

FISCAL YEAR 2020 – 2021 CAPITAL BUDGET & CAPITAL PLAN



TABLE OF CONTENTS

FUNDING	2
OPTION I: UNIVERSITY RESOURCES	3
OPTION II: STATE AND FEDERAL ASSISTANCE	4
OPTION III: PRIVATE FUNDING	5
OPTION IV: FINANCED FUNDING	5
CAPITAL BUDGET TIMELINE	7
THE CAPITAL PLAN BUDGETING PROCESS	8
THE CAPITAL PLAN, FY20-21 TO FY25-26 OVERVIEW	9
CAPITAL PLAN FY20-21 TO FY25-26 PRESENTED BY FUNDING TYPE	10
CAPITAL PLAN FY20-21 TO FY25-26 PRESENTED BY CABINET	11
CAPITAL PLAN FY20-21 TO FY25-26 PRESENTED BY PROJECT CATEGORY	12
CAPITAL PLAN FY20-21 TO FY25-26 BY PROJECT DETAIL	13
THE CAPITAL BUDGET, FY20-21	18
CAMPUS FUTURE INFRASTRUCTURE INVESTMENT HIGHLIGHTED	19
IN PROGRESS CAPITAL CARRYFORWARD BUDGET	22
FY20-21 NEWLY APPROVED CAPITAL BUDGET	25
CAPITAL BUDGET IMPACT ON FY20-21 OPERATIONS	26
PROJECT SHOWCASE	27
APPENDIX	37
APPENDIX A: GLOSSARY OF TERMS	38
APPENDIX B: CAPITAL PROCESS-SUPPLEMENTAL INFORMATION	39
PROJECT BUDGET DEVELOPMENT	39
PROJECT TYPES DESCRIPTION	40
PROJECT APPROVAL REQUIREMENTS	41
ACCOUNTING, REPORTING AND CONTROLS	45
SOURCES	49
PHOTO CREDITS	50
FEEDBACK REQUEST	51

FRAMEWORK

The capital budget's core function is to help control expenditures. Spending limits are set by the San Francisco State University (SF State) through the adoption of the capital budget and through the authorization for individual capital projects. Just like an annual operating budget, a multi-year capital budget can require difficult decisions and involves the balancing of scarce resources with apparently unlimited demands. All the preliminary work will make decisions easier, and not everything has to be accomplished and paid for in a single year. Within fiscal constraints, the nature and importance of individual projects will dictate which ones will be accomplished in year one and which ones will be accomplished in years two, three, four, and beyond.

The capital budget is, in general, adopted at the same time as the University's annual consolidated budget and may either be a section of that budget or attached as a separate document. The capital budget's financial overview lists the capital projects to be funded in the current year and the funding source, as well as expenditure projections.

A detailed description of each project should be listed in the capital budget, along with a statement of purpose, the method of financing, and a schedule for completion.

FUNDING

Capital projects and acquisitions can consume large amounts of financial resources. A multiyear capital plan helps manage this consumption by scheduling expenditures over a number of years and by creating a financial plan to meet those expenditures. A long-term schedule of capital projects gives organizers time to arrange for sufficient financing.

A financing strategy should balance expected project requirements with good fiscal practices. Adhering to established financial policies, establishing accurate cash flow projections, and considering various funding alternatives are just some ways to achieve this balance.

There are a number of options for financing capital projects and purchases, especially with several years in advance to arrange for funding.

A good plan will allow leadership to examine each of these funding options and pursue the combination that works best for the University.

OPTION I: UNIVERSITY RESOURCES

State Appropriations and Tuition Fees

The first option a state university should examine when considering capital project financing is funding all or some of the project by appropriations from the annual operating budget, which is a large component of what is sometimes called pay-as-you-go financing. The most common sources of this funding are state appropriations and tuition fees.

Each year's budget may contain provisions for partial or total funding for chosen assets. For example, it could provide funding for a certain number of new work trucks in each year's budget, to be paid for out of current appropriations. Advantages of pay-as-you-go financing include improving the University's overall financial condition by increasing flexibility to adapt to future circumstances and preserving the ability to borrow for other needs. It can also expedite small or recurring projects.

For those capital items that are replaced regularly, pay-as-you-go practices can provide an equitable and cost-effective financing option. The benefit of receiving new equipment every year is matched with the annual payments.

The major disadvantage of using current appropriations is a potential need to implement a fee increase. Besides being administratively unpopular, increasing fees are not common at this time. Opportunity costs can occur, if resources that could be used for other purposes are tied up in funding capital projects.

Fund Balances (Reserve)

The University needs to maintain a reasonable fund balance as insurance against unanticipated expenditures or revenue shortfalls. The portion of the fund balance that is allowed for capital financing is the unreserved fund balance.

The University's fund balance cannot exceed six months of the budget year's operating revenues.

The danger in relying on fund balances for capital financing is that they may decrease or become unavailable in future budget years; therefore, it is important to establish reasonable projections and maintain other financing options.

Trust Funds

To warrant that the money is available when needed for capital purposes, the University should consider establishing reserve funds. Through proper determination, the University can establish reserve funds earmarking resources for the future acquisition of essential capital assets. For example, reserve funds may be funded through an available fund balance or appropriations. The use of such reserve funds would then be listed as a funding source, where applicable, in a

multi-year capital plan. The reserve funds, including two types: Designated Campus Reserves – Improvements (Campus-I) and Designed Campus Reserves – Maintenance (Campus-M).

Enterprise Program Funds

Enterprise programs/activities/fund sources include those that furnish facilities, goods or services to students, faculty, staff, or incidentally to the general public. An enterprise typically charges a user fee, rent, or other charge directly related to, although not necessarily equal to, the cost of the facilities, goods or services. These funds consist of all revenues received from operations of dormitories, housing facilities, health facilities, student union or activity facilities, parking facilities acquired or constructed by the Trustees, and self-support instructional programs. Through proper determination, the University Enterprise can establish reserve funds construction earmarking resources for the future acquisition of essential capital assets. For example, reserve funds may be funded through an available fund balance or appropriations. The use of such reserve funds would be listed as a funding source, where applicable, in a multi-year capital plan.

OPTION II: STATE AND FEDERAL ASSISTANCE

State and federal assistance may come in the form of grants and/or low-interest or zero-interest loans for qualified projects. A good source for updated information on grants offered by the state of California is Grants.gov, which lists funding administered by state agencies.

Additional useful online resources include the following:

- For information on state contracts, which can allow a local government substantial savings on the purchase of equipment, visit the website California Department of General Services.
- For details regarding federal assistance, visit the website [Assistance Listings \(Formerly Catalog of Federal Domestic Assistance - CFDA\)](http://Assistance Listings (Formerly Catalog of Federal Domestic Assistance - CFDA)). Assistance Listings are the government-wide compilation of federal programs, projects, services and activities that provide benefits to the public. It contains financial and non-financial assistance programs administered by departments of the federal government.
- An option allowing visitors to search for programs administered under the [American Recovery and Reinvestment Act \(ARRA\)](http://American Recovery and Reinvestment Act (ARRA)). The major portion of funding, according to the site, is shifting to long-term economic opportunities in transportation, energy and community development.

OPTION III: PRIVATE FUNDING

Donations and grants (DON/GRA) are at the head of any financing wish list. The University should examine financing from federal and state sources and take advantage of any private gifts or services available to help acquire equipment or to reduce a project's cost. CSU /UC cooperative arrangements may also be possible, depending on the particular terms and conditions, often subject to negotiation.

There also may be instances when private firms or individuals can provide funding for capital projects or acquisitions, and that funding source should not be overlooked. Public/Private-Partnerships (P3) work best for large-scale projects in which the private entity receives a tangible (or, sometimes, intangible) benefit. For example, corporations may bid on naming rights to an athletics stadium or performing arts venue, providing the University with significant funds. Philanthropic organizations may be the source of grants or gifts. A community or fraternal organization may contribute money or labor to a project that will enhance the community as a whole.

With the limited state and CSU revenues available for cogeneration and other major capital outlay energy projects, the legislature has permitted alternative financing arrangements, including tax-exempt bond financing for energy projects and third-party financing. The Board of Trustees (BOT) has encouraged campuses to seek alternative means of financing energy efficiency projects in keeping with the CSU program to conserve energy. The CSU partnered with the University of California (UC) and the investor-owned utilities (IOUs) to reduce greenhouse gas (GHG) emissions in the lowest-cost way possible. Through the partnership, local electric and natural gas utilities provide incentive funding to complete campus energy-efficiency projects.

OPTION IV: FINANCED FUNDING

Issuing debt allows a university to pay for capital infrastructure and equipment that it might not otherwise be able to afford.

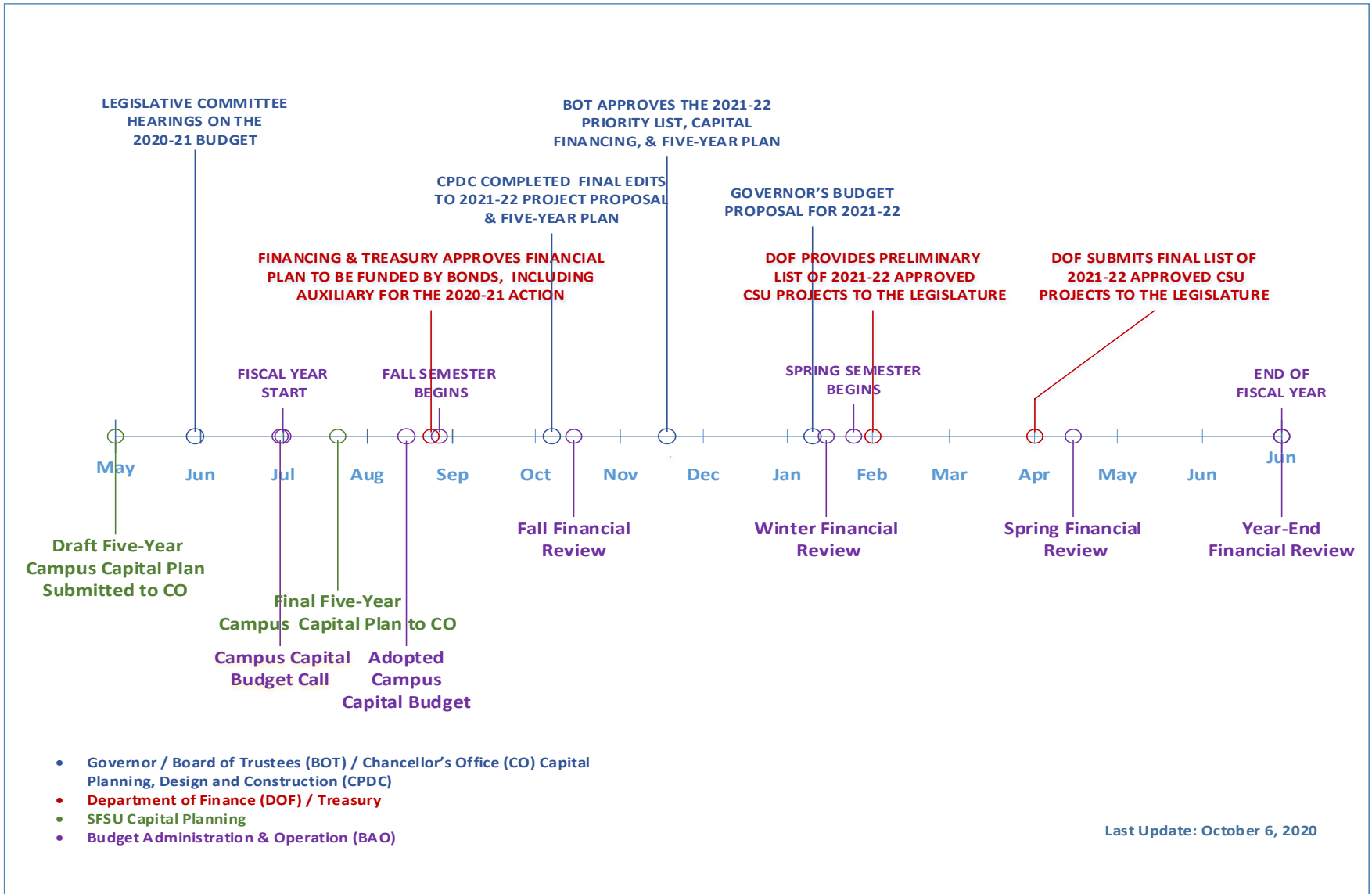
Below is a brief overview of types of debt that can be issued for capital projects:

- **General Obligation Bond (GO).** State general obligation bonds rely on the “full faith and credit” of the California state. The state pays the principal and interest of the GO bond from all legally available funds. The state uses it to finance infrastructure projects, including roads, bridges, water and sewer facilities, levees, K-14 schools, public universities and other critical public works projects.

- **Statewide Revenue Bond (SRB).** SRBs are a form of long-term borrowing the state uses to finance public improvements, including state office buildings, state universities, prisons, and food and agricultural facilities. Like a General Obligation (GO) bond, an SRB is, in effect, an IOU. Unlike GO bonds, however, SRBs are not backed by the full faith and credit of the state, and may be authorized by law without voter approval. Revenue bonds are a form of long-term borrowing state agencies use to finance an income-generating project, such as water projects, higher education facilities, or other public facilities built with the proceeds of the financing. Income generated by the project goes first toward meeting debt service on the bonds (i.e., paying interest to bondholders) and retiring the bonds at maturity.
- **Commercial Paper (CP).** CP is an unsecured form of promissory note that pays a fixed rate of interest. It is typically issued by large banks or corporations to cover short-term receivables and meet short-term financial obligations, such as funding for a new project.
- **Lease-Purchases (also known as Installment Purchases).** Typically secured by the property or equipment being financed, these are purchases with payments occurring over time.

