



## **23.** 2020-21 DEFERRED MAINTENANCE & CAPITOL PROJECTS

# DEFERRED MAINTENANCE & CAPITAL IMPROVEMENT ONGOING PROJECTS

Project	Project Number	Budget	Actual Expenditures 2017-18	Actual Expenditures 2018-19	Actual Expenditures 2019-20	Actual Expenditures 2020-21	Projected Expenditures 2021-22	Estimated Budget Available 07/01/2022
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<b>2017-18 Campus Funded Non-Recurring Maintenance &amp; Repair (486)</b>								
Mendocino Steam & Condensate Project	1718W06408	44,000	42,043	1,957	0	0	0	0
Fire Alarms PH III	FAC1718FIREALM3	1,271,000	7,823	180,671	169,699	891,839	20,968	0
Sacramento Hall Coil Replacement	1718W06409	60,000	56,989	3,011	0	0	0	0
<b>2017-18 Campus Funded NRM Subtotals</b>		<b>\$1,375,000</b>	<b>\$106,855</b>	<b>\$185,639</b>	<b>\$169,699</b>	<b>\$891,839</b>	<b>\$20,968</b>	<b>\$0</b>

<b>2018-19 Campus Funded Non-Recurring Maintenance &amp; Repair (486)</b>								
Critical Roof Replacements	OT1819CRITROOFR	385,000		0	385,000	0	0	0
Art Sculpture Lab	FAC1718ARTSCULP	4,202,000		163,603	468,174	233,000	2,801,473	535,750
<b>2018-19 Campus Funded NRM Subtotals</b>		<b>\$4,587,000</b>		<b>\$163,603</b>	<b>\$853,174</b>	<b>\$233,000</b>	<b>\$2,801,473</b>	<b>\$535,750</b>

<b>2019-20 Campus Funded Non-Recurring Maintenance &amp; Repair (486)</b>								
Electrical Infrastructure Repairs - TRP	FAC1920TRPELECT	526,416			0	200,000	0	326,416
Roof Repairs-TRP (Funds moved to Kadema)	FAC1920TRPROOFS	789,624			0	0	789,624	0
Kadema -Augment Renovations	FAC1920KADEMADM	789,624			0	150,000	0	639,624
<b>2019-20 Campus Funded NRM Subtotals</b>		<b>\$1,316,040</b>			<b>\$0</b>	<b>\$350,000</b>	<b>\$789,624</b>	<b>\$966,040</b>

<b>2020-21 Campus Funded Non-Recurring Maintenance and Repair &amp; Capital Improvement with Total Return Portfolio Funding (486) &amp; (487)</b>								
Storm Pit Generator - TRP 486	FAC2021TRPSTORM	341,320				0	341,320	0
Placer HVAC Replacement- TRP 486	FAC2021HVACPLCU	162,000				6,730	155,270	0
HVAC Jace Upgrade - TRP 486	FAC2021JACEUPGR	40,000				25,727	14,273	0
Stadium Bleachers TRP 486	FAC2122TRPBLCR	447,200					75,000	372,200
Folsom Audiology - TRP 487	FAC1920FLSMAPH4	1,000,000						1,000,000
SCO Fire Alarms TRP 487	FAC2122TRPSCOEF	135,580						135,580
<b>2020-21 Campus Funded NRM Subtotals</b>		<b>\$2,126,100</b>				<b>\$32,457</b>	<b>\$585,863</b>	<b>\$1,507,780</b>

