

Capital Improvement Plan



SAN FRANCISCO
STATE UNIVERSITY



RONALD S. CORTEZ
Vice President and CFO, Administration and Finance

2016/17 THROUGH 2021/22

Table of Contents	Page
Chapter 1 - SAN FRANCISCO STATE UNIVERSITY - A BRIEF HISTORY	3
Chapter 2 - A MESSAGE FROM RON CORTEZ, VICE PRESIDENT & CFO, ADMINISTRATION & FINANCE	5
Chapter 3 - BUILDING INVENTORY AND MASTER PLAN ENROLLMENT	7
Chapter 4 - CAPITAL BUDGET	10
Chapter 5 - SUPPLEMENTAL INFORMATION	15
Chapter 6 - YEAR ONE AND IN-PROGRESS PROJECTS	26
Chapter 7 - PROJECT SHOWCASE	32
Chapter 8 - FIVE-YEAR CAPITAL IMPROVEMENT PLAN PROJECT INFORMATION	52
Chapter 9 - INDEX	59

The background image shows a spacious, modern university interior. It features high ceilings with exposed structural elements and large, multi-paned windows that look out onto a green campus. The floor is made of light-colored tiles. Several students are seated at small, round tables, some working on laptops. The overall atmosphere is bright and airy, with a warm, golden-yellow color cast applied to the entire image.

SAN FRANCISCO STATE UNIVERSITY

San Francisco State University – A Brief History

Capital Improvement Plan FY 16/17

San Francisco State University — A Brief History



San Francisco State University was founded on Nob Hill in 1899 as San Francisco State Normal School, a teacher-training institution. In 1921, the name was changed to San Francisco State Teachers College. In 1923, the University was authorized to grant the Bachelor of Arts degree, and by 1930, all teacher-training curricula were extended to four years. In 1935, the University received legislative authorization to offer a full liberal arts degree program, and it became San Francisco State College. Its first master's degree, in education, was offered in 1949, and full university status was reached in 1972. The name was changed to San Francisco State University in 1974. The University now offers 144 degree programs: 78 baccalaureate degrees, with an additional 44 areas of concentration; 62 master's degrees, with an additional 41 areas of concentration; and one independent and three joint doctoral degrees. In addition, the University offers 17 credential and 38 certificate programs.

In the late 1930s, the University acquired part of its present site near Lake Merced in the southwest area of the City and County of San Francisco to build a new campus. As a result of World War II, construction was delayed. The campus opened in fall 1954 with 4,500 students and a complement of nine buildings organized around the Quad, which remains the symbolic center of the campus. By 1965, campus facilities had more than doubled through additions to original buildings and new construction. In 1974, the number of enrolled students had increased to 20,855.

This rapid growth continued throughout the 1970s with six new buildings, two more additions, and the acquisition of a historic naval site on the Tiburon Peninsula to establish the Paul F. Romberg Tiburon Center for Environmental Studies. With enrollment reaching 28,950 head count in fall 2005, the University undertook a comprehensive physical master planning study of the campus. In November 2007, the Board of Trustees approved the master plan and an enrollment increase from 20,000 to 25,000 Full Time Enrollment (FTE). In 2007, the University opened the Downtown Campus to house the College of Business MBA and Executive MBA programs, the College of Extended Learning, and the Master's of Public Administration program. Located in downtown San Francisco, the Downtown Campus gives the University a presence in the heart of the city. Both the main campus and Downtown Campus are well served by public transportation. As of fall 2014, enrollment on the main campus was 29,465 head count.

During the last decade, the University has focused on the development of new facilities, along with seismic safety and renovation projects, to accommodate enrollment increases and to support new trends in the University experience. Projects completed include the seismic upgrade and renovation of Hensill Hall (2005); the Phase II renovation of Building 36 main laboratory at the Romberg Tiburon Center research field station (2007); the Downtown Campus (2007); Greenhouse No. 2 (2008); Children's Campus (2009); the Telecommunications Infrastructure Initiative (2010); seismic improvements to the main parking garage (Lot 20) (2011); the expansion, renovation, and seismic upgrade of the J. Paul Leonard Library (2012); and the acquisition of the San Francisco Unified School District's School of the Arts (SOTA) property and construction of a multi-purpose recreation field and student gathering area on the former SOTA site (2012). Construction of the new Mashouf Wellness Center began in June 2015, and planning for the Holloway Avenue Mixed-Use Development, with student housing over ground-floor retail, and planning for a new science replacement building are currently underway. The campus is currently upgrading elements of the campus infrastructure to reduce the chance of system failure, and will continue to do so in future years.

Between 2000 and 2005, the University acquired 46 acres of developed land north and south of the campus, mostly residential property. Renamed University Park North and University Park South, the new housing provides a total of 959 apartment units for students, faculty, and staff. With the acquisition of the 2.5-acre SOTA site, San Francisco State University's acreage at the main campus is 144.1 acres.



SAN FRANCISCO STATE UNIVERSITY

A Message from Ron Cortez

VP and CFO of Administration and Finance

Capital Improvement Plan FY 16/17

A Message from Ron Cortez, VP and CFO, Administration and Finance



"It is my hope that this book provides insight into the capital planning and improvement process of SF State."

I am pleased to present the proposed Five-Year Capital Improvement Plan Program for Fiscal Years 2016/17 through 2021/22 (CIP), including the proposed Capital Budget for FY 2016/17. The CIP is a short-range plan, usually four to 10 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 CIP 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.

Projects included in the CIP are non-recurring, have a long service life, are generally over \$50,000 and will be under-way during FY 2016/17 through 2021/22. Although the CIP 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 Year One – 2016/17 CIP contains 112 projects, including 55 projects that are new this year. Of this total, 100 projects are fully funded and 12 are 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 CIP as a need, but has no funding secured to implement the program). The full five-year program is summarized according to funding status. Of the Campus' \$762 million five-year need, \$88 million or 12% is funded. This document includes project details for the major projects, capital budget process, schedule, and glossary of funding sources.

Ronald S. Cortez
Vice President and Chief Financial Officer
Administration and Finance

The background image is a photograph of a spacious, modern university atrium. The room features a high ceiling with exposed structural elements and large, spherical pendant lights. Floor-to-ceiling windows on the left side offer a view of a lush, green campus landscape. In the foreground and middle ground, several students are seated at small, round tables, engaged in study or conversation. The overall atmosphere is bright and open.

SAN FRANCISCO STATE UNIVERSITY

Building Inventory and Master Plan Enrollment

Capital Improvement Plan FY 16/17

Building Inventory and Master Plan Enrollment

Master Plan Enrollment: 25,000 FTE

Master Plan approved by Board of Trustees: September 1964

Master Plan Revision approved by Board of Trustees: June 1965, January 1966, September 1970, February 1971, November 1978, January 1981, March 1982, May 1985, July 1987, March 1988, March 1998, November 2004, January 2005, May 2006, March 2007, November 2007, March 2013

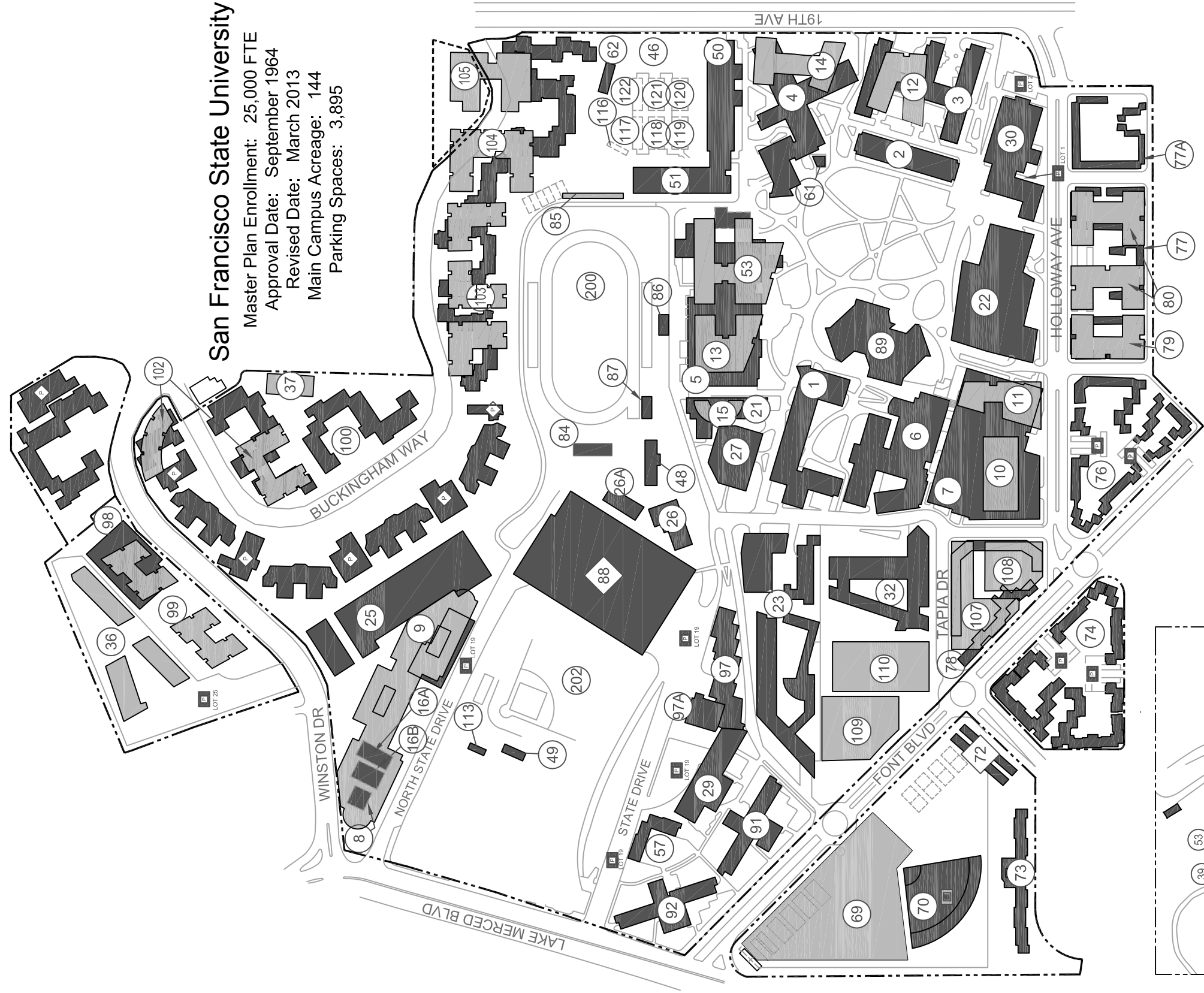
No			Building Name		Romberg Tiburon Center – Field Station		
1.	Burk Hall	48.	Field House No. 1	108.	Creative Arts Replacement Building/ BECA	11.	Residence
2.	Business Building	49.	Field House No. 2				
3.	HSS Building	50.	Hensill Hall	109.	Creative Arts Replacement Building/Auditorium	20.	Tiburon Building 20
4.	Science Building	51.	Thornton Hall	110.	Creative Arts Replacement Building/Theatre Arts	21.	Marine Support
5.	Gymnasium	53.	Science Replacement Building			22.	Blacksmith Shop
6.	Fine Arts Building	57.	Children’s Center			27.	Arc Welding
7.	Creative Arts Building	61.	Greenhouse	113.	Restrooms	30.	Administration
8.	Children’s Campus	62.	Greenhouse No. 2	116.	Modular Building K	33.	Rockfish
9.	Gymnasium	69.	Mashouf Wellness Center	117.	Modular Building N	36.	Tiburon Building 36
10.	BSS Classroom Replacement Building	70.	Softball Field	118.	Modular Building O	37.	Dispensary
11.	HHS Classroom Replacement Building	73.	University Park South	119.	Modular Building P	39.	Tiburon Building 39
12.	Business Building	74.	University Park South	120.	Modular Building Q	40.	Storage Shed
13.	Ethnic Studies and Psychology Replacement Building	76.	University Park South	121.	Modular Building R	49.	Tiburon Building 49
14.	Academic Building	77.	University Park South	122.	Modular Building S	50.	Tiburon Building 50
15.	Academic Building/University Club	77A.	University Park South	200.	Cox Stadium	53.	Tiburon Building 53
16.	Temporary Library Building (Buildings 16a-16b)	78.	University Park South	202.	Maloney Field	54.	Physiology
21.	Ethnic Studies and Psychology Building	79.	University Park South (Housing)			74.	Storage Shed
22.	J. Paul Leonard Library	80.	University Park South (Housing)			75.	Water Tower
23.	The Village at Centennial Square (Buildings 23a-23d)	84.	Warehouse #1			79.	Utility
25.	Corporation Yard	85.	Pedestrian Bridge			86.	Warehouse
26.	Central Plant	86.	Press Box				
26A.	Waste Management	87.	Stadium Restroom Building				
27.	Student Health Center	88.	Parking Structure				
29.	Residence Dining Center	89.	Cesar Chavez Student Center				
30.	Administration Building	91.	Mary Ward Hall				
32.	Humanities Building	92.	Mary Park Hall				
36.	Facilities Building and Corporation Yard	97.	The Towers at Centennial Square				
37.	Satellite Power Plant	97A.	The Towers at Centennial Square				
46.	Florence Hale Stephenson Field	98.	Temporary Building X				
		99.	University Park North (Housing)				
		100.	University Park North				
		102.	University Park North (Housing)				
		103.	University Park North (Housing)				
		104.	University Park North (Housing)				
		105.	University Conference Center				
		107.	Creative Arts Replacement Building/School of Music and Dance				

LEGEND:
Existing Facility / Proposed Facility

NOTE: Existing building numbers correspond with building numbers in the Space and Facilities Data Base (SFDB).

LEGEND:
Existing Facility / Proposed Facility

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San Francisco State University

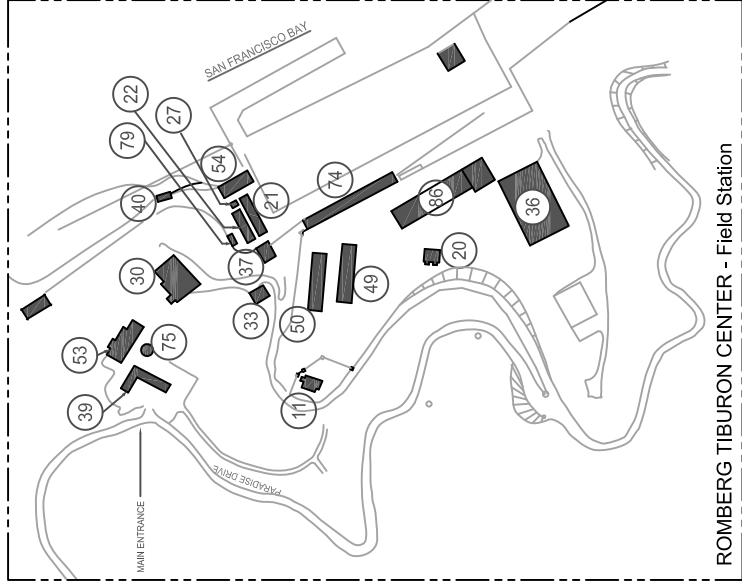
Master Plan Enrollment: 25,000 FTE

Approval Date: September 1964

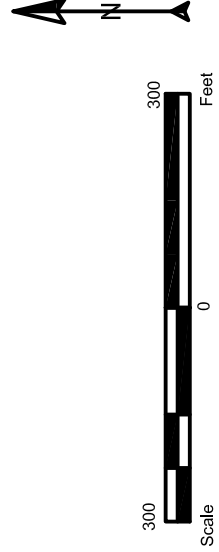
Revised Date: March 2013

Main Campus Acreage: 144

Parking Spaces: 3,895



Building	Campus Boundary	Parking



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SAN FRANCISCO STATE UNIVERSITY

Capital Budget

Capital Improvement Plan FY 16/17

The Capital Budget

Framework

The core function of the capital budget is to help control expenditures. Spending limits are set by the University 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 operating 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 multi-year 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. Several years of advanced planning will allow leadership to examine each of these funding options and pursue the combination that works best for the University.

The Capital Budget

Option I - University Resources

State Appropriations & Tuition Fees

The first option a state university should examine when considering capital project financing is funding of 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 4 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 ensure 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 Capital Budget

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 fee 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 (www.grants.gov/web/grants/search-grants.html), 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, see <http://www.dgs.ca.gov>.
- For details regarding federal assistance, visit the Catalog of Federal Domestic Assistance (CFDA) at: www.cfda.gov. CFDA is a 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 Rehabilitation Act (ARRA) is available at: <http://www.recovery.gov/arra/>. The major portion of funding, according to the site, is shifting to long-term economic opportunities in transportation, energy and community development.

The Capital Budget

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 funding source that should not be overlooked. Public-Private Partnerships (PPP) 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.

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:

California General Bond Obligation (GO) — When you buy a GO bond issued by the state of California, you make a loan to the state. The state uses your money to build schools, university buildings, hospitals, housing, roads, mass transit facilities, parks, water delivery systems, and other projects. The bond you receive in return for your money is, in effect, an IOU — the state's promise to repay the amount of money borrowed (the principal), plus interest, in a specified period of time. GO bonds are backed by the full faith and credit of the state. The principal and interest on all GO bonds are paid out of the state's general fund.