Regardless of the type of debt used to finance a capital project, the principal and interest payments to retire the debt must be planned for in each year's budget for the life of the obligation. Similarly, periodic lease-purchase payments must be accounted for in the capital plan.

CAPITAL BUDGET TIMELINE



THE CAPITAL PLAN BUDGETING PROCESS

- a. San Francisco State University maintains a five-year capital plan, which includes a one-year capital budget and a plan for the next four years.
- b. Each February, the Capital Planning, Design and Construction (CPDC) division will ask departments and schools for project proposals to be considered for funding as the next fiscal year's capital budget is developed. CPDC consolidates capital budgets for review by the management center.
- c. Each school or department must prioritize requests internally and identify funding sources in their submission.
- d. The CPDC will receive all department and school project requests, estimated and consolidated for CPDC review, estimation, and submission to the management center for further review.
- e. Capital budget requests are coordinated through the appropriate management center, which must review and approve them before they are submitted to the Vice President (VP) & Chief Financial Officer (CFO) of Administration and Finance.
- f. When necessary, the VP & CFO of Administration and Finance will request a meeting to discuss project details.
- g. Capital projects expected to span more than one fiscal year require a cash flow analysis prepared by the CPDC.
- h. In addition, the management center analyzes the annual capital plan's impact on debt ratios (i.e., expendable resource ratio, interest expense to operations, and debt service coverage ratio).
- i. Each May-June, the University submits the five-year capital improvement plan to the Chancellor's Office for projects that are classified as Capital Improvement Projects (CIMP), state or non-state funded projects, and includes the capital budget for the next fiscal year and recommends approval to the BOT. The University president will review and approve the submittal. The detailed process is outlined in the State University Administrative Manual [SUAM Section VII](#) [Five-Year Capital Improvement Program Procedures and Formats for Capital Outlay Submission].

- j. Each year in November, the Board of Trustees will approve the final five-year capital improvement plan.
- k. Only the VP for Administration and Finance may modify the capital budget, which is the first year of the five-year capital plan. However, schools and departments may continue to update out-year plans (i.e., plans for years two through five) with the most current information.

THE CAPITAL PLAN, FY20-21 TO FY25-26 OVERVIEW

This chapter provides an overview of the capital planning process, describes current strategic initiatives, presents the FY20-21 to FY25-26 Capital Plan (CP) and related constraints, and discusses the FY20-21 Capital Budget (CB).

SF State's FY20-21 to FY25-26 Capital Plan and FY20-21 Capital Budget are based on projections of the major capital projects that the university will pursue in support of its academic mission. The rolling Capital Plan includes projects that are in progress or are expected to commence during the five years it covers. The Capital Budget represents the anticipated capital expenditures in the first of these years. Both the Capital Plan and the Capital Budget are subject to change based on funding availability, budget affordability, and university priorities.

The CP is a short-range plan, usually four to ten years, which identifies projects intended to implement campus plans, facilities plans, and the Master Plan.

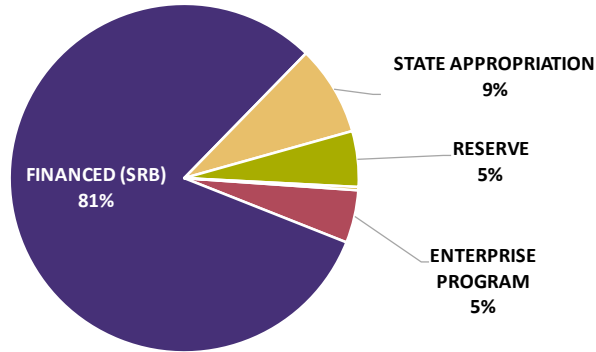
The SF State campus has one of the oldest building stocks of all CSU campuses, and this five-year plan begins to address updating the campus in the critical areas of life and safety, new facilities, and modernization. Since the CP includes estimates of all capital needs, it provides the basis for setting priorities, reviewing schedules, developing funding policies for proposed improvements, monitoring and evaluating the progress of capital projects, and informing the public of projected capital improvements and unfunded needs.

Capital Plan projects include: Non-Recurring Maintenance/Repair (NRMR) and Capital Improvement Projects (CIMP); real estate leases and leasehold improvements; equipment purchases that have a long service life, are generally over \$50,000 and will be under-way from FY20-21 to FY25-26. Although the CP covers a five-year planning period, it is updated annually to reflect ongoing changes as new projects are added, existing projects are modified, and completed projects are removed from the program document.

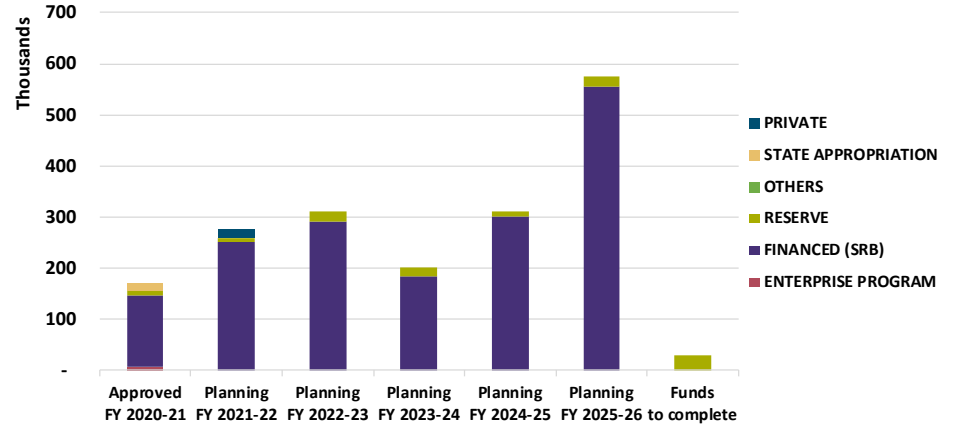
THE AMOUNT STARTING FROM THE NEXT PAGE IN THE CAPITAL BUDGET IS IN THOUSANDS
UNLESS OTHERWISE INDICATED

CAPITAL PLAN FY20-21 TO FY25-26 PRESENTED BY FUNDING TYPE

SF State CP 2020-21 By Fund Type



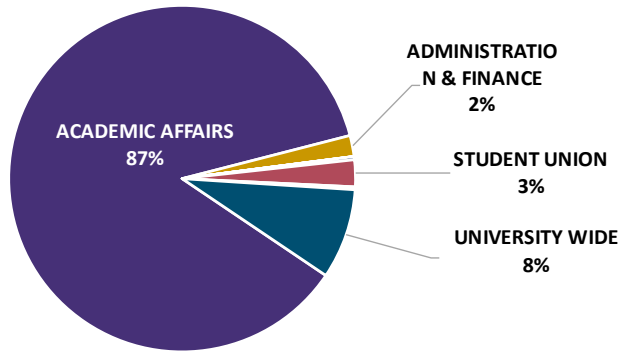
SF State CP 2020-21 to 2025-26 By Fund Type



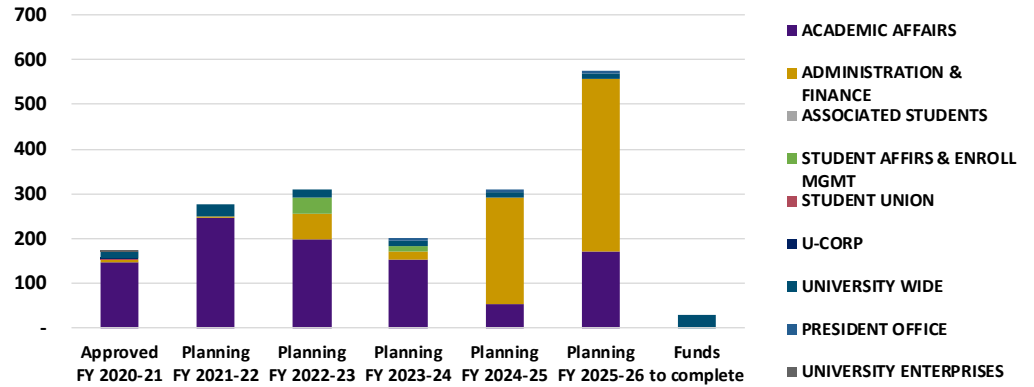
Fund Type	Approved FY 2020-21	Planning FY 2021-22	Planning FY 2022-23	Planning FY 2023-24	Planning FY 2024-25	Planning FY 2025-26	Funds to complete
ENTERPRISE PROGRAM	8,414	-	-	-	-	-	-
FINANCED (SRB)	139,545	250,641	290,499	183,674	300,714	556,026	-
STATE APPROPRIATION	14,338	-	-	-	-	-	-
PRIVATE	-	17,658	-	-	-	-	-
RESERVE	8,879	8,628	19,998	18,594	10,729	20,540	30,000
OTHERS	506	-	-	-	-	-	-
GRAND TOTAL	\$ 171,682	\$ 276,927	\$ 310,497	\$ 202,268	\$ 311,443	\$ 576,566	30,000

CAPITAL PLAN FY20-21 TO FY25-26 PRESENTED BY CABINET

SF State CP 2020-21 By Cabinet



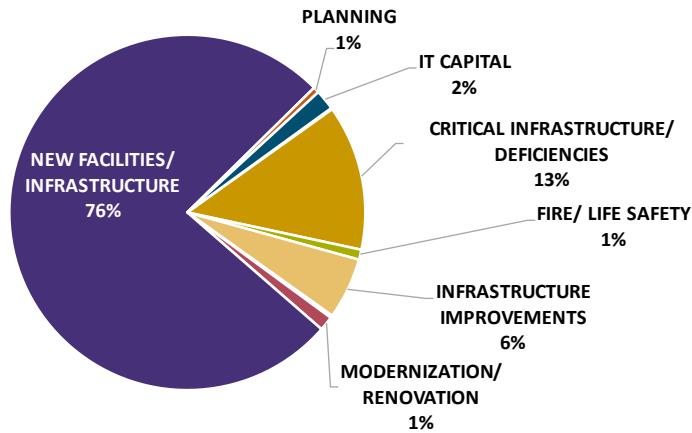
SF State CP 2020-21 to 2025-26 By Cabinet



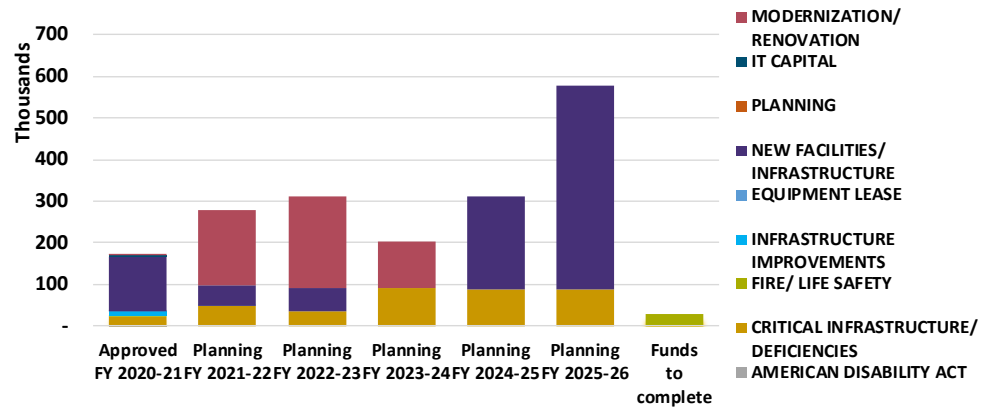
Cabinet	Approved FY 2020-21	Planning FY 2021-22	Planning FY 2022-23	Planning FY 2023-24	Planning FY 2024-25	Planning FY 2025-26	Funds to complete
ACADEMIC AFFAIRS	148,585	246,820	197,563	152,820	54,938	172,274	-
ADMINISTRATION & FINANCE	3,365	2,518	57,987	17,477	236,834	384,621	-
ASSOCIATED STUDENTS	8	-	-	-	-	-	-
PRESIDENT OFFICE	19	-	-	7,323	7,323	7,323	-
STUDENT AFFAIRS & ENROLL MGMT	497	-	36,009	12,300	-	-	-
STUDENT UNION	4,296	-	-	-	-	-	-
U-CORP	446	-	-	-	-	-	-
UNIVERSITY ENTERPRISES	10	-	-	-	-	-	-
UNIVERSITY WIDE	14,456	27,589	18,938	12,348	12,348	12,348	30,000
GRAND TOTAL	\$ 171,682	\$ 276,927	\$ 310,497	\$ 202,268	\$ 311,443	\$ 576,566	30,000

CAPITAL PLAN FY20-21 TO FY25-26 PRESENTED BY PROJECT CATEGORY

SF State CP 2020-21 By Category



SF State CP 2020-21 to 2025-26 By Category



Category	Approved FY 2020-21	Planning FY 2021-22	Planning FY 2022-23	Planning FY 2023-24	Planning FY 2024-25	Planning FY 2025-26	Funds to complete
AMERICAN DISABILITY ACT	228	-	-	-	-	-	-
CRITICAL INFRASTRUCTURE/ DEFICIENCIES	22,724	50,101	35,674	92,086	88,086	88,086	-
FIRE/ LIFE SAFETY	1,569	-	-	-	-	-	30,000
INFRASTRUCTURE IMPROVEMENTS	9,605	-	-	-	-	-	-
EQUIPMENT LEASE	371	212	-	-	-	-	-
MODERNIZATION/ RENOVATION	2,260	177,782	218,814	110,182	-	-	-
NEW FACILITIES/ INFRASTRUCTURE	130,837	48,832	56,009	-	223,357	488,480	-
PLANNING	931	-	-	-	-	-	-
IT CAPITAL	3,157	-	-	-	-	-	-
GRAND TOTAL	\$ 171,682	\$ 276,927	\$ 310,497	\$ 202,268	\$ 311,443	\$ 576,566	\$ 30,000

