

SAN FRANCISCO STATE UNIVERSITY

FISCAL YEAR 2019 – 2020 CAPITAL BUDGET & CAPITAL PLAN



TABLE OF CONTENTS

FRAMEWORK	2
FUNDING	2
OPTION I: UNIVERSITY RESOURCES	3
OPTION II: STATE AND FEDERAL ASSISTANCE	4
OPTION III: PRIVATE FUNDING	5
OPTION IV: FINANCED FUNDING	5
CAPITAL BUDGET TIMELINE	7
THE CAPITAL PLAN BUDGETING PROCESS	8
THE CAPITAL PLAN, FY19-20 TO FY24-25 OVERVIEW	9
CAPITAL PLAN FY19-20 TO FY24-25 PRESENTED BY FUNDING TYPE	10
CAPITAL PLAN FY19-20 TO FY24-25 PRESENTED BY CABINET	11
CAPITAL PLAN FY19-20 TO FY24-25 PRESENTED BY PROJECT CATEGORY	12
CAPITAL PLAN FY19-20 TO FY24-25 BY PROJECT DETAIL	13
THE CAPITAL BUDGET, FY19-20	19
IN PROGRESS CAPITAL CARRYFORWARD BUDGET	20
FY19-20 NEWLY APPROVED CAPITAL BUDGET	23
CAPITAL BUDGET IMPACT ON FY19-20 OPERATIONS	25
PROJECT SHOWCASE	26
APPENDIX	35
APPENDIX A: GLOSSARY OF TERMS	36
APPENDIX B: CAPITAL PROCESS-SUPPLEMENTAL INFORMATION	37
PROJECT BUDGET DEVELOPMENT	37
PROJECT TYPES DESCRIPTION	38
PROJECT APPROVAL REQUIREMENTS	40
ACCOUNTING, REPORTING AND CONTROLS	43
FEEDBACK REQUEST	47

FRAMEWORK

The capital budget's core function 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 consolidated budget and may either be a section of that budget or attached as a separate document. The capital budget's financial overview lists the capital projects to be funded in the current year and the funding source, as well as expenditure projections.

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

FUNDING

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

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

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

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

OPTION I: UNIVERSITY RESOURCES

State Appropriations and Tuition Fees

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

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

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

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

Fund Balances (Reserve)

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

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

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

Trust Funds

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

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

Enterprise Program Funds

Enterprise programs/activities/fund sources include those that furnish facilities, goods or services to students, faculty, staff, or incidentally to the general public. An enterprise typically charges a user fee, rent, or other charge directly related to, although not necessarily equal to, the cost of the facilities, goods or services. These funds consist of all revenues received from operations of dormitories, housing facilities, health facilities, student union or activity facilities, parking facilities acquired or constructed by the Trustees, and self-support instructional programs. Through proper determination, the University Enterprise cabinet 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](https://grants.gov), which lists funding administered by state agencies.

Additional useful online resources include the following:

- For information on state contracts, which can allow a local government substantial savings on the purchase of equipment, visit the website [California Department of General Services](https://www.cdgs.ca.gov/).
- For details regarding federal assistance, visit the website [Catalog of Federal Domestic Assistance \(CFDA\)](https://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 Reinvestment Act \(ARRA\)](https://www.eo.gov/publications/american-recovery-and-reinvestment-act). The major portion of funding, according to the site, is shifting to long-term economic opportunities in transportation, energy and community development.

OPTION III: PRIVATE FUNDING

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

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

The limited state and CSU revenues available for cogeneration and other major capital outlay energy projects, the legislature has permitted alternative financing arrangements, including tax-exempt bond financing for energy projects and third party financing. The Board of Trustees (BOT) has encouraged campuses to seek alternative means of financing energy efficiency projects in keeping with the CSU program to conserve energy. This is the impetus behind the Statewide Solar Energy, Phase 4 project approved by the board in 2017-2018. This program enables campuses to enter into Energy/Power Purchase Agreements (ENG) or solar leases with service providers that will fund, install, own, and operate solar energy installations that will sell carbon-free electricity to CSU campuses for a period of 20 years and reduce carbon emissions from electricity purchases without impacting CSU's credit capacity.

OPTION IV: FINANCED FUNDING

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

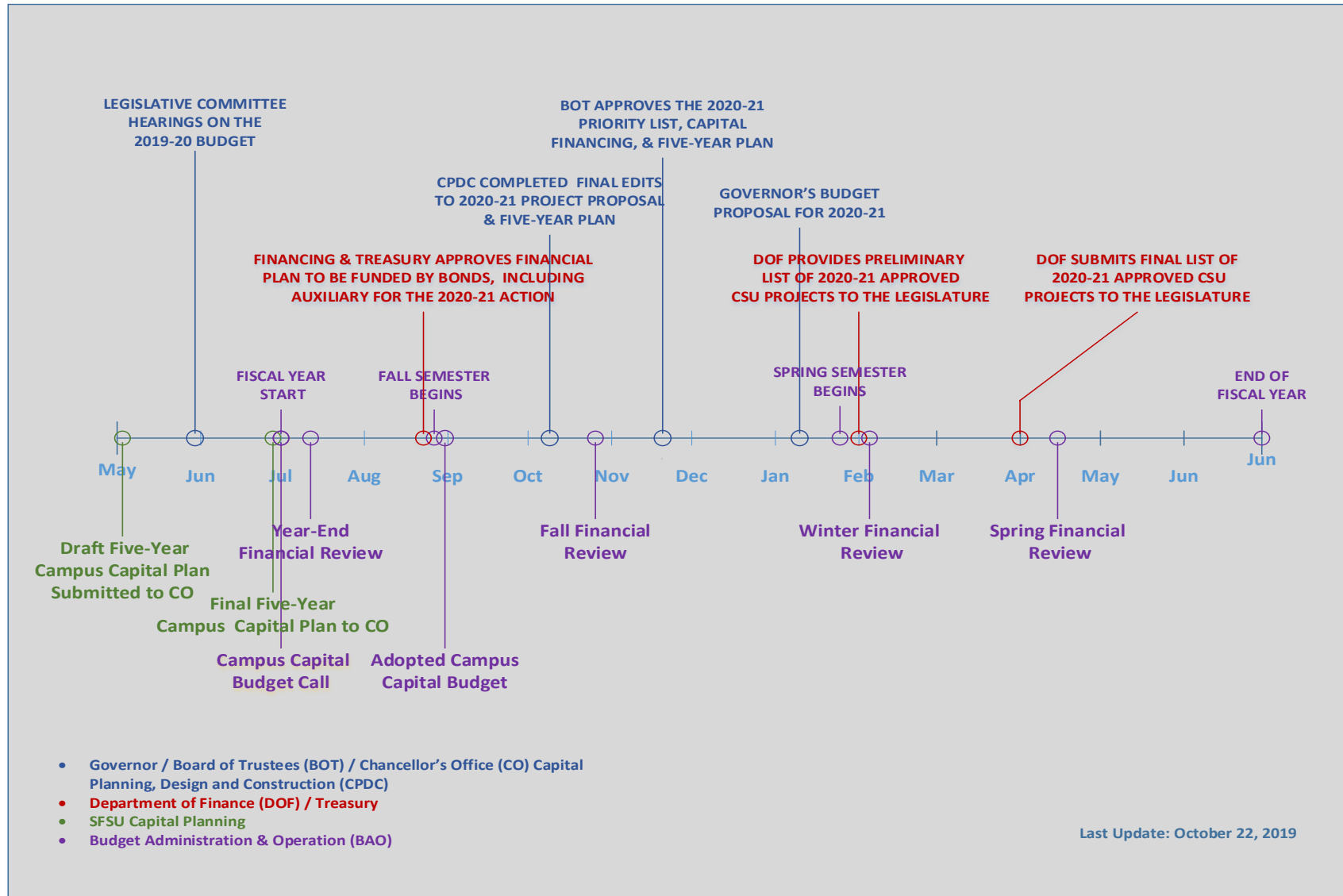
Below is a brief overview of types of debt that can be issued for capital projects:

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

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

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

CAPITAL BUDGET TIMELINE



THE CAPITAL PLAN BUDGETING PROCESS

- a. San Francisco State University maintains a five-year capital plan, which includes a one-year capital budget and a plan for the next four years.
- b. Each February, the Capital Planning, Design and Construction (CPDC) division will ask departments and schools for project proposals to be considered for funding as the next fiscal year's capital budget is developed. CPDC consolidates capital budgets for review by the management center.
- c. Each school or department must prioritize requests internally and identify funding sources in their submission.
- d. CPDC will receive all department and school project requests, estimated and consolidated for CPDC review, estimation, and submission to the management center for further review.
- e. Capital budget requests are coordinated through the appropriate management center, which must review and approve them before they are submitted to the Vice President (VP) & Chief Financial Officer (CFO) of Administration and Finance.
- f. When necessary, the VP & CFO of Administration and Finance will request a meeting to discuss project details.
- g. Capital projects expected to span more than one fiscal year require a cash flow analysis prepared by CPDC.
- h. In addition, the management center analyzes the annual capital plan's impact on debt ratios (i.e., expendable resource ratio, interest expense to operations, and debt service coverage ratio).
- i. Each May-June, the University submits the five-year capital improvement plan to the Chancellor's Office for projects that are classified as Capital Improvement Projects (CIMP), state or non-state funded projects, and includes the capital budget for the next fiscal year and recommends approval to the BOT. The University president will review and approve the submittal. The detailed process is outlined in the State University Administrative Manual [SUAM Section VII](#) [Five-Year Capital Improvement Program Procedures and Formats for Capital Outlay Submission, Sections 9100-9121].
- j. Each year in November, the Board of Trustees will approve the final five-year capital improvement plan.

- k. h. Only the VP for Administration and Finance may modify the capital budget, which is the first year of the five-year capital plan. However, schools and departments may continue to update out-year plans (i.e., plans for years two through five) with the most current information.

THE CAPITAL PLAN, FY19-20 TO FY24-25 OVERVIEW

This chapter provides an overview of the capital planning process, describes current strategic initiatives, presents the FY19-20 to FY24-25 Capital Plan (CP) and related constraints, and discusses the FY19-20 Capital Budget (CB).

