

Systemwide Budget Office

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CODED MEMO B 2022-09

Date: April 13, 2023

Re: 2022 Deferred Maintenance and Other One-time Capital State Funding

From: Jeni Kitchell, Executive Budget Director 

The Budget Act of 2022 appropriated one-time state funding of \$125 million for deferred maintenance, seismic mitigation, and energy efficiency projects. The state also appropriated additional one-time state funding for other miscellaneous capital projects. Funds have been allocated per the attached memo from the Chief of Planning and Design for Capital Planning Design and Construction, Paul Gannoe, dated September 23, 2022.

Please contact Jeni Kitchell at jkitchell@calstate.edu, or Kelly Cox at kcox@calstate.edu if you have questions concerning this memo.

CSU Campuses

Bakersfield

Channel Islands

Chico

Dominguez Hills

East Bay

Fresno

Fullerton

Humboldt

Long Beach

Los Angeles

Maritime Academy

Monterey Bay

Northridge

Pomona

Sacramento

San Bernardino

San Diego

San Francisco

San José

San Luis Obispo

San Marcos

Sonoma

Stanislaus

DATE: September 23, 2022

TO: Chief Administrative Business Officers (CABO)
Executive Facilities Officers (EFO)

FROM: Paul Gannoe
Chief, Planning and Design 
Capital Planning, Design and Construction
Paul Gannoe (Sep 23, 2022 16:13 PDT)

SUBJECT: 2022 One-Time State Funding

The purpose of this memorandum is to outline the one-time state funding in the 2022 Budget Act ([AB 178](#)) and trailer bill ([AB 190](#)¹). The memorandum outlines general requirements for these funds and the pending allocations. We anticipate allocations will be processed in October 2022.

Campuses will receive funds that will be invested in the CSU Consolidated Investment Pool. Campuses are asked to track associated interest earnings to be used to offset project related cost escalation. Deferred Maintenance (DM) projects should be completed by June 30, 2028 (5 years). All other projects should be fully spent by June 30, 2029 (7 years).

To receive these funds, campuses must commit to submit the standard quarterly project status updates via PMWeb, including milestones, change orders and delays, if any. Certain larger dollar value or complex projects will be required to provide design submittals and other milestone submittals to the CPDC University Planners. Any project substitutions must be approved by your CPDC University Planner.

In order to fund the collateral requirements of the Owner's Control Insurance Program (OCIP) - 3 (three) we request that all project Capital Outlay Estimates (Form 2-7) be adjusted to include an increased premium factor of 2.4%; an increase of .7% over the current 1.7%. Any project of major cap value (greater than \$929,000) is also to be enrolled in the CPDC Builders Risk Insurance Program (BRIP); this includes projects advertised as a minor capital project but awarded at a Construction

¹Pending Governor's signature

Value (CV) in excess of \$929,000. Please work with your CPDC University Planner to make necessary adjustments.

Related to DM projects only, CPDC's Administration and Office of Fire Safety (OFS) fees will be deducted in an effort to streamline the billing process. The CPDC fee of 1.5 percent and OFS fee of .5 percent of CV will be deducted, assuming 70 percent of the project budget equals the CV. This collects the Office of Fire Safety service fee upfront on projects which otherwise would not have been billed. All other projects will be billed as they enroll in BRIP per the Capital Outlay Estimate (Form 2-7).

Please forward this memo, as appropriate, to those staff members involved with capital project activities. Should you have questions, please contact me at (562) 619-0597 or pgannoe@calstate.edu, or CPDC Fiscal Services at cpdcfiscal@calstate.edu.

PG:KC:kk

Attachments:

Attachment A – 2022/23 One-Time State Funds for Capital

Attachment B - 2022/23 Deferred Maintenance Project List

Distribution:

Financial Officers and delegates (FOA)

Plant Directors and delegates (DFO)

Steve Relyea, Executive Vice Chancellor and Chief Financial Officer

Brad Wells, Associate Vice Chancellor, Business and Finance

Elvyra F. San Juan, Assistant Vice Chancellor, Capital Planning Design and Construction

Jeni Kitchell, Executive Budget Director, Systemwide Budget

Sherry Pickering, Director, Legal Reporting and Tax

Amy Forte, Director of Administration, Capital Planning, Design and Construction

Kelly Cox, Associate Director, Fiscal Services, Capital Planning, Design and Construction