CAPITAL PLAN FY20-21 TO FY25-26 BY PROJECT DETAIL

Fund Type	Project Name (Bldg. -Title)	Yr. 1					Funds to Complete	Total Budget Impact
		2020-21 (Cfw+New)	Planning FY 2021-22	Planning FY 2022-23	Planning FY 2023-24	Planning FY 2024-25		
Financed Funding	SCI-Replacement Building	8,026	-	-	-	-	-	8,026
Financed Funding	SCI-Replacement Building	89,886	48,832	20,000	-	-	-	158,718
Reserve	SCI-Replacement Building - Preliminary Phase	15	-	-	-	-	-	15
	SCI-Replacement Building Total	\$ 97,928	\$ 48,832	\$ 20,000	\$ -	\$ -	\$ -	\$ 166,760
Financed Funding	CA Replacement Building	31,276	-	-	-	-	-	31,276
Reserve	CA Replacement Building	1,583	-	-	-	-	-	1,583
	CA Replacement Building Total	\$ 32,859	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,859
Reserve	Ethnic Studies/Psychology Elevator Modernization	47	-	-	-	-	-	47
State Appropriation	Ethnic Studies/Psychology Elevator Modernization	2,787	-	-	-	-	-	2,787
Reserve	Ethnic Studies/Psychology Elevator Modernization	189	-	-	-	-	-	189
	Ethnic Studies/Psychology Elevator Modernization Total	\$ 3,023	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,023
Enterprise Program Fund	Lot 20 Electrical Vehicle Charging Station	298	-	-	-	-	-	298
Others	Lot 20 Electrical Vehicle Charging Station	100	-	-	-	-	-	100
	Lot 20 Electrical Vehicle Charging Station Total	\$ 398	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 398
Reserve	CW-Data Center Fire Suppression	-	115	-	-	-	-	115
Financed Funding	CW-Data Center Fire Suppression	-	1,034	-	-	-	-	1,034
	CW-Data Center Fire Suppression Total	\$ -	\$ 1,149	\$ -	\$ -	\$ -	\$ -	\$ 1,149
Private	TH Renovation	-	17,658	-	-	-	-	17,658
Financed Funding	TH Renovation	-	158,920	-	-	-	-	158,920
	TH Renovation Total	\$ -	\$ 176,578	\$ -	\$ -	\$ -	\$ -	\$ 176,578
Financed Funding	Tiburon Site and Infrastructure	-	545	-	-	-	-	545
Reserve	Tiburon Site and Infrastructure	-	4,907	-	-	-	-	4,907
	Tiburon Site and Infrastructure Total	\$ -	\$ 5,452	\$ -	\$ -	\$ -	\$ -	\$ 5,452
Reserve	CW-Perimeter Electronic Access Control	-	187	-	-	-	-	187
Financed Funding	CW-Perimeter Electronic Access Control	-	1,684	-	-	-	-	1,684
	CW-Perimeter Electronic Access Control Total	\$ -	\$ 1,871	\$ -	\$ -	\$ -	\$ -	\$ 1,871
Reserve	CW-Sanitary Sewer/Storm/Domestic Water Projects	-	413	-	-	-	-	413
Financed Funding	CW-Sanitary Sewer/Storm/Domestic Water Projects	-	3,713	-	-	-	-	3,713
	CW-Sanitary Sewer/Storm/Domestic Water Projects Total	\$ -	\$ 4,126	\$ -	\$ -	\$ -	\$ -	\$ 4,126
Reserve	FA & CA-Improvements	-	387	-	-	-	-	387
Financed Funding	FA & CA-Improvements	-	3,480	-	-	-	-	3,480
	FA & CA-Improvements Total	\$ -	\$ 3,867	\$ -	\$ -	\$ -	\$ -	\$ 3,867
Reserve	HH-Sprinkler System and Fire Alarm Upgrade	-	487	-	-	-	-	487
	HH-Sprinkler System and Fire Alarm Upgrade Total	\$ -	\$ 4,868	\$ -	\$ -	\$ -	\$ -	\$ 4,868
Reserve	HUM & CA Mechanical System Renewal	-	234	-	-	-	-	234
Financed Funding	HUM & CA Mechanical System Renewal	-	2,105	-	-	-	-	2,105
	HUM & CA Mechanical System Renewal Total	\$ -	\$ 2,339	\$ -	\$ -	\$ -	\$ -	\$ 2,339
Reserve	Old ADM-Student Advising and Tutoring	-	340	-	-	-	-	340
Financed Funding	Old ADM-Student Advising and Tutoring	-	3,062	-	-	-	-	3,062
	Old ADM-Student Advising and Tutoring Total	\$ -	\$ 3,402	\$ -	\$ -	\$ -	\$ -	\$ 3,402
Reserve	Sci-NAGRPA Storage and Workspace Remodel	-	112	-	-	-	-	112
Financed Funding	Sci-NAGRPA Storage and Workspace Remodel	-	1,009	-	-	-	-	1,009
	Sci-NAGRPA Storage and Workspace Remodel Total	\$ -	\$ 1,121	\$ -	\$ -	\$ -	\$ -	\$ 1,121
Reserve	CW-Elevator Renewal	-	352	352	352	352	352	1,760
Financed Funding	CW-Elevator Renewal	-	3,169	3,169	3,169	3,169	3,169	15,845
	CW-Elevator Renewal Total	\$ -	\$ 3,521	\$ 3,521	\$ 3,521	\$ 3,521	\$ 3,521	\$ 17,605

Fund Type	Project Name (Bldg. -Title)	Yr. 1					Funds to Complete	Total Budget Impact
		2020-21 (Cfw+New)	Planning FY 2021-22	Planning FY 2022-23	Planning FY 2023-24	Planning FY 2024-25		
Reserve	CW-Fire Alarm Renewal (ADA) and Code Upgrades	-	773	773	773	773	773	3,865
Financed Funding	CW-Fire Alarm Renewal (ADA) and Code Upgrades	-	6,961	6,961	6,961	6,961	6,961	34,805
	CW-Fire Alarm Renewal (ADA) and Code Upgrades Total	\$ -	\$ 7,734	\$ 7,734	\$ 7,734	\$ 7,734	\$ 7,734	\$ 38,670
Reserve	CW-Restroom Conversion and ADA Upgrades	-	109	109	109	109	109	545
Financed Funding	CW-Restroom Conversion and ADA Upgrades	-	984	984	984	984	984	4,920
	CW-Restroom Conversion and ADA Upgrades Total	\$ -	\$ 1,093	\$ 1,093	\$ 1,093	\$ 1,093	\$ 1,093	\$ 5,465
Reserve	Administration Building Renewal	-	-	-	1,300	1,300	1,300	3,900
Financed Funding	Administration Building Renewal	-	-	-	11,704	11,704	11,704	35,112
	Administration Building Renewal Total	\$ -	\$ -	\$ -	\$ 13,004	\$ 13,004	\$ 13,004	\$ 39,012
Reserve	Burk Hall Renewal	-	-	-	1,249	1,249	1,249	3,747
Financed Funding	Burk Hall Renewal	-	-	-	11,245	11,245	11,245	33,735
	Burk Hall Renewal Total	\$ -	\$ -	\$ -	\$ 12,494	\$ 12,494	\$ 12,494	\$ 37,482
Reserve	BUS-Replacement Building	-	-	-	-	11,734	11,734	11,734
Financed Funding	BUS-Replacement Building	-	-	-	-	105,602	105,602	105,602
	BUS-Replacement Building Total	\$ -	\$ -	\$ -	\$ -	\$ 117,336	\$ 117,336	\$ 117,336
Reserve	Central Plant Renewal	-	-	-	47	47	47	141
Financed Funding	Central Plant Renewal	-	-	-	426	426	426	1,278
	Central Plant Renewal Total	\$ -	\$ -	\$ -	\$ 473	\$ 473	\$ 473	\$ 1,419
Reserve	Creative Arts Renewal	-	-	-	1,744	1,744	1,744	5,232
Financed Funding	Creative Arts Renewal	-	-	-	15,697	15,697	15,697	47,091
	Creative Arts Renewal Total	\$ -	\$ -	\$ -	\$ 17,441	\$ 17,441	\$ 17,441	\$ 52,323
Financed Funding	Student Health Center	-	-	36,009	-	-	-	36,009
	Student Health Center Total	\$ -	\$ -	\$ 36,009	\$ -	\$ -	\$ -	\$ 36,009
Reserve	CW-Central Plant/Campus Utility Projects	-	-	242	-	-	-	242
Financed Funding	CW-Central Plant/Campus Utility Projects	-	-	2,182	-	-	-	2,182
	CW-Central Plant/Campus Utility Projects Total	\$ -	\$ -	\$ 2,424	\$ -	\$ -	\$ -	\$ 2,424
Reserve	CW-LED Streetlight Retrofit	-	-	158	-	-	-	158
Financed Funding	CW-LED Streetlight Retrofit	-	-	1,422	-	-	-	1,422
	CW-LED Streetlight Retrofit Total	\$ -	\$ -	\$ 1,580	\$ -	\$ -	\$ -	\$ 1,580
Reserve	CW-Portable Generator Quick Connects	-	-	259	-	-	-	259
Financed Funding	CW-Portable Generator Quick Connects	-	-	2,327	-	-	-	2,327
	CW-Portable Generator Quick Connects Total	\$ -	\$ -	\$ 2,586	\$ -	\$ -	\$ -	\$ 2,586
Reserve	HSS-South Classroom Replacement Bldg.(Seismic)	-	-	16,832	-	-	-	16,832
Financed Funding	HSS-South Classroom Replacement Bldg.(Seismic)	-	-	151,488	-	-	-	151,488
	HSS-South Classroom Replacement Bldg.(Seismic) Total	\$ -	\$ -	\$ 168,320	\$ -	\$ -	\$ -	\$ 168,320
Reserve	IT-Renovations	-	-	349	-	-	-	349
Financed Funding	IT-Renovations	-	-	3,144	-	-	-	3,144
	IT-Renovations Total	\$ -	\$ -	\$ 3,493	\$ -	\$ -	\$ -	\$ 3,493
Financed Funding	MPH & MWH Renovations	-	-	50,494	-	-	-	50,494
	MPH & MWH Renovations Total	\$ -	\$ -	\$ 50,494	\$ -	\$ -	\$ -	\$ 50,494
Reserve	RTC-Bldg. 36 Infrastructure, Modernization/Renovation Upgrade	-	-	504	-	-	-	504
Financed Funding	RTC-Bldg. 36 Infrastructure, Modernization/Renovation Upgrade	-	-	4,538	-	-	-	4,538
	RTC-Bldg. 36 Infrastructure, Modernization/Renovation Upgrade Total	\$ -	\$ -	\$ 5,042	\$ -	\$ -	\$ -	\$ 5,042
Reserve	Tiburon-Paving Projects -Mid/Upper Parking, Main Roads, Drainages	-	-	420	-	-	-	420
Financed Funding	Tiburon-Paving Projects -Mid/Upper Parking, Main Roads, Drainages	-	-	3,781	-	-	-	3,781
	Tiburon-Paving Projects -Mid/Upper Parking, Main Roads, Drainages Total	\$ -	\$ -	\$ 4,201	\$ -	\$ -	\$ -	\$ 4,201