SF State's FY19-20 to FY24-25 Capital Plan and FY19-20 Capital Budget are based on projections of the major capital projects that the university will pursue in support of its academic mission. The rolling Capital Plan includes projects that are in progress or are expected to commence during the five years it covers. The Capital Budget represents the anticipated capital expenditures in the first of these years. Both the Capital Plan and the Capital Budget are subject to change based on funding availability, budget affordability, and university priorities.

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

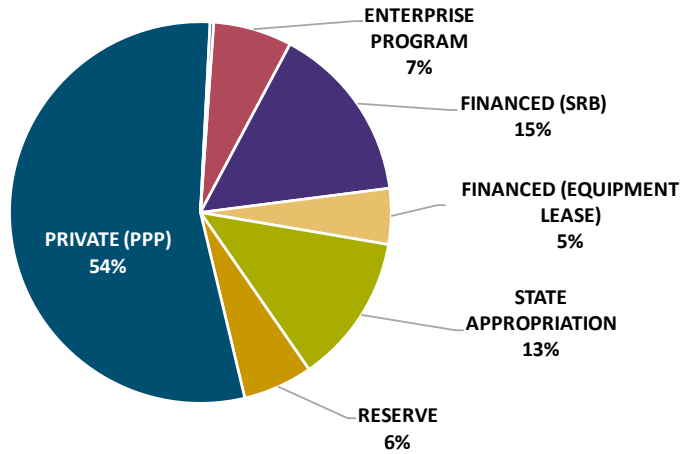
The SF State campus has one of the oldest building stocks of all CSU campuses, and this five-year plan begins to address updating the campus in the critical areas of life and safety, new facilities, and modernization. Since the CP includes estimates of all capital needs, it provides the basis for setting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

Capital Plan projects include: Non-Recurring Maintenance/Repair (NRMR) and Capital Improvement Projects (CIMP); real estate leases and leasehold improvements; equipment purchases that have a long service life, are generally over \$50,000 and will be under-way from FY19-20 to FY24-25. Although the CP covers a five-year planning period, it is updated annually to reflect ongoing changes as new projects are added, existing projects are modified, and completed projects are removed from the program document.

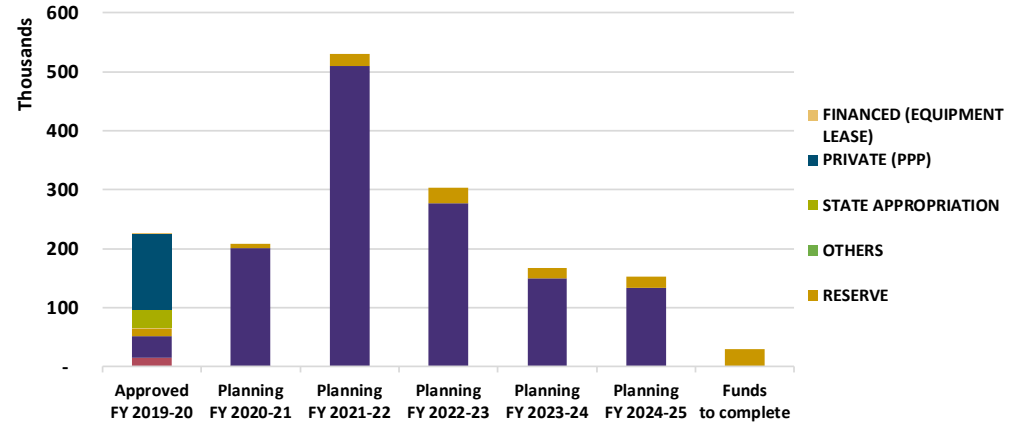
THE AMOUNT STARTING FROM THE NEXT PAGE IN THE CAPITAL BUDGET IS IN THOUSANDS UNLESS OTHERWISE INDICATED.

CAPITAL PLAN FY19-20 TO FY24-25 PRESENTED BY FUNDING TYPE

SF State CP 2019-20 By Fund Type



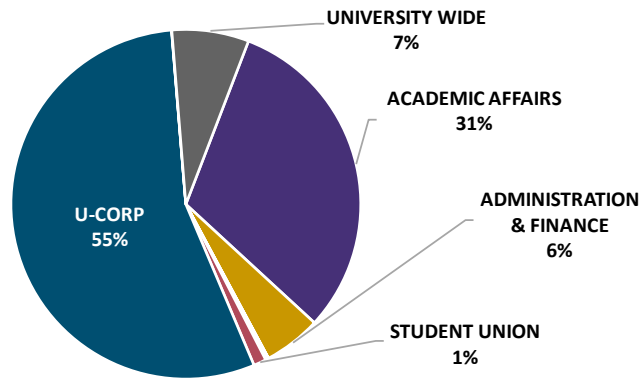
SF State CP 2019-20 to 2024-25 By Fund Type



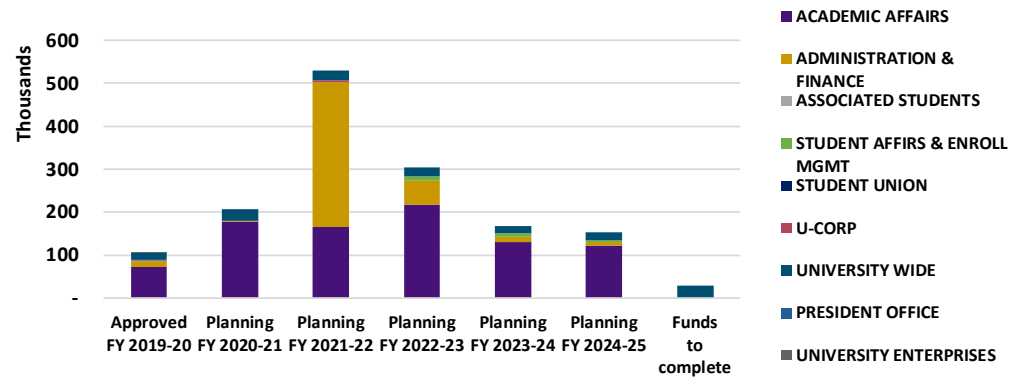
Fund Type	Approved FY 2019-20	Planning FY 2020-21	Planning FY 2021-22	Planning FY 2022-23	Planning FY 2023-24	Planning FY 2024-25	Funds to complete
ENTERPRISE PROGRAM	15,783	50	-	-	-	-	-
FINANCED (SRB)	35,894	200,805	509,528	277,558	150,018	134,109	-
FINANCED (EQUIPMENT LEASE)	11,163	-	-	-	-	-	-
STATE APPROPRIATION	29,992	-	-	-	-	-	-
RESERVE	13,937	7,117	20,456	26,457	17,831	18,610	30,000
PRIVATE (PPP)	129,004	-	-	-	-	-	-
OTHERS	706	-	-	-	-	-	-
GRAND TOTAL	\$ 236,479	\$ 207,972	\$ 529,984	\$ 304,015	\$ 167,849	\$ 152,719	\$ 30,000

CAPITAL PLAN FY19-20 TO FY24-25 PRESENTED BY CABINET

SF State CP 2019-20 By Cabinet



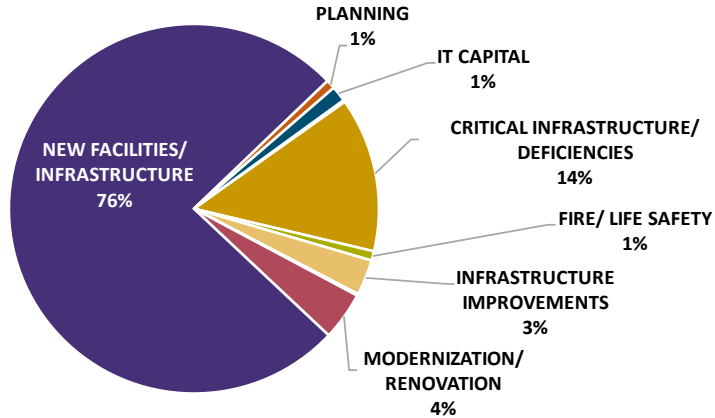
SF State CP 2019-20 to 2024-25 By Cabinet



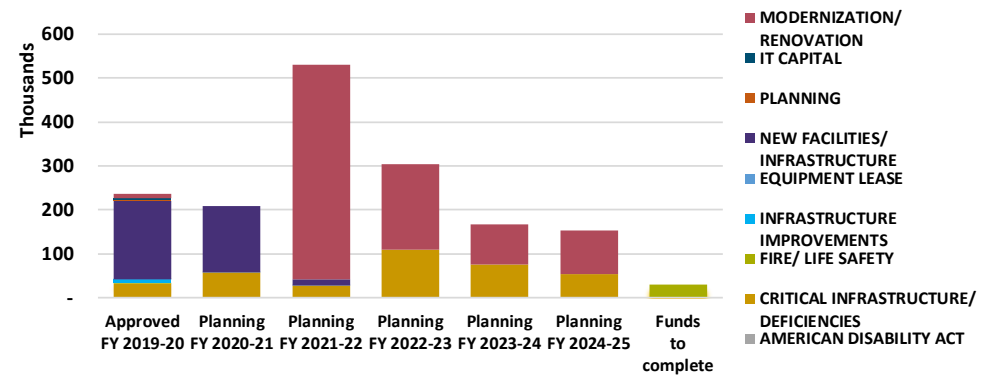
Cabinet	Approved FY 2019-20	Planning FY 2020-21	Planning FY 2021-22	Planning FY 2022-23	Planning FY 2023-24	Planning FY 2024-25	Funds to complete
ACADEMIC AFFAIRS	73,358	178,796	165,838	218,408	130,735	122,805	-
ADMINISTRATION & FINANCE	12,558	1,100	336,511	55,748	12,500	8,300	-
ASSOCIATED STUDENTS	4	503	-	-	-	-	-
PRESIDENT OFFICE	292	-	-	10,000	7,200	4,200	-
STUDENT AFFAIRS & ENROLL MGMT	397	-	-	-	-	-	-
STUDENT UNION	2,766	-	5,002	-	-	-	-
U-CORP	130,218	-	-	-	-	-	-
UNIVERSITY ENTERPRISES	55	-	-	-	-	-	-
UNIVERSITY WIDE	16,831	27,573	22,633	19,859	17,414	17,414	30,000
GRAND TOTAL	\$ 236,479	\$ 207,972	\$ 529,984	\$ 304,015	\$ 167,849	\$ 152,719	\$ 30,000

