

Physical Plant

Introduction

The Physical Plant component of the Physical Plant and Instructional Support program is comprised of the following areas: 1) Scheduled Maintenance/Special Repairs, including Architectural Barrier Removal and Seismic Retrofit, and 2) Hazardous Substances.

Scheduled Maintenance/Special Repairs

Introduction

The Scheduled Maintenance and Special Repairs Program (initially called the Deferred Maintenance Program when established in 1981) provides funding to districts for non-recurring repair and maintenance of facilities and to correct and avoid health and safety hazards, maintain an environment conducive to learning, and improve long-term cost effectiveness of facility operations.

This program assists districts by sharing in the cost of repairing and replacing some of the more costly maintenance projects required on the 112 college campuses. The Chancellor's Office uses the district's annual Scheduled Maintenance 5-Year Plan to substantiate project needs and costs.

The Scheduled Maintenance 5-Year Plan includes projects, dollar amounts, and time frames for preventive and scheduled maintenance projects anticipated by each community college district. In addition, districts submit individual project proposals identifying the scope and justification for each project. Some of the more common types of projects are, in category priority order: replacement or repair of roof, utility, or mechanical systems; replacement of doors, windows, floors, ceilings and hardware; exterior/interior refurbishing; infrastructure repairs and land erosion control; and resurfacing of tennis courts, swimming pools, walkways, running tracks and roadways.

Matching Funds – Fiscal Year 2015-16

The 2015-16 Budget Act does not require districts to match the state's contribution for scheduled maintenance, architectural barrier removal, hazardous substance, and seismic retrofit. The district match must be from local funds as the Chancellor's Office will not accept matching funds from other state programs.

Scheduled Maintenance 5-Year Plan

In order to be eligible for funding in the Scheduled Maintenance and Special Repairs Program, the district must have submitted a current year Scheduled Maintenance 5-Year Plan (5 YP), due on December 1st of each year. Projects not contained in the district's Scheduled Maintenance 5-Year Plan will not be eligible for funding unless an amended 5 YP is submitted which includes the project. The Project Funding Proposal (PFP) is not requested at this time and the district does not have to enter any PFPs.

Scheduled Maintenance and Special Repairs Evaluation Criteria

The evaluation criteria used for developing the priority standing for the Scheduled Maintenance and Special Repairs program are:

- Type of project (*listed in order of state priority*)
 1. Roofs
 2. Utilities
 3. Mechanical
 4. Exterior
 5. All others that do not fit in the above types
- Severity of the problem – it is presumed that all projects are considered necessary and have been prioritized by the district based on the severity of the issue.
- Types of facilities:
 1. Instructional Classrooms and Laboratories
 2. Libraries
 3. Faculty and Administrative Offices
 4. Cafeterias
 5. Theaters and Physical Education Facilities
 6. Site Development (sidewalks, walkways, roads, etc.)
 7. Warehousing and Maintenance Facilities
- Age of the problem in relation to age of the facility.
- Existence of an ongoing district maintenance program, specifically a preventive maintenance program.
- Level of district maintenance commitment as a percentage of the total annual Operating Budget (Activity Account 6500) and the district's ability to provide matching funds (if match is required).
- Other factors as appropriate to the particular scheduled maintenance and special repair problems within the listed categories.
- Inclusion of project in district's Scheduled Maintenance Program 5-Year Plan. A revised 5-Year Plan may be necessary for emergency projects.
- Projects for those facilities which would not be state-supportable under the Community College Construction Act will not be considered in the Scheduled Maintenance Program (such as parking lots, stadiums, bookstores, and dormitories).
- Projects that contain both maintenance aspects and capital outlay features are to be prorated and will be considered on an individual basis. The cost of any work included within a project which is in addition to recognized scheduled maintenance work must be borne by the district.

Project Categories

- Roof
Repair
Replacement

- Utilities
Telephone Lines
Flush Valves
Irrigation Distribution Systems
Sewer Lines
Switch Gear
Electrical Panels
Fire Alarm Systems
Water Systems
Lighting
Plumbing
Elevators
Data System Lines

- Mechanical
Air Compressors
Chillers
Boilers
Energy Management Systems
HVAC (heat, vent, and air cond.)
Exhaust Hood Systems
Swamp Coolers
Cooling Towers
Fan Coils
Clock Systems
Sound Systems

- Exterior
Painting
Replace Siding Buildings
Doors (paint and replace only)
Windows
Resurfacing (swimming pool)

- Other
Lock system
Roads
Sidewalks/Walkway
Flooring Replaced
Tennis Courts
Signage
Interior Doors (replace doors, locks, and hardware)
Bleachers
Resurfacing Floors
Replacement Lockers
Non-mechanical Equipment Replaced
Area Grading

California Code of Regulations, title 5, section 57001.5(d) – *A project shall not include the planning or construction of dormitories, student centers other than cafeterias, stadia, the improvement of sites for student or staff parking, or single-purpose auditoriums.*

This is not an exhaustive list; other items may be considered in each category on a project-by-project basis.