Fund Type	Project Name (Bldg. -Title)	Yr. 1					Funds to Complete	Total Budget Impact
		2020-21 (Cfw+New)	Planning FY 2021-22	Planning FY 2022-23	Planning FY 2023-24	Planning FY 2024-25		
Financed Funding	ADM Bldg. Seismic Strengthening	-	-	400	400	-	-	800
Financed Funding	ADM Bldg. Seismic Strengthening	-	-	3,600	3,600	-	-	7,200
	ADM Bldg. Seismic Strengthening Total	\$ -	\$ -	\$ 4,000	\$ 4,000	\$ -	\$ -	\$ 8,000
Reserve	HSS-North Classroom Replacement Bldg.	-	-	-	9,788	-	-	9,788
Financed Funding	HSS-North Classroom Replacement Bldg.	-	-	-	88,094	-	-	88,094
	HSS-North Classroom Replacement Bldg. Total	\$ -	\$ -	\$ -	\$ 97,882	\$ -	\$ -	\$ 97,882
Financed Funding	UPN-High-Rises Seismic Strengthening	-	-	-	12,300	-	-	12,300
	UPN-High-Rises Seismic Strengthening Total	\$ -	\$ -	\$ -	\$ 12,300	\$ -	\$ -	\$ 12,300
Reserve	Ethnic Studies and Psychology Renewal	-	-	-	540	540	540	1,620
Financed Funding	Ethnic Studies and Psychology Renewal	-	-	-	4,858	4,858	4,858	14,574
	Ethnic Studies and Psychology Renewal Total	\$ -	\$ -	\$ -	\$ 5,398	\$ 5,398	\$ 5,398	\$ 16,194
Reserve	Fine Arts Renewal	-	-	-	989	989	989	2,967
Financed Funding	Fine Arts Renewal	-	-	-	8,905	8,905	8,905	26,715
	Fine Arts Renewal Total	\$ -	\$ -	\$ -	\$ 9,894	\$ 9,894	\$ 9,894	\$ 29,682
Reserve	Gymnasium Renewal	-	-	-	732	732	732	2,196
Financed Funding	Gymnasium Renewal	-	-	-	6,591	6,591	6,591	19,773
	Gymnasium Renewal Total	\$ -	\$ -	\$ -	\$ 7,323	\$ 7,323	\$ 7,323	\$ 21,969
Reserve	Humanities Renewal	-	-	-	716	716	716	2,148
Financed Funding	Humanities Renewal	-	-	-	6,445	6,445	6,445	19,335
	Humanities Renewal Total	\$ -	\$ -	\$ -	\$ 7,161	\$ 7,161	\$ 7,161	\$ 21,483
Reserve	Recycling Resource Center Renewal	-	-	-	18	18	18	54
Financed Funding	Recycling Resource Center Renewal	-	-	-	166	166	166	498
	Recycling Resource Center Renewal Total	\$ -	\$ -	\$ -	\$ 184	\$ 184	\$ 184	\$ 552
Reserve	Student Services Renewal	-	-	-	237	237	237	711
Financed Funding	Student Services Renewal	-	-	-	2,129	2,129	2,129	6,387
	Student Services Renewal Total	\$ -	\$ -	\$ -	\$ 2,366	\$ 2,366	\$ 2,366	\$ 7,098
Reserve	UPD Replacement Building	-	-	-	-	1,923	-	1,923
Financed Funding	UPD Replacement Building	-	-	-	-	17,309	-	17,309
	UPD Replacement Building Total	\$ -	\$ -	\$ -	\$ -	\$ 19,232	\$ -	\$ 19,232
Enterprise Program Fund	Accessible Parking Audit (ADA)	2	-	-	-	-	-	2
Enterprise Program Fund	ADM357 Remodeling	3	-	-	-	-	-	3
Enterprise Program Fund	CCSC Infrastructure Upgrade	4,191	-	-	-	-	-	4,191
Enterprise Program Fund	CCSC Southeast Stair Emergency Exit	105	-	-	-	-	-	105
Enterprise Program Fund	Dining Center Crossroads Roof Repairs (HDCS DM)	104	-	-	-	-	-	104
Enterprise Program Fund	Dining Center AHU & Boiler Replacement	17	-	-	-	-	-	17
Enterprise Program Fund	Dining Center Electrical Distribution Improvement	26	-	-	-	-	-	26
Enterprise Program Fund	Dining Center Phase 2	30	-	-	-	-	-	30
Enterprise Program Fund	Dining Center Sewer Replacement	8	-	-	-	-	-	8
Enterprise Program Fund	DTC Pre-Lease Review	10	-	-	-	-	-	10
Enterprise Program Fund	ECEC Sandbox Log Replacement	2	-	-	-	-	-	2
Enterprise Program Fund	ECEC-Electrical Load Test	6	-	-	-	-	-	6
Enterprise Program Fund	Holloway Student Housing Mixed Use	126	-	-	-	-	-	126
Enterprise Program Fund	Maloney Field Baseball Drainage Improvement	12	-	-	-	-	-	12
Enterprise Program Fund	Maloney Field's Scorekeeper Shed	4	-	-	-	-	-	4
Enterprise Program Fund	Mashouf Water Meter Installation	56	-	-	-	-	-	56
Enterprise Program Fund	MWH Heating Boiler Replacement (HDCS DM)	152	-	-	-	-	-	152
Enterprise Program Fund	MWH Sewer Line Repairs and Replacement	96	-	-	-	-	-	96
Enterprise Program Fund	Parking Garage and Lot Facility Condition Assessment	8	-	-	-	-	-	8

Fund Type	Project Name (Bldg. -Title)	Yr. 1	Planning	Planning	Planning	Planning	Planning	Funds to	Total Budget
		2020-21 (Cfw+New)	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	Complete	Impact
Enterprise Program Fund	Sierra Nevada Field Campus	150	-	-	-	-	-	-	150
Enterprise Program Fund	Site CC1 Student Housing	43	-	-	-	-	-	-	43
Enterprise Program Fund	Softball Field's Scorekeeper Shed	3	-	-	-	-	-	-	3
Enterprise Program Fund	Station Café	50	-	-	-	-	-	-	50
Enterprise Program Fund	TCS Elevator Car Replacement (HDCS DM)	385	-	-	-	-	-	-	385
Enterprise Program Fund	TCS/MPH/MWH 7 Auto Doors Repair/Replace (HDCS DM)	325	-	-	-	-	-	-	325
Enterprise Program Fund	Tennis Court Board Repair	7	-	-	-	-	-	-	7
Enterprise Program Fund	UPN 200BW Sewer Line Replacement (HDCS DM)	12	-	-	-	-	-	-	12
Enterprise Program Fund	UPN Fire & Life Safety System	187	-	-	-	-	-	-	187
Enterprise Program Fund	UPN Fire Marshal Corrections	102	-	-	-	-	-	-	102
Enterprise Program Fund	UPN- High Rises Window Replacement	537	-	-	-	-	-	-	537
Enterprise Program Fund	UPN High-Rise Breezeway Railings (HDCS DM)	468	-	-	-	-	-	-	468
Enterprise Program Fund	UPN Landscape Renovation Bldg. 11	67	-	-	-	-	-	-	67
Enterprise Program Fund	UPN Maintenance Shop Portable Restroom	120	-	-	-	-	-	-	120
Enterprise Program Fund	UPN Tier 3 Seismic Analysis for 4 Tower Bldg. #6-9	60	-	-	-	-	-	-	60
Enterprise Program Fund	UPS 325-327 Arballo Dry Rot Repair (HDCS DM)	150	-	-	-	-	-	-	150
Enterprise Program Fund	UPS 528 Font Dry Rot Repair (HDCS DM)	148	-	-	-	-	-	-	148
Enterprise Program Fund	UPS Carport Repairs	95	-	-	-	-	-	-	95
Enterprise Program Fund	University Club Renovation	117	-	-	-	-	-	-	117
Enterprise Program Fund	VCS-A-B-C Roof and Gutter Repairs (HDCS DM)	134	-	-	-	-	-	-	134
Financed Funding	CW-Increase Fire Hydrant Coverage-Main Campus	110	-	-	-	-	-	-	110
Financed Funding	Corporate Yard Fiber Redundancy	-	1,314	-	-	-	-	-	1,314
Financed Funding	Emergency Public Address System	-	1,223	-	-	-	-	-	1,223
Financed Funding	Electrical Substation Replacement	32	-	-	-	-	-	-	32
Financed Funding	Hensill Hall Renewal	2,262	-	-	-	-	-	-	2,262
Financed Funding	Hensill Hall 8th Floor Surge (SCI-Replc Bldg. Relocation)	6,037	-	-	-	-	-	-	6,037
Financed Funding	Lake Merced Village Phase 1	-	-	-	-	-	371,144	-	371,144
Financed Funding	Migrate PBX to Modern VOIP Phone System	-	5,242	-	-	-	-	-	5,242
Financed Funding	Outdoor Emergency Phones, University Park South/North	-	1,418	-	-	-	-	-	1,418
Financed Funding	RTC Emergency Seismic Repairs	12	-	-	-	-	-	-	12
Financed Funding	Student Services Fiber Redundancy	-	361	-	-	-	-	-	361
Financed Funding	Seven Hills Conference Center Sprinklers	-	1,204	-	-	-	-	-	1,204
Financed Funding	Thornton Hall Sprinkler System and Fire Alarm	1,896	-	-	-	-	-	-	1,896
Financed Funding	UPN Toilets Upgrade	6	-	-	-	-	-	-	6
Financed Funding	West Campus Green Student Housing	-	-	-	-	204,125	-	-	204,125
Reserve	ADM-Roof Replacement	5	-	-	-	-	-	-	5
Others	Fine Arts 448 (Screening Room Renovation)	78	-	-	-	-	-	-	78
Others	Fine Arts Coppola Theatre and Lobby	88	-	-	-	-	-	-	88
Others	Fine Arts Electrical Upgrades	60	-	-	-	-	-	-	60
Others	Hensill Hall 823 Renovation - Feasibility	1	-	-	-	-	-	-	1
Others	HH-409-412 Temperature Control Chambers Removal	7	-	-	-	-	-	-	7
Others	Humanities 5th Floor Storage	123	-	-	-	-	-	-	123
Others	LIB-Tutoring Center	5	-	-	-	-	-	-	5
Others	Thornton Hall Bike Cage	28	-	-	-	-	-	-	28
Others	Thornton Hall Room 108 Remodeling	15	-	-	-	-	-	-	15
Reserve	Former Sutro Library Bldg. Demolition	250	-	-	-	-	-	-	250
Reserve	CA-Roof Replacement (15, 16 & Elevator)	2	-	-	-	-	-	-	2

Fund Type	Project Name (Bldg. -Title)	Yr. 1					Funds to Complete	Total Budget Impact	
		2020-21 (Cfw+New)	Planning FY 2021-22	Planning FY 2022-23	Planning FY 2023-24	Planning FY 2024-25			Planning FY 2025-26
Reserve	CP Controls and Pump Replacement	79	-	-	-	-	-	79	
Reserve	CP-Boiler Control System Upgrade	5	-	-	-	-	-	5	
Reserve	Create Diverse MPoE at Library 024t	56	-	-	-	-	-	56	
Reserve	CW- Campus Unified Communications Solutions	3,085	-	-	-	-	-	3,085	
Reserve	CW-Campus Master Plan	469	-	-	-	-	-	469	
Reserve	CW-Fire Alarm / Sprinkler - (WD Phase)	762	-	-	-	-	30,000	30,762	
Reserve	CW-Mechanical Repairs and Replacement	601	-	-	-	-	-	601	
Reserve	CW-Electrical Repairs and Replacement	265	-	-	-	-	-	265	
Reserve	CW-Roof Replacement	247	-	-	-	-	-	247	
Reserve	CW-Fleet Electric Vehicles Leasing	371	212	-	-	-	-	583	
Reserve	CW-ADA Paving	20	-	-	-	-	-	20	
Reserve	CW-Door Replacement	37	-	-	-	-	-	37	
Reserve	CW-Door Replacement	49	-	-	-	-	-	49	
Reserve	CW-Plumbing Repairs and Replacement	53	-	-	-	-	-	53	
Reserve	CW-Rekeying BUS, HSS, & Old ADM Bldgs	31	-	-	-	-	-	31	
Reserve	FA- Fire Alarm Redesign/Repair	383	-	-	-	-	-	383	
Reserve	HH-Air Compressor System	2	-	-	-	-	-	2	
Reserve	HH-Control System Conversion to ALC	13	-	-	-	-	-	13	
Reserve	Old ADM, HSS, TH - Tier 3 Seismic Analysis	6	-	-	-	-	-	6	
Reserve	Old ADM-HVAC Improvements	7	-	-	-	-	-	7	
Reserve	RTC Building 36 Retaining Wall	8	-	-	-	-	-	8	
Reserve	RTC Building 53 Deck Restoration	4	-	-	-	-	-	4	
Reserve	RTC Master Plan - EOS	188	-	-	-	-	-	188	
Reserve	RTC Sea Wall Railing Installation	2	-	-	-	-	-	2	
Reserve	RTC-EOS Bldg. 36 HVAC Control System	12	-	-	-	-	-	12	
Reserve	TH Renovation Feasibility Study	15	-	-	-	-	-	15	
Reserve	UPD 9-1-1 Emergency Phone System Upgrade	16	-	-	-	-	-	16	
Reserve	UP-Head End Security System Replacement	4	-	-	-	-	-	4	
State Appropriation	Childcare Center Accessibility and Fire/Life Safety Upgrades	503	-	-	-	-	-	503	
State Appropriation	CW-Heating Hot Water System Renewal	5,333	-	-	-	-	-	5,333	
State Appropriation	CW-Fire Hydrants Renewal Ph 2	2,488	-	-	-	-	-	2,488	
State Appropriation	FA HVAC Upgrades	1,296	-	-	-	-	-	1,296	
State Appropriation	RTC-Seismic Upgrade Ph. 1 (Bldg 49 and 50 Seismic Repairs)	1,931	-	-	-	-	-	1,931	
Grand Total		\$ 171,682	\$ 276,927	\$ 310,497	\$ 202,268	\$ 311,443	\$ 576,566	\$ 30,000	\$ 1,879,383

THE CAPITAL BUDGET, FY20-21

SF State is facing a large budget reduction this year due to the enrollment decline and state budget cut. The COVID-19 pandemic has exacerbated this. The Fall 2020 and Spring 2021 semesters are providing virtual instruction. Many of the Campus' self-supported units are greatly impacted, such as Housing. There a few major Housing capital projects have been terminated and withdrew due to financial shortfall at the beginning of this year. The Year One FY20-21 Capital Plan contains a total of 96 projects. Of those, only four projects are new this year. Of the \$90.4 million in the FY20-21 newly approved capital budget, \$89.9 million was approved by the Office of Chancellor to be funded by the state revenue bond, SRB allocation. However, the Campus has not yet received the allocation, and will thus depend on the bond sales by the California State Treasurer. Of the total 96 projects, 95 are fully funded, and one major project is partially funded. (A funded project is one that has identified specific funding to implement the program. An unfunded project is one that has been identified in the Capital Plan as a need, but has no funding secured to implement the program). The campus reserve only earmarks of \$212 thousand for the FY21-22 capital equipment lease of the Fleet Electric Vehicles. The full five-year program is summarized according to the SF State 2021-22 through 2025-26 Five-Year Plan final submission to the Office of Chancellor.

Of the Campus' \$1.8 billion five-year need, \$171.6 million or 9 percent is approved. Of the \$171.6 million approved budget, 48 percent is funded and 52 percent is pending on allocation from the Office of Chancellor. This document includes project details for the major projects, capital budget process, schedule, and glossary of funding sources.

At \$171.6 million, the Capital Plan reflects the significant investment SF State continues to make in its facilities, driven by the academic priorities for teaching, research, and related activities and the initiatives of the administrative and auxiliary units that support the academic mission.