State 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 GO bond, a SRB is, in effect, an IOU. Unlike GO bonds, however, SRBs are not backed by the full faith and credit of the state or its taxing authority, 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.

California Revenue Anticipation's Notes (RAN) — RANs are short-term notes that fund the state's cash management needs during a fiscal year. Each note is a promise by the state to repay investors the amount of money borrowed (the principal), plus interest, from the state's available monies at the end of that fiscal year.

Commercial Paper - 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.



SAN FRANCISCO STATE UNIVERSITY

Supplemental Information

Capital Improvement Plan FY 16/17

Supplemental Information on the SF State CIP Process

The Capital Budgeting Process

- 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.
- Each February, the management center will ask departments and schools for project proposals to be considered for funding as the next fiscal year's capital budget is developed. The CPDC office consolidates capital budgets for review by the management center.
- Each school or department must prioritize requests internally and identify funding sources in their submission.
- The Capital Planning, Design and Construction (CPDC) office will receive all department and school project requests, estimated and consolidated for CPDC review, estimation, and submission to the management center for further review.
- 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) for Administration and Finance.
- When necessary, the VP for Administration and Finance will request a meeting to discuss project details.
- Capital projects expected to span more than one fiscal year require a cash flow analysis prepared by the CPDC.
- 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).
- Each April-May, 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 Board of Trustees (BOT). The University president will review and approve the submittal. The detailed process is outlined in the System-wide State University Administrative Manual (SUAM Section VII -Five-Year Capital Improvement Program Procedures and Formats for the capital outlay submission – Sections 9100-9121), available Online at: <http://www.calstate.edu/cpdc/suam/SUAM9100-9121.pdf>
- Each year in November, the Board of Trustees will approve the final five-year capital improvement plan.
- 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.

Supplemental Information on the SF State CIP Process

Project Budget Development

- 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) available online at: <http://budget.sfsu.edu>
- 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, and 4) a firm construction estimate, after design and bidding.
- The total project budget includes: construction costs, consulting expenses, 7% project construction management fees as endorsed in SUAM 9035, the initial complement of furniture and fixtures, expenses related to relocation of utilities and non-utility infrastructure, contingency, and any other major expense.
- 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 form 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.
- 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.
- 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 form.
- 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 and funding projections, contingency report, unsolved issues, and project milestones.
- CPDC department is responsible to issue the amended project charter and follow the project approval requirements. An amended project charter is required for the following instances: Any (\$) value change increase or decrease to its original allocation; 2) Original project scope change with no (\$) value of the original allocation; 3) Project cancellation/closure; 4) Project title change; 5) Project scope merge
- Any capital project cost savings will be reimbursed after project closing process to the project requestor with the exception of projects funded from campus reserves.

Supplemental Information on the SF State CIP Process

Project Type Description

There are several types of capital projects that are reported in the CIP, and they follow stipulations of SUAM Section I [Capital Outlay and Public Works Contracts – Section 9000-9005] and Legal Manual Chapter 15. The SF State capital improvement includes the following types of projects:

- **Capital Improvement Projects (CIMP):** CIMP's alter or better a space and new buildings, additions or major renovations.
- **Major Capital Projects:** Major Capital Projects include major capital improvement and capital outlay projects that cost over \$656,000. 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 \$656,000.
- **Non-Recurring Maintenance/Repair (NRMR):** Deferred Maintenance (D/M) and Americans with Disabilities Act (ADA) compliance projects 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) and 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 up-fit, leasehold improvements, and fixed equipment. A Short Term lease of Less than 20 years or involving an annual payment of less than \$1 million requires Campus President approval. A Long Term Lease of 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. Reference SUAM Section X 9226.

Supplemental Information on the SF State CIP Process

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 VP of Administration and Finance.

- A funding plan for multi-year projects must be established prior to a project being considered for approval.
- 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.
- Related contracts or Notices to Proceed require appropriate approval in addition to the approval of a project.
- 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 (FAO) is authorized to transfer funds from the designated funding source to cover such overdrafts.
- Recurring maintenance/repairs (RMR) Projects and Capital Projects Less Than \$100,000
 - Cost: Less than \$100,000.
 - Funding sources: Operating budget, departmental reserves, gifts/grants.
 - Required approvals: Dean, director or department head, Associate Vice President (AVP) of CPDC, Senior AVP of Physical Planning and Development (PP&D) and Executive Director of Budget Administration and Operations.
 - 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.
- Level I Capital Projects (CIMP)
 - Cost: Between \$100,000 and less than or equal to \$656,000.
 - Funding sources: Departmental reserves, central reserves, gifts/grants.
 - Required approvals: Dean, director or department head, AVP of CPDC, senior AVP of PP&D, FA/BOT, and VP of Administration and Finance.
 - Planning: The VP of Administration and 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.

Supplemental Information on the SF State CIP Process

Project Approval Requirements (continued)

- Level II Non-Recurring Maintenance and Repair Projects-(NRMR):
 - Cost: More than \$656,000 (NRMR) and does not require BOT approval.
 - Funding sources: Departmental reserves, central reserves, internal loans, gifts/grants, or external debt. The VP of Administration and Finance must approve any external debt financing by resolution.
 - Required approvals: Dean, director or department head, AVP of CPDC, Senior AVP of PP&D, FA/BOT, VP of Administration and Finance, 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.
- Level III Capital Improvement Projects-(CIMP):
 - Cost: More than \$656,000 (CIMP) requires BOT approval.
 - Funding sources: Departmental reserves, central reserves, internal loans, gifts/grants, external debt financing.
 - Required approvals: Capital Projects Executive Committee and BOT.
 - Planning: A Level III Capital Project report will be included in Campus Planning Committee materials at each of the committee's regular meetings.
- Level III Capital Projects:
 - Must follow the SUAM (Section VII—Five-Year Capital Improvement Program Procedures and Formats for the capital outlay submission –Sections 9100-9121), available for review at: <http://www.calstate.edu/cpdc/suam/SUAM9100-9121.pdf>.
 - The VP of Administration and Finance must approve the budget, and each stage of the project budget, for each Level III project.*

Supplemental Information on the SF State CIP Process

CIP Approvers and Members

- Capital Planning Design and Construction — Responsible for review of all capital projects to:
 - 1) Develop and review the PCF form for completeness.
 - 2) Ensure that the technical reviews were completed.
 - 3) Recommend approval, disapproval, or approval with modification to the CPMC.
 - 4) Review for compliance with the approved capital budget.
 - Members: AVP of Capital Planning Design and Construction, AVP of Housing, and AVP of Facilities.
- Capital Planning Management Center — Responsible for managing the board-approved capital budget and prioritizing projects.
 - Members: Fiscal Affairs, Budget Administration and Operation, and VP of Administration and Finance.
- Capital Project Executive Committee (CPEC) — Responsible for approving the projects.
 - Members: VP of Administration and Finance, senior AVP of PP&D, and President.
- Board of Trustees (BOT)

Supplemental Information on the SF State CIP Process

Capital Improvement Plan Timeline

January	February	March	April	May	June	July	August	September	October	November	December
<i>Five-Year Capital Improvement Program 2016-17 to 2020-21</i>											
Governor/Board of Trustees											
Governor's Budget Proposal for 2016-17		Legislative Committee hearings on the 2016-17 budget									
								BOT approves draft 2017-18 COP & CIP & Statement of Support		BOT approves the Final 2017-18 COP & CIP	
San Francisco State University- Budget Office											
			Campuses submit the 2016-17 Deferred Maintenance Lists		Campuses submit the final 2017-18 COP and CIP						
		Annual call for SFSU 2016-17 CIP Process					Publish SFSU 2016-17 CIP Book				
Q2 Financial Review			Q3 Financial Review						Q1 Financial Review		
DOF/Treasury											
	DOF provides preliminary list 2016-17 approved CSU projects to JLBC.		DOF submits final list of 2016-17 approved projects to CSU.	Financing and Treasury approves financial plan to be bond funded 2016-17							

* Joint Legislative Budget Committee (JLBC)

Supplemental Information on the SF State CIP Process

Accounting, Reporting and Controls

- a. All SFSU capital projects must use the following PeopleSoft (PS) chart combination:
- b. Fund-unique department ID 6270- Capital Projects – Capital outlay object code – account and mandatory/unique project identifier.
- c. CSU Fund Matrix for Capital Projects:

Non-Enterprise Funds	Program	Non-Recurring Maintenance and Repair (NRMR) CSU Funds	Capital Improvement (CIMP) (Non-Financed) CSU Funds	Financed CSU Funds	<u>Restricted</u> NRMR CSU Funds	<u>Restricted</u> CIMP CSU Funds
	Purpose	To record "non-recurring" maintenance and repair (NRMR) Deferred Maintenance 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) (non-capital) expenditures	To record CIMP Donations for a project (capital)
	Academic	486 - TF - Academic Maintenance & Repair (PM001)	487 - TF - Academic Capital Improvements (PC001)	230 - DCF - Academic Capital Outlay (DC404 DC 405)	550 - TF - Restricted Expendable-Capital Projects (TX500)	550 - TF - Restricted Expendable-Capital Projects (TX500)
	General Fund	017 - General Fund Capital Outlay (GC001)	017 - General Fund Outlay (GC001)			
	Misc. Trust	491 - TF - Special Projects Fund-Special Projects (SPxxx, ST6xx)	491 - TF - Special Projects Fund-Special Projects (SPxxx, ST6xx)		550 - TF-Restricted Expendable-Capital Projects (TX500)	550 - TF-Restricted Expendable-Capital Projects (TX500)
	Capital Project Mgmt.	491 - TF - Special Projects Fund-Special Projects (SPxxx, ST6xx)	491 - TF - Special Projects Fund-Special Projects (SPxxx, ST6xx)			
	Cost Recovery	491 - TF - Special Projects Fund-Special Projects (SPxxx, ST6xx)	491 - TF - Special Projects Fund-Special Projects (SPxxx, ST6xx)		550 - TF-Restricted Expendable-Capital Projects (TX500)	550 - TF-Restricted Expendable-Capital Projects (TX500)
	Auxiliary Organization	538 - Auxiliary Org. - Maintenance & Repair	539 - Auxiliary Org.-Capital Improvement	228 - Auxiliary Organizations	538 - Auxiliary Org. - Maintenance & Repair	539 - Auxiliary Org.-Capital Improvement
Enterprise Funds (Self-Support)	Housing	532 - TF-Housing Maintenance & Repair (TMxxx)	533 - TF-Housing Capital Improvements (TD500)	221 - DCF-Housing (DC1xx)	532 - TF-Housing Maintenance & Repair (TMxxx)	533 - TF-Housing Capital Improvements (TD500)
	Parking	474 - TF-Parking Maintenance & Repair (TP204)	473 - TF-Parking Capital Improvements (TP500)	222 - DCF-Parking (DC2xx)	474 - TF-Parking Maintenance & Repair (TP204)	473 - TF-Parking Capital Improvements (TP500)
	Health Center	454 - TF-Facility Maintenance & Repair (TH204, 205)	453 - TF-Facility Capital Improvements (TH500)	223 - DCF-Auxiliary Facilities (Used for Health Facilities)	454 - TF-Facility Maintenance & Repair (TH204, 205)	453 - TF-Facility Capital Improvements (TH500)
	Student Union	535 - TF-Campus Union Maintenance & Repair (TU002, TU006)	536 - TF-Campus Union Capital Improvements (TU003, TU005)	224 - DCF-Campus Unions (DC4xx)	535 - TF-Campus Union Maintenance & Repair (TU002, TU006)	536 - TF-Campus Union Capital Improvements (TU003, TU005)
	Extended Education	443 - TF-Extended Education Maintenance & Repair (TCxxx)	442 - TF-Extended Education Capital Improvements (TCxxx)	229 - DCF-Extended Education	443 - TF-Extended Education Maintenance & Repair (TCxxx)	442 - TF-Extended Education Capital Improvements (TCxxx)

Supplemental Information on the SF State CIP Process

Accounting, Reporting and Controls (continued)

- d. For all NRMР projects and CIMP project it is recommended to use the series of 607xxx or other FOC accounts- available information at: http://www.calstate.edu/SFSR/standards_and_rules/New_Capital_Outlay_Object_Codes.pdf http://www.calstate.edu/SFSR/standards_and_rules/2011/CPDC_Accounting_Instructions.pdf Additional information about project attribute is available at Legal manual Chapter 15 – Capital Projects-Academic Facilities: http://www.calstate.edu/sfsr/y-e-r_instructions/legal-manual/index.shtml
- 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 is accorded to the hierarchy to meet spending benchmarks as follows:
 - i. Optional #1a Planning and Design costs: Pay-as-you-go funding for up front project costs not to exceed 10% of the total estimated project cost until proceeds are available.
 - ii. Required #1b Bond Funding: Once proceeds are available, these funds should be spent first.
 - iii. Required #2 General Fund (CSO fund 0001) funding: Evaluate if appropriation(s) has earlier "available to" or "reversion date" than bond funds.
 - iv. Optional #3 Supplemental funding: Donor, Reserve, Interest and Enterprise funds.
 - v. Optional #4 Pay-as-you-go funding.
 - vi. Optional #5 Auxiliary funding.
 - vii. The project ID format will follow the Oracle financial project chart of accounts format of nine digits. 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	CIMP-Capital Improvement; NRMР- Non-Recurring Maintenance/
Type Project ID	Repair MC/DM
FY	Fiscal year that runs July 1 to June 30, two digits
Building	Three digits
Last two digits	“00”
Sample:	MC16ADM00 or DM16ADM00

Supplemental Information on the SF State CIP Process

Accounting, Reporting and Controls (continued)

- f. A comprehensive capital projects report updated after the close of each fiscal month reflects funding and expenditures and projected expenses and revenues.
- g. The current financial information is taken from the University financial system Oracle Financial, SFSU's official ledger of record. Each month, the project manager projects expenditures; the project accountant reconciles and reviews the BI financial statements, and the accounting department projects financing costs (if the project is funded by debt).
- h. 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.
- i. Without prior approval, projects do not run in overdraft. Departmental reserves are the first source of funding for any unauthorized overdrafts. 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.
- j. The status and financial position of capital projects will be reviewed regularly with the project owner, chaired by the management center.
- k. 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.
- l. 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 BI for discrepancies. Project managers, financial owners and the members of management center meet quarterly to discuss the financial status of all major capital projects.
- m. After the capital fund is approved the only new projects that will be included as amendments will be projects that qualified as emergency projects.
- n. 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.
- o. Project managers monitor all project schedules and keep all interested parties informed of changes to the anticipated schedules.

The background image shows a spacious, modern university interior. It features high ceilings with exposed structural elements and large, multi-paned windows that look out onto a green campus. The floor is made of light-colored square tiles. In the foreground and middle ground, several people are seated at small, round tables, some working on laptops. The overall atmosphere is bright and airy, with a warm, golden-yellow color cast applied to the entire image.

SAN FRANCISCO STATE UNIVERSITY

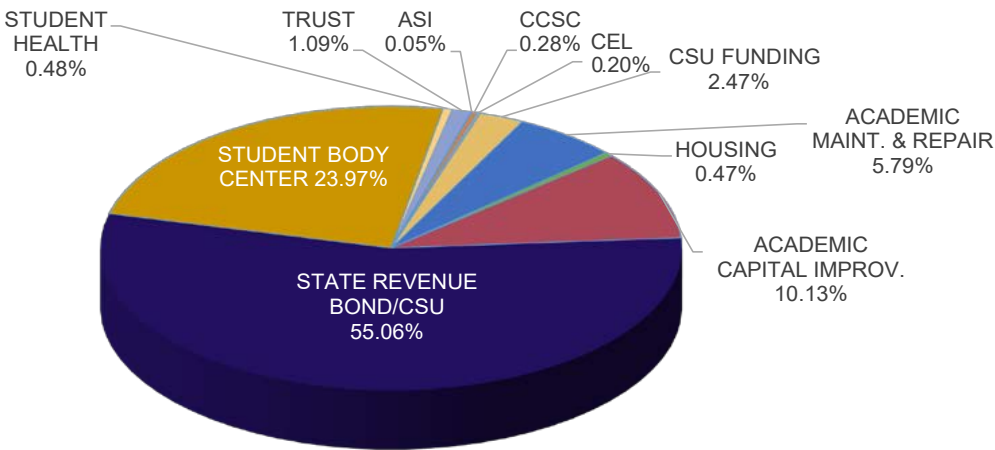
Year One and Currently In-Progress Projects

Capital Improvement Plan FY 16/17

San Francisco State University Capital Improvement Plan

In-Progress CIP Expenditures

Funding Sources	Project Costs (in thousands)
ASI	64
CCSC	345
CEL	250
CSU	3,071
FUNDING ACADEMIC MAINT. & REPAIR	7,185
HOUSING	589
ACADEMIC CAPITAL IMPROV.	12,570
SRB/CSU	68,332
STUDENT BODY CENTER	29,746
STUDENT HEALTH	600
TRUST	1,357
Grand Total	\$124,110



Summary below provides detail of CIP's that were approved in prior fiscal years, did not receive additional funding in FY2016-17,are currently in progress and not yet completed.