University Planners

Campus	Year	CPDC_PROJ_ TYPE	Project Title	Phase	Funding Source	Approved Amount	
Dominguez Hills	2022	CIMP	DH-02176 - Affordable Student Housing and Dining Commons	PWC	ASH	48,750,000	
Fullerton	2022	CIMP	FL-02214 - ASH Student Housing, Ph. 5	PWC	ASH	88,900,000	
Fresno	2022	CIMP	FR-02213 - ASH Housing Expansion	PWC	ASH	31,050,000	
Humboldt	2022	CIMP	HM-02167 - Craftsman Housing	PWC	ASH	27,107,000	1
Long Beach	2022	CIMP	LB-02215 - ASH Hillside North	PWC	ASH	53,300,000	2
Northridge	2022	CIMP	NR-02202 - Affordable Student Housing	PWC	ASH	37,500,000	
San Diego	2022	CIMP	SD-02220 - ASH Imperial Valley Affordable Housing	PWC	ASH	4,554,000	3
San Francisco	2022	CIMP	SF-02221 - ASH West Campus Green Housing/Health Center	PWC	ASH	116,300,000	
San Marcos	2022	CIMP	SM-02225 - ASH University Village Housing and Dining	PWC	ASH	91,000,000	
Bakersfield	2022	CIMP	BK-01726 - Energy Innovation Center	PWC	OTS	83,000,000	
Fullerton	2022	CIMP	FL-02208 - Engineering and Computer Science Innovation Hub	PWC	OTS	67,500,000	
San Bernardino	2022	CIMP	SB-01626 - Student Union Renovation and Expansion	PWC	OTS	79,000,000	
San Diego	2022	CIMP	SD-02191 - Brawley Science Addition	PWC	OTS	80,000,000	
San Jose	2022	CIMP	SJ - 02222 - Wildfire Interdisciplinary Research Center	PWC	OTS	2,100,000	4
San Luis Obispo	2022	CIMP	SL-02224 - Swanton Pacific Ranch Rebuild	PWC	OTS	20,300,000	
Channel Islands	2022	CIMP	CI-02212 - Early Childhood Education Center	PWC	OTS	2,000,000	
Sacramento	2022	CIMP	SA-02216 - Childcare/AI Classroom	PWC	OTS	440,000	5
San Diego	2022	CIMP	SD-02219 - East Park & Bike Path Improvements	PWC	OTS	6,000,000	
San Jose	2022	CIMP	SJ-02223 - Moss Landing Marine Lab Dock	PWC	OTS	3,000,000	
Pending	2022	CIMP	University Farms Program	PWC	OTS	75,000,000	6
Total						916,801,000	

1- Change to trailer bill AB190 to increase Humboldt by \$6 million

2-Name change requested by campus

3- AB183 Split with Imperial Valley College

4- \$2.1M for Projects Costs. The remaining funds, \$2.9 million, will be allocated to the Operating Fund for computing and other equipment.

5- Remaining balance of \$860,000 is allocated to the Operating Fund

6- University Farm Program pending project identification



2022 Deferred Maintenance Project Listing

Campus	Project Title and Description	Total Budget
Bakersfield	Admin East HVAC and Energy Renewal This project will replace lighting, HVAC and EMC with energy efficient systems, repair plumbing, replace fire alarms, and renew interiors.	\$ 1,750,000
Bakersfield	Classroom Building Bathroom Renewal This project will renew lighting and renovate interior bathrooms to rectify the majority of deferred maintenance issues in the building.	\$ 393,000
Bakersfield	Romberg Nursing Bathroom Renewal This project will renew lighting and renovate interior bathrooms to rectify the majority of deferred maintenance issues in the building.	\$ 500,000
	SUBTOTAL	\$ 2,643,000
Channel Islands	North Campus Roof Replacements This project will repair and replace roofs in the north district of the campus.	\$ 1,963,000
	SUBTOTAL	\$ 1,963,000
Chico	FMS Yard Electrical Renewal This project will remove and replace existing electrical service connection with new 12KV equipment and 480v main switchboard to be distributed for all buildings services within FMS Yard.	\$ 1,500,000
Chico	Energy Control Management System Replacement This project will replace the Energy Control Management System with direct digital controls for chilled water and heating water system improvements.	\$ 1,000,000
Chico	Irrigation Well Renewal This project will remove and replace existing well pump and appurtenances for irrigation use.	\$ 1,000,000
Chico	Steam System Piping Insulation Repair This project will repair deteriorating insulation for steam system.	\$ 200,000
Chico	Roof Repairs (Seismic) This project will repair or replace roofing systems for various buildings. Depending on building, seismic retrofit scope may also be included.	\$ 946,000
	SUBTOTAL	\$ 4,646,000
Dominguez Hills	Electrical Substation Replacement This project will augment state funding from 2021/2022 to complete additional scope items related to the SCE switchyard and switchgear replacement efforts.	\$ 2,000,000
Dominguez Hills	La Corte Hall Renewal This will address building issues by partially replacing the fire alarm system and addressing failures in the HVAC system to keep it running.	\$ 809,000
	SUBTOTAL	\$ 2,809,000
East Bay	Campuswide Fire/Life Safety System Renewal This project will replace/repair fire alarm control panels, manual pull stations, automatic detectors and fire notiThis project will replace/repair fire alarm control panels, manual pull stations, automatic detectors and fire notification appliances.	\$ 900,000
East Bay	HVAC Replacement This project will replace HVAC systems that have reached the end of their useful life on various buildings campuswide. The replacement includes but is not limited to boilers, chillers, control systems, and other related HVAC systems. Work may also require electrical service modifications on some buildings to make the HVAC system functional.	\$ 3,305,000
	SUBTOTAL	\$ 4,205,000