CAPITAL PLAN FY19-20 TO FY24-25 PRESENTED BY PROJECT CATEGORY

SF State CP 2019-20 By Category



SF State CP 2019-20 to 2024-25 By Category



Category	Approved FY 2019-20	Planning FY 2020-21	Planning FY 2021-22	Planning FY 2022-23	Planning FY 2023-24	Planning FY 2024-25	Funds to complete
AMERICAN DISABILITY ACT	430	-	-	-	-	-	-
CRITICAL INFRASTRUCTURE/ DEFICIENCIES	31,977	56,943	27,118	109,712	75,501	53,901	-
FIRE/ LIFE SAFETY	1,932	-	-	-	-	-	30,000
INFRASTRUCTURE IMPROVEMENTS	7,371	-	-	-	-	-	-
EQUIPMENT LEASE	371	212	212	-	-	-	-
MODERNIZATION/ RENOVATION	9,981	-	487,654	194,303	92,348	98,818	-
NEW FACILITIES/ INFRASTRUCTURE	179,318	150,817	15,000	-	-	-	-
PLANNING	1,881	-	-	-	-	-	-
IT CAPITAL	3,219	-	-	-	-	-	-
GRAND TOTAL	\$ 236,479	\$ 207,972	\$ 529,984	\$ 304,015	\$ 167,849	\$ 152,719	30,000

CAPITAL PLAN FY19-20 TO FY24-25 BY PROJECT DETAIL

Fund Type	Project Name (Bldg. -Title)	Yr. 1	Planning	Planning	Planning	Planning	Planning	Funds to Complete	Total Budget Impact
		2019-20 (Cfw+New)	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25		
Financed Funding	SCI-Replacement Building	-	138,718	-	-	-	-	-	138,718
Financed Funding	SCI-Replacement Building	11,310	-	-	-	-	-	-	11,310
Reserve	SCI-Replacement Building - Preliminary Phase	74	-	-	-	-	-	-	74
	SCI-Replacement Building Total	\$ 11,384	\$ 138,718	\$ -	\$ -	\$ -	\$ -	\$ -	150,102
Reserve	CA Replacement Bldg. - Planning	67	-	-	-	-	-	-	67
Financed Funding	CA Replacement Bldg. / C Ph	24,299	12,099	15,000	-	-	-	-	51,398
Financed Funding	CA Replacement Building	11,163	-	-	-	-	-	-	11,163
Reserve	CA Replacement Building	3,352	-	-	-	-	-	-	3,352
	Creative Arts Replacement Building Total	\$ 38,880	\$ 12,099	\$ 15,000	\$ -	\$ -	\$ -	\$ -	65,979
Private Funding	Holloway Student Housing Mixed Use	129,004	-	-	-	-	-	-	129,004
Enterprise Program Fund	Holloway Student Housing Mixed Use	402	-	-	-	-	-	-	402
	Holloway Student Housing Mixed Use Total	\$ 129,406	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	129,406
Reserve	Ethnic Studies Psychology Bldg. Elevator Repairs	275	-	-	-	-	-	-	275
Reserve	Ethnic Studies/Psychology Elevator Modernization	49	-	-	-	-	-	-	49
State Appropriation	Ethnic Studies/Psychology Elevator Modernization	2,801	-	-	-	-	-	-	2,801
	Ethnic Studies/Psychology Elevator Modernization Total	\$ 3,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,125
Reserve	CCSC-SB104 Food Distribution Pantry & Popup	87	-	-	-	-	-	-	87
Enterprise Program Fund	CCSC-SB104 Food Distribution Pantry & Popup	228	-	-	-	-	-	-	228
	CCSC-SB104 Food Distribution Pantry & Popup Total	\$ 315	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	315
Reserve	Cox Stadium Track Repair	39	-	-	-	-	-	-	39
Others	Cox Stadium Track Repair	80	-	-	-	-	-	-	80
Enterprise Program Fund	Cox Stadium Track Repair	190	-	-	-	-	-	-	190
	Cox Stadium Track Repair Total	\$ 308	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	308
Reserve	CW- Campus Unified Communications Solutions	2,151	-	-	-	-	-	-	2,151
Reserve	CW- Campus Unified Communications Solutions	1,027	-	-	-	-	-	-	1,027
	CW- Campus Unified Communications Solutions Total	\$ 3,178	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,178
Enterprise Program Fund	Dining Center AHU & Boiler Replacement	65	-	-	-	-	-	-	65
Enterprise Program Fund	Dining Center AHU & Boiler Replacement	83	-	-	-	-	-	-	83
	Dining Center AHU & Boiler Replacement Total	\$ 148	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	148
Enterprise Program Fund	Dining Center Electrical Distribution Improvement	1,199	-	-	-	-	-	-	1,199
Enterprise Program Fund	Dining Center Electrical Upgrades	570	-	-	-	-	-	-	570
	Dining Center Electrical Upgrades Total	\$ 1,769	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,769
Enterprise Program Fund	Dining Center Phase 2	1,392	-	-	-	-	-	-	1,392
Enterprise Program Fund	Dining Center Phase 2A CO	638	-	-	-	-	-	-	638
Enterprise Program Fund	Dining Center Phase 2A CO	41	-	-	-	-	-	-	41
	Dining Center Phase 2 Total	\$ 2,071	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,071
Enterprise Program Fund	Dining Center Sprinkler System	315	-	-	-	-	-	-	315
Enterprise Program Fund	Dining Center Sprinkler System	250	-	-	-	-	-	-	250
	Dining Center Sprinkler System Total	\$ 565	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	565
Reserve	HUM Additional Cooling Phase 1	27	-	-	-	-	-	-	27
Reserve	HUM Additional Cooling Phase 1	348	-	-	-	-	-	-	348
	HUM Additional Cooling Phase 1 Total	\$ 375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	375
Others	RTC Master Plan - EOS	10	-	-	-	-	-	-	10
Reserve	RTC Master Plan - EOS	255	-	-	-	-	-	-	255
	RTC Master Plan - EOS Total	\$ 265	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	265
Reserve	Administration Building Renewal	-	-	-	1,600	1,200	800	-	3,600
Financed Funding	Administration Building Renewal	-	-	-	14,400	10,800	7,200	-	32,400
	Administration Building Renewal Total	\$ -	\$ -	\$ -	\$ 16,000	\$ 12,000	\$ 8,000	\$ -	36,000

Fund Type	Project Name (Bldg. -Title)	Yr. 1	Planning	Planning	Planning	Planning	Planning	Funds to	Total Budget
		2019-20 (Cfw+New)	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	Complete	Impact
Reserve	Burk Hall Renewal	-	-	-	1,300	915	615	- \$	2,830
Financed Funding	Burk Hall Renewal	-	-	-	11,700	8,235	5,535	- \$	25,470
	Burk Hall Renewal Total	\$ -	\$ -	\$ -	\$ 13,000	\$ 9,150	\$ 6,150	\$ -	\$ 28,300
Reserve	BUS-Heating System Replacement	-	240	-	-	-	-	- \$	240
Financed Funding	BUS-Heating System Replacement	-	2,164	-	-	-	-	- \$	2,164
	BUS-Heating System Replacement Total	\$ -	\$ 2,404	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,404
Reserve	BUS-Replacement Building	-	-	-	-	-	11,149	- \$	11,149
Financed Funding	BUS-Replacement Building	-	-	-	-	-	87,669	- \$	87,669
	BUS-Replacement Building Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 98,818	\$ -	\$ 98,818
Reserve	Central Plant Renewal	-	-	-	70	50	30	- \$	150
Financed Funding	Central Plant Renewal	-	-	-	630	450	270	- \$	1,350
	Central Plant Renewal Total	\$ -	\$ -	\$ -	\$ 700	\$ 500	\$ 300	\$ -	\$ 1,500
Reserve	Creative Arts Renewal	-	-	-	1,500	1,245	545	- \$	3,290
Financed Funding	Creative Arts Renewal	-	-	-	13,500	11,205	4,905	- \$	29,610
	Creative Arts Renewal Total	\$ -	\$ -	\$ -	\$ 15,000	\$ 12,450	\$ 5,450	\$ -	\$ 32,900
Reserve	CW-Central Plant/Campus Utility Projects	-	-	184	-	-	-	- \$	184
Financed Funding	CW-Central Plant/Campus Utility Projects	-	-	1,659	-	-	-	- \$	1,659
	CW-Central Plant/Campus Utility Projects Total	\$ -	\$ -	\$ 1,843	\$ -	\$ -	\$ -	\$ -	\$ 1,843
Reserve	CW-Cox Stadium, CA, BUS ADA Restroom Upgrade	-	167	-	-	-	-	- \$	167
Financed Funding	CW-Cox Stadium, CA, BUS ADA Restroom Upgrade	-	1,503	-	-	-	-	- \$	1,503
	CW-Cox Stadium, CA, BUS ADA Restroom Upgrade Total	\$ -	\$ 1,670	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,670
Reserve	CW-Critical Utility Infrastructure	-	-	500	500	500	500	- \$	2,000
Financed Funding	CW-Critical Utility Infrastructure	-	-	4,500	4,500	4,500	4,500	- \$	18,000
	CW-Critical Utility Infrastructure Total	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 20,000
Reserve	CW-Data Center Fire Suppression	-	102	-	-	-	-	- \$	102
Financed Funding	CW-Data Center Fire Suppression	-	922	-	-	-	-	- \$	922
	CW-Data Center Fire Suppression Total	\$ -	\$ 1,024	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,024
Reserve	CW-Data Center-Emergency Power and Condenser	-	102	-	-	-	-	- \$	102
Financed Funding	CW-Data Center-Emergency Power and Condenser	-	914	-	-	-	-	- \$	914
	CW-Data Center-Emergency Power and Condenser Total	\$ -	\$ 1,016	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,016
Reserve	CW-Elevator Renewal	-	312	312	312	312	312	- \$	1,560
Financed Funding	CW-Elevator Renewal	-	2,806	2,806	2,806	2,806	2,806	- \$	14,030
	CW-Elevator Renewal Total	\$ -	\$ 3,118	\$ 3,118	\$ 3,118	\$ 3,118	\$ 3,118	\$ -	\$ 15,590
Reserve	CW-Fire Alarm Renewal (ADA) and Code Upgrades	-	700	700	700	700	700	- \$	3,500
Financed Funding	CW-Fire Alarm Renewal (ADA) and Code Upgrades	-	6,296	6,296	6,296	6,296	6,296	- \$	31,480
	CW-Fire Alarm Renewal (ADA) and Code Upgrades Total	\$ -	\$ 6,996	\$ 6,996	\$ 6,996	\$ 6,996	\$ 6,996	\$ -	\$ 34,980
Reserve	CW-Fire Hydrants Renewal	-	119	119	119	-	-	- \$	357
Financed Funding	CW-Fire Hydrants Renewal	-	1,069	1,069	1,069	-	-	- \$	3,207
	CW-Fire Hydrants Renewal Total	\$ -	\$ 1,188	\$ 1,188	\$ 1,188	\$ -	\$ -	\$ -	\$ 3,564
Reserve	CW-LED Streetlight Retrofit	-	-	-	126	-	-	- \$	126
Financed Funding	CW-LED Streetlight Retrofit	-	-	-	1,131	-	-	- \$	1,131
	CW-LED Streetlight Retrofit Total	\$ -	\$ -	\$ -	\$ 1,257	\$ -	\$ -	\$ -	\$ 1,257
Reserve	CW-Portable Generator Quick Connects	-	-	198	-	-	-	- \$	198
Financed Funding	CW-Portable Generator Quick Connects	-	-	1,778	-	-	-	- \$	1,778
	CW-Portable Generator Quick Connects Total	\$ -	\$ -	\$ 1,976	\$ -	\$ -	\$ -	\$ -	\$ 1,976
Reserve	CW-Sanitary Sewer/Storm/Domestic Water Projects	-	328	-	-	-	-	- \$	328
Financed Funding	CW-Sanitary Sewer/Storm/Domestic Water Projects	-	2,954	-	-	-	-	- \$	2,954
	CW-Sanitary Sewer/Storm/Domestic Water Projects Total	\$ -	\$ 3,282	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,282