Type	CSU CAT	Cabinet	Project Name (Bldg. -Title)	Project Costs
NRMR	Renovation/Repairs	Associated Students	Children Center- Carpet Replacement	28
NRMR	Site Development	Associated Students	Children Center-Exterior Painting	36
Associated Students (ASI) Total				\$ 64
Minor Capital	Modernization/Renovation	Student Union	CCSC- Office Renovation	65
Minor Capital	Energy Retrofit/Water Conservation/Transportation	Student Union	CCSC- Solar Panel installation at pyramid II	110
Minor Capital	Energy Retrofit/Water Conservation/Transportation	Student Union	CCSC- Sustainability (LED Lighting)	170
Cesar Chavez Student Center (CCSC) Total				\$ 345
Minor Capital	American Disability Act	Academic Affairs	DTC-Gender Neutral Restroom	250
College of Extended Learning (CEL) Total				\$ 250
Major Capital	Critical Infrastructure/Deficiencies	Academic Affairs	RTC- Electrical System Upgrade	982
NRMR	Fire/Life Safety	University Wide	CW-Emergency Phones	385
Major Capital	Modernization/Renovation	Academic Affairs	CA-BECA Replacement Building	1,704
California State University (CSU) Funding Total				\$ 3,071
NRMR	Critical Infrastructure/Deficiencies	Administration & Finance	ADM- H&V	615
NRMR	Critical Infrastructure/Deficiencies	Academic Affairs	Hensill Hall- Bridge- Roof	169
NRMR	Fire/Life Safety	University Wide	CW-ACM & Lead Removal	322
NRMR	Fire/Life Safety	Academic Affairs	Burk Hall -Elevator C Modernization	17
NRMR	Critical Infrastructure/Deficiencies	University Wide	CP- Boiler Gate Valves	83
NRMR	Renovation/Repairs	Academic Affairs	HSS- Ext Window Replacement	215
NRMR	Critical Infrastructure/Deficiencies	Administration & Finance	Psych Bldg. 12KV Load Interrupter Repair	50
NRMR	Critical Infrastructure/Deficiencies	University Wide	CW- Fire Sprinkler System	124
NRMR	Fire/Life Safety	Academic Affairs	FA- Fire Alarm Redesign/Repair	453
NRMR	Fire/Life Safety	University Wide	CW-Main Electrical maintenance-testing	874

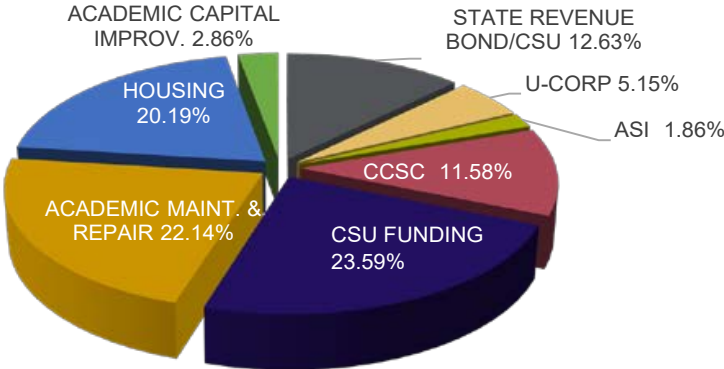
Type	CSU CAT	Cabinet	Project Name (Bldg. -Title)	Project Costs
NRMR	Critical Infrastructure/Deficiencies	University Wide	CW- Door replacement	449
NRMR	Critical Infrastructure/Deficiencies	Academic Affairs	Science- Roof AHU 1&2 Replacement	413
NRMR	Critical Infrastructure/Deficiencies	Academic Affairs	RTC - Sewer System Upgrade	1,000
NRMR	Fire/Life Safety	Academic Affairs	Burk Hall -Elevator C Modernization	450
NRMR	Fire/Life Safety	University Wide	CW-Fire Alarm / Sprinkler - (WD Phase)	600
NRMR	Fire/Life Safety	Student Affairs	SSB- Elevator Improvements	175
NRMR	American Disability Act	Academic Affairs	Maloney & Stephenson: Trailers replaced restrooms w/new modular restrooms	300
NRMR	Energy Retrofit/Water Conservation/Transportation	University Wide	CW- Install low flow toilet fixture	300
NRMR	Modernization/Renovation	University Wide	CW- Elevators Improvement	150
NRMR	Fire/Life Safety	Academic Affairs	CW AED Installation	65
NRMR	Critical Infrastructure/Deficiencies	Academic Affairs	RTC - Building 30 Roofing System Replacement	254
NRMR	Fire/Life Safety	Academic Affairs	RTC Site Assessment	110
ACADEMIC MAINTENANCE & REPAIR Total				\$ 7,185
Major Capital	Energy Retrofit/Water Conservation/Transportation	Administration & Finance	UPN- Living Room (X01) Window Replacement	13
Minor Capital	Fire/Life Safety	Administration & Finance	UPN -Crawl Space Asbestos Abatement	472
Major Capital	Modernization/Renovation	Administration & Finance	UPN- Garden Unit Exterior Repairs	105
HOUSING Total				\$ 589
Major Capital	Fire/Life Safety	Academic Affairs	HSS- Seismic Safety Repair	200
Major Capital	Critical Infrastructure/Deficiencies	Academic Affairs	Science- Laboratory Repairs Ph. 4	476
Major Capital	Critical Infrastructure/Deficiencies	University Wide	Electrical Substation Design	232
Major Capital	Modernization/Renovation	Academic Affairs	FA- Gallery Museum Project	1,700
Major Capital	Modernization/Renovation	Academic Affairs	CA-BECA Replacement Building	4,500
Major Capital	Modernization/Renovation	Academic Affairs	CA-BECA Replacement - Planning	150
Major Capital	Modernization/Renovation	Academic Affairs	CA- BECA Bldg. / 800 Seat Concert hall Conceptual Design	100
Major Capital	Modernization/Renovation	Academic Affairs	CA- BECA Bldg. Site& Programming Selection Study	100
Major Capital	IT Capital	University Wide	CW-Wireless - Phase 2	1,200
Major Capital	IT Capital	University Wide	CW-CHRS System	1,000
Minor Capital	Renovation/Repairs	Academic Affairs	HSS,SCI & BUS Exterior Painting	288
Minor Capital	Critical Infrastructure/Deficiencies	University Wide	CW-Data Center Electrical Upgrades	159
Minor Capital	Renovation/Repairs	University Wide	WM-Waste Mgmt.- install scissor gates to secure the open WM bldg.	50
Minor Capital	Critical Infrastructure/Deficiencies	University Wide	CW-Haz Waste Storage Shed	40
Minor Capital	IT Capital	University Wide	CW- Phone System back-up	300
Minor Capital	IT Capital	University Wide	CW-CO CNI	200
Planning	Planning	Academic Affairs	Science - Replacement Building	900
Planning	Planning	University Wide	Winston Drive Site Study	300
Planning	Planning	University Wide	CW-Landscape Master Plan	175
Planning	Planning	University Wide	CW-Campus Master Plan	500
ACADEMIC CAPITAL IMPROVEMENTS Total				\$ 12,570
Major Capital	Critical Infrastructure/Deficiencies	Academic Affairs	Science- Laboratory Repairs Ph. 4	8,115
Major Capital	Critical Infrastructure/Deficiencies	University Wide	Electrical Substation Replacement	3,475
Major Capital	New Facilities/Infrastructure	Associated Students	Mashouf Center	56,742
STATE REVENUE BOND/CALIFORNIA STATE UNIVERSITY (SRB/CSU) Total				\$ 68,332
Major Capital	New Facilities/Infrastructure	Associated Students	Mashouf Center	29,746

Type	CSU CAT	Cabinet	Project Name (Bldg. -Title)	Project Costs
STUDENT BODY CENTER Total				\$ 29,746
Minor Capital	Renovation/Repairs	Student Affairs	SHC- Atrium Phase I	600
STUDENT HEALTH Total				\$ 600
Minor Capital	Site Development	University Wide	19th Ave Improvements	97
Minor Capital	Site Development	Associated Students	Children Center-Playground	115
Minor Capital	Modernization/	Administration & Finance	ADM - 3rd Floor Hallway Renovation	45
Planning	Renovation Planning	Administration & Finance	Alumni Visitors Center	100
Major Capital	IT Capital	University Wide	CW-Wireless - Phase 1	1,000
TRUST Total				\$ 1,357
Grand Total				\$ 124,110

San Francisco State University Capital Improvement Plan

Yr 2016-17 CIP Approved Funding

Funding Sources	Project Costs (in thousands)
ASI	313
CCSC	1,945
CSU FUNDING	3,963
ACADEMIC MAINT. & REPAIR	3,720
HOUSING	3,391
ACADEMIC CAPITAL IMPROV.	480
SRB/CSU	2,319
U-CORP	865
Grand Total	\$16,996



Report below provides detail of CIP projects scheduled for funding in Yr 1, or FY 2016-17, of the CIP.

Type	CSU CAT	Cabinet	Project Name (Bldg. -Title)	Project Costs
NRMR	Critical Infrastructure/Deficiencies	Associated Students	ECEC-Forced Air Heating System	185
NRMR	Infrastructure Improvement	Associated Students	ECEC-Play Yard Fence Replacement	18
NRMR	Infrastructure Improvement	Associated Students	ECEC-Sprinkler System Repairs	20
NRMR	Renovation/Repairs	Associated Students	ECEC-Carpet Replacement	25
NRMR	Infrastructure Improvement	Associated Students	ECEC-Entry Door Replacement	65
Associated Students (ASI) Total				\$ 313
NRMR	Renovation/Repairs	Student Union	CCSC-West Plaza Wasteline Repair	63
NRMR	Renovation/Repairs	Student Union	CCSC-R&D, Deport & Pub Dinning Area Lighting	247
Minor Capital	Renovation/Repairs	Student Union	CCSC-R&D, Deport Environment Attenuation System	63
Minor Capital	Renovation/Repairs	Student Union	CCSC-New Guardrails - Building Interior	300
NRMR	Critical Infrastructure/Deficiencies	Student Union	CCSC-Rigoberto Menchu Study Lounge Carpet	30
Minor Capital	Renovation/Repairs	Student Union	CCSC-Office/Space Renovation	450
NRMR	Fire/Life Safety	Student Union	CCSC-Lighting Upgrades - Building Exterior	140
Minor Capital	Renovation/Repairs	Student Union	CCSC-Floor Tile Replacement - Recreation & Dining Level and Dept/Pub Dining Area	433
NRMR	Renovation/Repairs	Student Union	CCSC-Jack Adams Hall Sound System Enhancement	59
Minor Capital	Renovation/Repairs	Student Union	CCSC-Gold Coast Dinning Seating & Plaza View Seating Booths	160
Cesar Chavez Student Center (CCSC) Total				\$ 1,945
Major Capital	Energy Retrofit/Water Conservation/Transportation	Academic Affairs	TH- Fume Hood Upgrade	863
Major Capital	Infrastructure Improvement	University Wide	CW-LED Street Lighting Retrofit	990
NRMR	Critical Infrastructure/Deficiencies	University Wide	CW-Replacement of 12kV Feeders	960
NRMR	Critical Infrastructure/Deficiencies	University Wide	CW-Redundant 12kV Feeders at Main Station	350
NRMR	Critical Infrastructure/Deficiencies	University Wide	CW-Gas Line Replacement	800
California State University (CSU) FUNDING Total				\$ 3,963
NRMR	American Disability Act	University Wide	CW-Accessible Path	185
NRMR	Renovation/Repairs	Administration & Finance	ADM-1st Floor Ceiling Replacement	30

Type	CSU CAT	Cabinet	Project Name (Bldg. -Title)	Project Costs
NRMR	Infrastructure Improvement	Academic Affairs	Hensill Hall-Chiller Replacement	123
NRMR	Fire/Life Safety	University Wide	CW-Door Replacement	185
NRMR	Infrastructure Improvement	Student Affairs	UP-Head End Security System Replacement	74
NRMR	Infrastructure Improvement	Administration & Finance	Old ADM-HVAC Improvements	172
NRMR	Renovation/Repairs	Academic Affairs	BH & Psy-Exterior Painting	148
NRMR	Fire/Life Safety	University Wide	CW-Rekeying BUS, HSS, Old ADM Buildings	123
NRMR	Renovation/Repairs	Academic Affairs	CA-Replace Roofing System at McKenna	123
NRMR	Renovation/Repairs	Academic Affairs	BH-Replace Roofing System	185
NRMR	Infrastructure Improvement	Academic Affairs	BH & Gym-Sewage System Repairs	282
NRMR	Infrastructure Improvement	Academic Affairs	FA-Window System Replacement	369
NRMR	Infrastructure Improvement	Academic Affairs	BH-Sanitary Sewer Replacement	56
NRMR	Fire/Life Safety	University Wide	CW-Fire Alarm / Sprinkler - (WD Phase)	536
NRMR	IT Operating Upgrades	University Wide	CW-Mobility Portal (GreyHeller)	30
NRMR	IT Operating Upgrades	University Wide	CW-Mobility (Modo Lab)	55
NRMR	IT Operating Upgrades	University Wide	CW-Endpoint Protection	80
NRMR	IT Operating Upgrades	University Wide	CW-Forensic Analysis tools	21
NRMR	IT Operating Upgrades	University Wide	CW-Endpoint Management	66
NRMR	IT Operating Upgrades	University Wide	CW-Multi Factor Authentication	60
NRMR	IT Operating Upgrades	University Wide	CW-SIEM - security information and log management	40
NRMR	IT Operating Upgrades	University Wide	CW-IBM XIV Upgrade	52
NRMR	IT Operating Upgrades	University Wide	CW-Adding Servers to ITS Data Center	200
NRMR	IT Operating Upgrades	University Wide	CW-ITS Data Center infrastructure improvements	20
NRMR	IT Operating Upgrades	University Wide	CW-DTC VoIP Interim Solution	50
NRMR	IT Operating Upgrades	University Wide	CW-NAC (Network Access Control)	180
ACADEMIC MAINTENANCE & REPAIR Total				\$ 3,720
Planning	Planning	University Wide	Crossroads Neighborhood Study	150
NRMR	Renovation/Repairs	Administration & Finance	UPN - Garden Unit Exterior Repairs and Painting	250
Major Capital	Renovation/Repairs	Administration & Finance	Dining Center & 7 Hills Improvement	2,500
NRMR	Fire/Life Safety	Administration & Finance	UPM - Emergency Wiring Repairs to Fire Alarm Voice Annunciation System	41
Planning	Planning	Administration & Finance	Mary's Tripling Study	150
Planning	Planning	Administration & Finance	Site CC1 Student Housing	300
HOUSING Total				\$ 3,391
Major Capital	Modernization/Renovation	Academic Affairs	ES-PSY New Elevator and Elevator Modernization	200
Minor Capital	IT Capital	University Wide	CW-CO CNI	200
Minor Capital	IT Capital	University Wide	CW-e911 Telident Replacement	80
ACADEMIC CAPITAL IMPROVEMENTS Total				\$ 480
Major Capital	Modernization/Renovation	Academic Affairs	CA-BECA Replacement Building	1,427
Major Capital	Critical Infrastructure/Deficiencies	University Wide	Electrical Substation Replacement	805
Major Capital	Infrastructure Improvement	University Wide	CW-Increase Fire Hydrant Coverage-Main Campus	87
STATE REVENUE BOND/CALIFORNIA STATE UNIVERSITY (SRB/CSU) Total				\$ 2,319
Major Capital	Renovation/Repairs	U-Corp	University Club Renovation	865
U-Corp Total				\$ 865
Grand Total				\$ 16,996

The background image shows a spacious, modern university interior. It features high ceilings, large windows on the left side, and people sitting at tables. The overall color scheme is a mix of blue and orange, with a semi-transparent orange box containing the text.

SAN FRANCISCO STATE UNIVERSITY

Project Showcase

Capital Improvement Plan FY 16/17

San Francisco State University Capital Improvement Plan

ES-PSY New Elevator and Existing Elevator Modernization

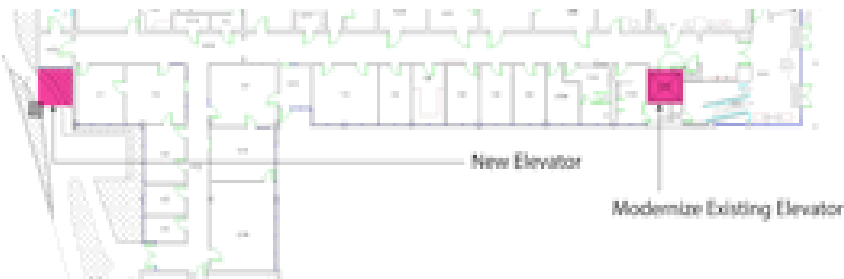
Start Date 9/1/2016 End Date TBD

Description

This project will install one new elevator at the north side of ES-PSY Building. Relocate fire water lines as needed. After installation of new elevator, modernize existing elevator to meet current standards.

