331,159	0
TBU02 - Union Expansion Campus Phasel	FAC1516UEXPNRTH	10,690,000	1,255,006	7,428,400	971,450	28	1,329	10,671,693	18,307
Total		\$52,021,159	\$21,254,503	\$21,872,912	\$1,206,755	\$28	\$1,329	\$52,002,852	\$18,307

Union WELL Exp		Fund							
DCWD3 - Well Expansion Ph2-TxExBond	UW1516WELLEXP1	16,480,105			2,452,649	14,027,456	0	16,480,105	0
TBF01 - Hlth FAC-CIMP-Expan Phase2	FAC1920HEALTHWE	14,200,000			918,978	8,198,692	3,380,172	12,497,842	1,702,158
TBU03 - WELL Building Expansion 1	UW1516WELLEXP1	9,869,041	2,802	347,818	(103,636)	3,812,873	5,075,241	9,261,678	607,363
TBU05 - SHCS Expansion CIMP Fund	FAC1920HEALTHWE	3,206,412			452,465	361,125	1,188,633	2,002,223	1,204,189
Total		\$43,755,558	\$2,802	\$347,818	\$3,720,456	\$26,400,146	\$9,644,046	\$40,241,848	\$3,513,710

Welcome Center		Fund							
TBP04 - PKG-Welcome Center	FAC1617WELCOMEC	6,773,198		1,392,138	3,936,087	1,444,973	0	6,773,198	0
MCI03 - Welcome Center	FAC1617WELCOMEC	3,323,956	151,249	744,576	2,352,852	75,278	0	3,323,956	0
Total		\$10,097,154	\$151,249	\$2,136,713	\$6,288,940	\$1,520,251	\$0	\$10,097,154	\$0

State Deferred Maintenance Spenddown									
DM007 - Fire Alarm Sys Upgrd Ph2-TxEx	FAC1617FIREALM2	200,800	20,507	144,190	36,104	0	0	200,800	0
DM011 - Fire Alarm Sys Upgrd Ph 2-TxBd	FAC1617FIREALM2	923,939			45,921	551,442	149,573	746,935	177,004
DM013 - Hornet Stad P-Box Seismic-TxBd	FAC1920PRESSB0X	5,423,000			475,913	210,617	4,736,470	5,423,000	0
DM014 - Building Switches, Ph.2-TxBnd	FAC1920SWITCHP2	1,080,000			216,384	245,924	603,832	1,066,140	13,860
DM015 - ADA Upgrades-Taxable Bond	FAC1920ADAUPGRD	2,225,000			1,250	402,378	1,486,746	1,890,374	334,626
Total		\$9,852,739	\$20,507	\$144,190	\$775,571	\$1,410,361	\$6,976,621	\$9,327,250	\$525,490