Campus	Project Title and Description	Total Budget
Fresno	Secured Access Replacements This project will replace door hardware in academic buildings throughout campus.	\$ 464,000
Fresno	Campuswide HVAC Replacement This project will replace controls on existing components related to the Central Utility Plant Replacement project.	\$ 1,000,000
Fresno	Electrical Renewal This project will replace the generator for the data center in the McKee Fisk building, keeping protecting campus data and operations during power outages and increasing campus resilience.	\$ 1,000,000
Fresno	Elevator Renewal This project will renew elevators in three academic buildings.	\$ 1,500,000
Fresno	Exterior Building Systems Replacement This project will replace windows in the Music and Family and Food Science buildings.	\$ 1,500,000
	SUBTOTAL	\$ 5,464,000
Fullerton	Chiller Replacement This project will replace Chiller 7 as it is at the end of its service life.	\$ 1,500,000
Fullerton	Physical Services Complex Replacement This project will replace existing infrastructure for the Physical Services facilities, including electrical, HVAC, plumbing, and will address fire/life safety issues.	\$ 1,586,416
Fullerton	Roof Renewal This project will renew roofs on various buildings including roof fall protection measures.	\$ 250,000
Fullerton	Exterior Walkway Repairs This project will repair exterior walkways on campus to address life safety issues.	\$ 500,000
Fullerton	Campuswide Landscape Hardscape and Irrigation Repairs This project will replace existing landscape hardscape and irrigation infrastructure.	\$ 1,000,000
	SUBTOTAL	\$ 4,836,416
Humboldt	Building Boiler Replacement The Boiler Replacement / Electrification project includes the replacement of the main boiler unit for various buildings on campus with a commercial air-to-water heat pump system that will utilize existing hot water distribution systems over the existing HVAC.	\$ 3,830,000
	SUBTOTAL	\$ 3,830,000
Long Beach	Horn Center Renewal, Phase 3 This project will supplement the Horn Center Renewal project including underground utility work, including electrical and storm drain renewal.	\$ 900,000
Long Beach	Liberal Arts 1 Building Renewal, Phase 2 This project will address deficiencies in mechanical, electrical, telecom, fire alarm, and AV systems within the Liberal Arts 1 (LA1) building.	\$ 4,750,000
Long Beach	Social Sciences / Public Administration Guardrails Replacement, Phase 2 This project will replace guardrails in the Social Sciences / Public Administration (SSPA) building to address safety concerns.	\$ 192,000
	SUBTOTAL	\$ 5,842,000
Los Angeles	Greenlee Plaza Repairs This project will replace the waterproofing membrane under the topping slab of the Greenlee Plaza above parking structure B and perform required code upgrades to the plaza at stairs and parapets.	\$ 1,165,000
Los Angeles	Campuswide HVAC Replacement This project will address deferred maintenance backlog by replacing air handling units and replacing building controls to integrate into the existing building EMS system.	\$ 1,000,000
Los Angeles	Elevator Replacement This project will repair elevators across campus that have experienced frequent breakdowns.	\$ 500,000
Los Angeles	Campuswide Roofing Replacement This project will repair and replace several building roofing systems that have reached the end of their useful life.	\$ 2,500,000
	SUBTOTAL	\$ 5,165,000

