

**Systemwide Budget Office**

401 Golden Shore, 5th Floor

Long Beach, CA 90802-4210

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**CODED MEMO B 2021-07**

**Date:** April 13, 2023

**Re:** 2021 Deferred Maintenance and Energy Efficiency Projects

**From:** Jeni Kitchell, Executive Budget Director



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The Budget Act of 2021 appropriated one-time state funding of \$325 million for deferred maintenance and energy efficiency projects. Funds have been allocated per the attached memo from the Assistant Vice Chancellor for Capital Planning Design and Construction, Elvyra San Juan, dated October 14, 2021.

Please contact Jeni Kitchell at [jkitchell@calstate.edu](mailto:jkitchell@calstate.edu), or Kelly Cox at [kcox@calstate.edu](mailto:kcox@calstate.edu) if you have questions concerning this memo.

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**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

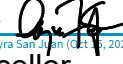
San Marcos

Sonoma

Stanislaus

**DATE:** October 14, 2021

**TO:** Chief Administrative Business Officers (CABO)  
Executive Facilities Officers (EFO)  
Directors, Facilities Operations (DFO)

**FROM:** Elvyra F. San Juan   
Assistant Vice Chancellor

**SUBJECT:** 2021 Deferred Maintenance and Energy Efficiency projects

The CSU received the final approval from the Department of Finance (DOF) related to the \$325,000,000 for Deferred Maintenance (DM) and Energy Efficiency projects (Attachment A) as part of the 2021 Budget Act. This letter outlines general requirements for these funds. Additional information regarding campus-specific one-time funding in the budget will follow.

- Deferred maintenance and energy efficiency project funding will be allocated at the start of the project and should be fully spent by June 30, 2027 (5 years).
- The campus will submit the standard Quarterly Reports to provide updates on the project status including milestones, change orders, and delay, if any. Certain larger dollar value or complex projects will be required to provide design submittals and other milestone submittals, etc. to the CPDC Planer.
- Project substitutions must be pre-approved through your campus' CPDC University Planner.
- Project documentation shall be retained for a minimum of seven (7) years after close-out of the project.
- Any project of major cap value (greater than \$752,000) is to be enrolled in the CPDC Builders Risk Insurance Program (BRIP), this includes projects advertised as a minor but awarded at a Construction Value (CV) in excess of \$752,000.
- CPDC's administration fees has been deducted from the allocation to streamline process. The CPDC fee of 1.5 percent was calculated assuming 75 percent of the budget is for direct costs.
- Campuses shall record and report in accordance with [Chapter 15](#) of the Legal Accounting and Reporting manual. Additional accounting instruction will follow as part of the Cash Posting Order (CPO).

Please forward this memo, as appropriate, to those staff members involved with the accounting, budgeting, and project activities. Should you have questions, please contact your CPDC University Planner or CPDC Fiscal Services at [cpdcfiscal@calstate.edu](mailto:cpdcfiscal@calstate.edu).