* Actuals total may include older year's expenses not reflected in this summary

ASSET EXECUTIVE SUMMARY

All costs shown as Present Value

<p>ASSET NAME All Assets</p> <p>GSF 5,165,460</p>	<p>CURRENT REPLACEMENT VALUE \$2,150,570,248</p> <p>FACILITY CONDITION NEEDS INDEX 0.37</p> <p>FACILITY CONDITION INDEX 0.20</p> <p>10-YEAR \$/SF 156.07</p>
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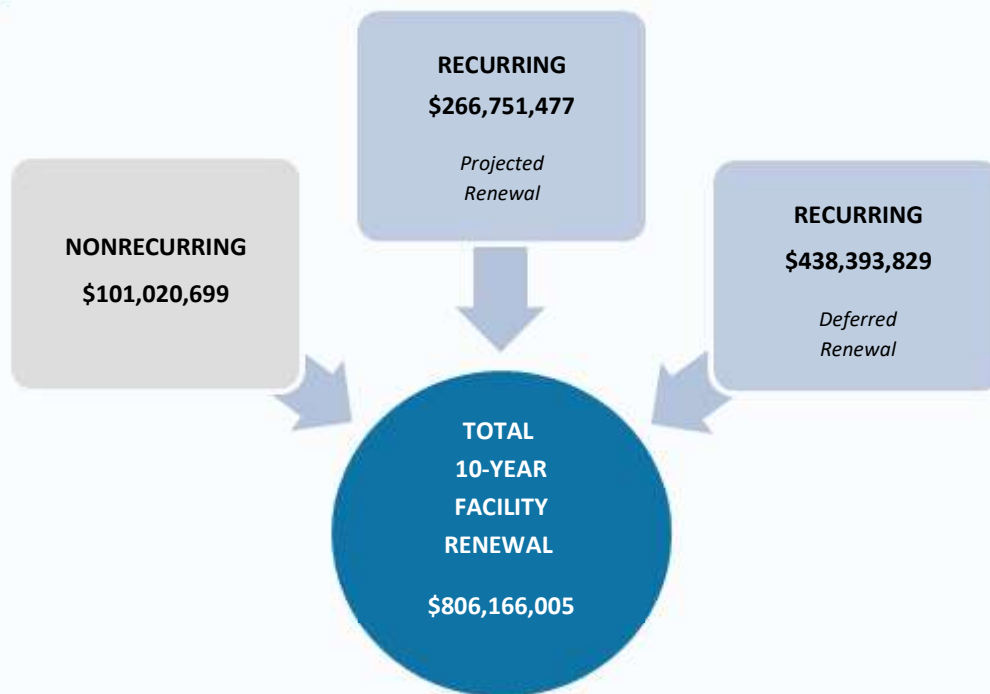
FCNI Scale

The FCNI for this asset is **0.37**

- Excellent Condition (typically new construction)
- Below Average Condition (major renovation required)
- Good Condition (maintained within lifecycle)
- Poor Condition (total renovation required)
- Fair Condition (normal renovations required)
- Replacement Indicated (unless historic)