Status

Design process scheduled to start in Fall 2016.



Estimated Project Costs (in thousands)

Construction Costs		Annual O&M Costs	
Planning	-	Utilities	
Preliminary Design	-	Maintenance	
Construction	1,875	Personnel	
Construction Related	123	Other	
Equipment	-		
Total Cost		\$ 1,998	Total Cost n/a

Source Of Funds	Fund	Prior Year(s) Expenses	Proposed 2016-17			Projected Requirements				Five Year Total	Future Year Total	Project Total
			Carry Forward	New Funding	Yr 1 Total	Yr 2 2017-18	Yr 3 2018-19	Yr 4 2019-20	Yr 5 2020-21			
RESERVE		-	-	200	200	-	-	-	-	200	1,798	1,998
Totals		-	-	200	200	-	-	-	-	200	1,798	1,998

Operating & Maintenance Costs	Year 1 Impact	-	-	-	-	-	-
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San Francisco State University Capital Improvement Plan

CA-BECA Replacement Building

Start Date 1/1/2015 End Date 1/1/2019

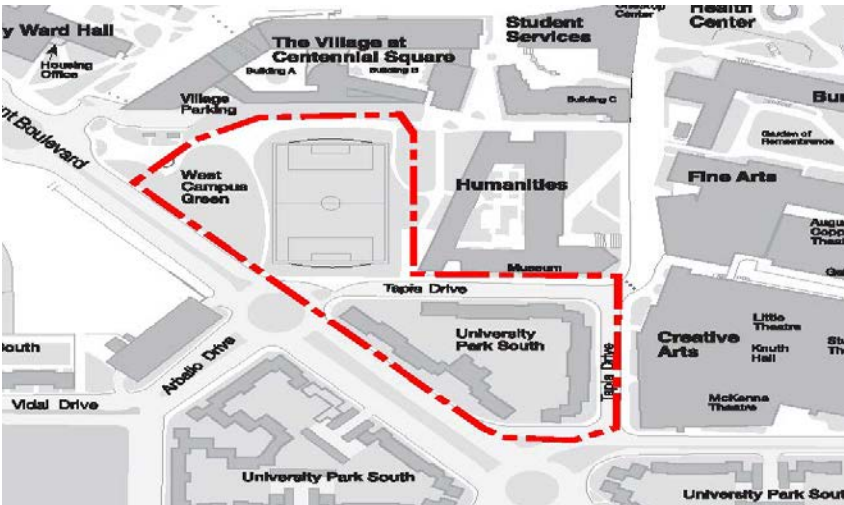
Description

The project will create a new Creative Arts replacement building for the electronic media program within the College of Liberal & Creative Arts. The new Creative Arts replacement 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.

Instructional space, including radio, television, and multimedia production facilities, will be designed to accommodate current and evolving technology in broadcast and electronic media. Two television studios and observation classrooms, a music recording studio, a radio station, broadcast newsroom, and video and audio post-production rooms will serve as laboratories for hands-on learning within a variety of media production requirements.

Status

Design scheduled to start in August 2016.



Estimated Project Costs (in thousands)

Construction Costs		Annual O&M Costs	
Planning	200	Utilities	
Preliminary Design	2,934	Maintenance	
Construction	34,599	Personnel	
Construction Related	5,531	Other	
Equipment	2,035		
Total Cost	\$ 45,299	Total Cost	n/a

Source Of Funds	Fund	Prior Year(s) Expenses	Proposed 2016-17			Projected Requirements				Five Year Total	Future Year Total	Project Total
			Carry Forward	New Funding	Yr 1 Total	Yr 2 2017-18	Yr 3 2018-19	Yr 4 2019-20	Yr 5 2020-21			
RESERVE		-	4,850	-	4,850	-	-	-	-	4,850	-	4,850
SRB/CSU		-	-	1,427	1,427	39,933	-	-	-	41,360	-	41,360
CSU FUNDING		114	1,590	-	1,590	-	-	-	-	1,590	-	1,704
Totals		114	6,440	1,427	7,867	39,933	-	-	-	47,800	-	47,914

Operating & Maintenance Costs	Year 1 Impact	-	-	-	-	-	-
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San Francisco State University Capital Improvement Plan

Thornton Hall - Fume Hood Upgrade

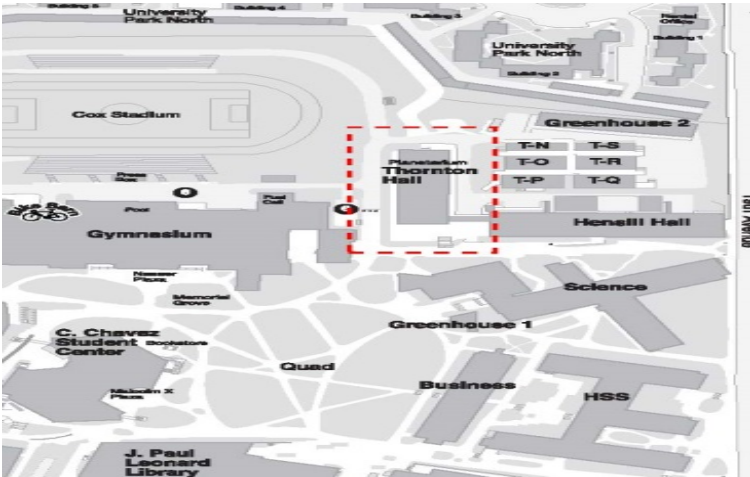
Start Date TBD End Date TBD

Description

This project will upgrade fume hood exhaust fans with variable frequency drives and rebalance fume hoods.

Status

Design process to start upon receipt of CSU funding.



Estimated Project Costs (in thousands)

Construction Costs		Annual O&M Costs	
Planning	-	Utilities	-
Preliminary Design	-	Maintenance	-
Construction	863	Personnel	-
Construction Related	-	Other	-
Equipment	-		
Total Cost	\$ 863	Total Cost	n/a

Source Of Funds	Fund	Prior Year(s) Expenses	Proposed 2016-17			Projected Requirements				Five Year Total	Future Year Total	Project Total
			Carry Forward	New Funding	Yr 1 Total	Yr 2 2017-18	Yr 3 2018-19	Yr 4 2019-20	Yr 5 2020-21			
CSU FUNDING		-	-	863	863	-	-	-	-	863	-	863
Totals		-	-	863	863	-	-	-	-	863	-	863

Operating & Maintenance Costs	Year 1 Impact	-	-	-	-	-	-
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San Francisco State University Capital Improvement Plan

Campus-Wide LED Street Lighting Retrofit

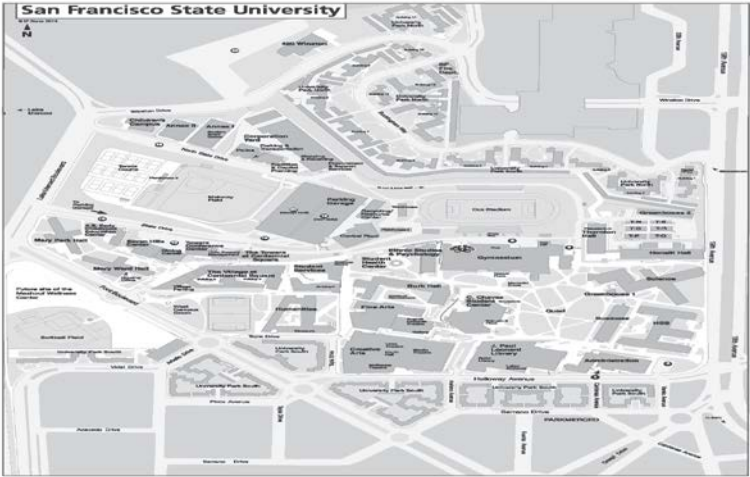
Start Date TBD End Date TBD

Description

For outdoor lighting, replace 150 watt HPS with 70 watt LED.

Status

Design process to start upon receipt of CSU funding.



Estimated Project Costs (in thousands)

Construction Costs		Annual O&M Costs	
Planning	-	Utilities	-
Preliminary Design	-	Maintenance	-
Construction	990	Personnel	-
Construction Related	-	Other	-
Equipment	-		
Total Cost	\$ 990	Total Cost	n/a

Source Of Funds	Fund	Prior Year(s) Expenses	Proposed 2016-17			Projected Requirements				Five Year Total	Future Year Total	Project Total
			Carry Forward	New Funding	Yr 1 Total	Yr 2 2017-18	Yr 3 2018-19	Yr 4 2019-20	Yr 5 2020-21			
CSU Funded		-	-	990	990	900	-	-	-	1,890	-	1,890
RESERVE		-	-	-	-	100	-	-	-	100	-	100
Totals		-	-	990	990	1,000	-	-	-	1,990	-	1,990

Operating & Maintenance Costs	Year 1 Impact	-	-	-	-	-	-
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San Francisco State University Capital Improvement Plan

Campus-Wide Replacement of 12kV Feeders

Start Date

TBD

End Date

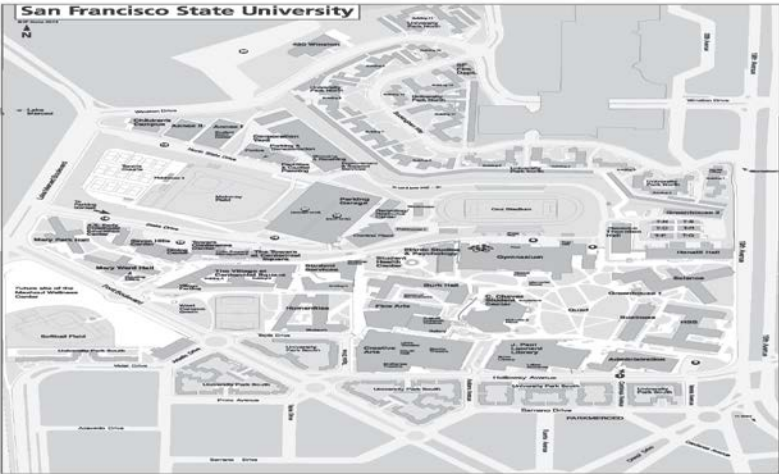
TBD

Description

This project will replace 12kV high voltage electrical cables that are over 30 years old. Provide two additional sets of redundant, dual radial feeder pairs: 4A / 4B, 5A / 5B after new main 12kV substation is installed.

Status

Design process to start upon receipt of CSU funding.



Estimated Project Costs (in thousands)

Construction Costs			Annual O&M Costs	
Planning	-		Utilities	
Preliminary Design	-		Maintenance	
Construction	960		Personnel	
Construction Related	-		Other	
Equipment	-			
Total Cost	\$ 960		Total Cost	n/a

Source Of Funds	Fund	Prior Year(s) Expenses	Proposed 2016-17			Projected Requirements				Five Year Total	Future Year Total	Project Total
			Carry Forward	New Funding	Yr 1 Total	Yr 2 2017-18	Yr 3 2018-19	Yr 4 2019-20	Yr 5 2020-21			
CSU FUNDING		-	-	960	960	-	-	-	-	960	-	960
Totals		-	-	960	960	-	-	-	-	960	-	960

Operating & Maintenance Costs	Year 1 Impact	-	-	-	-	-	-
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San Francisco State University Capital Improvement Plan

Campus-Wide Gas Line Replacement

Start Date

TBD

End Date

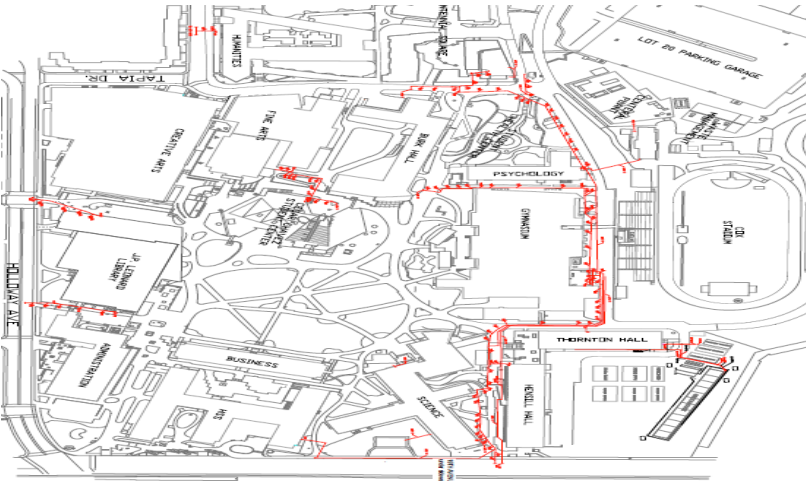
TBD

Description

This project will evaluate and replace gas lines that are over 30 years old and due for replacement. Replace existing 4-inch coated steel gas line serving campus from 19th Avenue with an HPDE (high density polyethylene) line.

Status

Design process to start upon receipt of CSU funding.



Estimated Project Costs (in thousands)

Construction Costs		Annual O&M Costs	
Planning	-	Utilities	-
Preliminary Design	-	Maintenance	-
Construction	800	Personnel	-
Construction Related	-	Other	-
Equipment	-		
Total Cost	\$ 800	Total Cost	n/a

Source Of Funds	Fund	Prior Year(s) Expenses	Proposed 2016-17			Projected Requirements				Five Year Total	Future Year Total	Project Total
			Carry Forward	New Funding	Yr 1 Total	Yr 2 2017-18	Yr 3 2018-19	Yr 4 2019-20	Yr 5 2020-21			
CSU FUNDING		-	-	800	800	-	-	-	-	800	-	800
Totals		-	-	800	800	-	-	-	-	800	-	800

Operating & Maintenance Costs	Year 1 Impact	-	-	-	-	-	-
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San Francisco State University Capital Improvement Plan

Campus-Wide Wireless

Start Date

1/1/2015

End Date

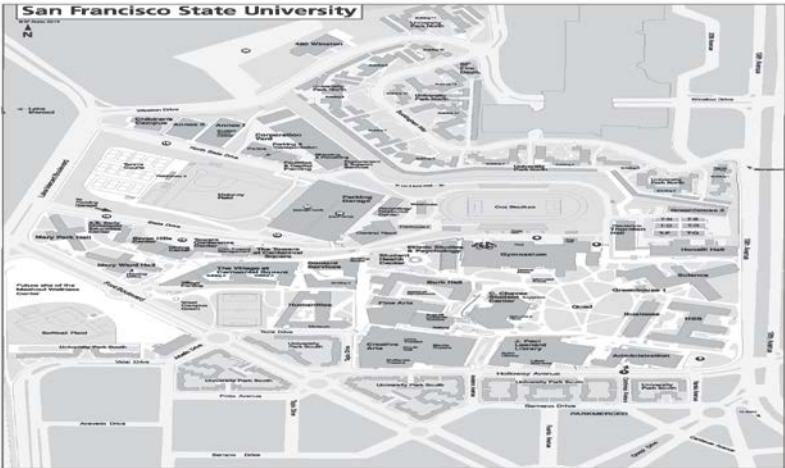
6/30/2017

Description

Campus-wide wireless access points installation. Install wireless nodes in academic buildings to enhance connection for wireless devices.

Status

Construction in progress; project scheduled to be completed by December 2016.



Estimated Project Costs (in thousands)

Construction Costs		Annual O&M Costs	
Planning		Utilities	
Preliminary Design		Maintenance	
Construction	2,200	Personnel	
Construction Related	-	Other	
Equipment			
Total Cost	\$ 2,200	Total Cost	n/a

Source Of Funds	Fund	Prior Year(s) Expenses	Proposed 2016-17			Projected Requirements				Five Year Total	Future Year Total	Project Total
			Carry Forward	New Funding	Yr 1 Total	Yr 2 2017-18	Yr 3 2018-19	Yr 4 2019-20	Yr 5 2020-21			
TRUST		758	242		242	-	-	-	-	242	-	1,000
RESERVE		414	786	-	786	-	-	-	-	786	-	1,200
Totals		1,172	1,028	-	1,028	-	-	-	-	1,028	-	2,200

Operating & Maintenance Costs	Year 1 Impact	-	-	-	-	-	-
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San Francisco State University Capital Improvement Plan

Mashouf Wellness Center

Start Date 8/28/2015 **End Date** 7/15/2017
Description

The Mashouf Wellness Center is a significant addition to the SF State campus, providing a major new student activity center close to the academic core and student housing. Located at the corner of Font and Lake Merced Boulevards, the new 118,700-gross-square-foot facility and a new recreation field are organized around the existing softball field.

The Mashouf Wellness Center building will include a two-court gym, multi-activity court (MAC) gym, elevated jogging track, weight and fitness space, natatorium with lap and recreation pools, climbing wall, racquetball courts, multi-purpose/group fitness studios, and locker rooms, storage and support space. The project is funded through a student fee. The Mashouf Wellness Center project is on track for LEED Platinum.

Status

Construction in progress, approximately 50% complete.