<b>2017-18 Campus Funded Capital Improvement (487)</b>								
Testing Center Remodel	4871617TESTINGC	904,000	156,600	747,400	0	0	0	0
Folsom Hall Speech PH 3	FAC1718FLSMSPH3	283,512	0	66,609	216,903	0	0	0
Lassen 1001	FAC1718LSNBURSR	700,000	31,197	42,619	57,451	446,583	122,150	0
Lassen 1003	FAC1819LSN1003	101,000	0	1,772	96,257	2,971	0	0
Lock Project	FAC1819LOCKUPDT	288,000	0	198,725	89,275	0	0	0
Global Ed Lib Int Ctr Ph II	OT16INTERNTLCTR	139,591	5,850	133,741	0	0	0	0
<b>2017-18 Campus Funded CIMP Subtotals</b>		<b>\$2,416,103</b>	<b>\$193,647</b>	<b>\$1,190,866</b>	<b>\$459,886</b>	<b>\$449,554</b>	<b>\$122,150</b>	<b>\$0</b>

<b>2019-20 Campus Funded Capital Improvement (487)</b>								
ADA Upgrades	FAC1920ADAUPGRD	1,145,000			1,250	1,123,037	20,713	0
Folsom Audiology Clinic	FAC1920FLSMAPH4	2,578,710			90,000	381,183	2,107,527	0
Hornet Stadium Press Box Renovation	FAC1920PRESSBOX	3,261,447			1,318,390	1,427,739	515,318	0
Sand Volleyball	FAC1920SANDVOLL	876,517			773,634	102,883		0
Serna Center	FAC1819SERNACTR	154,500			104,134	50,367		0
Lassen Gender Neutral Restroom	FAC1819GNDRNURR	130,000			2,863	125,407		1,730
Building Switches PH 2	FAC1920SWITCHP2	1,080,000			216,384	245,924	617,692	0
<b>2019-20 Campus Funded CIMP Subtotals</b>		<b>\$9,226,174</b>			<b>\$2,506,655</b>	<b>\$3,456,539</b>	<b>\$3,261,250</b>	<b>\$1,730</b>

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<b>2021-22 Campus Funded Capital Improvement (487)</b>								
Ctr Council and Diagnostic AV	OT2122COUNCILAV	80,000					15,000	65,000
Lot 10 Fire Hydrant Installation	OT2122FIREHYDNT	337,250					40,000	297,250
ORIED Improvements	OT2122ORIEDIMPR	689,000					20,000	669,000
Sequoia Teach/Prep Lab 212A	OT2122SEQLAB212	150,000					10,000	140,000
Solano Lab Exscience Upgrade	OT2122SOLNOUPGD	176,000					10,000	166,000
Stork Safety Upgrade	OT2122STORKUPGD	195,000					10,000	185,000
<b>2021-22 Campus Funded CIMP Subtotals</b>		<b>\$1,627,250</b>					<b>\$105,000</b>	<b>\$1,522,250</b>
<b>2019-20 State Funded Deferred Maintenance Projects</b>								
Kadema Hall	FAC1920KADEMADM	3,657,000			44,134	412,761	3,200,105	0
Elevator Modernization	FAC1920ELEVCABR	1,766,000			0	441,783		1,324,217
Storm Water Renovation	FAC1920SORMWDM	2,225,000			12,607	308,467	1,903,926	0
Lighting Replacement	FAC1920LIGHTING	1,963,000			71,150	1,891,850	0	0
Fire/Life Safety	FAC1920FIRELIFE	1,000,000			1,250	719,455	279,295	0
Roof Replacements	FAC1920ROOPH1DM	2,053,000			57,660	493,123		1,502,217
<b>2019-20 State Funded DM Subtotals</b>		<b>\$12,664,000</b>			<b>\$186,801</b>	<b>\$4,267,439</b>	<b>\$5,383,326</b>	<b>\$2,826,434</b>
<b>2021-22 State Funded Deferred Maintenance Projects</b>								
Stadium Pressbox Renovation	FAC1920PRESSBOX	1,600,000					500,000	1,100,000
Electrical Equipment Replacement	FAC2122DMELECRP	3,000,000					35,000	2,965,000
Elevator Replacements	FAC2122DMELEVRP	1,500,000					17,000	1,483,000
Fire Life Safety PH 2	FAC2122DMFIRELF	1,150,000					13,000	1,137,000
Restroom Repairs	FAC2122DMRESTRM	700,000					8,000	692,000
Roof Replacements PH 2	FAC2122DMROOFRP	1,346,000					15,500	1,330,500
Sidewalk Repairs	FAC2122DMSIDEWK	2,200,000					25,000	2,175,000
Storm Drain Renovation PH 2	FAC2122DMSTORM2	915,000					10,500	904,500
Tahoe Hall HVAC	FAC2122DMTAHOAC	2,800,000					31,000	2,769,000
<b>2021-22 State Funded DM Subtotals</b>		<b>\$15,211,000</b>					<b>\$655,000</b>	<b>\$14,556,000</b>
<b>2021-22 State Funded Capital Improvement Projects</b>								
Energy Efficiency Projects	FAC2122DMENERGY	7,000,000					250,000	6,750,000
<b>2021-22 State Funded CIMP Subtotals</b>		<b>\$7,000,000</b>					<b>\$250,000</b>	<b>\$6,750,000</b>