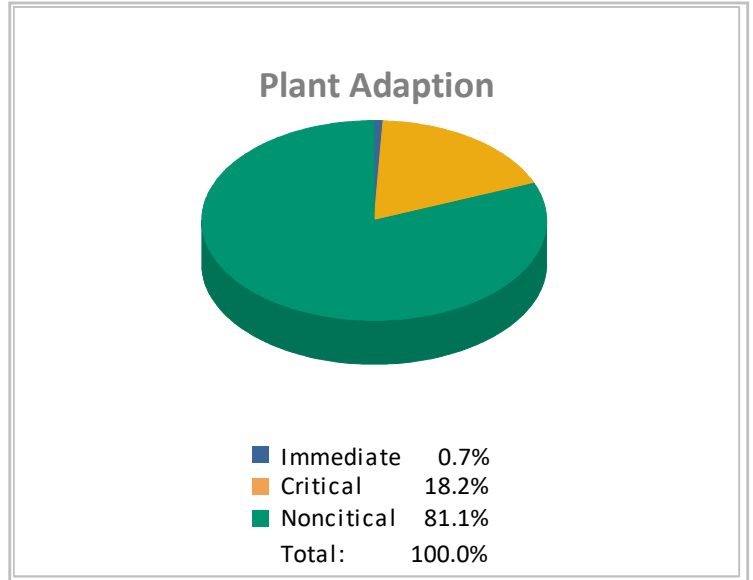
Total Facility Renewal Costs



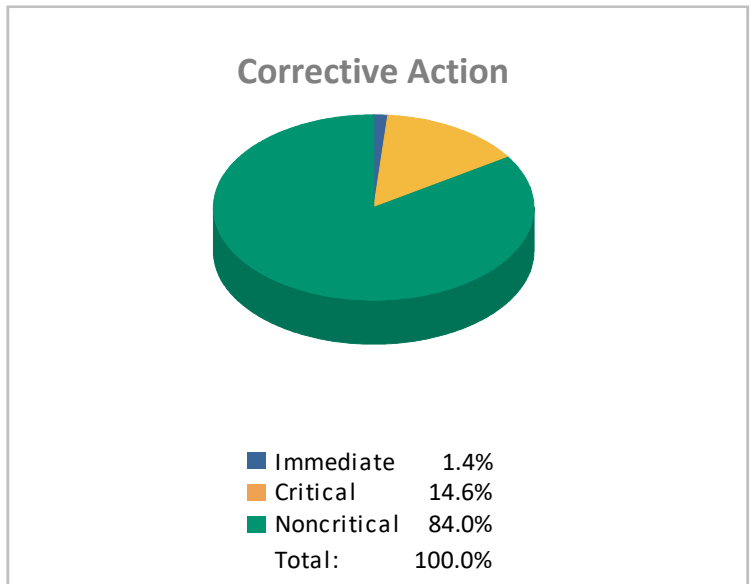
Nonrecurring Costs

Project Cost by Priority

PLANT ADAPTION	
1 - Immediate	\$687,313
2 - Critical	\$17,281,454
3 - Noncritical	\$76,862,640

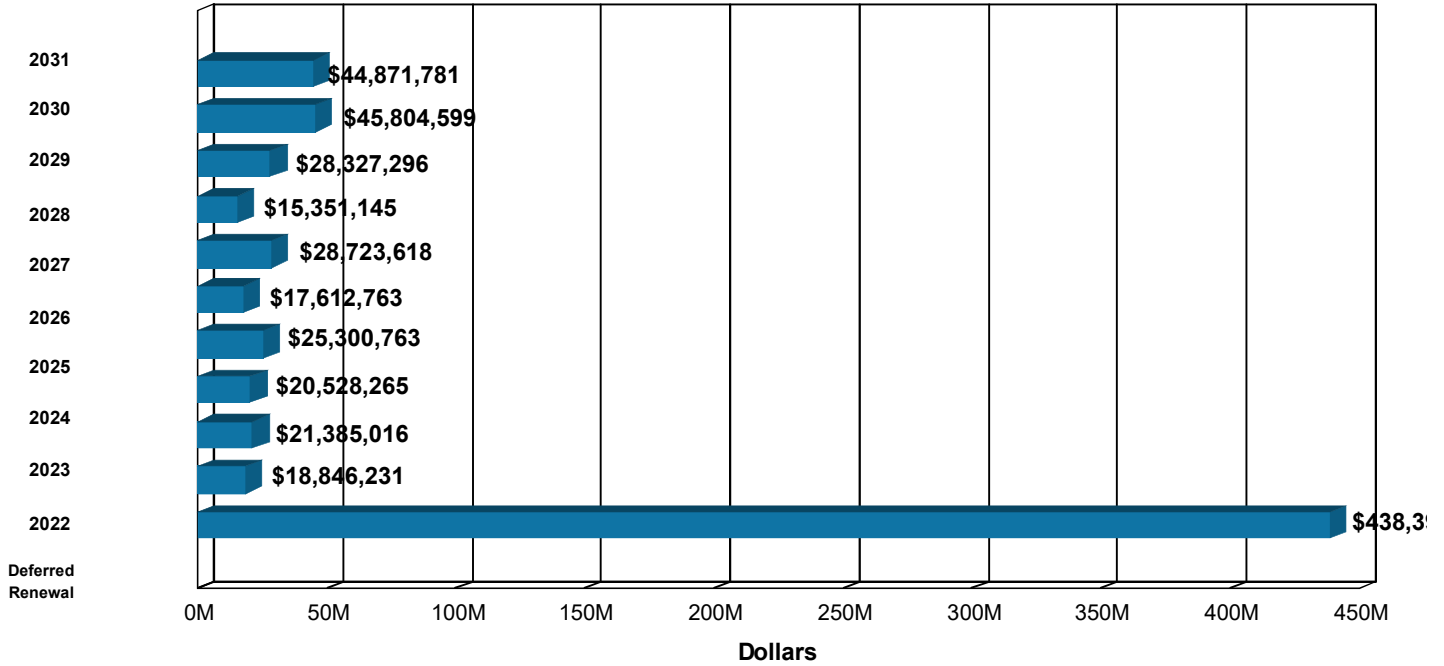


CORRECTIVE ACTION	
1 - Immediate	\$84,025
2 - Critical	\$903,635
3 - Noncritical	\$5,201,631