Campus	Project Title and Description	Total Budget
Maritime Academy	Hydronic System Repairs This project will repair the hydronic system located at the west end of Residence Hall Road.	\$ 1,821,000
	SUBTOTAL	\$ 1,821,000
Monterey Bay	HVAC Renewal This project will renew HVAC systems for Chapman Science (Building 53) and World Theatre (Building 28).	\$ 2,629,781
	SUBTOTAL	\$ 2,629,781
Northridge	Library Waterproofing and Structural Repair This project will provide supplemental funding for the Library waterproofing project due to unforeseen conditions. This includes out-gassing of the existing concrete deck and the additional layer of epoxy waterproofing, electrical lighting replacement, facade and structural attachment repairs, the structural repair to the Garden level concrete foundation slabs, and landscaping.	\$ 2,200,000
Northridge	Brown Center Mechanical Room and Pool Equipment Replacement This project will replace the mechanical pool, chemical controls, and storage. It will also renew the existing acid storage room due to heavy damage.	\$ 1,300,000
Northridge	Fire Alarm Panel Replacement This project will replace aging fire alarm panels.	\$ 500,000
Northridge	Planetarium AHU Replacement This project will replace the air handling unit on the Planetarium building.	\$ 400,000
Northridge	Reinsulate and Seal Exterior AHUs This project will reinsulate and seal exterior air handling units campuswide.	\$ 400,000
Northridge	Santa Susana Coil Replacement This project will replace mechanical coils on the Santa Susana building.	\$ 250,000
Northridge	Motor Control Replacement This project will replace aging motor controls on various buildings.	\$ 200,000
Northridge	Main Distribution Facility and Sequoia Hall Generator and UPS Replacement, Phase 1 This project is the first phase of the replacement emergency generator and UPS for both the university's data centers at the MDF and Sequoia Hall.	\$ 132,000
	SUBTOTAL	\$ 5,382,000
Pomona	Lyle Center Renewal This project will renew life safety and noncompliance issues in conjunction with the re-siding projects.	\$ 3,000,000
Pomona	Arabian Horse Center Renewal, Phase I This project will address the numerous life and safety concerns related to the operation of the Center. Needs include new leaking roof repairs, spalling concrete, life safety / OSHA issues, accessibility, hazmat, and storm drainage, etc.	\$ 2,112,000
	SUBTOTAL	\$ 5,112,000
Sacramento	Elevator Replacements, Phase 3 This project will address elevator deficiencies located in Sequoia Hall. The project will replace existing elevators, associated machinery, controls, and elevator machine rooms.	\$ 1,074,000
Sacramento	Air Handler Replacement, Phase 1 This project will replace air handlers in the library. The air handlers are beyond their service life and technically obsolete.	\$ 3,178,000
Sacramento	Roof Replacement, Phase 3 This project will complete roof repairs for the following buildings: Public Safety and other campus roofs as funding allows.	\$ 1,087,000
	SUBTOTAL	\$ 5,339,000
San Bernardino	HVAC Controls Replacement This project is for outdated pneumatic controls systems that will be replaced with digital controls.	\$ 1,500,000
San Bernardino	Campus Building Weatherproofing This project will replace campus building weatherproofing, improving building performance and generating energy savings.	\$ 2,200,000
	SUBTOTAL	\$ 3,700,000