## ASSET EXECUTIVE SUMMARY

All costs shown as Present Value

<p><b>ASSET NAME</b> All Assets</p> <p><b>GSF</b> 5,165,460</p>	<p><b>CURRENT REPLACEMENT VALUE</b> \$1,954,174,983</p> <p><b>FACILITY CONDITION NEEDS INDEX</b> 0.35</p> <p><b>FACILITY CONDITION INDEX</b> 0.20</p> <p><b>10-YEAR \$/SF</b> 133.92</p>
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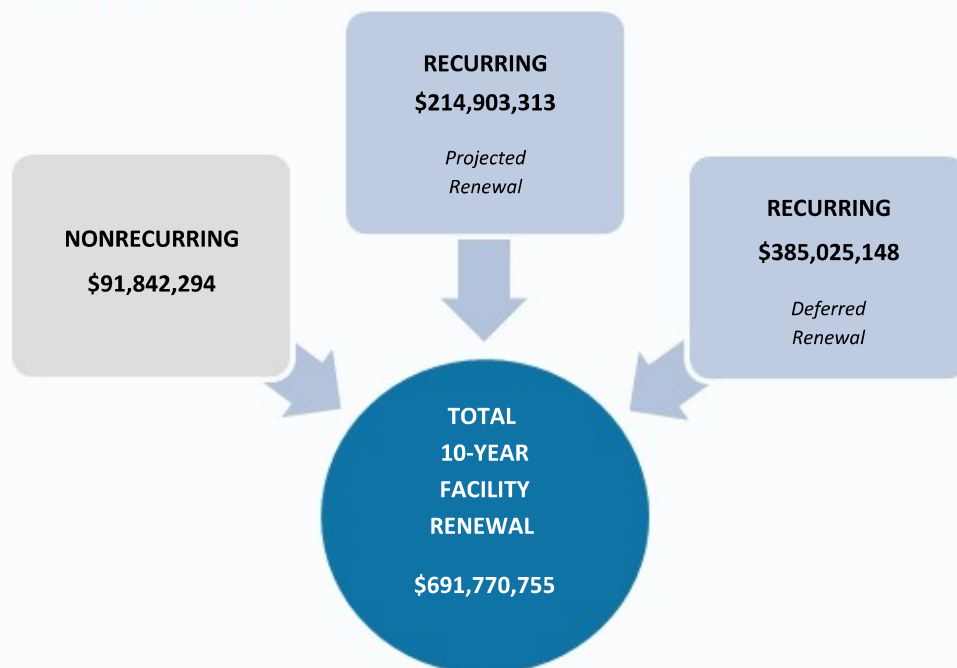
### FCNI Scale

The FCNI for this asset is 0.35

- 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)