ESJ:KC:rc

Attachment

- 2021-2022 Deferred Maintenance Project Listing

**Distribution:**

Financial Officers and Delegates

Steve Relyea, Executive Vice Chancellor and Chief Financial Officer

Jeni Kitchell, Executive Budget Director, Systemwide Budget

Sherry Pickering, Director, Legal Reporting and Tax

Paul Gannoe, Chief of Planning and Design

Kelly Cox, Associate Director

Capital Planning, Design and Construction University Planners

2021 Deferred Maintenance and Energy Projects  
as of 10/8/2021

		Campus Accounting Entries				CO Accounting Entries			
Campus	Project Numbers	CPDC Project Type	CSU Fund		486 - NRM/R (FNAT 133411)		487 - Capital Improvement (FNAT 133412)		
			Budget (A)	Fee (B)	Allocation (C)	Budget (A)	Fee (B)	Allocation (C)	
Bakersfield	BK-01970 - PE Building Women's Team Locker Room Remod.	NRM/R	1,144,000	12,900	1,131,100				
	BK-02075 - Fire Alarm Replacement	NRM/R	2,000,000	22,500	1,977,500				
	BK-02076 - Roof Replacement - Library, Ed., Stud. Svc., Adm	NRM/R	2,782,000	31,300	2,750,700				
	BK-02077 - Roof Replacement - Science 1, Nursing, PE Bldg.,	NRM/R	1,901,000	21,400	1,879,600				
<b>Bakersfield Total</b>			<b>7,827,000</b>	<b>88,100</b>	<b>7,738,900</b>				
Channel Islands	CI-02078 - Campuswide Electrical Renewal	NRM/R	2,300,000	25,900	2,274,100				
	CI-02079 - Campuswide HVAC Replacement	NRM/R	1,600,000	18,000	1,582,000				
	CI-02080 - CI Boating Center Maintenance Repairs	NRM/R	1,009,000	11,400	997,600				
	CI-02081 - Energy Efficiency Projects	CIMP							
	CI-02082 - Entry Door Replacement	NRM/R	250,000	2,900	247,100				
	CI-02083 - Hazmat Abatement	NRM/R	1,000,000	11,300	988,700				
	CI-02084 - Road Repairs	NRM/R	453,000	5,100	447,900				
	CI-02085 - Window Replacements	NRM/R	750,000	8,500	741,500				
	CI-02163 - North Campus Roofing Projects	NRM/R	750,000	8,500	741,500				
<b>Channel Islands Total</b>			<b>8,112,000</b>	<b>91,600</b>	<b>8,020,400</b>				
Chico	CH-02086 - Deen House Renewal	NRM/R	2,500,000	28,200	2,471,800				
	CH-02088 - Meriam Library Renewal	NRM/R	2,600,000	29,300	2,570,700				
	CH-02087 - Energy Efficiency Pilot - Shared Services	CIMP							
<b>Chico Total</b>			<b>5,100,000</b>	<b>57,500</b>	<b>5,042,500</b>				
Dominguez Hills	DH-01764 - Clean Energy Optimization Program	CIMP							
	DH-02090 - West Walkway Life Safety	NRM/R	2,000,000	22,500	1,977,500				
<b>Dominguez Hills Total</b>			<b>2,000,000</b>	<b>22,500</b>	<b>1,977,500</b>				
East Bay	EB-02091 - Campuswide Roof Replacement	NRM/R	4,485,000	50,500	4,434,500				
	EB-02092 - Resilient Microgrid (Main and Contra Costa)	CIMP							
	EB-02093 - Contra Costa Campus Roof Replacement	NRM/R	4,604,000	51,800	4,552,200				
<b>East Bay Total</b>			<b>9,089,000</b>	<b>102,300</b>	<b>8,986,700</b>				
Fresno	FR-01773 - Campuswide HVAC Replacement	NRM/R	9,000,000	101,300	8,898,700				
	FR-01775 - Sewer Replacement	NRM/R	500,000	5,700	494,300				
	FR-02095 - Domestic Water Replacement	NRM/R	2,000,000	22,500	1,977,500				
	FR-02096 - Hardware Replacements	NRM/R	1,000,000	11,300	988,700				
	FR-01402 Central Plant Replacement	NRM/R	29,614,000	333,200	29,280,800				
<b>Fresno Total</b>			<b>42,114,000</b>	<b>474,000</b>	<b>41,640,000</b>				
Fullerton	FL-02062 - McCarthy Hall Life Safety Upgrades	CIMP							
<b>Fullerton Total</b>									
<b>Channel Islands Total</b>			<b>13,193,000</b>	<b>148,500</b>	<b>13,044,500</b>				
<b>Chico Total</b>			<b>7,000,000</b>	<b>78,800</b>	<b>6,921,200</b>				
<b>Dominguez Hills Total</b>			<b>7,000,000</b>	<b>78,800</b>	<b>6,921,200</b>				
<b>East Bay Total</b>			<b>6,600,000</b>	<b>74,300</b>	<b>6,525,700</b>				
<b>East Bay Total</b>			<b>6,600,000</b>	<b>74,300</b>	<b>6,525,700</b>				
<b>Fresno Total</b>			<b>3,292,000</b>	<b>37,100</b>	<b>3,254,900</b>				
<b>Fresno Total</b>			<b>3,292,000</b>	<b>37,100</b>	<b>3,254,900</b>				
<b>Fullerton Total</b>			<b>13,193,000</b>	<b>148,500</b>	<b>13,044,500</b>				
<b>Fullerton Total</b>			<b>13,193,000</b>	<b>148,500</b>	<b>13,044,500</b>				