Estimated Project Costs (in thousands)

<u>Construction Costs</u>		<u>Annual O&M Costs</u>	
Planning	310	Utilities	426
Preliminary Design	7,398	Maintenance	379
Construction	68,997	Personnel	340
Construction Related	6,782	Other	222
Equipment	3,000		
Total Cost	\$ 86,487	Total Cost	\$ 1,367

Source Of Funds	Fund	Prior Year(s) Expenses	Proposed 2016-17			Projected Requirements				Five Year Total	Future Year Total	Project Total
			Carry Forward	New Funding	Yr 1 Total	Yr 2 2017-18	Yr 3 2018-19	Yr 4 2019-20	Yr 5 2020-21			
STUDENT BODY CENTER		8,385	21,361	-	21,361	-	-	-	-	21,361	-	29,746
SRB/CSU	DC400	31,376	25,365	-	25,365	-	-	-	-	25,365	-	56,741
Totals		39,761	46,726	-	46,726	-	-	-	-	46,726	-	86,487

Operating & Maintenance Costs	Year 1 Impact	-	1,367	1,367	1,367	1,367	4,101
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Electrical Substation Replacement

Description

Status

Construction Costs

Annual O&M Costs

Source Of Funds	Fund	Prior Year(s) Expenses	Proposed 2016-17			Projected Requirements				Five Year Total	Future Year Total	Project Total
			Carry Forward	New Funding	Yr 1 Total	Yr 2 2017-18	Yr 3 2018-19	Yr 4 2019-20	Yr 5 2020-21			
CSU FUNDING	DC405	54	3,421	805	4,226	-	-	-	-	4,226	-	4,280
RESERVE		163	69	-	69	-	-	-	-	69	-	232
Totals		217	3,490	805	4,295	-	-	-	-	4,295	-	4,512

41

San Francisco State University Capital Improvement Plan

Fine Arts Gallery Museum Renovation

Start Date 1/1/2015 **End Date** 10/15/2016

Description

*Museum/Storage/Restrooms: Floor Area= 3577 sf. Remove plumbing fixtures from T247. Divide T246 into two restrooms. Paint walls and ceiling; replace lighting; modify HVAC system and add humidifier; new security system; new fire alarm. *Museum Storage/ Classroom: Floor Area= 3138 sf. Remove partition walls in 124a, 124b, 124c, and 124d. Paint walls and ceiling; new flooring; replace lighting; modify HVAC system and add humidifier; new security system; new fire alarm; new ceiling. *Renovate studio classrooms in Fine Arts 115, 117, and 119. Install new fire-rated glass entrance doors, corridor window, casework, flooring, lighting, modify HVAC system . Floor Area= 3,795 sf.

Status

Construction in progress.



Estimated Project Costs (in thousands)

<u>Construction Costs</u>		<u>Annual O&M Costs</u>	
Planning		Utilities	
Preliminary Design		Maintenance	
Construction	1,200	Personnel	
Construction Related	500	Other	
Equipment			
Total Cost	\$ 1,700	Total Cost	n/a

Source Of Funds	Fund	Prior Year(s) Expenses	Proposed 2016-17			Projected Requirements				Five Year Total	Future Year Total	Project Total
			Carry Forward	New Funding	Yr 1 Total	Yr 2 2017-18	Yr 3 2018-19	Yr 4 2019-20	Yr 5 2020-21			
RESERVE		575	1,125	-	1,125	-	-	-	-	1,125	-	1,700
Totals		575	1,125	-	1,125	-	-	-	-	1,125	-	1,700

Operating & Maintenance Costs	Year 1 Impact	-	-	-	-	-	-
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San Francisco State University Capital Improvement Plan

HSS Seismic Safety Repair

Start Date 1/1/2015 **End Date** TBD

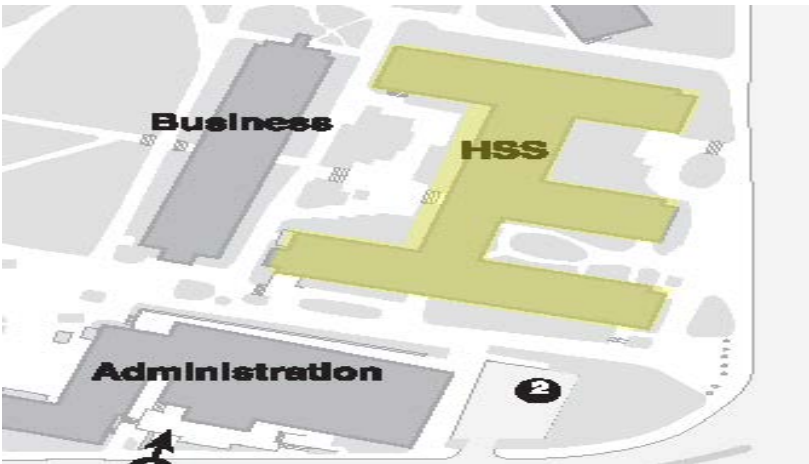
Description

The HSS seismic upgrade project will add an exterior concrete shear wall to the building’s south wing in order to increase lateral seismic resistance, replace windows in south wing, and provide related architectural work.

The HSS building is included on the CSU Seismic Priority List 2, which identifies buildings that the CSU Seismic Review Board considers to warrant special attention for seismic upgrade. By policy, Priority List 2 projects must be seismically retrofitted when any new construction work occurs on a listed facility.

Status

Programming and feasibility study proposal solicitation to start in Fall 2016.



Estimated Project Costs (in thousands)

<u>Construction Costs</u>		<u>Annual O&M Costs</u>	
Planning		Utilities	
Preliminary Design	381	Maintenance	
Construction	3,960	Personnel	
Construction Related	659	Other	
Equipment			
Total Cost	\$ 5,000	Total Cost	n/a

Source Of Funds	Fund	Prior Year(s) Expenses	Proposed 2016-17			Projected Requirements				Five Year Total	Future Year Total	Project Total
			Carry Forward	New Funding	Yr 1 Total	Yr 2 2017-18	Yr 3 2018-19	Yr 4 2019-20	Yr 5 2020-21			
RESERVE		-	200	-	200	-	-	-	-	200	4,800	5,000
Totals		-	200	-	200	-	-	-	-	200	4,800	5,000

Operating & Maintenance Costs	Year 1 Impact	-	-	-	-	-	-
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San Francisco State University Capital Improvement Plan

RTC Sewer Project

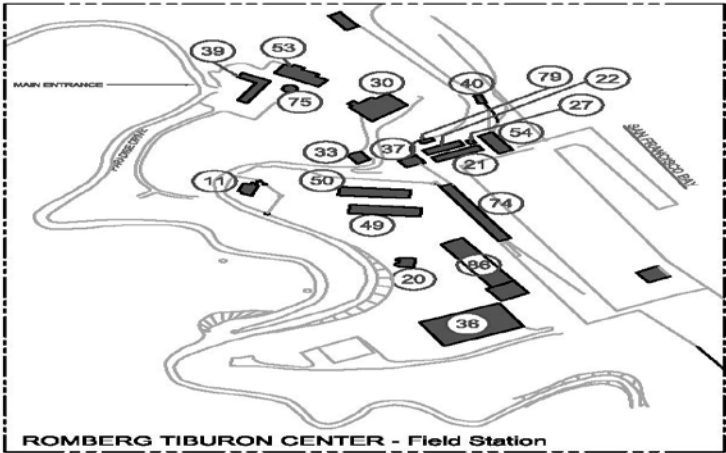
Start Date 1/1/2015 End Date 8/15/2017

Description

This project will abandon the existing, non-code compliant, on-site, leach field wastewater treatment system. A new sewer lateral system will be installed to collect and transport wastewater to a new sanitary sewer pump station, adjacent to building 36. The new on-site pressurized sewer lateral will be utilized and connected to Tiburon sanitary sewer district.

Status

Working drawings preparation is completed. Bidding is in progress. Construction scheduled to start in Fall 2016.



Estimated Project Costs (in thousands)

Construction Costs		Annual O&M Costs	
Planning		Utilities	
Preliminary Design		Maintenance	
Construction	1,000	Personnel	
Construction Related		Other	
Equipment			
Total Cost	\$ 1,000	Total Cost	n/a

Source Of Funds	Fund	Prior Year(s) Expenses	Proposed 2016-17			Projected Requirements				Five Year Total	Future Year Total	Project Total
			Carry Forward	New Funding	Yr 1 Total	Yr 2 2017-18	Yr 3 2018-19	Yr 4 2019-20	Yr 5 2020-21			
RESERVE		13	987	-	987	-	-	-	-	987	-	1,000
Totals		13	987	-	987	-	-	-	-	987	-	1,000

Operating & Maintenance Costs	Year 1 Impact	-	-	-	-	-	-
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San Francisco State University Capital Improvement Plan

RTC Electrical System Upgrade Project

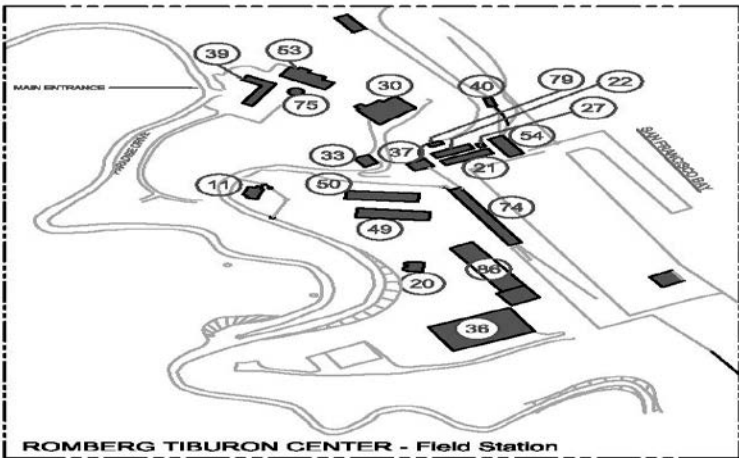
Start Date 1/1/2015 **End Date** 8/15/2017

Description

This project will underground a portion of the existing 12Kv overhead power from PG&E meter to buildings 36 & 50. Additional electrical improvements include installation of a new 250 Kw generator, 500 Kva transformer, electrical vaults, and automatic transfer switch.

Status

Working drawings preparation is completed. Bidding is in progress. Construction scheduled to start in Fall 2016.



Estimated Project Costs (in thousands)

Construction Costs		Annual O&M Costs	
Planning	-	Utilities	
Preliminary Design	-	Maintenance	
Construction	982	Personnel	
Construction Related	-	Other	
Equipment	-		
Total Cost	\$ 982	Total Cost	n/a

Source Of Funds	Fund	Prior Year(s) Expenses	Proposed 2016-17			Projected Requirements				Five Year Total	Future Year Total	Project Total
			Carry Forward	New Funding	Yr 1 Total	Yr 2 2017-18	Yr 3 2018-19	Yr 4 2019-20	Yr 5 2020-21			
CSU FUNDING	GC001	2	980	-	980	-	-	-	-	980	-	982
		-	-	-	-					-	-	-
Totals		2	980	-	980	-	-	-	-	980	-	982

Operating & Maintenance Costs	Year 1 Impact						
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San Francisco State University Capital Improvement Plan

Campus-Wide Fire Alarm Upgrade

Start Date

1/1/2015

End Date

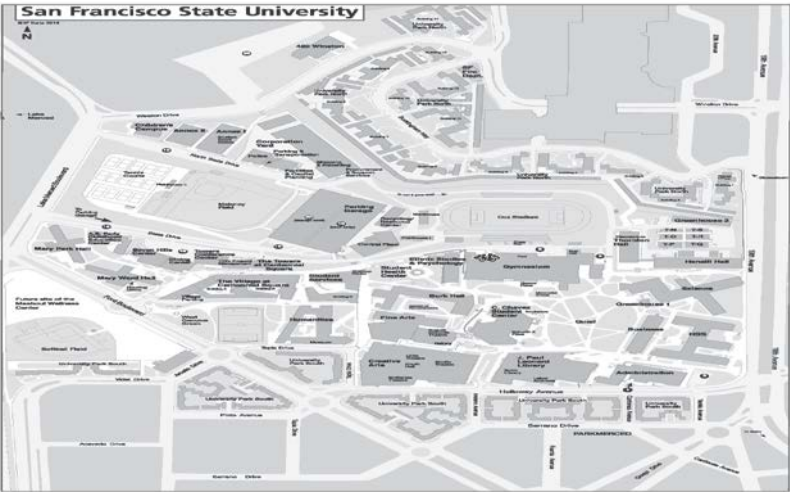
6/30/2017

Description

Install additional devices and upgrades to the existing fire alarm control units and systems. There are multiple buildings on campus that have existing fire alarm control units and devices that are still being sold and supported by Simplex and do not necessarily need to be replaced. However, the fire alarm system may be deficient for detection coverage: audibility is lacking throughout the building, strobe coverage may not be adequate, manual fire alarm stations do not comply with ADA requirements, or devices in the building are several generations and models. By adding the required devices or upgrades, existing fire alarm systems can be brought up to current code and still be cost-effective to the University.

Status

Design in progress.



Estimated Project Costs (in thousands)

Construction Costs			Annual O&M Costs	
Planning	-		Utilities	
Preliminary Design	1,136		Maintenance	
Construction	-		Personnel	
Construction Related	-		Other	
Equipment	-			
Total Cost	\$ 1,136		Total Cost	n/a

Source Of Funds	Fund	Prior Year(s) Expenses	Proposed 2016-17			Projected Requirements				Five Year Total	Future Year Total	Project Total
			Carry Forward	New Funding	Yr 1 Total	Yr 2 2017-18	Yr 3 2018-19	Yr 4 2019-20	Yr 5 2020-21			
RESERVE		-	600	536	1,136	-	-	-	-	1,136	-	1,136
Totals		-	600	536	1,136	-	-	-	-	1,136	-	1,136

Operating & Maintenance Costs	Year 1 Impact	-	-	-	-	-	-
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San Francisco State University Capital Improvement Plan

UPN Garden Unit Exterior Repairs and Painting

Start Date 1/1/2015 End Date 9/15/2018

Description

Exterior painting of all garden units at University Park North. This project is intended to provide paint and exterior building repairs to the UPM low-rise units. The repair scope includes lead paint mitigation (as necessary), wood/siding repairs, repairs to flashing and gutters. These buildings were last painted in the late 1980's, and much of the paint is flaking off.

Status

Working drawings preparation is completed. Bidding is in progress. Phase I of this project is scheduled to start in Fall 2016. Remaining phase to be scheduled upon receipt of funding approval.



Estimated Project Costs (in thousands)

Construction Costs		Annual O&M Costs	
Planning		Utilities	
Preliminary Design	500	Maintenance	
Construction	2,750	Personnel	
Construction Related Equipment		Other	
Total Cost	\$ 3,250	Total Cost	n/a

Source Of Funds	Fund	Prior Year(s) Expenses	Proposed 2016-17			Projected Requirements				Five Year Total	Future Year Total	Project Total
			Carry Forward	New Funding	Yr 1 Total	Yr 2 2017-18	Yr 3 2018-19	Yr 4 2019-20	Yr 5 2020-21			
HOUSING		-	-	250	250	-	-	-	-	250	3,000	3,250
Totals		-	-	250	250	-	-	-	-	250	3,000	3,250

Operating & Maintenance Costs	Year 1 Impact	-	-	-	-	-	-
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San Francisco State University Capital Improvement Plan

Dining Center and 7 Hills Improvement

Start Date
TBD
End Date
TBD

Description

The scope of work for the Dining Center consists of capital projects and deferred maintenance items. The intent is to address accessibility and life safety items that are not current to today's building codes. Additionally, these projects will address large deferred maintenance items that will enhance the overall functionalities of the building systems in the Dining Center.

Status

Design process to start upon receipt of funding approval.



Estimated Project Costs (in thousands)

Construction Costs		Annual O&M Costs	
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 2016-17			Projected Requirements				Five Year Total	Future Year Total	Project Total
			Carry Forward	New Funding	Yr 1 Total	Yr 2 2017-18	Yr 3 2018-19	Yr 4 2019-20	Yr 5 2020-21			
HOUSING		-	-	2,500	2,500	-	-	-	-	2,500	-	2,500
Totals		-	-	2,500	2,500	-	-	-	-	2,500	-	2,500

Operating & Maintenance Costs	Year 1 Impact	-	-	-	-	-	-
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San Francisco State University Capital Improvement Plan

Science Replacement Building

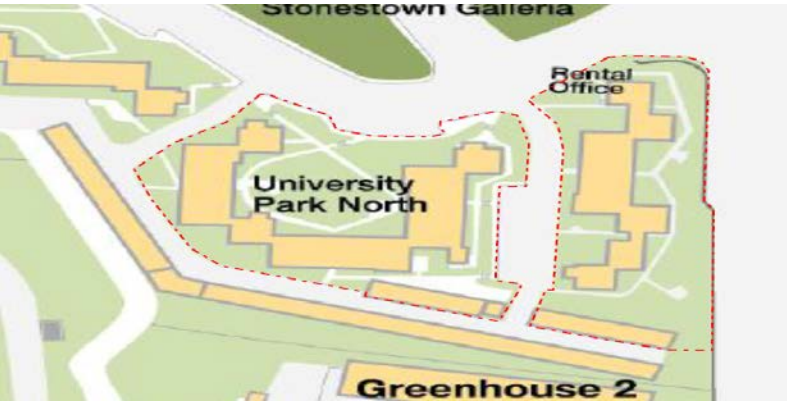
Start Date 1/1/2015 End Date 4/15/2021

Description

The existing Science Buidling is over 60 years old.The study will define the academic program for a new facility to replace outdated space and build additional capacity for scientific research and instruction, including the secondary effects of vacating space in existing buildings. The programming and feasibility study will follow the CSU guidelines requiring detailed analysis and documentation of the program requirements, site/master planning issues, accessibility, building considerations (architectural, height/ massing, structural, etc.), alternatives, environmental responsibility (i.e., LEED), and project cost estimate.