Fund Type	Project Name (Bldg. -Title)	Yr. 1					Funds to Complete	Total Budget Impact
		2019-20 (Cfw+New)	Planning FY 2020-21	Planning FY 2021-22	Planning FY 2022-23	Planning FY 2023-24	Planning FY 2024-25	
Enterprise Program Fund	ECEC-Childcare Center Accessibility and Fire/Life Safety Upgrades	-	50	-	-	-	-	50
Financed Funding	ECEC-Childcare Center Accessibility and Fire/Life Safety Upgrades	-	453	-	-	-	-	453
	ECEC-Childcare Center Accessibility and Fire/Life Safety Upgrades Total	\$ -	\$ 503	\$ -	\$ -	\$ -	\$ -	\$ 503
Reserve	Ethnic Studies and Psychology Renewal	-	-	-	730	550	300	1,580
Financed Funding	Ethnic Studies and Psychology Renewal	-	-	-	6,570	4,950	2,700	14,220
	Ethnic Studies and Psychology Renewal Total	\$ -	\$ -	\$ -	\$ 7,300	\$ 5,500	\$ 3,000	\$ 15,800
Reserve	FA & CA-Improvements	-	370	-	-	-	-	370
Financed Funding	FA & CA-Improvements	-	3,332	-	-	-	-	3,332
	FA & CA-Improvements Total	\$ -	\$ 3,702	\$ -	\$ -	\$ -	\$ -	\$ 3,702
Reserve	FA-Fire Alarm Replacement	-	107	-	-	-	-	107
Financed Funding	FA-Fire Alarm Replacement	-	962	-	-	-	-	962
	FA-Fire Alarm Replacement Total	\$ -	\$ 1,069	\$ -	\$ -	\$ -	\$ -	\$ 1,069
Reserve	FA-Restroom Conversion and ADA Upgrades	-	50	50	50	50	50	250
Financed Funding	FA-Restroom Conversion and ADA Upgrades	-	447	447	447	447	447	2,235
	FA-Restroom Conversion and ADA Upgrades Total	\$ -	\$ 497	\$ 497	\$ 497	\$ 497	\$ 497	\$ 2,485
Reserve	Fine Arts Renewal	-	-	-	1,215	450	450	2,115
Financed Funding	Fine Arts Renewal	-	-	-	10,935	4,050	4,050	19,035
	Fine Arts Renewal Total	\$ -	\$ -	\$ -	\$ 12,150	\$ 4,500	\$ 4,500	\$ 21,150
Reserve	Gymnasium Renewal	-	-	-	1,000	720	420	2,140
Financed Funding	Gymnasium Renewal	-	-	-	9,000	6,480	3,780	19,260
	Gymnasium Renewal Total	\$ -	\$ -	\$ -	\$ 10,000	\$ 7,200	\$ 4,200	\$ 21,400
Reserve	HH-Sprinkler System and Fire Alarm Upgrade	-	455	-	-	-	-	455
Financed Funding	HH-Sprinkler System and Fire Alarm Upgrade	-	4,098	-	-	-	-	4,098
	HH-Sprinkler System and Fire Alarm Upgrade Total	\$ -	\$ 4,553	\$ -	\$ -	\$ -	\$ -	\$ 4,553
Reserve	HSS-North Classroom Replacement Bldg.	-	-	-	-	8,210	-	8,210
Financed Funding	HSS-North Classroom Replacement Bldg.	-	-	-	-	84,138	-	84,138
	HSS-North Classroom Replacement Bldg. Total	\$ -	\$ -	\$ -	\$ -	\$ 92,348	\$ -	\$ 92,348
Reserve	HSS-South Classroom Replacement Bldg.(Seismic)	-	-	-	10,797	-	-	10,797
Financed Funding	HSS-South Classroom Replacement Bldg.(Seismic)	-	-	-	147,464	-	-	147,464
	HSS-South Classroom Replacement Bldg.(Seismic) Total	\$ -	\$ -	\$ -	\$ 158,261	\$ -	\$ -	\$ 158,261
Reserve	Humanities Renewal	-	-	-	750	540	370	1,660
Financed Funding	Humanities Renewal	-	-	-	6,750	4,860	3,330	14,940
	Humanities Renewal Total	\$ -	\$ -	\$ -	\$ 7,500	\$ 5,400	\$ 3,700	\$ 16,600
Reserve	IT-Renovations	-	-	-	301	-	-	301
Financed Funding	IT-Renovations	-	-	-	2,705	-	-	2,705
	IT-Renovations Total	\$ -	\$ -	\$ -	\$ 3,006	\$ -	\$ -	\$ 3,006
Reserve	LIB-Student Advising and Tutoring	-	381	-	-	-	-	381
Financed Funding	LIB-Student Advising and Tutoring	-	3,428	-	-	-	-	3,428
	LIB-Student Advising and Tutoring Total	\$ -	\$ 3,809	\$ -	\$ -	\$ -	\$ -	\$ 3,809
Reserve	Recycling Resource Center Renewal	-	-	-	20	19	19	58
Financed Funding	Recycling Resource Center Renewal	-	-	-	180	171	171	522
	Recycling Resource Center Renewal Total	\$ -	\$ -	\$ -	\$ 200	\$ 190	\$ 190	\$ 580
Reserve	RTC-Bldg. 36 Infrastructure, Modernization/Renovation Upgrade	-	-	420	-	-	-	420
Financed Funding	RTC-Bldg. 36 Infrastructure, Modernization/Renovation Upgrade	-	-	3,780	-	-	-	3,780
	RTC-Bldg. 36 Infrastructure, Modernization/Renovation Upgrade Total	\$ -	\$ -	\$ 4,200	\$ -	\$ -	\$ -	\$ 4,200
Reserve	RTC-Bldg. 49 and 50 Exterior Upgrades	-	101	-	-	-	-	101
Financed Funding	RTC-Bldg. 49 and 50 Exterior Upgrades	-	912	-	-	-	-	912
	RTC-Bldg. 49 and 50 Exterior Upgrades Total	\$ -	\$ 1,013	\$ -	\$ -	\$ -	\$ -	\$ 1,013
Reserve	RTC-Paving Projects -Mid/Upper Parking, Main Roads, Drainages	-	-	-	350	-	-	350
Financed Funding	RTC-Paving Projects -Mid/Upper Parking, Main Roads, Drainages	-	-	-	3,150	-	-	3,150
	RTC-Paving Projects -Mid/Upper Parking, Main Roads, Drainages Total	\$ -	\$ -	\$ -	\$ 3,500	\$ -	\$ -	\$ 3,500