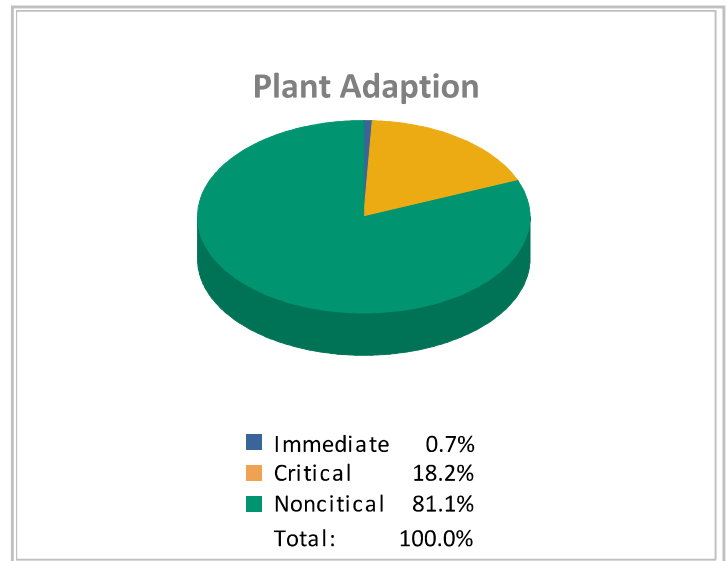
### Total Facility Renewal Costs



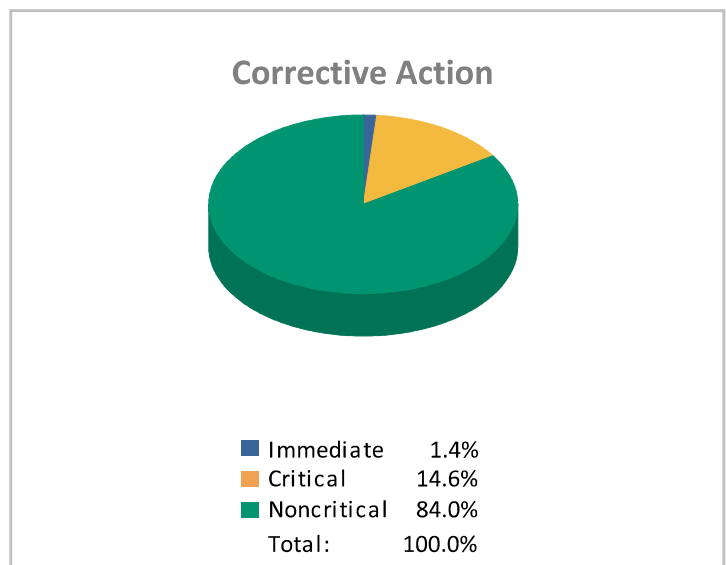
## Nonrecurring Costs

### Project Cost by Priority

PLANT ADAPTION	
1 - Immediate	\$624,549
2 - Critical	\$15,703,340
3 - Noncritical	\$69,843,668