Status

Programming and feasibility study preparation in progress.



Estimated Project Costs (in thousands)

Construction Costs			Annual O&M Costs	
Planning	900		Utilities	
Preliminary Design	11,716		Maintenance	
Construction	125,196		Personnel	
Construction Related	18,219		Other	
Equipment	6,758			
Total Cost	\$ 162,789		Total Cost	n/a

Source Of Funds	Fund	Prior Year(s) Expenses	Proposed 2016-17			Projected Requirements				Five Year Total	Future Year Total	Project Total
			Carry Forward	New Funding	Yr 1 Total	Yr 2 2017-18	Yr 3 2018-19	Yr 4 2019-20	Yr 5 2020-21			
RESERVE		211	689	-	689	-	-	-	-	689	-	900
PPP		-	-	-	-	11,716	96,073		4,731	112,520	-	112,520
SRB/CSU		-	-	-	-		47,342		2,027	49,369	-	49,369
Totals		211	689	-	689	11,716	143,415	-	6,758	162,578	-	162,789

Operating & Maintenance Costs	Year 1 Impact	-	-	-	-	-	-	-	-
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San Francisco State University Capital Improvement Plan

Campus-Wide Increase Fire Hydrant Coverage - Main Campus

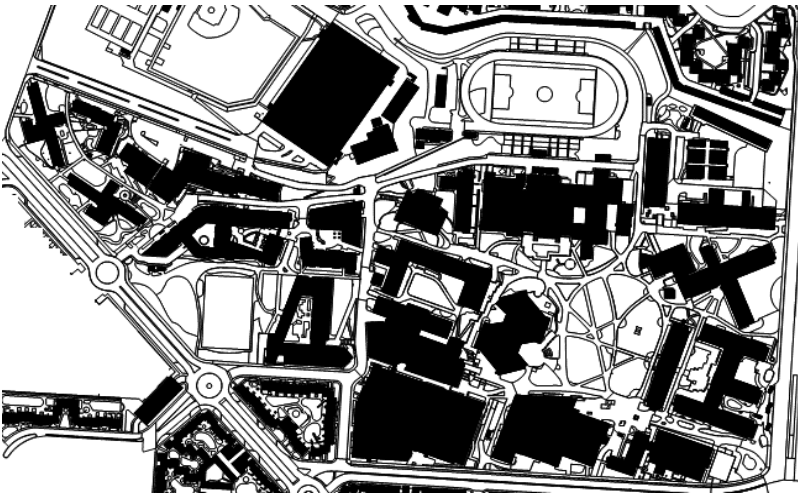
Start Date TBD End Date TBD

Description

Add 27 fire hydrants to increase building coverage for HSS, Business, Science, Hensill Hall, and Thornton Hall; Library, Student Center, Gymnasium, Psychology, Burk Hall, Fine Arts, and Creative Arts; Humanities, Centennial Village, and Student Services Building; Mary Ward Hall, Mary Park Hall, Children's Center; Towers, Dining Center, Central Plant. Provide secondary fire water feed to Centennial Village.

Status

Design process to start upon receipt of CSU funding.



Estimated Project Costs (in thousands)

Construction Costs		Annual O&M Costs	
Planning	-	Utilities	
Preliminary Design	87	Maintenance	
Construction	961	Personnel	
Construction Related	-	Other	
Equipment	-		
Total Cost		\$ 1,048	Total Cost n/a

Source Of Funds	Fund	Prior Year(s) Expenses	Proposed 2016-17			Projected Requirements				Five Year Total	Future Year Total	Project Total
			Carry Forward	New Funding	Yr 1 Total	Yr 2 2017-18	Yr 3 2018-19	Yr 4 2019-20	Yr 5 2020-21			
SRB/CSU		-	-	87	87	961	-	-	-	1,048	-	1,048
Totals		-	-	87	87	961	-	-	-	1,048	-	1,048

Operating & Maintenance Costs	Year 1 Impact	-	-	-	-	-	-
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San Francisco State University Capital Improvement Plan

University Club Renovation

Start Date 9/1/2016 **End Date** 10/15/2017
Description

The Franciscan Building, that housed the old University Club, was demolished to provide room for the Library expansion. This project involves renovation of approximately 2,272 sf in the Student Center to create a new University Club, with new lounge space, conference room, flexible space/assembly area, office and storage. Provide new ventilation unit and, electrical and data upgrade.

Status

Design process to start in Fall 2016.



Estimated Project Costs (in thousands)

<u>Construction Costs</u>			<u>Annual O&M Costs</u>	
Planning	-		Utilities	
Preliminary Design	-		Maintenance	
Construction	665		Personnel	
Construction Related	200		Other	
Equipment	-			
Total Cost		\$ 865	Total Cost	n/a

Source Of Funds	Fund	Prior Year(s) Expenses	Proposed 2016-17			Projected Requirements				Five Year Total	Future Year Total	Project Total
			Carry Forward	New Funding	Yr 1 Total	Yr 2 2017-18	Yr 3 2018-19	Yr 4 2019-20	Yr 5 2020-21			
U-CORP		-	-	865	865	-	-	-	-	865	-	865
Totals		-	-	865	865	-	-	-	-	865	-	865

Operating & Maintenance Costs	Year 1 Impact	-	-	-	-	-	-
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The background image shows a bright, modern university interior. On the left, a long wall of large windows looks out onto a green campus. Inside, several students are seated at small, round tables, some working on laptops. The ceiling is high with exposed concrete beams and modern lighting fixtures, including large, white, spherical pendant lights. The overall atmosphere is clean, open, and academic.

SAN FRANCISCO STATE UNIVERSITY

Five-Year Capital Improvement Plan Project Information

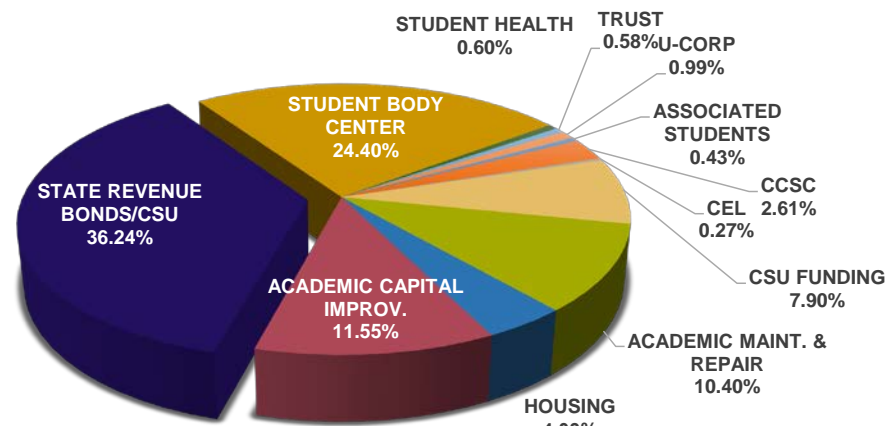
Capital Improvement Plan FY 16/17

San Francisco State University Capital Improvement Plan

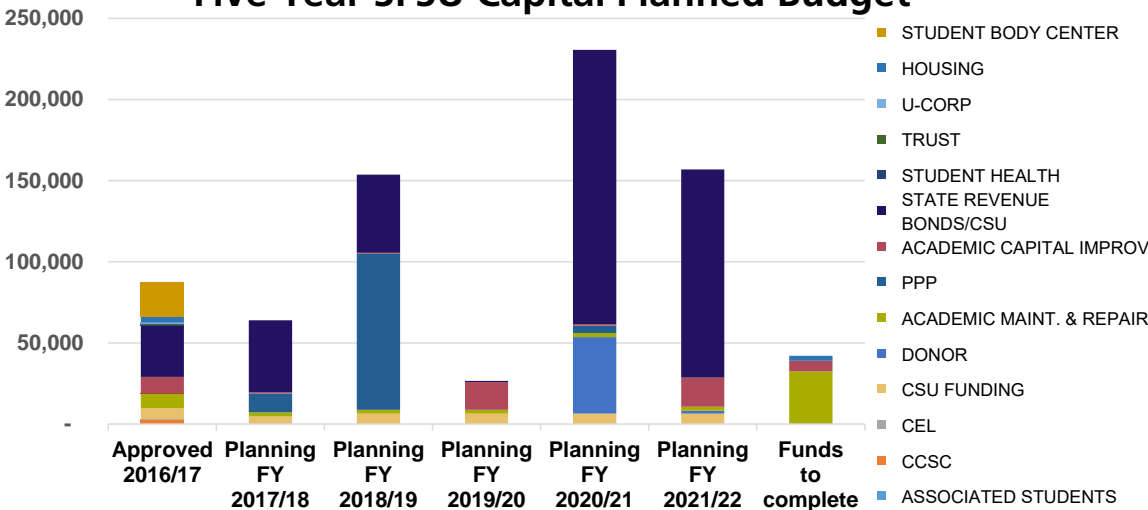
CIP by Sources

By Fund	Approved 2016/17	Planning FY 2017/18	Planning FY 2018/19	Planning FY 2019/20	Planning FY 2020/21	Planning FY 2021/22	Funds to complete
ASSOCIATED STUDENTS	377	-	-	-	-	-	-
CCSC	2,286	-	-	-	-	-	-
CEL	236	-	-	-	-	-	-
CSU FUNDING	6,917	4,645	6,388	6,388	6,388	6,388	-
DONOR	-	-	-	-	47,202	1,847	-
ACADEMIC MAINT. & REPAIR	9,107	2,487	2,470	2,470	2,470	2,470	32,447
HOUSING	3,531	-	-	-	-	-	3,000
PPP	-	11,716	96,073	-	4,731	-	-
ACADEMIC CAPITAL IMPROV.	10,114	731	658	16,940	808	17,872	6,598
STATE REVENUE BONDS/CSU	31,929	44,241	48,156	814	169,042	128,375	-
STUDENT BODY CENTER	21,361	-	-	-	-	-	-
STUDENT HEALTH	528	-	-	-	-	-	-
TRUST	508	-	-	-	-	-	-
U-CORP	865	-	-	-	-	-	-
Grand Total	\$ 87,758	\$ 63,820	\$ 153,745	\$ 26,612	\$ 230,641	\$ 156,952	\$ 42,045

FY 2016-17 SFSU CIP by Sources



Five Year SFSU Capital Planned Budget

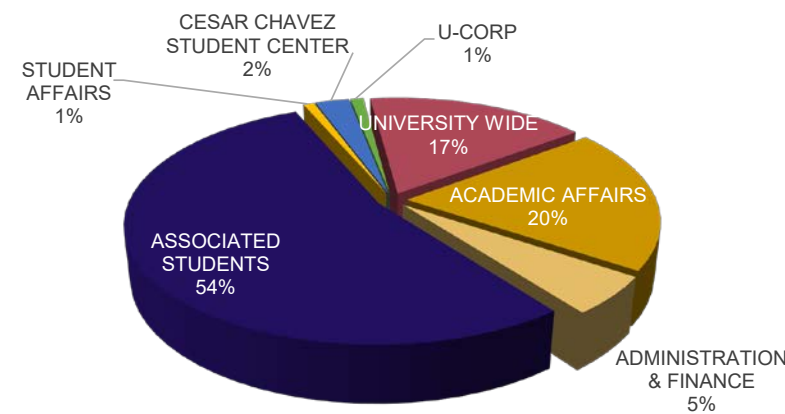


San Francisco State University Capital Improvement Plan

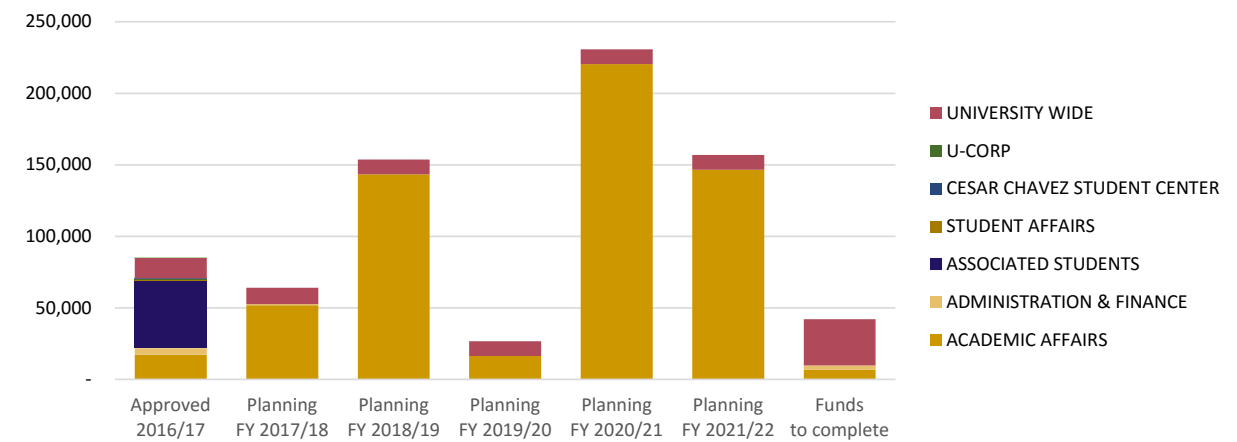
CIP by Cabinet

Cabinet	Approved 2016/17	Planning FY 2017/18	Planning FY 2018/19	Planning FY 2019/20	Planning FY 2020/21	Planning FY 2021/22	Funds to complete
ACADEMIC AFFAIRS	17,453	51,649	143,415	16,282	220,311	146,622	6,715
ADMINISTRATION & FINANCE	4,549	806	-	-	-	-	3,000
ASSOCIATED STUDENTS	47,213	-	-	-	-	-	-
STUDENT AFFAIRS	732	-	-	-	-	-	-
CESAR CHAVEZ STUDENT CENTER	2,286	-	-	-	-	-	-
U-CORP	865	-	-	-	-	-	-
UNIVERSITY WIDE	14,661	11,365	10,330	10,330	10,330	10,330	32,330
Grand Total	\$ 87,758	\$ 63,820	\$ 153,745	\$ 26,612	\$ 230,641	\$ 156,952	\$ 42,045

FY 2016-17 SFSU CIP by Cabinet



2016-22 SFSU CIP By Cabinet

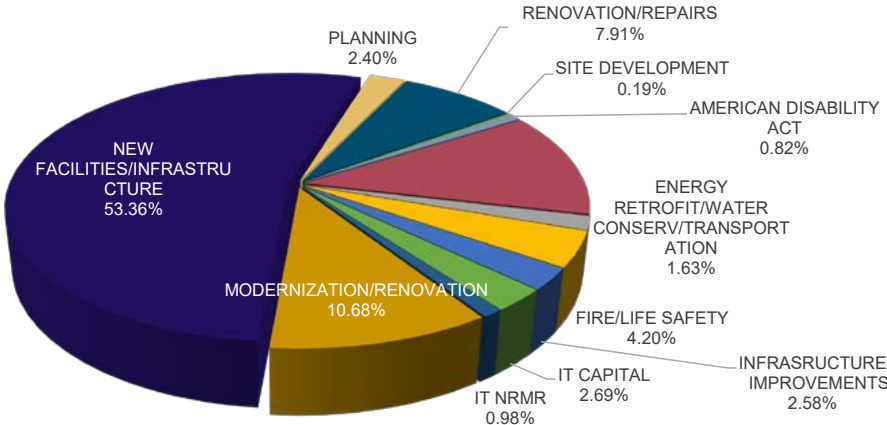


San Francisco State University Capital Improvement Plan

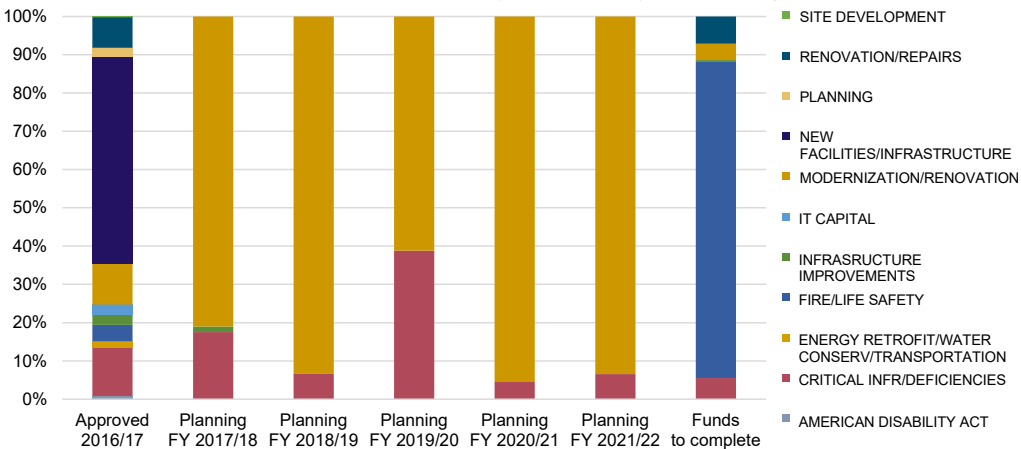
CIP by Project Category

By CSU CAT	Approved 2016/17	Planning FY 2017/18	Planning FY 2018/19	Planning FY 2019/20	Planning FY 2020/21	Planning FY 2021/22	Funds to complete
AMERICAN DISABILITY ACT	720	-	-	-	-	-	-
CRITICAL INFR/DEFICIENCIES	11,008	11,210	10,330	10,330	10,330	10,330	2,330
ENERGY RETROFIT/WATER CONSERV/TRANSPOR	1,430	-	-	-	-	-	-
FIRE/LIFE SAFETY	3,676	-	-	-	-	-	34,800
INFRASTRUCTURE IMPROVEMENTS	2,255	961	-	-	-	-	117
IT CAPITAL	2,351	-	-	-	-	-	-
IT NRMR	854	-	-	-	-	-	-
MODERNIZATION/RENOVATION	9,546	51,649	143,415	16,282	220,311	146,622	1,798
NEW FACILITIES/INFRASTRUCTURE	46,726	-	-	-	-	-	-
PLANNING	2,099	-	-	-	-	-	-
RENOVATION/REPAIRS	6,930	-	-	-	-	-	3,000
SITE DEVELOPMENT	163	-	-	-	-	-	-
Grand Total	\$ 87,758	\$ 63,820	\$ 153,745	\$ 26,612	\$ 230,641	\$ 156,952	\$ 42,045