In addition to the many projects currently underway and previously forecasted, the Capital Plan now includes the following projects and programs: Science Replacement Building Project, which is approximately 57 percent of the total financed projects, Creative Arts Replacement Building, Hensil Hall 8th Floor Surge (Sci. Relocation), and Thornton Hall Sprinkler and Fire Alarm. The following five significant projects make up 58 percent of the University's Capital Plan:

1. Science Replacement Building – estimated total costs \$167 million
2. Lake Merced Village Phase 1 – estimated total costs \$371 million
3. West Campus Green Student Housing – estimated total costs \$204 million
4. Thornton Hall Renovation – estimated total costs \$177 million
5. Health and Social Sciences South Classroom Replacement Building (Seismic) – estimated total costs \$168 million

CAMPUS FUTURE INFRASTRUCTURE INVESTMENT HIGHLIGHTED

Creative Arts Replacement Building Project

The Liberal and Creative Arts Replacement (LCA) Building is the first new ground-up academic building to be constructed on campus in almost 25 years. The four-story, 75,000 GSF building will house the entire Broadcast and Electronic Communication Arts (BECA) program, interdisciplinary lecture and active learning classrooms, and administrative offices for the College of Liberal and Creative Arts.

The BECA portion of the building will be a flexible learning and production environment for teaching electronic media capture, editing, and broadcast. The ground floor includes the television studios and adjacent instructional control rooms. The newsroom is located at the southeast corner of the building, leveraging the high-traffic/high-visibility of Holloway Avenue and Font Boulevard. The live audio recording room and related spaces are located on the ground floor to most effectively achieve a high level of acoustic isolation. Video editing, audio production spaces, and interdisciplinary lecture classrooms occupy the second level, and on the third level are BECA audio demonstration and video editing classrooms and faculty offices. The fourth level will house the administrative offices for the College of Liberal and Creative Arts and interdisciplinary active learning classrooms.

By utilizing a hybrid concrete and steel base structure, the project aims for Leadership in Energy and Environmental Design (LEED) Gold certification.

FY2018-19

Abatement, demolition, earthwork, excavation. Final approvals/permit for the structure. Begin construction of foundation and structure.

FY2019-20

Continue with structure/concrete and steel; framing, utilities and infrastructure, elevators, equipment, drywall, roofing, finishes, furnishings.

FY2020-21

Construction completion anticipated in winter 2020.



Science Replacement Building Project

The Science Replacement Building is the first new STEM building on campus to be constructed in over 50 years and will support the instructional and teaching-related research needs of chemistry and engineering disciplines. The project will demolish ~77,000 GSF of outdated teaching spaces and offices in the existing science building, renovate and seismically strengthen the remaining ~55,000 GSF, and construct a ~125,000 GSF new science building. The new building will include space for the Department of Chemistry, the School of Engineering, and the College of Extended Learning (currently located in the SF State Downtown Campus).

To pursue CoSE’s mission of advancing the intellectual capacity, critical thinking, creativity, and problem-solving ability of its students and to prepare them to enter professions in the sciences, it is of key importance to integrate hands-on, real-world experiences into student learning. To this end, the project includes undergraduate and graduate research laboratories, student maker space, tutoring and student advising space, and social space that allows for informal collaboration and learning.

This project will be the first new STEM building constructed at SF State in over 50 years. It is also the first all-electric academic building on campus, reducing the University’s carbon footprint by lessening the dependence of fossil fuels for energy. The project is expected to be the first of a multi-phase plan to convert the existing Science complex into a contemporary, efficient and cohesive collection of facilities for leading-edge science and engineering education. The proposed location of the new building also offers a unique opportunity to enhance the university’s presence along 19th Avenue.

FY2018-19

The feasibility study and conceptual design completed.

FY2019-20

The Design-Builder selection phase completed and transitioned to the schematic design phase.

FY2020-21 and beyond

As of fall 2020, the schematic design phase completed. The new building’s projected occupancy is January 2024.



Manzanita Square Mixed-Use Housing (Formerly Holloway Student Housing-Mixed Used)

The Holloway Student Housing/Mixed-Use project, now Manzanita Square, is providing much-needed student housing and neighborhood retail services through a public-private partnership.

The 223,000 gross square foot (GSF) building includes 169 student housing units (584 beds), study lounges, laundry, retail, offices, courtyard, parking garage, and other support spaces. The main entry at Varela Avenue on the east connects at grade to a future transit stop planned at Holloway and 19th Avenues, with retail space easily accessed. A 33-space parking garage will serve the retail component, two van accessible spaces will be available for residents only, and bicycle parking will be located both in the parking garage and at street-level.

The building skin includes a mix of stucco, concrete composite panels, metal panels, punched windows and corner windows, and storefront glazing differentiating student amenity spaces and retail locations. The project aims for the Leadership in Energy and Environmental Design (LEED) Gold certification.

FY2018-19

Completion of construction documents; 3rd party reviews; approvals and permits for demolition, shoring, excavation, foundation, structure. Construction work as follows: abatement, demolition, earthwork, excavation, shoring, drilling, foundation, and the start of structure.

FY2019-20

Continue with structure/steel; framing, utilities and infrastructure, elevators, equipment, drywall, roofing, finishes, furnishings.

FY2020-21

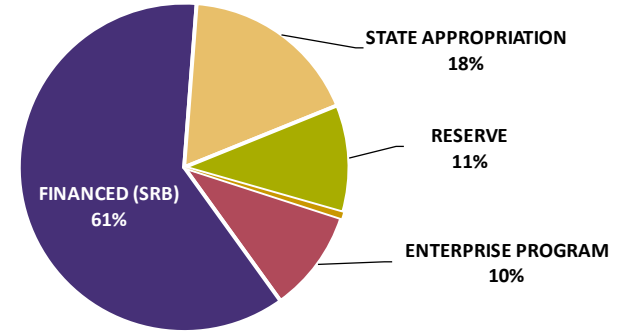
Substantial Completion achieved for fall 2020 student move-in.



IN PROGRESS CAPITAL CARRYFORWARD BUDGET

Fund Type	Carryforward Budget
ENTERPRISE PROGRAM	8,194
FINANCED (SRB)	49,659
STATE APPROPRIATION	14,338
RESERVE	8,595
OTHERS	456
GRAND TOTAL	\$81,241

SF State 2020-21 In Progress Capital CFW Budget



The Summary below provides details of capital projects that were approved in prior fiscal years, are currently in progress, and are not yet completed.

Fund Type	Category	Cabinet	Project No.	Project Name (Bldg. -Title)	Budget
ASI	Planning	Associated Students	96221923	ECEC-Electrical Load Test	6
ASI	Modernization/Renovation	Associated Students	DM19ECEC1	ECEC Sandbox Log Replacement	2
ATHLETIC	Modernization/Renovation	President Office	DM19MF002	Maloney Field Baseball Drainage Improvement	12
ATHLETIC	Modernization/Renovation	President Office	DM19SBF01	Softball Field's Scorekeeper Shed	3
ATHLETIC	Modernization/Renovation	President Office	DM19MF001	Maloney Field's Scorekeeper Shed	4
CAMPUS REC. & WELLNESS CENTER	Modernization/Renovation	Student Affairs & Enroll Mgmt	DM18MWC02	Mashouf Water Meter Installation	56
CAMPUS REC. & WELLNESS CENTER	Modernization/Renovation	Student Affairs & Enroll Mgmt	DM18TC001	Tennis Court Board Repair	7
CCSC	Fire/Life Safety	Student Union	DM19CCSC1	CCSC Southeast Stair Emergency Exit	105
CCSC	Infrastructure Improvement	Student Union	MC18CCSC1	CCSC Infrastructure Upgrade	4,191
DTC	Planning	University Enterprises	96221918	DTC Pre-Lease Review	10
HOUSING	Modernization/Renovation	Administration & Finance	MC19UPN02	UPN Maintenance Shop Portable Restroom	120
HOUSING	Infrastructure Improvement	Administration & Finance	DM19MWH01	MWH Sewer Line Repairs and Replacement	96
HOUSING	Modernization/Renovation	Administration & Finance	MC19UPS01	UPS Carport Repairs	24
HOUSING	Planning	Administration & Finance	96221913	UPN Tier 3 Seismic Analysis for 4 Tower Bldg. #6-9	60
HOUSING	Infrastructure Improvement	Administration & Finance	MC19DC002	Dining Center Crossroads Roof Repairs (HDCS DM)	104
HOUSING	Infrastructure Improvement	Administration & Finance	MC19MWH01	MWH Heating Boiler Replacement (HDCS DM)	152
HOUSING	Modernization/Renovation	Administration & Finance	MC19TCS01	TCS Elevator Car Replacement (HDCS DM)	385
HOUSING	Infrastructure Improvement	Administration & Finance	DM19CW004	TCS/MPH/MWH 7 Auto Doors Repair/Replace (HDCS DM)	325
HOUSING	Infrastructure Improvement	Administration & Finance	DM19UPN02	UPN High-Rise Breezeway Railings (HDCS DM)	468
HOUSING	Infrastructure Improvement	Administration & Finance	DM19VCS01	VCS-A-B-C Roof and Gutter Repairs (HDCS DM)	134
HOUSING	Infrastructure Improvement	Administration & Finance	DM19UPS01	UPS 325-327 Arballo Dry Rot Repair (HDCS DM)	150
HOUSING	Infrastructure Improvement	Administration & Finance	DM19UPS03	UPS 528 Font Dry Rot Repair (HDCS DM)	148
HOUSING	Modernization/Renovation	Administration & Finance	MC19UPN01	UPN Landscape Renovation Bldg. 11	67
HOUSING	Modernization/Renovation	Administration & Finance	MC18UPN01	UPN- High Rises Window Replacement	537
HOUSING	Fire/Life Safety	Administration & Finance	DM18UPN02	UPN Fire & Life Safety System	187
HOUSING	Modernization/Renovation	Administration & Finance	MC18DC001	Dining Center Phase 2	30
HOUSING	Fire/Life Safety	Administration & Finance	DM18UPN01	UPN Fire Marshal Corrections	102
HOUSING	Planning	Administration & Finance	DM16LV001	Site CC1 Student Housing	43

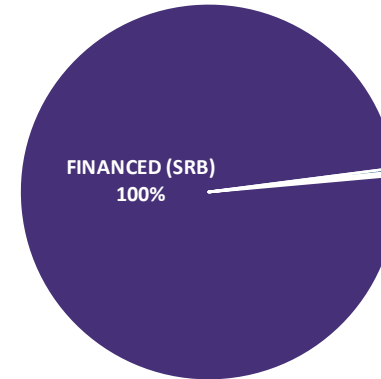
Fund Type	Category	Cabinet	Project No.	Project Name (Bldg. -Title)	Budget
HOUSING (Sodexo)	Modernization/Renovation	Administration & Finance	MC17DC005	Dining Center Electrical Distribution Improvement	26
HOUSING (Sodexo)	Modernization/Renovation	Administration & Finance	MC17DC006	Dining Center Sewer Replacement	8
HOUSING (Sodexo)	Modernization/Renovation	Administration & Finance	MC16DC001	Dining Center AHU & Boiler Replacement	17
PARKING	Infrastructure Improvement	Student Affairs & Enroll Mgmt	MC19PARK1	Lot 20 Electrical Vehicle Charging Station	298
PARKING	Planning	Student Affairs & Enroll Mgmt	96221902	Parking Garage and Lot Facility Condition Assessment	8
PARKING	American Disability Act	Student Affairs & Enroll Mgmt	96221806	Accessible Parking Audit (ADA)	2
U-CORP	Modernization/Renovation	U-Corp	96221917	ADM357 Remodeling	3
U-CORP	New Facilities/Infrastructure	U-Corp	96221905	Station Café	50
U-CORP	Planning	U-Corp	96221601	Holloway Student Housing Mixed Use	126
U-CORP	Modernization/Renovation	U-Corp	MC16UC001	University Club Renovation	117
ENTERPRISE PROGRAM FUNDING Total					\$ 8,194
SRB	New Facilities/Infrastructure	Academic Affairs	MC15CA001	CA Replacement Building	31,276
SRB	New Facilities/Infrastructure	Academic Affairs	MC19SB001	SCI-Replacement Building	8,026
SRB	Modernization/Renovation	Student Affairs & Enroll Mgmt	MC16UPS01	UPN Toilets Upgrade	6
SRB	Modernization/Renovation	Academic Affairs	DM16RTC03	RTC Emergency Seismic Repairs	12
SRB	Critical Infrastructure/Deficiencies	University Wide	96142002	Electrical Substation Replacement	32
SRB	Infrastructure Improvement	University Wide	DM16CW003	CW-Increase Fire Hydrant Coverage-Main Campus	110
SRB-IIP	Critical Infrastructure/Deficiencies	Academic Affairs	MC19HH001	Hensill Hall Renewal	2,262
SRB-IIP	Critical Infrastructure/Deficiencies	Academic Affairs	MC19HH002	Hensill Hall 8th Floor Surge (SCI-Replc Bldg. Relocation)	6,037
SRB-IIP	Critical Infrastructure/Deficiencies	Academic Affairs	MC19TH001	Thornton Hall Sprinkler System and Fire Alarm	1,896
FINANCED FUNDING (SRB) Total					\$ 49,659
CSU FUNDING	Infrastructure Improvement	Academic Affairs	MC17RTC01	RTC-Seismic Upgrade Ph. 1 (Bldg 49 and 50 Seismic Repairs)	1,931
CSU FUNDING - DM	Critical Infrastructure/Deficiencies	University Wide	MC19CW006	CW-Heating Hot Water System Renewal	5,333
CSU FUNDING - DM	Critical Infrastructure/Deficiencies	University Wide	MC19CC001	Childcare Center Accessibility and Fire/Life Safety Upgrades	503
CSU FUNDING - DM	Critical Infrastructure/Deficiencies	Academic Affairs	MC15ESP00	Ethnic Studies/Psychology Elevator Modernization	2,787
CSU FUNDING - DM	Critical Infrastructure/Deficiencies	University Wide	MC19CW005	CW-Fire Hydrants Renewal Ph 2	2,488
CSU FUNDING - TRP	Infrastructure Improvement	Academic Affairs	MC19FA004	FA HVAC Upgrades	1,296
STATE APPROPRIATION Total					\$ 14,338
RESERVE	Equipment Lease	University Wide	N/A	CW-Fleet Electric Vehicles Leasing	159
RESERVE	Critical Infrastructure/Deficiencies	Academic Affairs	MC19RTC02	RTC Building 36 Retaining Wall	8
RESERVE	New Facilities/Infrastructure	Academic Affairs	MC15CA001	CA Replacement Building	1,583
RESERVE	New Facilities/Infrastructure	Academic Affairs	96142000	SCI-Replacement Building - Preliminary Phase	15
RESERVE	IT Capital	University Wide	MC18IT001	CW- Campus Unified Communications Solutions	3,085
RESERVE	Critical Infrastructure/Deficiencies	Academic Affairs	MC15ESP00	Ethnic Studies/Psychology Elevator Modernization	47
RESERVE	Fire/Life Safety	University Wide	96221420	CW-Fire Alarm / Sprinkler - (WD Phase)	762
RESERVE	Planning	Administration & Finance	96221914	Old ADM, HSS, TH - Tier 3 Seismic Analysis	6
RESERVE	Planning	Academic Affairs	96221809	TH Renovation Feasibility Study	15
RESERVE	Planning	Academic Affairs	96221702	RTC Master Plan - EOS	188
RESERVE	Planning	University Wide	96221535	CW-Campus Master Plan	719
RESERVE - DM	Critical Infrastructure/Deficiencies	University Wide	DM19CW001	CW-ADA Paving	20
RESERVE - DM	Critical Infrastructure/Deficiencies	University Wide	MC19CW001	CW-Door Replacement	49
RESERVE - DM	Critical Infrastructure/Deficiencies	University Wide	MC19CW002	CW-Electrical Repairs and Replacement	265
RESERVE - DM	Critical Infrastructure/Deficiencies	University Wide	MC19CW003	CW-Mechanical Repairs and Replacement	601
RESERVE - DM	Critical Infrastructure/Deficiencies	University Wide	DM19CW002	CW-Plumbing Repairs and Replacement	53