Fund Type	Project Name (Bldg. -Title)	Yr. 1	Planning	Planning	Planning	Planning	Planning	Funds to	Total Budget
		2019-20 (Cf+New)	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	Complete	Impact
Reserve	Sci-NAGRPA Storage and Workspace Remodel	-	100	-	-	-	-	- \$	100
Financed Funding	Sci-NAGRPA Storage and Workspace Remodel	-	900	-	-	-	-	- \$	900
	Sci-NAGRPA Storage and Workspace Remodel Total	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	- \$	1,000
Reserve	SCI-Replacement Building - Surge Space	-	813	-	-	-	-	- \$	813
Financed Funding	SCI-Replacement Building - Surge Space	-	7,317	-	-	-	-	- \$	7,317
	SCI-Replacement Building - Surge Space Total	\$ -	\$ 8,130	\$ -	\$ -	\$ -	\$ -	- \$	8,130
Reserve	Student Services Renewal	-	-	-	100	70	50	- \$	220
Financed Funding	Student Services Renewal	-	-	-	900	630	450	- \$	1,980
	Student Services Renewal Total	\$ -	\$ -	\$ -	\$ 1,000	\$ 700	\$ 500	- \$	2,200
Reserve	TH Renovation	-	-	15,461	-	-	-	- \$	15,461
Financed Funding	TH Renovation	-	-	130,680	-	-	-	- \$	130,680
	TH Renovation Total	\$ -	\$ -	\$ 146,141	\$ -	\$ -	\$ -	- \$	146,141
Reserve	TH-ADA Restroom Upgrade	-	158	-	-	-	-	- \$	158
Financed Funding	TH-ADA Restroom Upgrade	-	1,424	-	-	-	-	- \$	1,424
	TH-ADA Restroom Upgrade Total	\$ -	\$ 1,582	\$ -	\$ -	\$ -	\$ -	- \$	1,582
Reserve	UPD-Renovation	-	-	-	2,617	-	-	- \$	2,617
Financed Funding	UPD-Renovation	-	-	-	12,811	-	-	- \$	12,811
	UPD-Renovation Total	\$ -	\$ -	\$ -	\$ 15,428	\$ -	\$ -	- \$	15,428
Enterprise Program Fund	Accessible Parking Audit (ADA)	3	-	-	-	-	-	- \$	3
Enterprise Program Fund	VCS-C Temporary Hot Water Storage Tank	16	-	-	-	-	-	- \$	16
Enterprise Program Fund	Baseball Dugout Railing Project	35	-	-	-	-	-	- \$	35
Enterprise Program Fund	CCSC Infrastructure Upgrade	2,325	-	-	-	-	-	- \$	2,325
Enterprise Program Fund	CCSC Southeast Stair Emergency Exit	112	-	-	-	-	-	- \$	112
Enterprise Program Fund	Cesar Chavez Loading Dock Asphalt Repair	14	-	-	-	-	-	- \$	14
Enterprise Program Fund	Dining Center Crossroads Roof Repairs	107	-	-	-	-	-	- \$	107
Enterprise Program Fund	Dining Center Emergency Generator	1,000	-	-	-	-	-	- \$	1,000
Enterprise Program Fund	Dining Center Sewer Replacement	208	-	-	-	-	-	- \$	208
Enterprise Program Fund	ECEC Sandbox Log Replacement	4	-	-	-	-	-	- \$	4
Enterprise Program Fund	GYM 100 Scoreboards Replacement	48	-	-	-	-	-	- \$	48
Enterprise Program Fund	Housing Electrical Maintenance Testing	150	-	-	-	-	-	- \$	150
Enterprise Program Fund	Housing Emergency Food Containers	196	-	-	-	-	-	- \$	196
Enterprise Program Fund	Maloney Field's Scorekeeper Shed	8	-	-	-	-	-	- \$	8
Enterprise Program Fund	Mary's Tripling Study	137	-	-	-	-	-	- \$	137
Enterprise Program Fund	Mashouf Water Meter Installation	59	-	-	-	-	-	- \$	59
Enterprise Program Fund	MPH & MWH-Bathroom Ventilation Repairs	430	-	-	-	-	-	- \$	430
Enterprise Program Fund	MPH Sewer Repairs - Trenchless	75	-	-	-	-	-	- \$	75
Enterprise Program Fund	MWH Heating Boiler Replacement	180	-	-	-	-	-	- \$	180
Enterprise Program Fund	Site CC1 Student Housing	81	-	-	-	-	-	- \$	81
Enterprise Program Fund	Softball Fields' Dugouts Roof Repairs	4	-	-	-	-	-	- \$	4
Enterprise Program Fund	Softball Field's Scorekeeper Shed	7	-	-	-	-	-	- \$	7
Enterprise Program Fund	Station Café	50	-	-	-	-	-	- \$	50
Enterprise Program Fund	TCS Elevator Car Replacement	385	-	-	-	-	-	- \$	385
Enterprise Program Fund	TCS/MPH/MWH 7 Auto Doors Repair/Replace	455	-	-	-	-	-	- \$	455
Enterprise Program Fund	Tennis Court Board Repair	7	-	-	-	-	-	- \$	7
Enterprise Program Fund	Tennis Court Foul Ball Protection Net Replacement	2	-	-	-	-	-	- \$	2
Enterprise Program Fund	Tennis Court Repair and Resurface	29	-	-	-	-	-	- \$	29
Enterprise Program Fund	University Club Renovation	762	-	-	-	-	-	- \$	762

Fund Type	Project Name (Bldg. -Title)	Yr. 1	Planning	Planning	Planning	Planning	Planning	Funds to Complete	Total Budget Impact
		2019-20 (Cfw+New)	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25		
Enterprise Program Fund	UPN 145BW Roof and Gutter Repairs	120	-	-	-	-	-	-	\$ 120
Enterprise Program Fund	UPN 200BW Sewer Line Replacement	75	-	-	-	-	-	-	\$ 75
Enterprise Program Fund	UPN Fire & Life Safety System	250	-	-	-	-	-	-	\$ 250
Enterprise Program Fund	UPN Fire Marshal Corrections	150	-	-	-	-	-	-	\$ 150
Enterprise Program Fund	UPN- High Rises Window Replacement	1,491	-	-	-	-	-	-	\$ 1,491
Enterprise Program Fund	UPN High-Rise Breezeway Railings	468	-	-	-	-	-	-	\$ 468
Enterprise Program Fund	UPN Landscape Renovation Bldg. 11	400	-	-	-	-	-	-	\$ 400
Enterprise Program Fund	UPS 325-327 Arballo Dry Rot Repair	150	-	-	-	-	-	-	\$ 150
Enterprise Program Fund	UPS 528 Font Dry Rot Repair	150	-	-	-	-	-	-	\$ 150
Enterprise Program Fund	UPS 631 Font Dry Rot Repair	150	-	-	-	-	-	-	\$ 150
Enterprise Program Fund	VCS-A-B-C Roof and Gutter Repairs	116	-	-	-	-	-	-	\$ 116
Financed Funding	CW-Increase Fire Hydrant Coverage-Main Campus	130	-	-	-	-	-	-	\$ 130
Financed Funding	Electrical Substation Replacement	120	-	-	-	-	-	-	\$ 120
Financed Funding	RTC Emergency Seismic Repairs	28	-	-	-	-	-	-	\$ 28
Financed Funding	UPN Toilets Upgrade	6	-	-	-	-	-	-	\$ 6
Financed Funding	CCSC-Improvements	-	-	5,002	-	-	-	-	\$ 5,002
Financed Funding	Classroom Emergency Phone Cable Modernization	-	1,017	-	-	-	-	-	\$ 1,017
Financed Funding	Corporate Yard Fiber Redundancy	-	1,100	-	-	-	-	-	\$ 1,100
Financed Funding	Dining Center-Renovation Ph3	-	-	3,034	-	-	-	-	\$ 3,034
Financed Funding	Migrate PBX to Modern VOIP Phone System	-	4,500	-	-	-	-	-	\$ 4,500
Financed Funding	MPH-Renovations	-	-	20,370	-	-	-	-	\$ 20,370
Financed Funding	MWH-Renovation	-	-	20,614	-	-	-	-	\$ 20,614
Financed Funding	Outdoor Emergency Phones, University Park South/North	-	1,250	-	-	-	-	-	\$ 1,250
Financed Funding	Student Services Fiber Redundancy	-	220	-	-	-	-	-	\$ 220
Financed Funding	West Campus Green Student Housing	-	-	292,493	20,614	-	-	-	\$ 313,107
Others	Annex 1 Office Remodel-Student Activities and Events	180	-	-	-	-	-	-	\$ 180
Others	Fine Arts 448 (Screening Room Renovation)	78	-	-	-	-	-	-	\$ 78
Others	Fine Arts Coppola Theatre and Lobby	61	-	-	-	-	-	-	\$ 61
Others	Hensill Hall 823 Renovation - Feasibility	9	-	-	-	-	-	-	\$ 9
Others	HH-409-412 Temperature Control Chambers Removal	102	-	-	-	-	-	-	\$ 102
Others	HH-442 Audiometric Testing Booths	0	-	-	-	-	-	-	\$ 0
Others	Humanities 5th Floor Storage	98	-	-	-	-	-	-	\$ 98
Others	Parking Garage and Lot Facility Condition Assessment	34	-	-	-	-	-	-	\$ 34
Others	TH-Bicycle Storage Cage	55	-	-	-	-	-	-	\$ 55
Reserve	FA- Fire Alarm Redesign/Repair	383	-	-	-	-	-	-	\$ 383
Reserve	ADM-Roof Replacement	5	-	-	-	-	-	-	\$ 5
Reserve	CA-Roof Replacement (15, 16 & Elevator)	225	-	-	-	-	-	-	\$ 225
Reserve	CP Controls and Pump Replacement	220	-	-	-	-	-	-	\$ 220
Reserve	CP-Boiler Control System Upgrade	9	-	-	-	-	-	-	\$ 9
Reserve	CW-Accessible Path	3	-	-	-	-	-	-	\$ 3
Reserve	CW-ADA Paving 2019	110	-	-	-	-	-	-	\$ 110
Reserve	CW-ADA Paving 2018	80	-	-	-	-	-	-	\$ 80
Reserve	CW-Campus Master Plan	759	-	-	-	-	-	-	\$ 759
Reserve	CW-Door Replacement 2018	70	-	-	-	-	-	-	\$ 70
Reserve	CW-Door Replacement 2019	123	-	-	-	-	-	-	\$ 123
Reserve	CW-Electrical Repairs and Replacement	300	-	-	-	-	-	-	\$ 300
Reserve	CW-Electrical System Testing	83	-	-	-	-	-	-	\$ 83
Reserve	CW-Fire Alarm / Sprinkler - (WD Phase)	762	-	-	-	-	-	30,000	\$ 30,762