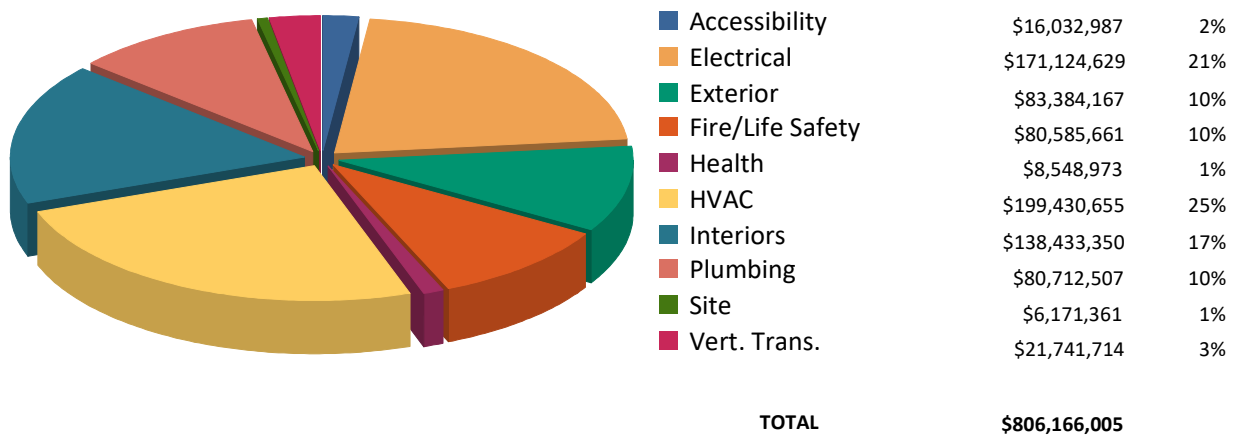


Recurring Costs

Component Replacement Cost by Year



Facilities Renewal Cost by System



CSU SACRAMENTO

Facility Condition Assessment

Detailed Cost Summary

10-YEAR RENEWAL NEEDS BY ASSET AND YEAR

ASSET CODE	ASSET NAME	OWNER	USE	BUILT	GSF	CRV	DEFERRED RENEWAL	10-YEAR NEEDS	FCNI	FCI
001	SACRAMENTO HALL	ACADEMIC	Office / Administrative	1959	38,090	\$21,709,835	\$6,207,052	\$8,920,250	0.41	0.29
002	RIVER FRONT CENTER	SELF-SUPPORT	Food Service / Dining	1959	40,198	\$25,374,444	\$8,159,368	\$12,196,218	0.48	0.32
004	DOUGLASS HALL	ACADEMIC	Classroom / Academic	1953	22,700	\$13,976,840	\$4,815,115	\$7,897,459	0.57	0.34
007	KADEMA HALL	ACADEMIC	Classroom / Academic	1962	46,184	\$26,526,919	\$15,045,084	\$17,492,276	0.66	0.57
009	SHASTA HALL BUILDING	ACADEMIC	Theater / Auditorium	1956	62,667	\$30,004,353	\$15,334,974	\$21,513,954	0.72	0.51
010	CALAVERAS HALL	ACADEMIC	Classroom / Academic	1956	21,630	\$13,317,610	\$7,287,469	\$8,888,092	0.67	0.55
011	ALPINE HALL	ACADEMIC	Classroom / Academic	1967	30,550	\$18,222,983	\$7,613,195	\$11,333,687	0.62	0.42
012	BRIGHTON HALL	ACADEMIC	Classroom / Academic	1966	30,880	\$18,419,575	\$10,083,118	\$12,213,019	0.66	0.55
014	SANTA CLARA HALL	ACADEMIC	Classroom / Academic	1960	66,391	\$36,955,692	\$12,563,521	\$20,040,513	0.54	0.34
015	YOSEMITE HALL	ACADEMIC	Gymnasium / Athletics	1955	82,301	\$37,372,419	\$16,218,885	\$20,881,166	0.56	0.43
016	DRAPER HALL	SELF-SUPPORT	Dormitory / Apartments	1959	38,212	\$24,445,637	\$5,612,441	\$9,414,910	0.39	0.23
017	JENKINS HALL	SELF-SUPPORT	Dormitory / Apartments	1959	38,212	\$24,445,637	\$4,199,614	\$9,374,077	0.38	0.17
019	RECREATION FACILITY	ACADEMIC	Gymnasium / Athletics	1976	1,152	\$661,584	\$357,599	\$535,029	0.81	0.54
020	HANDBALL COURTS	ACADEMIC	Gymnasium / Athletics	1959	5,969	\$3,280,843	\$444,531	\$730,161	0.22	0.14
022	FACILITIES MANAGEMENT	ACADEMIC	Shops / Trade	1959	35,272	\$18,896,339	\$4,889,559	\$6,792,214	0.36	0.26
023	CUSTODIAL WAREHOUSE	ACADEMIC	Shops / Trade	1992	6,226	\$3,942,427	\$152,585	\$579,792	0.15	0.04
024	HAZARDOUS MATERIALS MANA	ACADEMIC	Laboratory	1961	1,381	\$1,265,485	\$247,072	\$492,879	0.39	0.20
025	AMERICAN RIVER COURTYARD	SELF-SUPPORT	Dormitory / Apartments	2009	209,050	\$80,908,632	\$3,509,630	\$19,633,542	0.24	0.04
026	LASSEN HALL	ACADEMIC	Office / Administrative	1954	110,000	\$61,513,163	\$19,467,460	\$25,304,310	0.41	0.32
027	OUTDOOR THEATER	ACADEMIC	Theater / Auditorium	1953	2,160	\$1,245,473	\$530,219	\$810,702	0.65	0.43
029	ENVIRONMENTAL HEALTH AND	ACADEMIC	Laboratory	1958	1,263	\$1,157,183	\$183,678	\$271,779	0.23	0.16
032	CENTRAL PLANT	ACADEMIC	Warehouse/Storage/Utility	1951	13,569	\$5,100,787	\$867,663	\$1,602,651	0.31	0.17
033	ATHLETIC CENTER	ACADEMIC	Office / Administrative	1975	27,313	\$15,847,403	\$6,027,891	\$8,473,158	0.53	0.38
034	TAHOE HALL	ACADEMIC	Classroom / Academic	1979	64,764	\$36,395,347	\$9,888,385	\$18,929,771	0.52	0.27
035	CAPISTRANO HALL	ACADEMIC	Classroom / Academic	1967	84,722	\$46,569,846	\$16,444,965	\$26,174,379	0.56	0.35
036	SEQUOIA HALL	ACADEMIC	Laboratory	1966	191,137	\$138,386,369	\$65,592,446	\$79,426,883	0.57	0.47