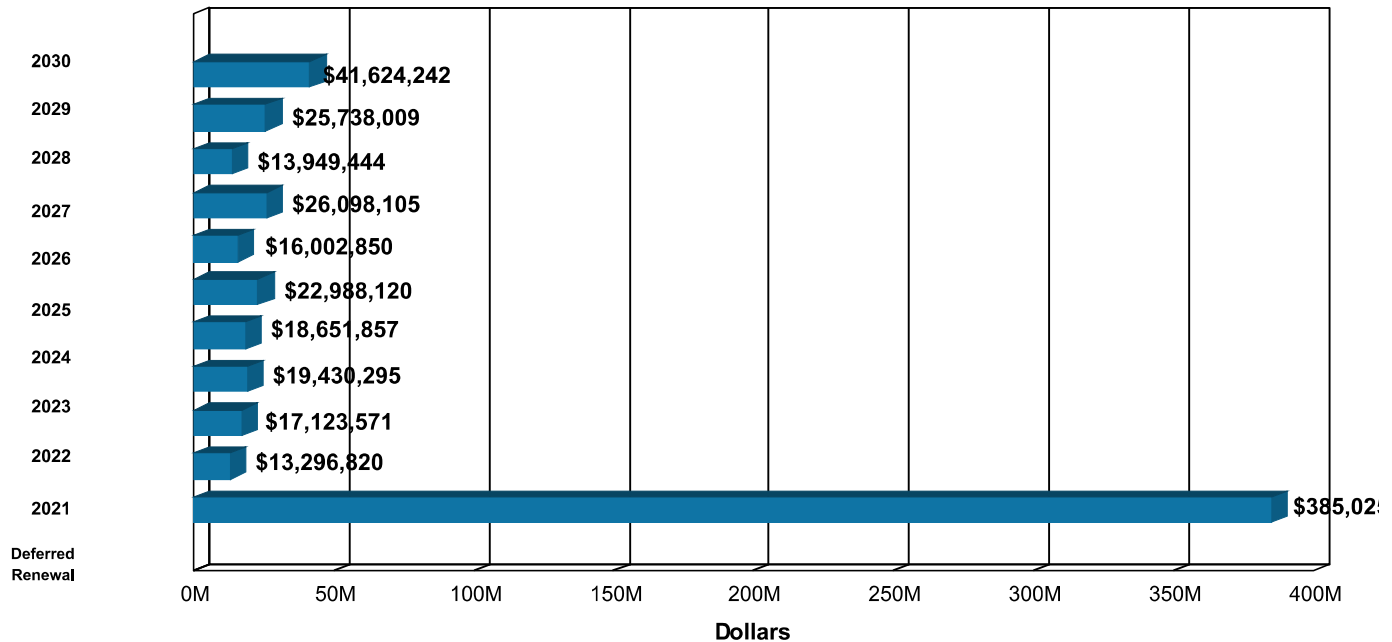


CORRECTIVE ACTION	
1 - Immediate	\$76,352
2 - Critical	\$821,116
3 - Noncritical	\$4,726,627