Fund Type	Category	Cabinet	Project No.	Project Name (Bldg. -Title)	Budget
RESERVE - DM	Critical Infrastructure/Deficiencies	University Wide	MC19CW004	CW-Roof Replacement	247
RESERVE - DM	Critical Infrastructure/Deficiencies	Administration & Finance	MC19CP001	CP Controls and Pump Replacement	79
RESERVE - DM	Critical Infrastructure/Deficiencies	Academic Affairs	DM19RTC01	RTC Building 53 Deck Restoration	4
RESERVE - DM	Modernization/Renovation	Academic Affairs	MC19RTC01	RTC Sea Wall Railing Installation	2
RESERVE - DM	Infrastructure Improvement	Academic Affairs	DM18RTC01	RTC-EOS Bldg. 36 HVAC Control System	12
RESERVE - DM	Critical Infrastructure/Deficiencies	Academic Affairs	DM18HH003	HH-Control System Conversion to ALC	13
RESERVE - DM	Infrastructure Improvement	Administration & Finance	MC18CP001	CP-Boiler Control System Upgrade	5
RESERVE - DM	American Disability Act	University Wide	MC18CW001	CW-Door Replacement	37
RESERVE - DM	Modernization/Renovation	Academic Affairs	MC18CA001	CA-Roof Replacement (15, 16 & Elevator)	2
RESERVE - DM	Infrastructure Improvement	Academic Affairs	DM18HH004	HH-Air Compressor System	2
RESERVE - DM	American Disability Act	Academic Affairs	DM17ESP01	Ethnic Studies Psychology Bldg. Elevator Repairs	189
RESERVE - DM	Fire/Life Safety	University Wide	DM17CW003	CW-Rekeying BUS, HSS, & Old ADM Bldgs	31
RESERVE - DM	Infrastructure Improvement	Student Affairs & Enroll Mgmt	MC17UPD01	UP-Head End Security System Replacement	4
RESERVE - DM	Modernization/Renovation	Administration & Finance	MC17ADM01	ADM-Roof Replacement	5
RESERVE - DM	Fire/Life Safety	Academic Affairs	96221437	FA- Fire Alarm Redesign/Repair	383
RESERVE - DM	Infrastructure Improvement	Administration & Finance	96221306	Old ADM-HVAC Improvements	7
RESERVE FUNDING Total					\$ 8,595
ACADEMIC RESOURCES	Modernization/Renovation	Academic Affairs	MC19LIB01	LIB-Tutoring Center	5
COSE	Modernization/Renovation	Academic Affairs	DM18HH001	HH-409-412 Temperature Control Chambers Removal	7
LCA	Infrastructure Improvement	Academic Affairs	DM19FA001	Fine Arts Electrical Upgrades	60
LCA	Modernization/Renovation	Academic Affairs	MC19FA003	Fine Arts 448 (Screening Room Renovation)	78
LCA	Modernization/Renovation	Academic Affairs	MC19FA002	Fine Arts Coppola Theatre and Lobby	88
LCA	Modernization/Renovation	Academic Affairs	DM19HUM01	Humanities 5th Floor Storage	88
OFFICE OF SUSTAINABILITY	Modernization/Renovation	Academic Affairs	MC19TH002	Thornton Hall Bike Cage	28
OFFICE OF SUSTAINABILITY	Infrastructure Improvement	Student Affairs & Enroll Mgmt	MC19PARK1	Lot 20 Electrical Vehicle Charging Station	100
ORSP	Planning	Academic Affairs	96221901	Hensill Hall 823 Renovation - Feasibility	1
OTHERS FUNDING Total					\$ 456
GRAND TOTAL					\$ 81,241

FY20-21 NEWLY APPROVED CAPITAL BUDGET

Fund Type	2020-21 Newly Approved Budget
ENTERPRISE PROGRAM	220
FINANCED (SRB)	89,886
RESERVE	284
OTHERS	50
GRAND TOTAL	\$90,441

SF State 2020-21 Newly Approved Capital Budget



Report below provides detail of capital projects scheduled for funding in Yr 1, or FY 2020-21, of the Capital Planned Budget.

Fund Type	Category	Cabinet	Project No.	Project Name (Bldg. -Title)	Budget
HOUSING	Modernization/Renovation	Administration & Finance	MC19UPS01	UPS Carport Repairs	70
U-CORP	Modernization/Renovation	U-Corp	TBD	Sierra Nevada Field Campus	150
ENTERPRISE PROGRAM FUNDING Total					\$ 220
STATE REVENUE BOND	New Facilities/Infrastructure	Academic Affairs	MC19SB001	SCI-Replacement Building	89,886
FINANCED FUNDING (SRB) Total					\$ 89,886
RESERVE	Modernization/Renovation	Academic Affairs	DM20LIB01	Former Sutro Library Bldg. Demolition	250
RESERVE	Planning	University Wide	96221535	CW-Campus Master Plan	(250)
RESERVE	IT Capital	Student Affairs & Enroll Mgmt	MC20UPD01	UPD 9-1-1 Emergency Phone System Upgrade	16
RESERVE	IT Capital	Academic Affairs	DM20ITS01	Library 024t - Create Diverse MPoE	56
RESERVE	Equipment Lease	University Wide	N/A	CW-Fleet Electric Vehicles Leasing	212
RESERVE FUNDING Total					\$ 284
ACADEMIC RESOURCES	Modernization/Renovation	Academic Affairs	DM19HUM01	Humanities 5th Floor Storage	35
COSE	Modernization/Renovation	Academic Affairs	DM19TH001	Thornton Hall Room 108 Remodeling	15
OTHERS FUNDING Total					\$ 50
GRAND TOTAL					\$ 90,441

CAPITAL BUDGET IMPACT ON FY20-21 OPERATIONS

In FY20-21, SF State has taken on the third party loan in amount of \$20 million for Creative Arts Replacement building over a 30 years period. In May of 2021, the building will be signed for its occupancy. Due to pandemic and its financial impact, the Governor's FY20-21 budget act did not include additional funding for SF State University new sqft. The total impact over the operations is estimate at \$1.46 million (calculates as \$19.46/sqft).

PROJECT SHOWCASE

Science Replacement Building

Start Date 11/1/2015 **End Date** 1/30/2024

Description

This project has three major components: demolishing the 1960's addition to the existing Science building, renovations and seismic stabilization for the 1950's era building to remain, and construction of a new 125,000 gross square feet (GSF) Science Replacement Building. This project will provide contemporary teaching and research space for the Chemistry Department and the School of Engineering. It also provides a new home for the College of Extended Learning. The ground floor of the new building will house CoSE shared resources, a small cafe, and an interdisciplinary lecture space. Also on this floor will be Engineering's applied project space, two garage maker spaces, a machine shop, a process controls lab, and a thermal power lab. The second floor will accommodate Chemistry's wet and dry division labs supporting upper- and lower-division students. Chemistry faculty offices are also located on this floor. The third floor is a mix of chemistry and engineering teaching-related research labs and engineering faculty offices. The fourth floor is comprised primarily of engineering teaching labs. The fifth and final floor is a mix of College of Extended Learning administrative and teaching spaces, in addition to the Dean of College of Extended Learning's office suite.

Status

In design



Estimated Project Costs

<u>Construction Costs</u>		<u>Annual O&M Costs</u>	
Planning	809	Utilities	
Preliminary Design	12,701	Maintenance	
Construction	141,372	Personnel	
Construction Related	9,571	Other	
Equipment	6,384		
Total Cost	\$ 170,837	Total Cost	

Source Of Funds	Fund	Prior Year(s) Expenses	Proposed 2020-21			Projected Requirements				Five Year Total	Future Year Total	Project Total
			Forward	Funding	Total	2021-22	2022-23	2023-24	2024-25			
RESERVE	PC001	793	15	-	15	-	-	-	-	15	-	809
FINANCED	DC407	3,284	8,026	89,886	97,912	48,832	-	-	-	146,744	-	150,028
TBD-CEL		-	-	-	-	-	20,000	-	-	20,000	-	20,000
Totals		4,077	8,042	89,886	97,928	48,832	20,000	-	-	166,760	-	170,837

Operating & Maintenance Costs	Year 1 Impact	-	-	-	-	-	2,432,500
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Creative Arts (CA) Replacement Building

Start Date 1/1/2015 **End Date** 12/30/2020

Description

The project will create a new 75,000 square foot, four-story new Creative Arts building to house the Broadcast and Electronic Communication Arts (BECA) program, interdisciplinary lecture and active learning classrooms, and administrative space for the College of Liberal & Creative Arts. The building will replace the BECA space in the existing Creative Arts Building that is 50-years old and plagued by serious building code, way-finding, and accessibility deficiencies and will add much needed contemporary classrooms and office space.

BECA instructional space, including radio, television, and multimedia production facilities, is designed to accommodate current and evolving technology in broadcast and electronic media. Two television studios with observation classrooms, a music recording studio, a radio station, broadcast newsroom, and post-production rooms will serve as laboratories for hands-on learning within a variety of media production requirements. Interdisciplinary lecture halls and active learning classrooms will provide right-sized, contemporary, and flexible learning spaces.

Status

Construction anticipated to be complete in Winter 2020



Estimated Project Costs

<u>Construction Costs</u>		<u>Annual O&M Costs</u>	
Planning	350	Utilities	
Preliminary Design	4,586	Maintenance	
Construction	59,789	Personnel	
Construction Related	11,149	Other	
Equipment	8,035		
Total Cost	\$ 83,909	Total Cost	

Source Of Funds	Fund	Prior Year(s) Expenses	Proposed 2020-21			Projected Requirements				Five Year Total	Future Year Total	Project Total
			Forward	Funding	Total	2021-22	2022-23	2023-24	2024-25			
RESERVE	PC001	2,541	1,583	-	1,583	1,721	-	-	-	3,304	-	5,845
FINANCED	DC512, DC513	25,084	31,276	-	31,276	-	-	-	-	31,276	-	56,360
STATE APPROPRIATION	PC001	1,704	-	-	-	-	-	-	-	-	-	1,704
EQUIPMENT LEASE	PC500	20,000	-	-	-	-	-	-	-	-	-	20,000
Totals		49,329	32,859	-	32,859	1,721	-	-	-	34,580	-	83,909

Operating & Maintenance Costs	Year 1 Impact	1,460	1,460	1,460	1,460	1,460

Manzanita Square Mixed-Use Housing (Formerly Holloway Student Housing - Mixed Used)

Start Date 1/2/2017 **End Date** 10/30/2020

Description

The Manzanita Square project provides new student housing, retail, and student support services on Holloway Avenue. The residential program will include apartment-style residences for many students who are currently unable to live on campus. The redevelopment of the block allows for a more density, thereby increasing the supply of on-campus housing as envisioned by the campus master plan. The retail and support services space will provide neighborhood-serving retail, student support services, bike storage, study rooms, copy center, retail dining, and a modest amount of underground parking to serve the mixed-use occupancies.



Estimated Project Costs

<u>Construction Costs</u>		<u>Annual O&M Costs</u>	
Planning	685	Utilities	
Preliminary Design	-	Maintenance	
Construction	98,750	Personnel	
Construction Related	30,254	Other	
Equipment	-		
Total Cost	\$ 129,689	Total Cost	n/a

Status

Construction anticipated to be complete in Fall 2020

Source Of Funds	Fund	Prior Year(s) Expenses	Proposed 2020-21			Projected Requirements				Five Year Total	Future Year Total	Project Total
			Forward	Funding	Total	2021-22	2022-23	2023-24	2024-25			
ENTERPRISE PROGRAM	TB500	559	126	-	126	-	-	-	-	126	-	685
PRIVATE (P3)		129,004	-	-	-	-	-	-	-	-	-	129,004
Totals		129,563	126	-	126	-	-	-	-	126	-	129,689

Operating & Maintenance Costs	Year 1 Impact	-	-	-	-	-
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Campus Wide Heating Hot Water System Renewal

Start Date 7/29/2018 **End Date** 3/1/2022

Description

This project will replace the underground iron/steel Heating Hot Water (HHW) piping with thermoplastic piping to the greatest practical extent possible. Replacing the existing underground loop with a more contemporary material will also allow the HHW system to operate at lower temperatures, thereby reducing the amount of energy required to run the system.