2021 Deferred Maintenance and Energy Projects  
as of 10/8/2021

		Campus Accounting Entries				CO Accounting Entries				
		Cr. 572485	Dr. 607032	Dr. 101100	Cr. 572485	Dr. 607032	Dr. 101100	Cr. 572485	Dr. 607032	
		Dr. 672486	Cr. 580194	Cr. 101100	Dr. 672487	Cr. 580194	Dr. 101100	Dr. 672487	Cr. 580194	
		CSU Fund						487 - Capital Improvement (FNAT 133412)		
		486 - NRM/R (FNAT 133411)								
Humboldt	HM-02097 - Energy Efficiency Projects							7,000,000	78,800	6,921,200
	HM-02098 - Building Roof Replacement	2,000,000	22,500	1,977,500						
<b>Humboldt Total</b>		<b>2,000,000</b>	<b>22,500</b>	<b>1,977,500</b>				<b>7,000,000</b>	<b>78,800</b>	<b>6,921,200</b>
Long Beach	LB-02099 - Campuswide Lock Replacement, Ph. 3	1,100,000	12,400	1,087,600						
	LB-02100 - Corporate Yard Building Renewal	342,000	3,900	338,100						
	LB-02101 - Domestic Water Line Replacement	1,064,000	12,000	1,052,000						
	LB-02102 - Horn Center Utility Repairs	400,000	4,500	395,500						
	LB-02103 - LA1 Building Renewal	7,000,000	78,800	6,921,200						
	LB-02104 - MSX Repave Interior Campus Roadways, Ph. 1	3,000,000	33,800	2,966,200						
	LB-02105 - Window Replacement for Energy Efficiency, Ph. 1	2,160,000	24,300	2,135,700						
<b>Long Beach Total</b>		<b>15,066,000</b>	<b>169,700</b>	<b>14,896,300</b>						
Los Angeles	LA-02106 - Annenberg, Integrated Sciences Complex	2,000,000	22,500	1,977,500				1,050,000	11,900	1,038,100
	LA-02107 - Campuswide Metering							1,000,000	11,300	988,700
	LA-02108 - Restroom Renovation Library Palmer Wing									
	LA-02109 - Telecom Equipment Replacement	6,000,000	67,500	5,932,500						
	LA-01870 - Simpson Tower / Salazar Hall HVAC	5,000,000	56,300	4,943,700						
<b>Los Angeles Total</b>		<b>13,000,000</b>	<b>146,300</b>	<b>12,853,700</b>				<b>2,050,000</b>	<b>23,200</b>	<b>2,026,800</b>
Maritime Acaden	MA-02116 - Maritime Academy Drive and Morrow Cove Res	2,074,000	23,400	2,050,600				1,500,000	16,900	1,483,100
	MA-02117 - Microgrid									
	MA-02118 - Stairway Replacement	1,200,000	13,500	1,186,500						
<b>Maritime Academy Total</b>		<b>3,274,000</b>	<b>36,900</b>	<b>3,237,100</b>				<b>1,500,000</b>	<b>16,900</b>	<b>1,483,100</b>
Monterey Bay	MB-02110 - Building 30 Roof Replacement	250,000	2,900	247,100						
	MB-02115 - Heat Recovery Chiller	2,000,000	22,500	1,977,500						
	MB-02111 - Deferred Maintenance-Building 12 Renewal	1,857,000	20,900	1,836,100						
	MB-02114 - Deferred Maintenance-HVAC Renewal	1,600,000	18,000	1,582,000						
	MB-02112 - Deferred Maintenance-Building Renewal	700,000	7,900	692,100						
	MB-02113 - Deferred Maintenance-Fire Alarm System Rene	550,000	6,200	543,800						
<b>Monterey Bay Total</b>		<b>6,957,000</b>	<b>78,400</b>	<b>6,878,600</b>						
Northridge	NR-01554 - Plummer Darby Intersection	3,400,000	38,300	3,361,700						
	NR-02119 - Campuswide Perimeter Door Lock	214,000	2,500	211,500						
	NR-02120 - Energy Resiliency - Solar Power							5,000,000	56,300	4,943,700
	NR-02121 - Microgrid Vista Switch Install and Mechanical R	814,000	9,200	804,800						
	NR-02122 - Redwood Lockroom Room	1,600,000	18,000	1,582,000						
	NR-02123 - Roof Replacements	3,200,000	36,000	3,164,000						
<b>Northridge Total</b>		<b>9,228,000</b>	<b>104,000</b>	<b>9,124,000</b>				<b>5,000,000</b>	<b>56,300</b>	<b>4,943,700</b>
Pomona	PO-01788 - Clean Energy Optimization Program							3,300,000	37,200	3,262,800