Fund Type	Project Name (Bldg. -Title)	Yr. 1	Planning	Planning	Planning	Planning	Planning	Funds to	Total Budget
		2019-20 (Cfw+New)	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	Complete	Impact
Reserve	CW-Fleet Electric Vehicles Leasing	371	212	212	-	-	-	-	\$ 794
Reserve	CW-Mechanical Repairs and Replacement	707	-	-	-	-	-	-	\$ 707
Reserve	CW-Plumbing Repairs and Replacement	69	-	-	-	-	-	-	\$ 69
Reserve	CW-Rekeying BUS, HSS, & Old ADM Bldgs	31	-	-	-	-	-	-	\$ 31
Reserve	CW-Roof Replacement	557	-	-	-	-	-	-	\$ 557
Reserve	Fire Marshal Corrections - HH GYM FA & TH	48	-	-	-	-	-	-	\$ 48
Reserve	HH-8th Floor Reroof Greenhouse	85	-	-	-	-	-	-	\$ 85
Reserve	HH-Air Compressor System	13	-	-	-	-	-	-	\$ 13
Reserve	HH-Control System Conversion to ALC	60	-	-	-	-	-	-	\$ 60
Reserve	ITS Disaster Recovery Site at CSU Sacramento	41	-	-	-	-	-	-	\$ 41
Reserve	Old ADM-HVAC Improvements	7	-	-	-	-	-	-	\$ 7
Reserve	RTC Building 36 Retaining Wall	300	-	-	-	-	-	-	\$ 300
Reserve	RTC Building 53 Deck Restoration	75	-	-	-	-	-	-	\$ 75
Reserve	RTC Sea Wall Railing Installation	140	-	-	-	-	-	-	\$ 140
Reserve	RTC-EOS Bldg. 36 HVAC Control System	244	-	-	-	-	-	-	\$ 244
Reserve	RTC-Sewer System Upgrade	28	-	-	-	-	-	-	\$ 28
Reserve	TH Renovation Feasibility Study	140	-	-	-	-	-	-	\$ 140
Reserve	UPD- Head End Security System Upgrade	62	-	-	-	-	-	-	\$ 62
Reserve	UP-Head End Security System Replacement	20	-	-	-	-	-	-	\$ 20
Reserve	CW-Deferred Maintenance	-	2,300	2,300	2,300	2,300	2,300	-	\$ 11,500
State Appropriation	Childcare Center Accessibility and Fire/Life Safety Upgrades	503	-	-	-	-	-	-	\$ 503
State Appropriation	CW-Fire Hydrants Renewal Ph 2	3,300	-	-	-	-	-	-	\$ 3,300
State Appropriation	CW-Gas Line Replacement	74	-	-	-	-	-	-	\$ 74
State Appropriation	CW-Heating Hot Water System Renewal	5,333	-	-	-	-	-	-	\$ 5,333
State Appropriation	CW-Redundant 12kV Feeders at Main Station	18	-	-	-	-	-	-	\$ 18
State Appropriation	CW-Replacement of 12kV Feeders	52	-	-	-	-	-	-	\$ 52
State Appropriation	Data Center Cooling	700	-	-	-	-	-	-	\$ 700
State Appropriation	Hensill Hall 8th Floor Surge (SCI-Replc Bldg. Relocation)	6,044	-	-	-	-	-	-	\$ 6,044
State Appropriation	Hensill Hall Renewal	5,966	-	-	-	-	-	-	\$ 5,966
State Appropriation	RTC-Seismic Upgrade Ph. 1 (Bldg 49 and 50 Seismic Repairs)	2,025	-	-	-	-	-	-	\$ 2,025
State Appropriation	Thornton Hall Sprinkler System and Fire Alarm	3,177	-	-	-	-	-	-	\$ 3,177
Grand Total		\$ 236,479	\$ 207,972	\$ 529,984	\$ 304,015	\$ 167,849	\$ 152,719	\$ 30,000	\$ 1,629,017

THE CAPITAL BUDGET, FY19-20

Year one FY19-20 Capital Plan contains 111 projects, including 42 projects that are new this year. Of the new projects about \$52.1 million are from different funding sources. This includes a Public/Private-Partnership (P3) investment of \$5.1 million, SF State funded \$2.3 million for Deferred Maintenance (DM) projects, SF State funded \$2.2 million for Campus Unified Communications Solutions Project (Voice over Internet Protocol), an allocation from the Governor of \$25.0 million for infrastructure and State DM projects, State Revenue Bond (SRB) of \$11.3 million for the Science Replacement Project, and Housing funded \$5.0 million for sixteen Housing Projects. Of this total, 102 projects are fully funded and 2 projects 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 Capital Plan as a need, but has no funding secured to implement the program. Lastly, 7 projects are expected to be allocated from the Office of Chancellor mid-year (already approved in the 2019-20 CSU Infrastructure Improvement and State DM Projects). The full five-year program is summarized according to funding status.

Of the campus' \$1.6 billion five-year need, \$236.5 million or 15 percent is funded. This document includes project details for the major projects, capital budget process, schedule, and glossary of funding sources.

At \$236.5 million, the Capital Plan reflects the significant investment SF State continues to make in its facilities, driven by the academic priorities for teaching, research, and related activities, and the initiatives of the administrative and auxiliary units that support the academic mission.

In addition to the many projects currently under way and previously forecasted, the Capital Plan now includes the following projects and programs: Science Replacement Building Project which is approximately 11 percent out of the total financed projects, Creative Arts Replacement Building, Campus Unified Communications Solutions (Voice over Internet Protocol), Thornton Hall Sprinkler And Fire Alarm, and Ethnic Studies/Psychology Building Elevator.

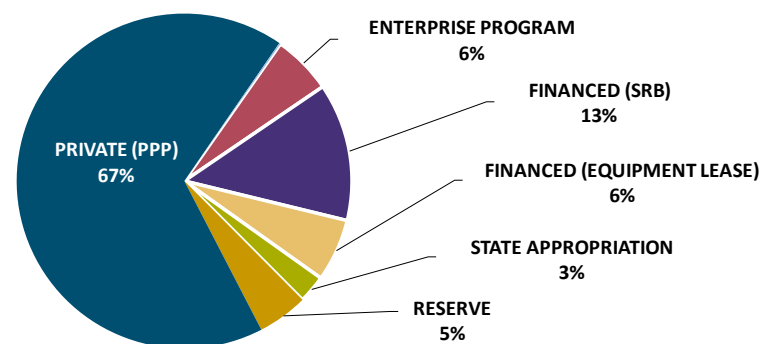
The following five significant projects make up 55 percent of the University's Capital Plan:

1. West Campus Green Student Housing – estimated total costs \$313 million
2. Health and Social Sciences South Classroom Replacement Building (Seismic) – estimated total costs \$158 million
3. Science Replacement Building – estimated total costs \$158 million
4. Thornton Hall Renovation – estimated total costs \$146 million
5. Holloway Student Housing Mixed-Use – estimated total costs \$129 million

IN PROGRESS CAPITAL CARRYFORWARD BUDGET

Fund Type	Carryforward Budget
ENTERPRISE PROGRAM	10,596
FINANCED (SRB)	24,584
FINANCED (EQUIPMENT LEASE)	11,163
STATE APPROPRIATION	4,969
RESERVE	8,947
PRIVATE (PPP)	123,857
OTHERS	247
GRAND TOTAL	\$184,362

SF State 2019-20 In Progress Capital CFW Budget



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

Fund Type	Category	Cabinet	Project No.	Project Name (Bldg. -Title)	Budget
HOUSING	Modernization/Renovation	Administration & Finance	DM18VCSC1	VCS-C Temporary Hot Water Storage Tank	16
HOUSING	Modernization/Renovation	Administration & Finance	MC18MPH01	MPH Sewer Repairs - Trenchless	75
HOUSING	Modernization/Renovation	Administration & Finance	DM17PW001	MPH & MWH-Bathroom Ventilation Repairs	430
HOUSING	Modernization/Renovation	Administration & Finance	MC18UPN01	UPN- High Rises Window Replacement	1,491
HOUSING	Fire/Life Safety	Administration & Finance	DM18UPN02	UPN Fire & Life Safety System	250
HOUSING	Modernization/Renovation	Administration & Finance	MC18DC001	Dining Center Phase 2	1,392
HOUSING	Fire/Life Safety	Administration & Finance	DM18HSG02	Housing Emergency Food Containers	196
HOUSING	Fire/Life Safety	Administration & Finance	DM18UPN01	UPN Fire Marshal Corrections	150
HOUSING	Critical Infrastructure/Deficiencies	Administration & Finance	DM18HSG01	Housing Electrical Maintenance Testing	150
HOUSING	Planning	Administration & Finance	DM16MTS01	Mary's Tripling Study	137
HOUSING	Planning	Administration & Finance	DM16LV001	Site CC1 Student Housing	81
HOUSING	Infrastructure Improvement	Administration & Finance	MC18DC002	Dining Center Sprinkler System	250
HOUSING (Sodexo)	Infrastructure Improvement	Administration & Finance	MC18DC002	Dining Center Sprinkler System	315
HOUSING (Sodexo)	Modernization/Renovation	Administration & Finance	MC17DC005	Dining Center Electrical Distribution Improvement	1,199
HOUSING (Sodexo)	Modernization/Renovation	Administration & Finance	MC17DC006	Dining Center Sewer Replacement	208
HOUSING (Sodexo)	Modernization/Renovation	Administration & Finance	MC16DC001	Dining Center AHU & Boiler Replacement	148
ATHLETIC	Modernization/Renovation	President Office	MC18COX01	Cox Stadium Track Repair	190
ATHLETIC	Modernization/Renovation	President Office	MC18SB001	Softball Fields' Dugouts Roof Repairs	4
ATHLETIC	Modernization/Renovation	President Office	DM18MF001	Baseball Dugout Railing Project	35
ATHLETIC	Modernization/Renovation	President Office	DM18GYM01	GYM 100 Scoreboards Replacement	48