Estimated Project Costs

<u>Construction Costs</u>		<u>Annual O&M Costs</u>	
Planning	-	Utilities	-
Preliminary Design	-	Maintenance	-
Construction	5,333	Personnel	-
Construction Related	-	Other	-
Equipment	-		
Total Cost	\$ 5,333	Total Cost	n/a

Status

In design

Source Of Funds	Fund	Prior Year(s) Expenses	Proposed 2020-21			Projected Requirements				Five Year Total	Future Year Total	Project Total
			Forward	Funding	Total	2021-22	2022-23	2023-24	2024-25			
STATE APPROPRIATION	PM002	-	5,333	-	5,333	-	-	-	-	5,333	-	5,333
Totals		-	5,333	-	5,333	-	-	-	-	5,333	-	5,333

Operating & Maintenance Costs	Year 1 Impact	-	-	-	-	-
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Campus Wide Fire Hydrants Renewal Ph 2

Start Date 7/29/2018 **End Date** 8/21/2021

Description

The project will provide and install fire hydrants identified in the Utilities Master Plan to increase building coverage for buildings in the core campus.



Status

In construction contract review

Estimated Project Costs

<u>Construction Costs</u>		<u>Annual O&M Costs</u>	
Planning	-	Utilities	-
Preliminary Design	-	Maintenance	-
Construction	2,500	Personnel	-
Construction Related	-	Other	-
Equipment	-		
Total Cost	\$ 2,500	Total Cost	n/a

Source Of Funds	Fund	Prior Year(s) Expenses	Proposed 2020-21			Projected Requirements				Five Year Total	Future Year Total	Project Total
			Forward	Funding	Total	2021-22	2022-23	2023-24	2024-25			
STATE APPROPRIATION	PM002	12	2,488	-	2,488	-	-	-	-	2,488	-	2,500
Totals		12	2,488	-	2,488	-	-	-	-	2,488	-	2,500

Operating & Maintenance Costs	Year 1 Impact	-	-	-	-	-
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Thornton Hall Sprinkler System and Fire Alarm

Start Date 7/29/2018 **End Date** TBD

Description

This project will bring Thornton Hall up to current code requirements for life safety by making the following improvements: Install a wet-pipe sprinkler system served by an electric fire pump, controls, complete asbestos abatement in the areas impacted by the project, and installing a new fire alarm control panel to include new alarm devices with addressable signals.



Estimated Project Costs

Status

Pending for the State Fire Marshal approval

Construction Costs

Planning	
Preliminary Design	
Construction	3,177
Construction Related	
Equipment	-
Total Cost	\$ 3,177

Annual O&M Costs

Utilities	
Maintenance	
Personnel	
Other	
Total Cost	n/a

Source Of Funds	Fund	Prior Year(s) Expenses	Proposed 2020-21			Projected Requirements				Five Year Total	Future Year Total	Project Total
			Forward	Funding	Total	2021-22	2022-23	2023-24	2024-25			
FINANCED	DC509	12	1,896	-	1,896	-	-	-	-	1,896	-	1,908
TBD-FINANCED		-	-	-	-	-	-	-	-	-	1,269	1,269
Totals		12	1,896	-	1,896	-	-	-	-	1,896	1,269	3,177

Operating & Maintenance Costs	Year 1 Impact	-	-	-	-	-
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Hensil Hall 8th Floor Surge (SCI-Replc Bldg. Relocation)

Start Date 7/29/2018 **End Date** 7/31/2021

Description

The project is to provide temporary (2 to 3 years) swing space for the Engineering Department while their future building is under construction. The program includes three 24-person classrooms, one lecture room with seating for 44 students, 28 faculty offices, and two small meeting rooms. Lastly, funds for this project will be used to provide temporary facilities in other campus buildings as required until the new Science Replacement Building opens in 2024.



Estimated Project Costs

Construction Costs

Planning
 Preliminary Design
 Construction
 Construction Related
 Equipment

6,044

Total Cost

\$ 6,044

Annual O&M Costs

Utilities
 Maintenance
 Personnel
 Other

Total Cost

n/a

Status

In design

Source Of Funds	Fund	Prior Year(s) Expenses	Proposed 2020-21			Projected Requirements				Five Year Total	Future Year Total	Project Total
			Forward	Funding	Total	2021-22	2022-23	2023-24	2024-25			
FINANCED	DC510, DC514	7	6,037	-	6,037	-	-	-	-	6,037	-	6,044
		-	-	-	-	-	-	-	-	-	-	-
Totals		7	6,037	-	6,037	-	-	-	-	6,037	-	6,044

Operating & Maintenance Costs	Year 1 Impact	-	-	-	-	-
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Cesar Chavez Student Center (CCSC) Infrastructure Upgrade

Start Date 5/1/2019 **End Date** 12/30/2020

Description

This project includes installing a new roof over the entire building, replacing the existing HVAC units, and providing new railings and ladders for safety and security.



Estimated Project Costs

Construction Costs

Planning
 Preliminary Design
 Construction
 Construction Related
 Equipment

4,940

Total Cost \$ 4,940

Annual O&M Costs

Utilities
 Maintenance
 Personnel
 Other

Total Cost n/a

Status

Roofing is substantially complete. HVAC is anticipated to be complete in Fall 2020

Source Of Funds	Fund	Prior Year(s) Expenses	Proposed 2020-21			Projected Requirements				Five Year Total	Future Year Total	Project Total
			Forward	Funding	Total	2021-22	2022-23	2023-24	2024-25			
ENTERPRISE PROGRAM	TU502	749	4,191	-	4,191	-	-	-	-	4,191	-	4,940
Totals		749	4,191	-	4,191	-	-	-	-	4,191	-	4,940

Operating & Maintenance Costs	Year 1 Impact	-	-	-	-	-	-
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Ethnic Studies-Psychology (ES-PSY) & Campus Wide Existing Elevators Modernization

Start Date 11/1/2017 **End Date** 7/31/2021

Description

The funds approved for this project will be used to upgrade and modernize nine exiting elevators in six different buildings (HSS, Business, Old Admin, Fine Arts, Creative Arts, and Burke Hall).

**Pending confirmation from the Chancellor's Office*



Estimated Project Costs

Construction Costs

Planning
Preliminary Design
Construction
Construction Related
Equipment

-
315
2,803
347
-

Total Cost \$ 3,465

Annual O&M Costs

Utilities
Maintenance
Personnel
Other

Total Cost n/a

Status

ESPY complete 8/21/20. Additional 9 elevators scheduled for completion by summer 2021

Source Of Funds	Fund	Prior Year(s) Expenses	Proposed 2020-21			Projected Requirements				Five Year Total	Future Year Total	Project Total
			Forward	Funding	Total	2021-22	2022-23	2023-24	2024-25			
RESERVE	PC001	268	47	-	47	-	-	-	-	47	-	315
	PM001	157	189	-	189	-	-	-	-	189	-	347
STATE APPROPRIATION	GC118	16	2,787	-	2,787	-	-	-	-	2,787	-	2,803
Totals		442	3,023	-	3,023	-	-	-	-	3,023	-	3,465

Operating & Maintenance Costs	Year 1 Impact	-	-	-	-	-
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EOS Center Seismic Upgrade Ph.1 (Formerly Romberg Tiburon Center)

Start Date 8/1/2017 **End Date** 9/30/2021

Description

Provide critical seismic upgrades to EOS Center Buildings 49 and 50.



Status

Design is complete. Anticipated to start construction in 2021

Estimated Project Costs

<u>Construction Costs</u>		<u>Annual O&M Costs</u>	
Planning	-	Utilities	-
Preliminary Design	-	Maintenance	-
Construction	2,148	Personnel	-
Construction Related	-	Other	-
Equipment	-		
Total Cost	\$ 2,148	Total Cost	n/a

Source Of Funds	Fund	Prior Year(s) Expenses	Proposed 2020-21			Projected Requirements				Five Year Total	Future Year Total	Project Total
			Forward	Funding	Total	2021-22	2022-23	2023-24	2024-25			
STATE APPROPRIATION	PC001	217	1,931	-	1,931	-	-	-	-	1,931	-	2,148
Totals		217	1,931	-	1,931	-	-	-	-	1,931	-	2,148

Operating & Maintenance Costs	Year 1 Impact	-	-	-	-	-	-
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APPENDIX



APPENDIX A: GLOSSARY OF TERMS

Capital Outlay: The erection, construction, alteration, painting, repair, improvement of any structure, building, road, or other improvement of the grounds or facilities of any kind, including campus utility systems. Capital projects may be subdivided into a variety of categories based on the size of the project in dollars or the source of funds. Capital Outlay includes deferred maintenance and capital improvement projects as follows:

- Major Project: A project costing more than \$752,000.
- Minor Project: A Project costing less than or equal to \$752,000.

Capital Improvement Project (CIMP): An activity which improves or alters an existing space or creates new space. New construction of facilities, buildings, equipment, roads, sidewalks, sewer and water systems, utility infrastructure, and grounds are all capital expenditures, as distinguished from maintenance/repair.

Deferred Maintenance (DM) Or Non-Recurring Maintenance/Repair (NRMR): Work required to restore facilities, buildings, equipment, roads, sidewalks, sewer and water systems, utility infrastructure, and grounds to their original condition or to such condition that they can be effectively used for their intended purpose, ensuring ongoing operation of the campus. Typically, this work occurs in cycles greater than one year (and is not funded as part of the new space budget allocation).

Fiscal Year (FY): For the State of California, and therefore the CSU and SF State, the fiscal year begins on July 1 and ends on June 30.

APPENDIX B: CAPITAL PROCESS-SUPPLEMENTAL INFORMATION

PROJECT BUDGET DEVELOPMENT

- a. All project budgets are developed by CPDC project managers on the total project budget development sheets and then entered onto the [SFSU Project Charter Form \(PCF\)](#).
- b. Project budgets evolve over time and solidify as the design progresses. Larger projects go through four stages of cost estimates:
 - 1) a "place holder" estimate included in early planning
 - 2) a preliminary estimate after scope definition
 - 3) a more refined cost estimate after a feasibility study
 - 4) a firm construction estimate, after design and bidding
- c. The total project budget includes: construction costs, consulting expenses, 7% project construction management fees as endorsed in [SUAM Section IV](#) [Fiscal Resources for Campus Development], the initial complement of furniture and fixtures, expenses related to relocation of utilities and non-utility infrastructure, contingency, and any other major expense.
- d. Related capital construction projects, such as utility infrastructure that is not a part of the project budget, should be disclosed as supplemental information on the PCF to keep the CPDC and the Fiscal Affairs Department informed about the full cost of the construction project. The CPDC will report significant utility infrastructure costs separately from the total project budget.
- e. Every project budget, regardless of the type, must include a contingency budget line. A contingency is required for the following: design, program, owner, and construction. The contingency must at minimum be 10% of the project construction cost. This amount will vary depending on the nature and scope of the project.
- f. The sponsoring department or project champion must develop a financial plan for funding the construction and future operational costs. This plan must be included with the PCF.
- g. The project accountant will regularly review and distribute to senior administration a capital projects financial report, to include approved budgets, actual-to-date information, expense/funding projections, contingency report, unsolved issues and project milestones.
- h. CPDC is responsible to issue the PCF amended and follow the project approval requirements. An amended PCF is required for the following instances:
 - 1) Any dollar (\$) value change increase or decrease to its original allocation

- 2) Original project scope change with no (\$) value of the original allocation
- 3) Project cancellation/close
- 4) Project title change
- 5) Project scope merge

i. Any capital project cost savings will be reimbursed after project closing process to the project requestor with the exception of projects funded from campus reserve.

PROJECT TYPES DESCRIPTION

There are several types of capital projects that are reported in the capital plan, and they follow stipulations of the [SUAM Section I](#) [Capital Outlay and Public Works Contracts], and the [CSU Legal Manual](#) [Chapter 15]. The SF State capital project includes the following types of projects:

Capital Improvement Projects (CIMP): An activity which improves or alters an existing space or creates new space. New construction of facilities, buildings, equipment, roads, sidewalks, sewer and water systems, utility infrastructure, and grounds are all capital expenditures, as distinguished from maintenance/repair.

Non-Recurring Maintenance/repair (NRMR) -Deferred Maintenance (DM): Work required to restore facilities, buildings, equipment, roads, sidewalks, sewer and water systems, utility infrastructure, and grounds to their original condition or to such condition that they can be effectively used for their intended purpose, ensuring ongoing operation of the campus. Typically, this work occurs in cycles greater than one year (and is not funded as part of the new space budget allocation). Some campuses budget non-recurring maintenance separately and, for example, may establish (1) use of one-time funds for such expenditures, or (2) set aside permanent base funds to address non-recurring maintenance and deferred maintenance.

Capital Outlay includes CIMP and NRMR projects as follows:

Major Capital Projects

Major capital projects include major capital improvement; capital outlay projects that cost more than \$752,000 are considered major projects. These may include new facilities/infrastructure and existing facility/infrastructure with critical deficiencies or modernization/renovation. State site acquisitions projects, regardless of the amount, are funded in major capital outlay.