FY 2016-17 SFSU CIP by Project Categories



2016-22 SFSU CIP By CSU Project Categories



2016-22 SFSU Five-Year Capital Improvement Program

Program Detail

				Yr. 1	Planning	Planning	Planning	Planning	Planning	Funds to	Total Budget
Type	CSU CAT	Cabinet	Project Name (Bldg. -Title)	2016/17 (Cfw+New)	FY 2017/18	FY 2018/19	FY 2019/20	FY 2020/21	FY 2021/22	Complete	Impact
NRMR	Renovation/Repairs	Associated Students	Children Center- Carpet Replacement	28	-	-	-	-	-	-	\$ 28
NRMR	Site Development	Associated Students	Children Center-Exterior Painting	36	-	-	-	-	-	-	\$ 36
NRMR	Renovation/Repairs	Associated Students	ECEC-Carpet Replacement	25	-	-	-	-	-	-	\$ 25
NRMR	Infrastructure Improvement	Associated Students	ECEC-Entry Door Replacement	65	-	-	-	-	-	-	\$ 65
NRMR	Critical Infrastructure/Deficiencies	Associated Students	ECEC-Forced Air Heating System	185	-	-	-	-	-	-	\$ 185
NRMR	Infrastructure Improvement	Associated Students	ECEC-Play Yard Fence Replacement	18	-	-	-	-	-	-	\$ 18
NRMR	Infrastructure Improvement	Associated Students	ECEC-Sprinkler System Repairs	20	-	-	-	-	-	-	\$ 20
ASI Total				377	-	-	-	-	-	-	\$ 377
Minor Capital	Modernization/Renovation	Student Union	CCSC- Office Renovation	61	-	-	-	-	-	-	\$ 61
Minor Capital	Energy Retrofit/Water Conservation/Transportation	Student Union	CCSC- Solar Panel installation at pyramid II	110	-	-	-	-	-	-	\$ 110
Minor Capital	Energy Retrofit/Water Conservation/Transportation	Student Union	CCSC- Sustainability (LED Lighting)	170	-	-	-	-	-	-	\$ 170
Minor Capital	Renovation/Repairs	Student Union	CCSC-Floor Tile Replacement - Recreation & Dining Level and Dep	433	-	-	-	-	-	-	\$ 433
Minor Capital	Renovation/Repairs	Student Union	CCSC-Gold Coast Dinning Seating & Plaza View Seating Booths	160	-	-	-	-	-	-	\$ 160
NRMR	Renovation/Repairs	Student Union	CCSC-Jack Adams Hall Sound System Enhancement	59	-	-	-	-	-	-	\$ 59
NRMR	Fire/Life Safety	Student Union	CCSC-Lighting Upgrades - Building Exterior	140	-	-	-	-	-	-	\$ 140
Minor Capital	Renovation/Repairs	Student Union	CCSC-New Guardrails - Building Interior	300	-	-	-	-	-	-	\$ 300
Minor Capital	Renovation/Repairs	Student Union	CCSC-Office/Space Renovation	450	-	-	-	-	-	-	\$ 450
NRMR	Renovation/Repairs	Student Union	CCSC-R&D, Deport & Pub Dinning Area Lighting	247	-	-	-	-	-	-	\$ 247
Minor Capital	Renovation/Repairs	Student Union	CCSC-R&D, Deport Environment Attenuation System	63	-	-	-	-	-	-	\$ 63
NRMR	Critical Infrastructure/Deficiencies	Student Union	CCSC-Rigoberto Menchu Study Lounge Carpet	30	-	-	-	-	-	-	\$ 30
NRMR	Renovation/Repairs	Student Union	CCSC-West Plaza Wasteline Repair	63	-	-	-	-	-	-	\$ 63
CCSC Total				2,286	-	-	-	-	-	-	\$ 2,286
Minor Capital	American Disability Act	Academic Affairs	DTC-Gender Neutral Restroom	236	-	-	-	-	-	-	\$ 236
CEL Total				236	-	-	-	-	-	-	\$ 236
Major Capital	Modernization/Renovation	Academic Affairs	CA-BECA Replacement Building	1,590	-	-	-	-	-	-	\$ 1,590
Major Capital	Critical Infrastructure/Deficiencies	Academic Affairs	RTC- Electrical System Upgrade	980	-	-	-	-	-	-	\$ 980
Major Capital	Energy Retrofit/Water Conservation/Transportation	Academic Affairs	TH- Fume Hood Upgrade	863	-	-	-	-	-	-	\$ 863
Minor Capital	Critical Infrastructure/Deficiencies	University Wide	CW- Restroom ADA Upgrades	-	2,331	2,103	2,103	2,103	2,103	-	\$ 10,743
NRMR	Critical Infrastructure/Deficiencies	University Wide	CW-Deferred Maintenance	-	-	1,275	1,275	1,275	1,275	-	\$ 5,100
NRMR	Fire/Life Safety	University Wide	CW-Emergency Phones	385	-	-	-	-	-	-	\$ 385
Major Capital	Critical Infrastructure/Deficiencies	University Wide	CW-Energy Conservation	-	-	3,010	3,010	3,010	3,010	-	\$ 12,040
NRMR	Critical Infrastructure/Deficiencies	University Wide	CW-Gas Line Replacement	800	-	-	-	-	-	-	\$ 800
Major Capital	Infrastructure Improvement	University Wide	CW-LED Street Lighting Retrofit	990	-	-	-	-	-	-	\$ 990
Major Capital	Critical Infrastructure/Deficiencies	University Wide	CW-LED Street Lighting Retrofit Phase 2	-	900	-	-	-	-	-	\$ 900
NRMR	Critical Infrastructure/Deficiencies	University Wide	CW-Portable Generator Quick Connects	-	1,414	-	-	-	-	-	\$ 1,414
NRMR	Critical Infrastructure/Deficiencies	University Wide	CW-Redundant 12kV Feeders at Main Station	350	-	-	-	-	-	-	\$ 350
NRMR	Critical Infrastructure/Deficiencies	University Wide	CW-Replacement of 12kV Feeders	960	-	-	-	-	-	-	\$ 960
CSU FUNDING Total				6,917	4,645	6,388	6,388	6,388	6,388	-	\$ 37,114
Major Capital	Modernization/Renovation	Academic Affairs	Concert Hall	-	-	-	-	28,570	1,526	-	\$ 30,096
Major Capital	Modernization/Renovation	Academic Affairs	Theatre & Dance Replacement Building	-	-	-	-	18,632	321	-	\$ 18,953
DONOR Total				-	-	-	-	47,202	1,847	-	\$ 49,049
NRMR	Fire/Life Safety	Academic Affairs	CW AED Installation	65	-	-	-	-	-	-	\$ 65
NRMR	Fire/Life Safety	Academic Affairs	RTC Site Assessment	110	-	-	-	-	-	-	\$ 110
NRMR	Critical Infrastructure/Deficiencies	Academic Affairs	RTC - Building 30 Roofing System Replacement	243	-	-	-	-	-	-	\$ 243
NRMR	Critical Infrastructure/Deficiencies	Administration & Finance	ADM- H&V	527	-	-	-	-	-	-	\$ 527
NRMR	Fire/Life Safety	Academic Affairs	Burk Hall -Elevator C Modernization	346	-	-	-	-	-	-	\$ 346
NRMR	Fire/Life Safety	Academic Affairs	Burk Hall -Elevator C Modernization	-	-	-	-	-	-	-	\$ -
NRMR	Critical Infrastructure/Deficiencies	University Wide	CW- Door replacement	97	-	-	-	-	-	-	\$ 97
NRMR	Critical Infrastructure/Deficiencies	University Wide	CW- Fire Sprinkler System	5	-	-	-	-	-	-	\$ 5
NRMR	Energy Retrofit/Water Conservation/Transportation	University Wide	CW- Install low flow toilet fixture	277	-	-	-	-	-	-	\$ 277
NRMR	Critical Infrastructure/Deficiencies	University Wide	CP- Boiler Gate Valves	77	-	-	-	-	-	-	\$ 77
NRMR	Modernization/Renovation	University Wide	CW- Elevators Improvement	150	-	-	-	-	-	-	\$ 150
NRMR	Fire/Life Safety	Academic Affairs	FA- Fire Alarm Redesign/Repair	422	-	-	-	-	-	-	\$ 422
NRMR	Fire/Life Safety	University Wide	CW-ACM & Lead Removal	155	-	-	-	-	-	-	\$ 155

Type	CSU CAT	Cabinet	Project Name (Bldg. -Title)	Yr. 1 2016/17 (Cfw+New)	Planning FY 2017/18	Planning FY 2018/19	Planning FY 2019/20	Planning FY 2020/21	Planning FY 2021/22	Funds to Complete	Total Budget Impact
NRMR	Critical Infrastructure/Deficiencies	Academic Affairs	Hensill Hall- Bridge- Roof	154	-	-	-	-	-	-	\$ 154
NRMR	Renovation/Repairs	Academic Affairs	HSS- Ext Window Replacement	95	-	-	-	-	-	-	\$ 95
NRMR	Fire/Life Safety	University Wide	CW-Main Electrical maintenance-testing	214	-	-	-	-	-	-	\$ 214
NRMR	American Disability Act	Academic Affairs	Maloney & Stephenson: Trailers replaced restrooms w/new mod	300	-	-	-	-	-	-	\$ 300
NRMR	Critical Infrastructure/Deficiencies	Administration & Finance	Psych Bldg. 12KV Load Interrupter Repair	23	-	-	-	-	-	-	\$ 23
NRMR	Critical Infrastructure/Deficiencies	Academic Affairs	RTC - Sewer System Upgrade	987	-	-	-	-	-	-	\$ 987
NRMR	Critical Infrastructure/Deficiencies	Academic Affairs	Science- Roof AHU 1&2 Replacement	411	-	-	-	-	-	-	\$ 411
NRMR	Fire/Life Safety	Student Affairs	SSB- Elevator Improvements	130	-	-	-	-	-	-	\$ 130
NRMR	Fire/Life Safety	University Wide	CW-Fire Alarm / Sprinkler - (WD Phase)	1,136	-	-	-	-	-	30,000	\$ 31,136
NRMR	IT Operating Upgrades	University Wide	CW-Mobility Portal (GreyHeller)	30	-	-	-	-	-	-	\$ 30
NRMR	IT Operating Upgrades	University Wide	CW-Mobility (Modo Lab)	55	-	-	-	-	-	-	\$ 55
NRMR	IT Operating Upgrades	University Wide	CW-Endpoint Protection	80	-	-	-	-	-	-	\$ 80
NRMR	IT Operating Upgrades	University Wide	CW-Forensic Analysis tools	21	-	-	-	-	-	-	\$ 21
NRMR	IT Operating Upgrades	University Wide	CW-Endpoint Management	66	-	-	-	-	-	-	\$ 66
NRMR	IT Operating Upgrades	University Wide	CW-Multi Factor Authentication	60	-	-	-	-	-	-	\$ 60
NRMR	IT Operating Upgrades	University Wide	CW-SIEM - security information and log management	40	-	-	-	-	-	-	\$ 40
NRMR	IT Operating Upgrades	University Wide	CW-IBM XIV Upgrade	52	-	-	-	-	-	-	\$ 52
NRMR	IT Operating Upgrades	University Wide	CW-Adding Servers to ITS Data Center	200	-	-	-	-	-	-	\$ 200
NRMR	IT Operating Upgrades	University Wide	CW-ITS Data Center infrastructure improvements	20	-	-	-	-	-	-	\$ 20
NRMR	IT Operating Upgrades	University Wide	CW-DTC VoIP Interim Solution	50	-	-	-	-	-	-	\$ 50
NRMR	IT Operating Upgrades	University Wide	CW-NAC (Network Access Control)	180	-	-	-	-	-	-	\$ 180
NRMR	American Disability Act	University Wide	CW-Accessible Path	185	-	-	-	-	-	-	\$ 185
NRMR	Renovation/Repairs	Administration & Finance	ADM-1st Floor Ceiling Replacement	308	-	-	-	-	-	-	\$ 308
NRMR	Infrastructure Improvement	Academic Affairs	Hensill Hall-Chiller Replacement	123	-	-	-	-	-	-	\$ 123
NRMR	Fire/Life Safety	University Wide	CW-Door Replacement	185	-	-	-	-	-	-	\$ 185
NRMR	Infrastructure Improvement	Student Affairs	UP-Head End Security System Replacement	74	-	-	-	-	-	-	\$ 74
NRMR	Infrastructure Improvement	Administration & Finance	Old ADM-HVAC Improvements	172	-	-	-	-	-	-	\$ 172
NRMR	Renovation/Repairs	Academic Affairs	BH & Psy-Exterior Painting	148	-	-	-	-	-	-	\$ 148
NRMR	Fire/Life Safety	University Wide	CW-Rekeying BUS, HSS, Old ADM Buildings	123	-	-	-	-	-	-	\$ 123
NRMR	Renovation/Repairs	Academic Affairs	CA-Replace Roofing System at McKenna	123	-	-	-	-	-	-	\$ 123
NRMR	Renovation/Repairs	Academic Affairs	BH-Replace Roofing System	185	-	-	-	-	-	-	\$ 185
NRMR	Infrastructure Improvement	Academic Affairs	BH & Gym-Sewage System Repairs	282	-	-	-	-	-	117	\$ 399
NRMR	Infrastructure Improvement	Academic Affairs	FA-Window System Replacement	369	-	-	-	-	-	-	\$ 369
NRMR	Infrastructure Improvement	Academic Affairs	BH-Sanitary Sewer Replacement	56	-	-	-	-	-	-	\$ 56
NRMR	Critical Infrastructure/Deficiencies	University Wide	CW-Portable Generator Quick Connects	-	157	-	-	-	-	-	\$ 157
NRMR	Critical Infrastructure/Deficiencies	University Wide	CW-Projects	-	2,330	2,330	2,330	2,330	2,330	2,330	\$ 13,980
NRMR	Critical Infrastructure/Deficiencies	University Wide	CW-Deferred Maintenance	-	-	140	140	140	140	-	\$ 560
ACADEMIC MAINTENANCE & REPAIR Total				9,107	2,487	2,470	2,470	2,470	2,470	32,447	\$ 53,921
Major Capital	Renovation/Repairs	Administration & Finance	Dining Center & 7 Hills Improvement (Sodexo \$3.7M)	2,500	-	-	-	-	-	-	\$ 2,500
Planning	Planning	Administration & Finance	Mary's Tripling Study	150	-	-	-	-	-	-	\$ 150
Planning	Planning	Administration & Finance	Site CC1 Student Housing	300	-	-	-	-	-	-	\$ 300
NRMR	Fire/Life Safety	Administration & Finance	UPM-Emergency Wiring Repairs to Fire Alarm Voice Annunciation	41	-	-	-	-	-	-	\$ 41
Minor Capital	Fire/Life Safety	Administration & Finance	UPN -Crawl Space Asbestos Abatement	26	-	-	-	-	-	-	\$ 26
Major Capital	Modernization/Renovation	Administration & Finance	UPN- Garden Unit Exterior Repairs	105	-	-	-	-	-	-	\$ 105
Major Capital	Energy Retrofit/Water Conservation/Transportation	Administration & Finance	UPN- Living Room (X01) Window Replacement	9	-	-	-	-	-	-	\$ 9
NRMR	Renovation/Repairs	Administration & Finance	UPN-Garden Unit Exterior Repairs and Painting	250	-	-	-	-	-	3,000	\$ 3,250
Planning	Planning	University Wide	Crossroads Neighborhood Study	150	-	-	-	-	-	-	\$ 150
HOUSING Total				3,531	-	-	-	-	-	3,000	\$ 6,531
Major Capital	Modernization/Renovation	Academic Affairs	Science - Replacement Building	-	11,716	96,073	-	4,731	-	-	\$ 112,520
PPP Total				-	11,716	96,073	-	4,731	-	-	\$ 112,520
Major Capital	Modernization/Renovation	Academic Affairs	ES-PSY New Elevator and Elevator Modernization	200	-	-	-	-	-	1,798	\$ 1,998
Major Capital	Modernization/Renovation	Academic Affairs	CA-BECA Replacement Building	4,500	-	-	2,035	-	-	-	\$ 6,535
Major Capital	IT Capital	University Wide	CW-Wireless - Phase 2	786	-	-	-	-	-	-	\$ 786
Major Capital	Modernization/Renovation	Academic Affairs	FA- Gallery Museum Project	1,125	-	-	-	-	-	-	\$ 1,125
Major Capital	Modernization/Renovation	Academic Affairs	CA-BECA Replacement - Planning	150	-	-	-	-	-	-	\$ 150
Major Capital	Modernization/Renovation	Academic Affairs	CA- BECA Bldg. / 800 Seat Concert hall Conceptual Design	100	-	-	-	-	-	-	\$ 100
Major Capital	Critical Infrastructure/Deficiencies	University Wide	CP & CW- Campus Utility Risk project	-	127	-	-	-	-	-	\$ 127
Major Capital	Critical Infrastructure/Deficiencies	University Wide	Electrical Substation Design	69	-	-	-	-	-	-	\$ 69
Major Capital	Modernization/Renovation	Academic Affairs	HSS- North Classroom Replacement Bldg.	-	-	-	-	-	6,432	-	\$ 6,432