037	DEL NORTE HALL	SELF-SUPPORT	Office / Administrative	1965	54,000	\$31,278,079	\$4,064,972	\$6,295,117	0.20	0.13
038	EUREKA HALL	ACADEMIC	Classroom / Academic	1969	59,488	\$33,429,992	\$14,553,952	\$20,242,585	0.61	0.44
039	AMADOR HALL	ACADEMIC	Classroom / Academic	1971	67,138	\$37,371,242	\$14,881,184	\$20,196,525	0.54	0.40
040	LIBRARY I AND II	ACADEMIC	Library	1973	377,074	\$196,848,242	\$50,124,862	\$81,143,432	0.41	0.25
042	SOLANO HALL AND ANNEX	ACADEMIC	Classroom / Academic	1992	67,710	\$37,689,084	\$5,738,244	\$12,759,460	0.34	0.15
043	MENDOCINO HALL	ACADEMIC	Classroom / Academic	1990	77,000	\$42,579,154	\$6,753,636	\$26,794,185	0.63	0.16
044	SIERRA HALL	SELF-SUPPORT	Dormitory / Apartments	1974	41,662	\$26,652,878	\$4,388,885	\$10,272,474	0.39	0.16
045	SUTTER HALL	SELF-SUPPORT	Dormitory / Apartments	1974	40,102	\$25,654,617	\$3,658,965	\$8,773,962	0.34	0.14
046	DINING COMMONS	ACADEMIC	Food Service / Dining	1981	22,747	\$14,358,251	\$2,153,993	\$3,971,392	0.28	0.15
047	UNIVERSITY UNION	SELF-SUPPORT	Student Union	1991	162,268	\$76,570,667	\$18,857,163	\$50,232,562	0.66	0.25
048	RIVERSIDE HALL	ACADEMIC	Classroom / Academic	1989	83,316	\$45,797,605	\$7,218,255	\$12,647,324	0.28	0.16
049	FOOD SERVICE OUTPOST	SELF-SUPPORT	Food Service / Dining	1983	1,300	\$993,553	\$226,298	\$430,446	0.43	0.23
054	ELI AND EDYTHE BROAD FIELD	ACADEMIC	Gymnasium / Athletics	2008	26,013	\$12,373,500	\$362,884	\$1,791,694	0.14	0.03
056	PLACER HALL (SCIENCE 1)	ACADEMIC	Laboratory	1997	67,101	\$50,074,356	\$3,814,726	\$10,016,067	0.20	0.08
057	HORNET FOUNDATION STORAG	SELF-SUPPORT	Warehouse/Storage/Utility	1990	7,800	\$3,092,492	\$121,649	\$1,084,518	0.35	0.04
058	PUBLIC SAFETY BUILDING	ACADEMIC	Office / Administrative	1959	11,892	\$7,393,964	\$1,461,444	\$4,714,427	0.64	0.20
060	HORNET STADIUM	ACADEMIC	Gymnasium / Athletics	1969	89,140	\$57,868,566	\$1,062,240	\$5,908,812	0.10	0.02
061	CHILD DEVELOPMENT CENTER /	SELF-SUPPORT	Child Care	1988	13,704	\$8,986,709	\$936,605	\$4,874,072	0.54	0.10
062	BENICIA HALL	SELF-SUPPORT	Office / Administrative	2002	7,203	\$4,874,766	\$139,296	\$701,666	0.14	0.03
065	FOLSOM HALL	SELF-SUPPORT	Office / Administrative	1983	198,692	\$111,109,577	\$25,028,774	\$46,074,341	0.41	0.23
075	RECEIVING WAREHOUSE	ACADEMIC	Warehouse/Storage/Utility	1984	5,000	\$1,007,679	\$281,263	\$540,681	0.54	0.28
081	MODOC HALL	SELF-SUPPORT	Office / Administrative	2004	85,402	\$47,757,827	\$3,059,998	\$13,100,367	0.27	0.06
082	ART SCULPTURE LAB (TEMP)	ACADEMIC	Shops / Trade	1971	12,040	\$4,797,071	\$1,656,837	\$3,728,947	0.78	0.35
088	NAPA HALL	SELF-SUPPORT	Classroom / Academic	2002	33,392	\$19,918,144	\$1,355,935	\$4,912,937	0.25	0.07
089	PARKING STRUCTURE I	SELF-SUPPORT	Parking / Garage	1992	494,208	\$79,361,797	\$6,935,437	\$8,483,495	0.11	0.09
090	DESMOND HALL	SELF-SUPPORT	Dormitory / Apartments	1990	50,134	\$31,072,070	\$5,126,044	\$16,661,375	0.54	0.16
091	HORNET BOOKSTORE AND ENT	SELF-SUPPORT	Student Union	2007	93,170	\$43,964,712	\$1,713,949	\$5,267,361	0.12	0.04
092	MARIPOSA HALL (CLASSROOM	ACADEMIC	Laboratory	2000	78,079	\$43,175,992	\$4,463,746	\$13,675,364	0.32	0.10