Campus	Project Title and Description	Total Budget
San Diego	Substation A Replacement This project will replace one of the campuses major substations, converting it to 12KV and helping ensure the campus's energy reliability.	\$ 6,567,000
	SUBTOTAL	\$ 6,567,000
San Francisco	Data Center Cooling Tower Replacement (Administration Building) This project provides a replacement cooling tower for the Administration Building.	\$ 850,000
San Francisco	Window System Replacement (Humanities) The windows are operated by a crank system enclosed in the wall that is faulty in most instances. This project replaces the faulty crank systems, thus allowing critical ventilation of the instructional spaces.	\$ 510,000
San Francisco	Campuswide Electrical Renewal, Phase 1 This project replaces components of electrical systems campuswide. This is phase one of a two-phase project. The scope of work includes repair/replacement of transformer and generator enclosures, exterior bus duct systems, card access controls, transformer oil maintenance, removal of PCB switches, main breaker control wiring repair, removal of obsolete panels, water drainage remediation and mitigation, electrical room cooling, and site lighting repair.	\$ 1,174,423
San Francisco	Roof Replacement (Library) This project replaces the roof membrane, flashing, coping caulk/resetting, and walkpads.	\$ 325,000
San Francisco	Door and Exterior Building Renewal (Hensill Hall) This project replaces the automatic doors that provide reliable access for individuals with accessibility challenges. The project will also repair concrete spalling to the building's exterior.	\$ 504,000
San Francisco	Cox Stadium Field House Repairs This project includes paint and flooring replacement, security system renewal, roof/siding replacement, door and window replacement, and associated abatement and mitigation of environmental hazards.	\$ 550,000
San Francisco	Window Replacement (Business Building) This project replaces the windows at the business building to help reduce heat loss during the heating season.	\$ 1,463,000
San Francisco	Central Plant Boiler Replacement This project replaces two boilers and associated valves and piping.	\$ 800,000
	SUBTOTAL	\$ 6,176,423
San José	Duncan Hall Heat Exchanger and Pumps Replacement This project will replace failing heat exchanger in the building along with the pumps serving the heating hot water loop at Duncan Hall.	\$ 2,008,000
San José	Fire Sciences Classroom Renewal This project will renew and replace building fire/life safety system deficiencies within the Fire Sciences Classrooms of Duncan Hall. Other systems such as plumbing, electrical, and HVAC will be renewed as well.	\$ 1,326,000
San José	Hazardous Chemical Storage Space Repairs This project will repair deficiencies in a storage space located in Duncan Hall to serve as a safe place to discard of hazardous chemicals.	\$ 2,000,000
San José	Moss Landing Main Lab Exterior Renewal The scope of this project includes returning all surfaces to a stable condition including doors, windows, and wood elements. Avoids further deterioration and leaks.	\$ 1,026,000
San José	Moss Landing Main Lab Roof and HVAC Replacement, Phase 1 This project will support the initial phases of replacement of the roof and HVAC equipment at Moss Landing's Main Laboratory.	\$ 500,000
	SUBTOTAL	\$ 6,860,000
San Luis Obispo	Network Infrastructure Renewal This project will refresh/replace the existing campus IT cable network.	\$ 5,000,000

Campus	Project Title and Description	Total Budget
San Luis Obispo	Sewer Line Replacement This project will replace a section of the clay pipe sewer main on the east side of campus that is laden with root intrusion, ground water intrusion, and other flow restrictions.	\$ 1,442,000
	SUBTOTAL	\$ 6,442,000
San Marcos	Craven Hall HVAC This project will replace the HVAC system in Craven Hall which has reached the end of its useful life.	\$ 2,290,380
	SUBTOTAL	\$ 2,290,380
Sonoma	Critical Infrastructure Renewal This project will invest in critical electrical projects to support campus resilience and energy conservation. This includes building metering and weatherproofing replacements to improve energy efficiency. The project will also support replacement of critical water infrastructure such as storm drains and catch basins that are currently causing flooding during heavy rain events.	\$ 2,244,000
Sonoma	Roof Repairs and Replacement Roof repairs and replacement for aging campus buildings, including Art and the Corporation Yard, and additional roofs as funding allows.	\$ 1,053,000
	SUBTOTAL	\$ 3,297,000
Stanislaus	Electrical Vault Replacement This project will augment funding to the electrical vault replacement project and will fund the SCADA system for the project.	1,905,000
Stanislaus	Acacia HVAC Renovation This project will support HVAC repairs in the Acacia Hall building at the Stockton off-campus center.	1,075,000
	SUBTOTAL	\$ 2,980,000
Chancellor's Office	Seismic Program This will fund the ongoing efforts to evaluate the seismic performance of campus facilities.	\$ 2,000,000
Chancellor's Office	Energy Projects the Chancellor's Office energy pilot and cost recovery	\$ 350,000
Systemwide	Energy Projects These projects will support the carbon emissions goals of the system by driving energy efficiency through the installation of energy efficient equipment, building systems, and solar and battery storage (including the Chancellor's Office energy pilot and cost recovery).	\$ 11,563,000
Systemwide	Water Conservation Project This project will accomplish water conservation measures at several campuses. These measures will help address the ongoing water shortages.	\$ 11,087,000
	SUBTOTAL	\$ 25,000,000
	TOTAL	\$ 125,000,000