				Yr. 1								
Type	CSU CAT	Cabinet	Project Name (Bldg. -Title)	2016/17 (Cfw+New)	Planning FY 2017/18	Planning FY 2018/19	Planning FY 2019/20	Planning FY 2020/21	Planning FY 2021/22	Funds to Complete	Total Budget Impact	
Major Capital	Fire/Life Safety	Academic Affairs	HSS- Seismic Safety Repair	200	-	-	-	-	-	4,800	\$ 5,000	
Major Capital	Modernization/Renovation	Academic Affairs	HSS- South Classroom Replacement Bldg.(Seismic)	-	-	-	-	-	5,125	-	\$ 5,125	
Major Capital	Critical Infrastructure/Deficiencies	Administration & Finance	ADM-New Air Cooled Condenser at ADM Bldg.	-	81	-	-	-	-	-	\$ 81	
Major Capital	Modernization/Renovation	Academic Affairs	CA- BECA Bldg. Site& Programming Selection Study	100	-	-	-	-	-	-	\$ 100	
Major Capital	Modernization/Renovation	Academic Affairs	Music Replacement Building	-	-	-	4,209	150	2,636	-	\$ 6,995	
Major Capital	Critical Infrastructure/Deficiencies	University Wide	CW-Sanitary Sewer, Storm Drain, Domestic Water Risk Projects	-	164	-	-	-	-	-	\$ 164	
Major Capital	Critical Infrastructure/Deficiencies	Academic Affairs	Science- Laboratory Repairs Ph. 4	-	-	-	-	-	-	-	\$ -	
Major Capital	Modernization/Renovation	Academic Affairs	Theatre & Dance Replacement Building	-	-	-	5,963	-	1,495	-	\$ 7,458	
Major Capital	Critical Infrastructure/Deficiencies	University Wide	CW-Infrastructure Improvements	-	-	90	90	90	90	-	\$ 360	
Major Capital	IT Capital	University Wide	CW-CHRS System	1,000	-	-	-	-	-	-	\$ 1,000	
Major Capital	Modernization/Renovation	Academic Affairs	Concert Hall	-	-	-	4,075	-	1,526	-	\$ 5,601	
Major Capital	Critical Infrastructure/Deficiencies	University Wide	CW-LED Street Lighting Retrofit Phase 2	-	100	-	-	-	-	-	\$ 100	
Major Capital	Critical Infrastructure/Deficiencies	University Wide	CW-Energy Conservation	-	-	335	335	335	335	-	\$ 1,340	
Minor Capital	Critical Infrastructure/Deficiencies	University Wide	CW-Data Center Electrical Upgrades	21	-	-	-	-	-	-	\$ 21	
Minor Capital	Critical Infrastructure/Deficiencies	University Wide	CW-Haz Waste Storage Shed	39	-	-	-	-	-	-	\$ 39	
Minor Capital	Renovation/Repairs	Academic Affairs	HSS,SCI & BUS Exterior Painting	52	-	-	-	-	-	-	\$ 52	
Minor Capital	Critical Infrastructure/Deficiencies	University Wide	CW- Restroom ADA Upgrades	-	259	233	233	233	233	-	\$ 1,191	
Minor Capital	Renovation/Repairs	University Wide	WM-Waste Mgmt.- install scissor gates to secure the open WM b	49	-	-	-	-	-	-	\$ 49	
Minor Capital	IT Capital	University Wide	CW-CO CNI	231	-	-	-	-	-	-	\$ 231	
Minor Capital	IT Capital	University Wide	CW- Phone System back-up	13	-	-	-	-	-	-	\$ 13	
Minor Capital	IT Capital	University Wide	CW-e911 Telident Replacement	80	-	-	-	-	-	-	\$ 80	
Planning	Planning	University Wide	CW-Landscape Master Plan	131	-	-	-	-	-	-	\$ 131	
Planning	Planning	University Wide	CW-Campus Master Plan	379	-	-	-	-	-	-	\$ 379	
Planning	Planning	University Wide	Winston Drive Site Study	200	-	-	-	-	-	-	\$ 200	
Planning	Planning	Academic Affairs	Science - Replacement Building	689	-	-	-	-	-	-	\$ 689	
ACADEMIC CAPITAL IMPROVEMENTS Total				10,114	731	658	16,940	808	17,872	6,598	\$ 53,721	
Major Capital	Modernization/Renovation	Academic Affairs	CA-BECA Replacement Building	1,427	39,933	-	-	-	-	-	\$ 41,360	
Major Capital	Modernization/Renovation	Academic Affairs	Concert Hall	-	-	-	-	28,719	-	-	\$ 28,719	
Major Capital	Modernization/Renovation	Academic Affairs	HSS- North Classroom Replacement Bldg.	-	-	-	-	-	69,191	-	\$ 69,191	
Major Capital	Modernization/Renovation	Academic Affairs	HSS- South Classroom Replacement Bldg.(Seismic)	-	-	-	-	-	58,370	-	\$ 58,370	
Major Capital	Modernization/Renovation	Academic Affairs	Music Replacement Building	-	-	-	-	66,331	-	-	\$ 66,331	
Major Capital	Modernization/Renovation	Academic Affairs	Science - Replacement Building	-	-	47,342	-	2,027	-	-	\$ 49,369	
Major Capital	Critical Infrastructure/Deficiencies	Academic Affairs	Science- Laboratory Repairs Ph. 4	824	-	-	-	-	-	-	\$ 824	
Major Capital	Modernization/Renovation	Academic Affairs	Theatre & Dance Replacement Building	-	-	-	-	71,151	-	-	\$ 71,151	
Major Capital	Critical Infrastructure/Deficiencies	Administration & Finance	ADM-New Air Cooled Condenser at ADM Bldg.	-	725	-	-	-	-	-	\$ 725	
Major Capital	New Facilities/Infrastructure	Associated Students	Mashouf Center	25,365	-	-	-	-	-	-	\$ 25,365	
Major Capital	Critical Infrastructure/Deficiencies	University Wide	CP & CW- Campus Utility Risk project	-	1,144	-	-	-	-	-	\$ 1,144	
Major Capital	Infrastructure Improvement	University Wide	CW-Increase Fire Hydrant Coverage-Main Campus	87	961	-	-	-	-	-	\$ 1,048	
Major Capital	Critical Infrastructure/Deficiencies	University Wide	CW-Infrastructure Improvements	-	-	814	814	814	814	-	\$ 3,256	
Major Capital	Critical Infrastructure/Deficiencies	University Wide	CW-Sanitary Sewer, Storm Drain, Domestic Water Risk Projects	-	1,478	-	-	-	-	-	\$ 1,478	
Major Capital	Critical Infrastructure/Deficiencies	University Wide	Electrical Substation Replacement	4,226	-	-	-	-	-	-	\$ 4,226	
SRB/CSU Total				31,929	44,241	48,156	814	169,042	128,375	-	\$ 422,557	
Major Capital	New Facilities/Infrastructure	Associated Students	Mashouf Center	21,361	-	-	-	-	-	-	\$ 21,361	
STUDENT BODY CENTER Total				21,361	-	-	-	-	-	-	\$ 21,361	
Minor Capital	Renovation/Repairs	Student Affairs	SHC- Atrium Phase I	528	-	-	-	-	-	-	\$ 528	
STUDENT HEALTH Total				528	-	-	-	-	-	-	\$ 528	
Minor Capital	Modernization/Renovation	Administration & Finance	ADM - 3rd Floor Hallway Renovation	39	-	-	-	-	-	-	\$ 39	
Planning	Planning	Administration & Finance	Alumni Visitors Center	100	-	-	-	-	-	-	\$ 100	
Minor Capital	Site Development	Associated Students	Children Center-Playground	109	-	-	-	-	-	-	\$ 109	
Minor Capital	Site Development	University Wide	19th Ave Improvements	17	-	-	-	-	-	-	\$ 17	
Major Capital	IT Capital	University Wide	CW-Wireless - Phase 1	242	-	-	-	-	-	-	\$ 242	
TRUST Total				508	-	-	-	-	-	-	\$ 508	
Major Capital	Renovation/Repairs	U-Corp	University Club Renovation	865	-	-	-	-	-	-	\$ 865	
U-Corp Total				865	-	-	-	-	-	-	\$ 865	
Grand Total				\$ 87,758	\$ 63,820	\$ 153,745	\$ 26,612	\$ 230,641	\$ 156,952	\$ 42,045	\$ 761,573	



SAN FRANCISCO STATE UNIVERSITY

Index

Capital Improvement Plan FY 16/17

PROJECT INDEX

Project Name	Project ID	Showcase
ES-PSY New Elevator and Elevator Modernization	MC15ESP00	Page 33
19th Ave Improvements	96221412	
ADM - 3rd Floor Hallway Renovation	96221534	
ADM- H&V	96221306	
ADM-1st Floor Ceiling Replacement	DM16ADM01	
Alumni Visitors Center	MC15AVC00	
BH & Gym-Sewage System Repairs	DM16BH003	
BH & Psy-Exterior Painting	DM16BH001	
BH-Replace Roofing System	DM16BH002	
BH-Sanitary Sewer Replacement	DM16BH004	
Burk Hall -Elevator C Modernization	96221342	
CA-BECA Replacement Building	MC15CA001	Page 34
CA-Replace Roofing System at McKenna	DM16CA001	
CCSC- Office Renovation	96221526	
CCSC- Solar Panel Installation at Pyramid II	96221527	
CCSC- Sustainability (LED Lighting)	96221533	
CCSC-Floor Tile Replacement - Recreation & Dining Level and Dept/Pub Dining Area	DM16CCSC6	
CCSC-Gold Coast Dinning Seating & Plaza View Seating Booths	DM16CCSC7	
CCSC-Jack Adams Hall Sound System Enhancement	MC16CCSC3	
CCSC-Lighting Upgrades - Building Exterior	DM16CCSC5	
CCSC-New Guardrails - Building Interior	DM16CCSC2	
CCSC-Office/Space Renovation	DM16CCSC4	
CCSC-R&D, Deport & Pub Dinning Area Lighting	DM16CCSC1	
CCSC-R&D, Deport Environment Attenuation System	MC16CCSC2	
CCSC-Rigoberto Menchu Study Lounge Carpet	DM16CCSC3	
CCSC-West Plaza Wasteline Repair	MC16CCSC1	
Children Center- Carpet Replacement	96221538	
Children Center-Exterior Painting	96221541	
Children Center-Playground	96221518	
CP- Boiler Gate Valves	96221409	
Crossroads Neighborhood Study	DM16CN001	
CW AED Installation	DM15CW008	

PROJECT INDEX

Project Name	Project ID	Showcase
CW- Door Replacement	DM15CW007	
CW- Elevators Improvement	96221537	
CW- Fire Sprinkler System	96221424	
CW- Install Low Flow Toilet Fixture	96221512	
CW- Phone System Back-Up	MC15IT000	
CW-Accessible Path	MC16CW001	
CW-ACM & Lead Removal	96221456	
CW-Adding Servers to ITS Data Center	MC16IT008	
CW-Campus Master Plan	96221535	
CW-CHRS System	TBD	
CW-CO CNI	MC15IT001	
CW-Data Center Electrical Upgrades	96221411	
CW-Door Replacement	DM16CW002	
CW-DTC VoIP Interim Solution	MC16IT010	
CW-e911 Telident Replacement	MC16IT001	
CW-Emergency Phones	DM15CW001	
CW-Endpoint Management	MC16IT012	
CW-Endpoint Protection	95200007	
CW-Fire Alarm / Sprinkler - (WD Phase)	96221420	Page 46
CW-Forensic Analysis Tools	95200005	
CW-Gas Line Replacement	MC16W003	Page 38
CW-Haz Waste Storage Shed	96221542	
CW-IBM XIV Upgrade	MC16IT007	
CW-Increase Fire Hydrant Coverage-Main Campus	DM16CW003	Page 50
CW-ITS Data Center Infrastructure Improvements	MC16IT009	
CW-Landscape Master Plan	96221508	
CW-LED Street Lighting Retrofit	DM15CW000	Page 36
CW-Main Electrical Maintenance-Testing	DM15CW005	
CW-Mobility (Modo Lab)	MC16IT004	
CW-Mobility Portal (GreyHeller)	MC16IT003	
CW-Multi Factor Authentication	MC16IT005	
CW-NAC (Network Access Control)	MC16IT011	
CW-Redundant 12kV Feeders at Main Station	MC16CW002	

PROJECT INDEX

Project Name	Project ID	Showcase
CW-Rekeying BUS, HSS, Old ADM Buildings) U #1 4	
CW-Replacement of 12kV Feeders	MC16CW001	Page 37
CW-SIEM - Security Information and Log Management	MC16IT006	
CW-Wireless - Phase 1 & 2	MC15IT002	Page 39
Dining Center & 7 Hills improvement	MC16DC001	Page 48
DTC-Gender Neutral Restroom	96221519	
ECEC-Carpet Replacement	DM16ECEC3	
ECEC-Entry Door Replacement	96221457	
ECEC-Forced Air Heating System	DM16ECEC1	
ECEC-Play Yard Fence Replacement	DM16ECEC2	
ECEC-Sprinkler System Repairs	MC16ECEC1	
Electrical Substation Design	96142002	
Electrical Substation Replacement	96142002	Page 41
FA- Fire Alarm Redesign/Repair	96221437	
FA- Gallery Museum Project	96221454	Page 42
FA-Window System Replacement	DM16FA001	
Hens II Hall- Bridge- Roof	96221328	
Hensill Hall-Chiller Replacement	DM16HH001	
HSS-Ext Window Replacement	96221414	
HSS-Seismic Safety Repair	96120017	Page 43
HSS,SCI & BUS Exterior Painting	95140403	
Maloney & Stephenson: Trailers Replaced Restrooms w/New Modular Restrooms	96221506	
Mashouf Wellness Center	96191008	Page 40
Old ADM-HVAC Improvements	96221306	
Psych Bldg. 12KV Load Interrupter Repair	96221419	
Mary's Tripling Study	DM16MTS01	
RTC-Building 30 Roofing System Replacement	DM15RTC00	
RTC-Sewer System Upgrade	96152002	Page 44
RTC-Electrical System Upgrade	96152001	Page 45
RTC Site Assessment	DM15RTC02	
Science Replacement Building	96142000	Page 49
Science Laboratory Repairs Ph. 4	96142001	
Science- Roof AHU 1&2 Replacement	DM15SCI00	

PROJECT INDEX

Project Name	Project ID	Showcase
SHC- Atrium Phase I	96120022	
Site CC1 Student Housing	DM16LV001	
SSB- Elevator Improvements	96221449	
TH- Fume Hood Upgrade	DM15TH000	Page 35
University Club Renovation	MC16UC001	Page 51
UP-Head End Security System Replacement	DM16UP001	
UPM-Emergency Wiring Repairs to Fire Alarm Voice Annunciation System	DM16UPM01	
UPN -Crawl Space Asbestos Abatement	96221439	
UPN- Garden Unit Exterior Repairs	96221515	
UPN- Living Room (X01) Window Replacement	96221422	
UPN-Garden Unit Exterior Repairs and Painting	DM16UPN01	Page 47
Winston Drive Site Study	96221461	
WM-Waste Mgmt.- Install Scissor Gates to Secure the Open WM Bldg.	96221536	