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as of 10/8/2021

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		Cr. 572485	Dr. 607032	Dr. 101100	Cr. 572485	Dr. 607032	Dr. 101100	Cr. 572485	Dr. 607032
		Dr. 672486	Cr. 580194	Cr. 101100	Dr. 672487	Cr. 580194	Cr. 101100	Dr. 672487	Cr. 580194
		CSU Fund						487 - Capital Improvement (FNAT 133412)	
		486 - NRM/R (FNAT 133411)							
<b>Pomona Total</b>									
Sacramento	SA-01789 - Hornet Stadium Press Box (Seismic)	1,600,000	18,000	1,582,000					
	SA-02124 - Electrical Equipment Replacement	3,000,000	33,800	2,966,200					
	SA-02125 - Elevator Replacement, Ph. 2	1,500,000	16,900	1,483,100					
	SA-02127 - Restroom Repair	700,000	7,900	692,100					
	SA-02128 - Roof Replacements, Ph. 2	1,346,000	15,200	1,330,800					
	SA-02130 - Storm Drain Replacement, Ph. 2	915,000	10,300	904,700					
	SA-02131 - Tahoe Hall HVAC Replacement	2,800,000	31,500	2,768,500					
	SA-02162 - Fire/Life Safety System Repair	1,150,000	13,000	1,137,000					
	SA-02129 - Sidewalk Repair	2,200,000	24,800	2,175,200					
	SA-02126 - Energy Efficiency Projects							7,000,000	78,800
<b>Sacramento Total</b>		<b>15,211,000</b>	<b>171,400</b>	<b>15,039,600</b>				<b>7,000,000</b>	<b>78,800</b>
<b>San Bernardino</b>									
	SB-02132 - Campuswide Roof Replacement	4,000,000	45,000	3,955,000					
	SB-02133 - Electrical Distribution Resiliency Modifications							3,000,000	33,800
	SB-02134 - Energy Efficiency Projects							7,000,000	78,800
	SB-02135 - Palm Desert-Indian Wells Center Energy Retrofit	1,300,000	14,700	1,285,300					
	SB-02136 - Pfau Library Roof and Weatherproofing Replacer	1,700,000	19,200	1,680,800					
<b>San Bernardino Total</b>		<b>7,000,000</b>	<b>78,900</b>	<b>6,921,100</b>				<b>10,000,000</b>	<b>112,600</b>
<b>San Diego</b>									
	SD-02137 - Critical Infrastructure 3							17,633,000	198,400
<b>San Diego Total</b>								<b>17,633,000</b>	<b>198,400</b>
<b>San Francisco</b>									
	SF-02138 - Campus Restroom Ventilation and Code Compliant	648,000	7,300	640,700					
	SF-02139 - Campus Security and Access Control, Ph. 1	1,600,000	18,000	1,582,000					
	SF-02140 - Campuswide Roofing and Window Replacement	2,100,000	23,700	2,076,300					
	SF-02141 - Central Plant Utility Risk Projects							2,774,000	31,300
	SF-02142 - IT/Data Center Ventilation	3,200,000	36,000	3,164,000					
	SF-02143 - Sanitary Sewer/Storm/Domestic Water Critical P	3,098,000	34,900	3,063,100					
	SF-02144 - Student Advising Center Ventilation	2,100,000	23,700	2,076,300					
<b>San Francisco Total</b>		<b>12,746,000</b>	<b>143,600</b>	<b>12,602,400</b>				<b>2,774,000</b>	<b>31,300</b>
<b>San José</b>									
	SJ-02145 - Duncan Hall Fire Alarm Replacement	2,675,000	30,100	2,644,900					
	SJ-02146 - Fire Alarm Panel Replacement, Ph. 2 & 3	2,528,000	28,500	2,499,500					
	SJ-02147 - Koret Roof Replacement	1,518,000	17,100	1,500,900					
	SJ-02148 - Master Key System Renewal	5,050,000	56,900	4,993,100					
	SJ-02149 - Sweeney Hall HVAC Replacement	6,931,000	78,000	6,853,000					
<b>San José Total</b>		<b>18,702,000</b>	<b>210,600</b>	<b>18,491,400</b>				<b>2,774,000</b>	<b>2,742,700</b>
<b>San Luis Obispo</b>									
	SL-01514 - Fire Water Line and Hydrant Replacement	800,000	9,000	791,000					
	SL-01703 - Landslide Repair and Stabilization	14,182,000	159,600	14,022,400					