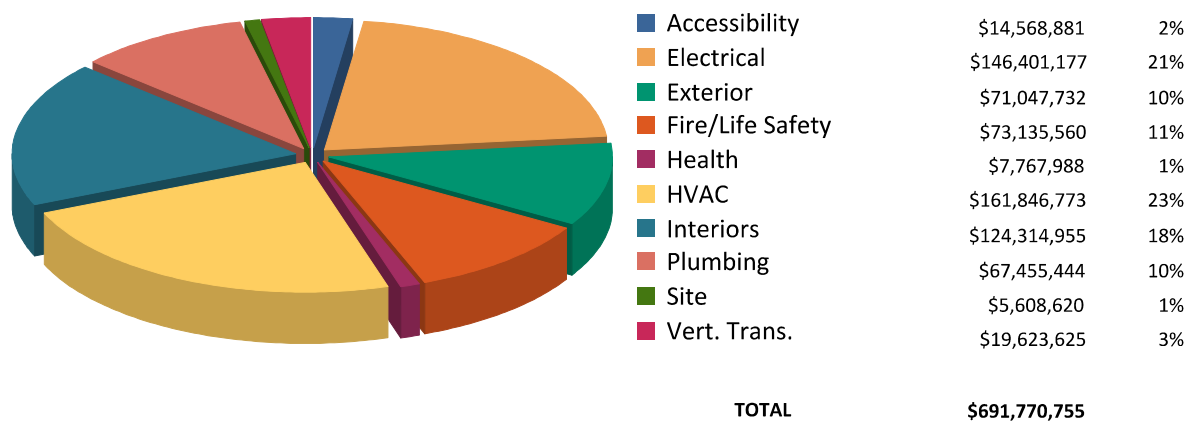


## Recurring Costs

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	\$19,727,247	\$5,606,735	<b>\$8,110,280</b>	0.41	0.28
002	RIVER FRONT CENTER	SELF-SUPPORT	Food Service / Dining	1959	40,198	\$23,057,196	\$7,413,552	<b>\$11,087,693</b>	0.48	0.32
004	DOUGLASS HALL	ACADEMIC	Classroom / Academic	1953	22,700	\$12,700,445	\$4,374,984	<b>\$7,175,819</b>	0.57	0.34
007	KADEMA HALL	ACADEMIC	Classroom / Academic	1962	46,184	\$24,104,424	\$13,669,872	<b>\$15,745,005</b>	0.65	0.57
009	SHASTA HALL BUILDING	ACADEMIC	Theater / Auditorium	1956	62,667	\$27,264,292	\$13,738,848	<b>\$19,384,646</b>	0.71	0.50
010	CALAVERAS HALL	ACADEMIC	Classroom / Academic	1956	21,630	\$12,101,418	\$6,621,350	<b>\$8,075,755</b>	0.67	0.55
011	ALPINE HALL	ACADEMIC	Classroom / Academic	1967	30,550	\$16,558,821	\$6,917,303	<b>\$10,298,039</b>	0.62	0.42
012	BRIGHTON HALL	ACADEMIC	Classroom / Academic	1966	30,880	\$16,737,460	\$9,161,460	<b>\$11,096,791</b>	0.66	0.55
014	SANTA CLARA HALL	ACADEMIC	Classroom / Academic	1960	66,391	\$33,580,819	\$11,415,139	<b>\$18,209,256</b>	0.54	0.34
015	YOSEMITE HALL	ACADEMIC	Gymnasium / Athletics	1955	82,301	\$33,959,490	\$14,033,973	<b>\$18,972,732</b>	0.56	0.41
016	DRAPER HALL	ACADEMIC	Dormitory / Apartments	1959	38,212	\$22,213,210	\$5,099,430	<b>\$8,554,511</b>	0.39	0.23
017	JENKINS HALL	ACADEMIC	Dormitory / Apartments	1959	38,212	\$22,213,210	\$3,815,744	<b>\$7,305,326</b>	0.33	0.17
019	RECREATION FACILITY	ACADEMIC	Gymnasium / Athletics	1976	1,152	\$601,167	\$324,913	<b>\$486,136</b>	0.81	0.54
020	HANDBALL COURTS	ACADEMIC	Gymnasium / Athletics	1959	5,969	\$2,981,230	\$403,898	<b>\$663,445</b>	0.22	0.14
022	FACILITIES MANAGEMENT	ACADEMIC	Shops / Trade	1959	35,272	\$17,170,685	\$4,374,412	<b>\$6,171,442</b>	0.36	0.25
023	CUSTODIAL WAREHOUSE	ACADEMIC	Shops / Trade	1992	6,226	\$3,582,396	\$138,637	<b>\$526,809</b>	0.15	0.04
024	HAZARDOUS MATERIALS MANAGEMENI	ACADEMIC	Laboratory	1961	1,381	\$1,149,918	\$198,373	<b>\$447,832</b>	0.39	0.17
025	AMERICAN RIVER COURTYARD	SELF-SUPPORT	Dormitory / Apartments	2009	209,050	\$73,519,884	\$95,709	<b>\$17,273,442</b>	0.23	0.00
026	LASSEN HALL	ACADEMIC	Office / Administrative	1954	110,000	\$55,895,650	\$17,016,837	<b>\$22,991,601</b>	0.41	0.30
027	OUTDOOR THEATER	ACADEMIC	Theater / Auditorium	1953	2,160	\$1,131,733	\$481,754	<b>\$736,616</b>	0.65	0.43
029	ENVIRONMENTAL HEALTH AND SAFE	ACADEMIC	Laboratory	1958	1,263	\$1,051,507	\$158,346	<b>\$246,938</b>	0.23	0.15