Minor Capital Projects

Minor capital projects are composed of construction projects whose estimated cost is less than or equal to \$752,000. Minor capital projects, whose scope of work includes any remodeling or additions, require conformance with guidelines for accommodating disabled individuals. An American with Disabilities Act (ADA) Transition Plan was prepared for each campus to address access deficiencies. ADA compliance projects of the University are funded primarily through the operating budget. Facility Services Enterprise (FSE) and CPDC prioritize these projects according to need and funds availability. The approval of the capital budget authorizes facility renewal/ADA projects in aggregate.

Acquisition of Real Property

The transaction of property purchase must acquire the Department of Finance (DOF), Department of General Services (DGS) approval.

Real Estate Leases and Leasehold Improvements

Real Estate Leases and Leasehold Improvements include any lease (operating or capital) for space, as well as up-front costs of tenant upfit, leasehold improvements, and fixed equipment. A Short Term lease +- Less than 20 years or involving an annual payment of less than \$1 million requires Campus President Approval. A Long Term Lease ++20 years or greater or one involving annual payment over \$1 million requires Chancellor Office (CO) approval.

Equipment

Equipment purchase for major /minor construction equipment group II and equipment substitutions. Group II equipment is programmatic-specific but generally is movable and does not require significant utility connections. Group II items are not a part of the construction contract and are budgeted in a separate budget phase. Examples: tables, chairs, microscopes, hand-held electric tools, computers, cameras.

PROJECT APPROVAL REQUIREMENTS

The following approvals are required prior to initiation of work and/or commitment of funds to a project. Any exceptions must be approved by the Vice President (VP) & Chief Financial Officer (CFO) of Administration and Finance (A&F).

- a. A funding plan for multiyear projects must be established prior to a project being considered for approval.

- b. The project ID must be issued on every project for which CPDC provides a project estimation. No funds are to be spent or committed prior to the issuance of a project code and the project charter approval.
- c. Related contracts or Notices to Proceed require appropriate approval in addition to the approval of a project.
- d. The requesting department is responsible for ensuring that adequate funding is available and transferred regularly to the project code to prevent overdrafts. For projects funded from multiple sources, funding details must be clearly documented and understood by all parties with clear agreement as to the timing, amount and person responsible for such funding transfers. The Fiscal Affairs Office (FA) is authorized to transfer funds from the designated funding source to cover such overdrafts.
- e. Recurring maintenance/repairs (RMR) Projects and Capital Projects Less Than \$100,000

Cost: Less than \$100,000

Required approvals: Dean, director or department head, Associate Vice President (AVP) of CPDC, VP of University Enterprises (UE) and Executive Director of Budget Administration & Operations (BAO).

Funding sources: Operating budget, departmental reserves, gifts/grants

Planning: Non-capital construction projects less than \$100,000 are not included in the annual capital budget. Funding should be included in the operating budget or as a budgeted use of departmental/betterment reserves for non-capital and departmental reserves, central reserves, gifts/grants for capital projects less than \$100,000.

- f. Minor Capital Projects (CIMP & NRMR)

Cost: Between \$100,000 and equal to \$752,000

Funding sources: Departmental reserves, central reserves, gifts/grants

Required approvals: Dean, Director or Department Head, AVP of CPDC, VP of UE, FA, BAO, and VP & CFO of A&F

Planning: The VP of Administration & Finance approves these projects in aggregate in the annual capital budget, where they are presented according to area of financial responsibility (e.g., Academic, Athletics, Housing, Parking and CCCS). An actual/budget comparison will be reported quarterly. Any unfavorable variance to the aggregate budget (by financial responsibility) requires a written explanation from the appropriate department budget official.

g. Major Non-Recurring Maintenance and Repair Projects (NRMR)

Cost: More than \$752,000 (NRMR) and does not require BOT approval (except if debt financing is needed)

Funding sources: Departmental reserves, central reserves, internal loans, gifts/grants, or external debt. The VP of Administration & Finance must approve any external debt financing by resolution.

Required approvals: Dean, Director or Department Head, AVP of CPDC, VP of UE, FA, BAO, VP & CFO of A&F, and President.

Planning: An aggregate amount (by financial responsibility) will be included for approval in the annual capital budget. An actual/budget comparison will be reported quarterly. Any unfavorable variance to the aggregate budget (by financial responsibility) requires a written explanation from the appropriate management center budget official (FA, BAO, and VP & CFO of A&F).

h. Major Capital Improvement Projects (CIMP)

Cost: More than \$752,000 (CIMP) requires BOT approval¹

Funding sources: Departmental reserves, central reserves, internal loans, gifts/grants, external debt financing.

Required approvals: AVP of CPDC, VP of UE, FA, BAO, VP & CFO of A&F, and President, and BOT.

¹ The Standing Orders delegate authority from the Board of Trustees (BOT) to the Chancellor has been revised and effective in March 2018. BOT authorizes the Chancellor to approve the capital outlay budget and scope of projects, the schematic design of a new buildings or additions, and debt financing for projects valued up to \$40 million associated California Environmental Quality Act (CEQA) documents.

Planning: A capital project report will be included in Campus Planning Committee materials at each of the committee's regular meetings. Major Capital Projects will follow the [SUAM Section VII](#) [Five-Year Capital Improvement Program Procedures and Formats for Capital Outlay Submission].

The VP & CFO of A&F must approve the budget, and each stage of the project budget, for each major project.

ACCOUNTING, REPORTING AND CONTROLS

a. All SF State capital projects must use the following PeopleSoft (PS) chart combination.

b. CSU Fund Matrix for Capital Projects²:

		Unrestricted		Restricted		
"Funding Source"	Internally Funded Non-Recurring Maintenance and Repair CSU Funds	Internally Funded Capital Improvement CSU Funds	Financed CSU Funds	Externally Funded NRMR CSU Funds ⁴	Externally Funded CIMP CSU Funds ⁴	
Purpose	To record "non-recurring" maintenance and repair (NRMR) expenditures	To record capital improvement project (CIMP) expenditures	To record Long & Short Term financing NRMR & CIMP projects	To record "non-recurring" maintenance and repair (NRMR) from externally funded sources	To record CIMP Donations for a project	
Non-Enterprise Funds	485 - TF-CSU Operating Fund	486 - TF-Academic Maintenance & Repair (PM001)	487 - TF-Academic Capital Improvements (PC001)	230 - DCF-Academic Capital Outlay (DCxxx => set up per AO received)	550 - TF-Restricted Expendable-Capital Projects (TX501)	550 - TF-Restricted Expendable-Capital Projects (TX500)
	General Fund	017 - General Fund Capital Outlay (GCxxx => set up per AO/CPO)	017 - General Fund Capital Outlay (GCxxx => set up per AO/CPO)			
	463 - Instructional Related Activities (IRA) ⁵	491 TF-Special Projects Fund-Special Projects (ST501)	491 TF-Special Projects Fund-Special Projects (ST500)			
	496 TF-Miscellaneous Trust ³	491 TF-Special Projects Fund-Special Projects (ST501)	491 TF-Special Projects Fund-Special Projects (ST500)		550 - TF-Restricted Expendable-Capital Projects (TX501)	550 - TF-Restricted Expendable-Capital Projects (TX500)
	Auxiliary Organization	538 - Auxiliary Org.- Maintenance & Repair ²	539 - Auxiliary Org.-Capital Improvement ² (TB501 => in general, TB500 => Holloway Housing Project Only)	228 - Auxiliary Organizations	538 - Auxiliary Org.- Maintenance & Repair	539 - Auxiliary Org.-Capital Improvement
Enterprise Funds (Self-Support)	Housing	532 - TF-Housing Maintenance & Repair (TM503)	533 - TF-Housing Capital Improvements (TD501)	221 - DCF-Housing (DC106 => housing acquire stownstown per project)	532 - TF-Housing Maintenance & Repair (TD502)	533 - TF-Housing Capital Improvements (TD500)
	Parking	474 - TF-Parking Maintenance & Repair (TP503)	473 - TF-Parking Capital Improvements (TP500)	222 - DCF-Parking (DCxxx => set up per project)	474 - TF-Parking Maintenance & Repair (TP502)	473 - TF-Parking Capital Improvements (TP501)
	Health Center	454 - TF-Facility Maintenance & Repair	453 - TF-Facility Capital Improvements	223 - DCF-Auxiliary Facilities (Used for Health Facilities)	454 - TF-Facility Maintenance & Repair	453 - TF-Facility Capital Improvements
	Student Union	535 - TF-Camp Union Maintenance & Repair (TU503 => Student Union, TU507 => Student Rec.)	536 - TF-Campus Union Capital Improvements (TU502 => Student Union, TU506 => Student Rec.)	224 - DCF-Campus Unions (DCxxx => set up per project)	535 - TF-Camp Union Maintenance & Repair (TU501 => Student Union, TU505 => Student Rec.)	536 - TF-Campus Union Capital Improvements (TU500 => Student Union, TR504 => Student Rec.)
	Extended Education	443 - TF-Extended Education Maintenance & Repair (TC801)	442 - TF-Extended Education Capital Improvements (TC800)	229 - DCF-Extended Education	443 - TF-Extended Education Maintenance & Repair (TC803)	442 - TF-Extended Education Capital Improvements (TC802)

² 1-Not used. 2 - Use only when the Auxiliary is benefiting from the project. Auxiliary donations should be recorded to the enterprise fund benefitting from the donation or non-enterprise projects are to be recorded to CSU fund 550. 3- Permanent transfer of funds should use Transfer in/out accounts while loans are to use Due to/from accounts. 4- The default net asset category (NAC) of CSU fund 550 is 834 Restricted Expendable-Capital Projects. However, the Enterprise Funds default NAC is 881 Unrestricted and therefore a GAAP override for the restricted portion is required to NAC 834 Restricted Expendable-Capital Projects. 5- Mandatory IRA fee must be approved for this specific purpose. Revenues other than then mandatory IRA fee recorded in this CSU fund are not subject to this restriction.

- c. Fund-unique department ID 6270- Capital Projects – Capital outlay object code –account and mandatory/unique project identifier.
- d. For all NRMR and CIMP projects, it is recommended to use the account series of 607xxx. Additional information about project attribute is available at [CSU Legal Manual](#) [Chapter 15, Section 2.2.2 – PeopleSoft Project Attribute]
- e. For a multi-funded project the expenditures must be recorded in the source fund at the voucher level. All claims must be processed within 30 days on bond funded expenditures. The spending will be according to the hierarchy to meet spending benchmarks as follows:
 - i. Tax-Exempt bond or commercial paper funding: These funds should be spent first to meet the IRS spending requirements.
 - ii. Taxable Bonds: while taxable bonds do not have IRS spenddown requirements, there is a cost of borrowing. Campuses are advised to spend taxable bond proceeds in a timely manner.
 - iii. General Fund Deferred Maintenance: Campuses need to evaluate if a project has General Fund appropriation(s) with earlier available to or reversion dates than bond funds. If so, the timing in the spending of these funds needs to be coordinated with the timing in the spending of the bond funds.
 - iv. Cash/Short Term Investments: Campus or Systemwide PayGo or Supplemental funding.
 - v. Long Term Investments.
- f. The project ID format will follow the PeopleSoft Common Financial System (CFS) project chart of accounts format of nine alpha-numeric characters. Project charter is submitted to Accounting Office for review. Based upon GAAP regulations on capital assets, Accounting Office will determine the project ID appropriately.

PROJECT ATTRIBUTE TYPE	CIMP-CAPITAL IMPROVEMENT; NRMR-NON RECURRING MAINTENANCE/REPAIR
PROJECT ID	MC - capitalized/DM – non-capitalized (2 characters)
FY	Fiscal year that runs from July 1st to June 30th (2 digits)
BUILDING	Initials of building/location (2-4 characters)
ENDING DIGITS	Number of project at the location for the fiscal year (1-3 digits)
SAMPLE:	MC20ADM01 or DM20ADM01

- g. A comprehensive capital projects report updated after the close of each fiscal month reflects funding and expenditures and projected expenses and revenues.
- h. The current financial information is taken from the PeopleSoft CFS, SF State’s official ledger of record. Each month, the project manager projects expenditures; the project accountant reconciles and reviews the Financial Data Warehouse (FDW) financial statements, and the accounting department projects financing costs (if the project is funded by debt).

- i. Direct salaries should never be charged to capital construction projects. Project management fees are recorded as internal professional fees, not as a payroll expense. Only project expenses within the approved budget may be charged to the project. The VP of Administration and Finance must approve any exceptions to this procedure.
- j. Without prior approval, projects do not run in overdraft. Departmental reserves are the first source of funding for any unauthorized overdrafts.
- k. The project accountant will close out the capital project code no later than one year after occupancy of the facility, or when it is declared substantially complete. If invoices or other payments remain outstanding, the project manager must write to accounting requesting to delay closing the project code.
- l. The status and financial position of capital projects will be reviewed regularly with the project owner, chaired by the management center.
- m. Project Funding: The project champion department is responsible for ensuring that adequate funding is available and transferred regularly to the project code to prevent overdrafts.
- n. Project managers with the support of the project accountant maintain the total project budget and track expenditures, prepare projections, estimate cash requirements, and account for the use of contingencies. The project manager reviews project estimates with the AVP of CPDC. The project accountant reviews monthly accounting system statements from FDW for discrepancies. Project managers, financial owners and the members of management center meet quarterly to discuss the financial status of all major capital projects.
- o. After the capital fund is approved the only new projects that will be included as amendments will be projects that qualified as emergency projects.
- p. Capital project contingency funds should be tightly controlled to deal with unexpected project developments and should be included in the original estimated cost (no less than 10% to the construction estimated cost). All significant programmatic and owner controlled scope changes that occur during the design or construction phase and which significantly impact the contingency or total project budget must be approved by the appropriate

department project requestor, and a new project charter change order must be issued and approved. The project manager will track all uses of project contingencies.

- q. Project managers monitor all project schedules and keep all interested parties informed of changes to the anticipated schedules.

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