2021 Deferred Maintenance and Energy Projects  
as of 10/8/2021

		Campus Accounting Entries				CO Accounting Entries			
		Cr. 572485	Dr. 607032	Dr. 101100	Cr. 572485	Dr. 607032	Dr. 101100	Cr. 572485	Dr. 607032
		Dr 672486	Cr. 580194	Cr 101100	Dr 672487	Cr. 580194	Cr 101100	Dr 672487	Cr. 580194
		CSU Fund						487 - Capital Improvement (FNAT 133412)	
		486 - NRMIR (FNAT 133411)							
San Luis Obispo	SI-01999 - South Perimeter Sewer Main Replacement	2,215,000	25,000	2,190,000					
	SI-02151 - Lift Station Replacement	2,967,000	33,400	2,933,600					
	SI-02152 - Roofing Replacement - Buildings 11, 34, 150	1,776,000	20,000	1,756,000					
	SI-02153 - Upper Reservoir Water Line Replacement	10,837,000	122,000	10,715,000					
<b>San Luis Obispo Total</b>		<b>32,777,000</b>	<b>369,000</b>	<b>32,408,000</b>					
Sonoma	SO-02154 - Fairfield Osborn Preserve Water System Repairs	846,000	9,600	836,400				4,850,000	54,600
	SO-02155 - Microgrid								4,795,400
	SO-02156 - Schulz Data Center UPS Replacement	227,000	2,600	224,400					
	SO-02157 - Sidewalk Replacements	500,000	5,700	494,300					
	SO-01833 - Central Plant 12kV	2,252,000	25,400	2,226,600					
<b>Sonoma Total</b>		<b>3,825,000</b>	<b>43,300</b>	<b>3,781,700</b>				<b>4,850,000</b>	<b>54,600</b>
Stanislaus	ST-01829 - Chilled and Heating Hot Water Lines	1,450,000	16,400	1,433,600					
	ST-01960 - Naraghi Hall Lighting System Replacement	2,581,000	29,100	2,551,900					
	ST-02159 - Telecom-Fiber and Tertiary Pathway Infrastructure	2,502,000	28,200	2,473,800					
	ST-02158 - Air Handler Replacement-Gym and FH Locker Ro.	967,000	10,900	956,100					
<b>Stanislaus Total</b>		<b>7,500,000</b>	<b>84,600</b>	<b>7,415,400</b>					
<b>Systemwide</b>	<b>SW-02060 - Seismic Assessments</b>	268,000		268,000					
<b>Systemwide Total</b>		<b>268,000</b>		<b>268,000</b>					
<b>Grand Total</b>		<b>221,796,000</b>	<b>2,495,200</b>	<b>219,300,800</b>				<b>98,192,000</b>	<b>1,105,600</b>
									<b>97,086,400</b>