032	CENTRAL PLANT	ACADEMIC	Warehouse/Storage/Utility	1951	13,569	\$4,634,972	\$747,168	<b>\$1,456,202</b>	0.31	0.16
033	ATHLETIC CENTER	ACADEMIC	Office / Administrative	1975	27,313	\$14,400,184	\$5,476,905	<b>\$7,698,686</b>	0.53	0.38
034	TAHOE HALL	ACADEMIC	Classroom / Academic	1979	64,764	\$33,071,646	\$8,964,595	<b>\$17,200,013</b>	0.52	0.27
035	CAPISTRANO HALL	ACADEMIC	Classroom / Academic	1967	84,722	\$42,316,988	\$14,821,676	<b>\$23,773,477</b>	0.56	0.35
036	SEQUOIA HALL	ACADEMIC	Laboratory	1966	191,137	\$125,748,632	\$59,449,173	<b>\$71,984,104</b>	0.57	0.47
037	DEL NORTE HALL	SELF-SUPPORT	Office / Administrative	1965	54,000	\$28,421,698	\$2,901,748	<b>\$5,374,833</b>	0.19	0.10
038	EUREKA HALL	ACADEMIC	Classroom / Academic	1969	59,488	\$30,377,094	\$13,223,632	<b>\$18,392,509</b>	0.61	0.44
039	AMADOR HALL	ACADEMIC	Classroom / Academic	1971	67,138	\$33,958,420	\$13,520,954	<b>\$18,347,831</b>	0.54	0.40
040	LIBRARY I AND II	ACADEMIC	Library	1973	377,074	\$178,871,642	\$43,543,483	<b>\$58,302,631</b>	0.33	0.24
042	SOLANO HALL AND ANNEX	ACADEMIC	Classroom / Academic	1992	67,710	\$34,247,237	\$5,213,734	<b>\$11,593,329</b>	0.34	0.15
043	MENDOCINO HALL	ACADEMIC	Classroom / Academic	1990	77,000	\$38,690,735	\$6,136,313	<b>\$24,345,233</b>	0.63	0.16
044	SIERRA HALL	SELF-SUPPORT	Dormitory / Apartments	1974	41,662	\$24,218,881	\$3,880,385	<b>\$9,261,361</b>	0.38	0.16
045	SUTTER HALL	ACADEMIC	Dormitory / Apartments	1974	40,102	\$23,311,783	\$3,304,764	<b>\$7,897,180</b>	0.34	0.14
046	DINING COMMONS	ACADEMIC	Food Service / Dining	1981	22,747	\$13,047,025	\$1,313,527	<b>\$3,569,440</b>	0.27	0.10
047	UNIVERSITY UNION	SELF-SUPPORT	Student Union	1991	162,268	\$69,578,071	\$15,794,280	<b>\$24,352,785</b>	0.35	0.23
048	RIVERSIDE HALL	ACADEMIC	Classroom / Academic	1989	83,316	\$41,615,271	\$6,501,513	<b>\$11,210,784</b>	0.27	0.16
049	FOOD SERVICE OUTPOST	SELF-SUPPORT	Food Service / Dining	1983	1,300	\$902,819	\$205,613	<b>\$391,102</b>	0.43	0.23
054	ELI AND EDYTHE BROAD FIELD HOUS	ACADEMIC	Gymnasium / Athletics	2008	26,013	\$11,243,525	\$329,714	<b>\$1,464,351</b>	0.13	0.03
056	PLACER HALL (SCIENCE 1)	ACADEMIC	Laboratory	1997	67,101	\$45,501,459	\$3,466,037	<b>\$8,952,557</b>	0.20	0.08
057	HORNET FOUNDATION STORAGE	SELF-SUPPORT	Warehouse/Storage/Utility	1990	7,800	\$2,810,079	\$110,529	<b>\$985,415</b>	0.35	0.04
058	PUBLIC SAFETY BUILDING	ACADEMIC	Office / Administrative	1959	11,892	\$6,718,731	\$1,228,192	<b>\$4,114,692</b>	0.61	0.18
060	HORNET STADIUM	ACADEMIC	Gymnasium / Athletics	1969	89,140	\$52,583,885	\$927,837	<b>\$5,307,806</b>	0.10	0.02