094	PARKING STRUCTURE II	SELF-SUPPORT	Parking / Garage	2005	300,035	\$49,505,771	\$1,559,278	\$15,165,343	0.31	0.03
095	ACADEMIC INFO RESOURCE CE	ACADEMIC	Office / Administrative	2004	97,923	\$53,294,198	\$3,016,869	\$14,402,219	0.27	0.06
099	PARKING STRUCTURE III	SELF-SUPPORT	Parking / Garage	2007	983,620	\$157,460,464	\$267,766	\$16,046,857	0.10	0.00
104	ALUMNI CENTER	SELF-SUPPORT	Office / Administrative	2000	10,800	\$6,714,722	\$849,705	\$2,220,946	0.33	0.13
106	BASEBALL STORAGE	ACADEMIC	Warehouse/Storage/Utility	1988	1,430	\$593,306	\$154,230	\$308,323	0.52	0.26
108	CAPITAL PUBLIC RADIO	SELF-SUPPORT	Office / Administrative	2002	19,838	\$11,876,723	\$551,966	\$1,942,696	0.16	0.05
109	THE WELL	SELF-SUPPORT	Gymnasium / Athletics	2010	150,845	\$68,498,914	\$9,471	\$10,629,529	0.16	0.00
112	FACILITIES MANAGEMENT ANN	ACADEMIC	Office / Administrative	2001	2,201	\$630,741	\$99,792	\$231,630	0.37	0.16
			GRAND TOTALS		5,165,460	\$2,150,570,248	\$438,393,829	\$806,166,005	0.37	0.20