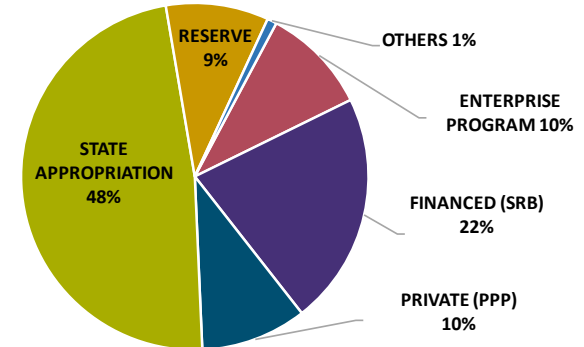
Fund Type	Category	Cabinet	Project No.	Project Name (Bldg. -Title)	Budget
CAMPUS REC. & WELLNESS CENTER	Modernization/Renovation	Student Affairs & Enroll Mgmt	DM18MWC02	Mashouf Water Meter Installation	59
CAMPUS REC. & WELLNESS CENTER	Modernization/Renovation	Student Affairs & Enroll Mgmt	DM18TC002	Tennis Court Repair and Resurface	29
CAMPUS REC. & WELLNESS CENTER	Modernization/Renovation	Student Affairs & Enroll Mgmt	DM18TC001	Tennis Court Board Repair	7
CCSC	Modernization/Renovation	Student Union	DM18CCSC2	Cesar Chavez Loading Dock Asphalt Repair	14
CCSC	Infrastructure Improvement	Student Union	MC18CCSC1	CCSC Infrastructure Upgrade	2,325
CCSC	Modernization/Renovation	Student Union	DM18CCSC1	CCSC-SB104 Food Distribution Pantry & Popup	228
PARKING	American Disability Act	Student Affairs & Enroll Mgmt	96221806	Accessible Parking Audit (ADA)	3
U-CORP	Planning	U-Corp	96221601	Holloway Student Housing Mixed Use	402
U-CORP	Modernization/Renovation	U-Corp	MC16UC001	University Club Renovation	762
ENTERPRISE PROGRAM FUNDING Total					\$ 10,596
SRB	Modernization/Renovation	Administration & Finance	MC16UPS01	UPN Toilets Upgrade	6
SRB	Modernization/Renovation	Academic Affairs	DM16RTC03	RTC Emergency Seismic Repairs	28
SRB	New Facilities/Infrastructure	Academic Affairs	MC15CA001	CA Replacement Building / C Ph	24,299
SRB	Critical Infrastructure/Deficiencies	University Wide	96142002	Electrical Substation Replacement	120
SRB	Infrastructure Improvement	University Wide	DM16CW003	CW-Increase Fire Hydrant Coverage-Main Campus	130
FINANCED FUNDING (SRB) Total					\$ 24,584
LOAN (EQUIPMENT LEASE)	New Facilities/Infrastructure	Academic Affairs	MC15CA001	CA Replacement Building	11,163
FINANCED FUNDING (EQUIPMENT LEASE) Total					\$ 11,163
CSU FUNDING	Infrastructure Improvement	Academic Affairs	MC17RTC01	RTC-Seismic Upgrade Ph. 1 (Bldg 49 and 50 Seismic Repairs)	2,025
CSU FUNDING - DM	Critical Infrastructure/Deficiencies	Academic Affairs	MC15ESP00	Ethnic Studies/Psychology Elevator Modernization	2,801
CSU FUNDING - DM	Critical Infrastructure/Deficiencies	University Wide	MC16CW001	CW-Replacement of 12kV Feeders	52
CSU FUNDING - DM	Critical Infrastructure/Deficiencies	University Wide	MC16CW002	CW-Redundant 12kV Feeders at Main Station	18
CSU FUNDING - DM	Critical Infrastructure/Deficiencies	University Wide	MC16CW003	CW-Gas Line Replacement	74
STATE APPROPRIATION Total					\$ 4,969
RESERVE - DM	Critical Infrastructure/Deficiencies	University Wide	DM18CW001	CW-Electrical System Testing	83
RESERVE - DM	Infrastructure Improvement	Academic Affairs	DM18RTC01	RTC-EOS Bldg. 36 HVAC Control System	244
RESERVE - DM	Critical Infrastructure/Deficiencies	University Wide	MC18CW002	CW-Fire Alarm Server Replacement & Panel Upgrade	59
RESERVE - DM	Critical Infrastructure/Deficiencies	Academic Affairs	DM18HH003	HH-Control System Conversion to ALC	60
RESERVE - DM	Infrastructure Improvement	Administration & Finance	MC18CP001	CP-Boiler Control System Upgrade	9
RESERVE - DM	American Disability Act	University Wide	MC18CW001	CW-Door Replacement	70
RESERVE - DM	American Disability Act	University Wide	DM18CW002	CW-ADA Paving Maintenance	80
RESERVE - DM	Modernization/Renovation	Academic Affairs	MC18CA001	CA-Roof Replacement (15, 16 & Elevator)	225
RESERVE - DM	Modernization/Renovation	Academic Affairs	MC18HH001	HH-8th Floor Reroof Greenhouse	85
RESERVE - DM	Infrastructure Improvement	Student Affairs & Enroll Mgmt	MC17UPD01	UPD- Head End Security System Upgrade	62
RESERVE - DM	Infrastructure Improvement	Academic Affairs	DM18HH004	HH-Air Compressor System	13
RESERVE - DM	American Disability Act	Academic Affairs	DM17ESP01	Ethnic Studies Psychology Bldg. Elevator Repairs	275
RESERVE - DM	Fire/Life Safety	University Wide	DM17CW003	CW-Rekeying BUS, HSS, & Old ADM Bldgs	31
RESERVE - DM	Infrastructure Improvement	Student Affairs & Enroll Mgmt	MC17UPD01	UP-Head End Security System Replacement	20
RESERVE - DM	Modernization/Renovation	Administration & Finance	MC17ADM01	ADM-Roof Replacement	5
RESERVE - DM	Fire/Life Safety	Academic Affairs	96221437	FA- Fire Alarm Redesign/Repair	383
RESERVE - DM	American Disability Act	University Wide	MC16CW000	CW-Accessible Path	3
RESERVE - DM	Infrastructure Improvement	Administration & Finance	96221306	Old ADM-HVAC Improvements	7

Fund Type	Category	Cabinet	Project No.	Project Name (Bldg. - Title)	Budget
RESERVE	IT Operating Upgrades	University Wide	MC16IT013	ITS Disaster Recovery Site at CSU Sacramento	41
RESERVE	IT Capital	University Wide	MC18IT001	CW- Campus Unified Communications Solutions	1,027
RESERVE	Critical Infrastructure/Deficiencies	Academic Affairs	MC15ESP00	Ethnic Studies/Psychology Elevator Modernization	49
RESERVE	Fire/Life Safety	Academic Affairs	DM18CW003	Fire Marshal Corrections - HH GYM FA & TH	48
RESERVE	Modernization/Renovation	Administration & Finance	MC18COX01	Cox Stadium Track Repair	39
RESERVE	Modernization/Renovation	Student Union	DM18CCSC1	CCSC-SB104 Food Distribution Pantry & Popup	87
RESERVE	Planning	Academic Affairs	96221809	TH Renovation Feasibility Study	140
RESERVE	Planning	Academic Affairs	96221702	RTC Master Plan - EOS	255
RESERVE	Modernization/Renovation	Academic Affairs	MC18HUM01	HUM Additional Cooling Phase 1	348
RESERVE	New Facilities/Infrastructure	Academic Affairs	MC15CA001	CA Replacement Building	3,352
RESERVE	Equipment Lease	University Wide	N/A	CW-Fleet Electric Vehicles Leasing	159
RESERVE	Planning	University Wide	96221535	CW-Campus Master Plan	759
RESERVE	New Facilities/Infrastructure	Academic Affairs	MC15CA001	CA Replacement - Planning	67
RESERVE	Critical Infrastructure/Deficiencies	Academic Affairs	96152002	RTC-Sewer System Upgrade	28
RESERVE	Fire/Life Safety	University Wide	96221420	CW-Fire Alarm / Sprinkler - (WD Phase)	762
RESERVE	New Facilities/Infrastructure	Academic Affairs	96142000	SCI-Replacement Building - Preliminary Phase	74
RESERVE FUNDING Total					\$ 8,947
PPP	New Facilities/Infrastructure	U-Corp	96221601	Holloway Student Housing Mixed Use	123,857
PRIVATE FUNDING (PPP) Total					\$ 123,857
OFFICE OF SUSTAINABILITY	Planning	University Enterprises	96221803	TH-Bicycle Storage Cage	55
INSURANCE CLAIM	Modernization/Renovation	Administration & Finance	MC18COX01	Cox Stadium Track Repair	80
COLLEGE OF SCIENCE & ENGINEERING	Modernization/Renovation	Academic Affairs	DM18HH001	HH-409-412 Temperature Control Chambers Removal	102
TRUST	Planning	Academic Affairs	96221702	RTC Master Plan - EOS	10
OTHERS FUNDING Total					\$ 247
GRAND TOTAL					\$ 184,362

FY19-20 NEWLY APPROVED CAPITAL BUDGET

Fund Type	2019-20 Newly Approved Budget
ENTERPRISE PROGRAM	5,187
FINANCED (SRB)	11,310
PRIVATE (PPP)	5,147
STATE APPROPRIATION	25,023
RESERVE	4,990
OTHERS	459
GRAND TOTAL	\$52,116

SF State 2019-20 Newly Approved Capital Budget



Report below provides detail of capital projects scheduled for funding in Yr 1, or FY 2019-20, of the Capital Planned Budget.