061	CHILD DEVELOPMENT CENTER AND A	SELF-SUPPORT	Child Care	1988	13,704	\$8,166,023	\$801,860	<b>\$4,208,158</b>	0.52	0.10
062	BENICIA HALL	SELF-SUPPORT	Office / Administrative	2002	7,203	\$4,429,592	\$126,563	<b>\$637,534</b>	0.14	0.03
065	FOLSOM HALL	SELF-SUPPORT	Office / Administrative	1983	198,692	\$100,962,814	\$22,631,045	<b>\$41,863,061</b>	0.41	0.22
075	RECEIVING WAREHOUSE	ACADEMIC	Warehouse/Storage/Utility	1984	5,000	\$915,656	\$255,554	<b>\$460,885</b>	0.50	0.28
081	MODOC HALL	SELF-SUPPORT	Office / Administrative	2004	85,402	\$43,396,307	\$2,641,315	<b>\$11,902,914</b>	0.27	0.06
082	ART SCULPTURE LAB (TEMP)	ACADEMIC	Shops / Trade	1971	12,040	\$4,358,992	\$1,489,801	<b>\$3,388,176</b>	0.78	0.34
088	NAPA HALL	SELF-SUPPORT	Classroom / Academic	2002	33,392	\$18,099,177	\$1,231,994	<b>\$4,463,875</b>	0.25	0.07
089	PARKING STRUCTURE I	SELF-SUPPORT	Parking / Garage	1992	494,208	\$72,114,309	\$4,193,845	<b>\$7,693,676</b>	0.11	0.06
090	DESMOND HALL	SELF-SUPPORT	Dormitory / Apartments	1990	50,134	\$28,234,502	\$4,657,492	<b>\$15,059,752</b>	0.53	0.16
091	HORNET BOOKSTORE AND ENTERPRISE	SELF-SUPPORT	Student Union	2007	93,170	\$39,949,761	\$1,557,284	<b>\$4,754,239</b>	0.12	0.04
092	MARIPOSA HALL (CLASSROOM 2)	ACADEMIC	Laboratory	2000	78,079	\$39,233,068	\$3,445,100	<b>\$12,425,478</b>	0.32	0.09
094	PARKING STRUCTURE II	SELF-SUPPORT	Parking / Garage	2005	300,035	\$44,984,798	\$1,416,750	<b>\$13,779,846</b>	0.31	0.03
095	ACADEMIC INFO RESOURCE CENTER (	ACADEMIC	Office / Administrative	2004	97,923	\$48,427,065	\$2,741,108	<b>\$13,085,768</b>	0.27	0.06
099	PARKING STRUCTURE III	SELF-SUPPORT	Parking / Garage	2007	983,620	\$143,080,840	\$243,290	<b>\$14,580,082</b>	0.10	0.00
104	ALUMNI CENTER	SELF-SUPPORT	Office / Administrative	2000	10,800	\$6,101,519	\$772,037	<b>\$2,017,951</b>	0.33	0.13
106	BASEBALL STORAGE	ACADEMIC	Warehouse/Storage/Utility	1988	1,430	\$539,124	\$140,132	<b>\$280,148</b>	0.52	0.26

108	CAPITAL PUBLIC RADIO	SELF-SUPPORT Office / Administrative	2002	19,838	\$10,792,116	\$491,306	<b>\$1,754,922</b>	0.16	0.05
109	THE WELL	SELF-SUPPORT Gymnasium / Athletics	2010	150,845	\$62,243,198	\$8,606	<b>\$9,657,925</b>	0.16	0.00
112	FACILITIES MANAGEMENT ANNEX	ACADEMIC Office / Administrative	2001	2,201	\$573,141	\$57,028	<b>\$173,282</b>	0.30	0.10
<b>GRAND TOTALS</b>				<b>5,165,460</b>	<b>\$1,954,174,983</b>	<b>\$385,025,148</b>	<b>\$691,724,113</b>	<b>0.35</b>	<b>0.20</b>

## **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.