Explanation for Unspent Project Funds

Few projects are decided upon at the beginning of the year. Most are determined in the middle or closer to the end of the fiscal year. The project process starts with an idea that goes into design, scope definition, scheduling, financing, selection of contractor and, finally, construction. It is likely most projects will not be finished by the end of any fiscal year, which results in some money being unspent. Here are some reasons why:

1. **Priorities** – Priorities change during the year based on need and/or urgency. Thus, some projects are decided upon close to the end of the fiscal year rather than the beginning.
2. **Staffing** – Limited staffing forces the department to schedule some projects before others. The staff may not get to the later projects before the fiscal year ends. Each project requires a project manager to oversee the whole project process from start to finish. Given the complexities, there are only so many projects a manager can handle at any one time.
3. **Design/Scope** – Defining the scope of the project is a time-consuming process. It requires time and patience so as to reflect the desires of the project owner in the project plans wholly and accurately.
4. **The Procurement Process** – Some projects require competitive bidding, which extends the planning period. Depending on the size of the project, this process can take anywhere from two to six months.
5. **Classes** – Some projects can only be done when school is out of session. The department always has to consider the disruption to the campus community. Any project that has the potential of disrupting the learning process is implemented during the school breaks.
6. **Comprehensive Projects** – Some projects are quite involving and, as a result, take several years to complete from inception to completion. These projects would require architectural design, plan check review, intensive consultation and stakeholder involvement.
7. **Collective Bargaining** – Some projects are delayed by collective bargaining action such as grievances, concerns and other actions initiated by SETC. Sometimes, projects are delayed as the department in conjunction with the Union deliberate on the best way to proceed.
8. **Regulations** – Some delays are caused by the need to comply with current building codes and other regulations, as well as the need for approval from the Office of the State Fire Marshal and the Division of State Architect. This has become more of an impediment since 2011 after new regulations were implemented at the State level.
9. **Delays** – These can be caused by weather, special events, inspections, scope changes and other intrusive actions.
10. **Budget issues** – Project decisions are sometimes delayed due to uncertainty over the budget. Most deferred maintenance projects are funded by the department. Projects are delayed as a result if there is a possibility of budget reductions or other significant factors such as Proposition 30 that may affect the department's budget.
11. **Good fortune** – Some projects come with good fortune and, as a result, end up under budget and completed before the end of the current fiscal year. In such a case, the money is reallocated to another project.