Fund Type	Category	Cabinet	Project No.	Project Name (Bldg. -Title)	Budget
ASI	Modernization/Renovation	Associated Students	DM19ECEC1	ECEC Sandbox Log Replacement	4
ATHLETIC	Modernization/Renovation	President Office	DM19SBF01	Softball Field's Scorekeeper Shed	7
ATHLETIC	Modernization/Renovation	President Office	DM19FM001	Maloney Field's Scorekeeper Shed	8
CAMPUS REC. & WELLNESS CENTER	Modernization/Renovation	Student Affairs & Enroll Mgmt	DM19TC001	Tennis Court Foul Ball Protection Net Replacement	2
CCSC	Fire/Life Safety	Student Union	DM19CCSC1	CCSC Southeast Stair Emergency Exit	112
HOUSING	Infrastructure Improvement	Administration & Finance	MC19DC002	Dining Center Crossroads Roof Repairs	107
HOUSING	Infrastructure Improvement	Administration & Finance	MC19MWH01	MWH Heating Boiler Replacement	180
HOUSING	Modernization/Renovation	Administration & Finance	MC19TCS01	TCS Elevator Car Replacement	385
HOUSING	Infrastructure Improvement	Administration & Finance	DM19CW004	TCS/MPH/MWH 7 Auto Doors Repair/Replace	455
HOUSING	Infrastructure Improvement	Administration & Finance	DM19UPN03	UPN 145BW Roof and Gutter Repairs	120
HOUSING	Infrastructure Improvement	Administration & Finance	DM19UPN02	UPN High-Rise Breezeway Railings	468
HOUSING	Infrastructure Improvement	Administration & Finance	DM19VCS01	VCS-A-B-C Roof and Gutter Repairs	116
HOUSING	Infrastructure Improvement	Administration & Finance	DM19UPN01	UPN 200BW Sewer Line Replacement	75
HOUSING	Infrastructure Improvement	Administration & Finance	DM19UPS01	UPS 325-327 Arballo Dry Rot Repair	150
HOUSING	Infrastructure Improvement	Administration & Finance	DM19UPS02	UPS 631 Font Dry Rot Repair	150
HOUSING	Infrastructure Improvement	Administration & Finance	DM19UPS03	UPS 528 Font Dry Rot Repair	150
HOUSING	Modernization/Renovation	Administration & Finance	MC19UPN01	UPN Landscape Renovation Bldg. 11	400
HOUSING	Modernization/Renovation	Administration & Finance	MC18DC001	Dining Center Phase 2A CO	638
HOUSING	Modernization/Renovation	Administration & Finance	MC18DC001	Dining Center Phase 2A CO	41
HOUSING	Modernization/Renovation	Administration & Finance	MC17DC005	Dining Center Electrical Upgrades	570

Fund Type	Category	Cabinet	Project No.	Project Name (Bldg. -Title)	Budget
HOUSING	Critical Infrastructure/Deficiencies	Administration & Finance	MC19DC001	Dining Center Emergency Generator	1,000
U-CORP	New Facilities/Infrastructure	U-Corp	96221905	Station Café	50
ENTERPRISE PROGRAM FUNDING Total					\$ 5,187
STATE REVENUE BOND	New Facilities/Infrastructure	Academic Affairs	MC19SB001	SCI-Replacement Building	11,310
FINANCED FUNDING (SRB) Total					\$ 11,310
PUBLIC-PRIVATE/PARTNERSHIP (PPP)	New Facilities/Infrastructure	U-Corp	96221601	Holloway Student Housing Mixed Use	5,147
PRIVATE Total					\$ 5,147
CSU FUNDING - DM	Critical Infrastructure/Deficiencies	University Wide	MC19CW005	CW-Fire Hydrants Renewal Ph 2	3,300
CSU FUNDING - DM	Critical Infrastructure/Deficiencies	Administration & Finance	MC19CDC01	Data Center Cooling	700
CSU FUNDING - DM	Critical Infrastructure/Deficiencies	University Wide	MC19CW006	CW-Heating Hot Water System Renewal	5,333
CSU FUNDING - DM	Critical Infrastructure/Deficiencies	University Wide	MC19CC001	Childcare Center Accessibility and Fire/Life Safety Upgrades	503
CSU FUNDING - IIP	Critical Infrastructure/Deficiencies	Academic Affairs	MC19HH001	Hensill Hall Renewal	5,966
CSU FUNDING - IIP	Critical Infrastructure/Deficiencies	Academic Affairs	MC19HH002	Hensill Hall 8th Floor Surge (SCI-Replc Bldg. Relocation)	6,044
CSU FUNDING - IIP	Critical Infrastructure/Deficiencies	Academic Affairs	MC19TH001	Thornton Hall Sprinkler System and Fire Alarm	3,177
STATE APPROPRIATION Total					\$ 25,023
RESERVE - DM	Critical Infrastructure/Deficiencies	University Wide	DM19CW001	CW-ADA Paving	110
RESERVE - DM	Critical Infrastructure/Deficiencies	University Wide	MC19CW001	CW-Door Replacement	123
RESERVE - DM	Critical Infrastructure/Deficiencies	University Wide	MC19CW002	CW-Electrical Repairs and Replacement	300
RESERVE - DM	Critical Infrastructure/Deficiencies	University Wide	MC19CW003	CW-Mechanical Repairs and Replacement	707
RESERVE - DM	Critical Infrastructure/Deficiencies	University Wide	DM19CW002	CW-Plumbing Repairs and Replacement	69
RESERVE - DM	Critical Infrastructure/Deficiencies	University Wide	MC19CW004	CW-Roof Replacement	557
RESERVE - DM	Critical Infrastructure/Deficiencies	Administration & Finance	MC19CP001	CP Controls and Pump Replacement	220
RESERVE - DM	Critical Infrastructure/Deficiencies	Academic Affairs	DM19RTC01	RTC Building 53 Deck Restoration	75
RESERVE - DM	Modernization/Renovation	Academic Affairs	MC19RTC01	RTC Sea Wall Railing Installation	140
RESERVE	Modernization/Renovation	Academic Affairs	MC18HUM01	HUM Additional Cooling Phase 1	27
RESERVE	Critical Infrastructure/Deficiencies	Academic Affairs	MC19RTC02	RTC Building 36 Retaining Wall	300
RESERVE	IT Capital	University Wide	Project No.	CW- Campus Unified Communications Solutions	2,151
RESERVE	Equipment Lease	University Wide	N/A	CW-Fleet Electric Vehicles Leasing	212
RESERVE FUNDING Total					\$ 4,990
STUDENT LIFE	Modernization/Renovation	Student Affairs & Enroll Mgmt	DM19ANX01	Annex 1 Office Remodel-Student Activities and Events	180
LCA	Modernization/Renovation	Academic Affairs	MC19FA003	Fine Arts 448 (Screening Room Renovation)	78
LCA	Modernization/Renovation	Academic Affairs	MC19FA002	Fine Arts Coppola Theatre and Lobby	61
LCA	Modernization/Renovation	Academic Affairs	DM19HUM01	Humanities 5th Floor Storage	98
ORSP	Planning	Academic Affairs	96221901	Hensill Hall 823 Renovation - Feasibility	9
PARKING	Planning	Student Affairs & Enroll Mgmt	96221902	Parking Garage and Lot Facility Condition Assessment	34
OTHERS FUNDING Total					\$ 459
GRAND TOTAL					\$ 52,116

CAPITAL BUDGET IMPACT ON FY19-20 OPERATIONS

In FY19-20, SF State has no impact on the operations from the capital budget. Capital projects requiring debt are funded from State Revenue Bond programs that are amortized over the asset life in equal installments (principal and interest). The budgeted interest rate (BIR) used to calculate the internal debt service is a blended rate of interest expense on debt issued for capital projects, bond issuance and administrative costs.

PROJECT SHOWCASE

Creative Arts (CA) Replacement Building

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

Description

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

BECA instructional space, including radio, television, and multimedia production facilities, is designed to accommodate current and evolving technology in broadcast and electronic media. Two television studios 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. Interdisciplinary lecture and active learning classrooms will provide right-sized, contemporary, and flexible learning space.

Status

Construction in progress.
25% complete as of October 2019.



Estimated Project Costs

Construction Costs

Planning	350
Preliminary Design	4,586
Construction	59,789
Construction Related	8,734
Equipment	8,035

Annual O&M Costs

Utilities
Maintenance
Personnel
Other

Total Cost \$ 81,494 **Total Cost**

Source Of Funds	Fund	Prior Year(s) Expenses	Proposed 2019-20			Projected Requirements				Five Year Total	Future Year Total	Project Total
			Carry Forward	New Funding	Yr 1 Total	Yr 2 2020-21	Yr 3 2021-22	Yr 4 2022-23	Yr 5 2023-24			
RESERVE	PC001	431	3,419	-	3,419	-	-	-	-	3,419	-	3,850
FINANCED	DC505	4,962	24,299	-	24,299	12,099	15,000	-	-	51,398	-	56,360
STATE APPROPRIATION	PC001	1,704	-	-	-	-	-	-	-	-	-	1,704
EQUIPMENT LEASE	PC500	8,837	11,163	-	11,163	-	-	-	-	11,163	-	20,000
Totals		15,935	38,880	-	38,880	12,099	15,000	-	-	65,979	-	81,914

Operating & Maintenance Costs	Year 1 Impact	-	-	1,323	1,323	1,323	1,323
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Ethnic Studies-Psychology (ES-PSY) New Elevator and Existing Elevator Modernization

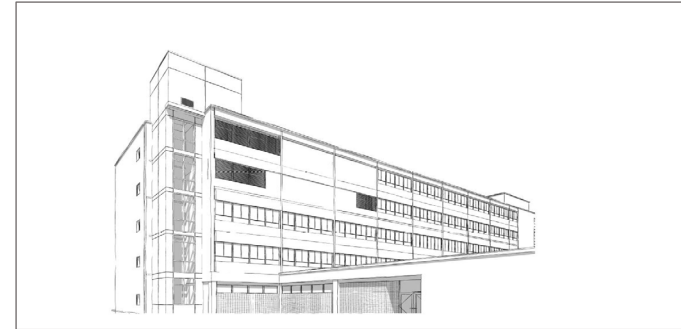
Start Date 11/1/2017 **End Date** 9/30/2020

Description

Modernize existing elevator and install one new elevator on the North side of ES-PSY Building. Relocate fire and water lines as needed. Modernization of existing elevator to occur in two phases, over two summers.

Status

Construction documents and approvals for the new elevator is completed
Phase 1 of modernization 100% completed in summer 2018.
Phase 2 of will be completed in summer 2020.
Construction on the new elevator is anticipated for January 2020.



Estimated Project Costs

<u>Construction Costs</u>		<u>Annual O&M Costs</u>	
Planning	-	Utilities	-
Preliminary Design	315	Maintenance	-
Construction	2,803	Personnel	-
Construction Related	347	Other	-
Equipment	-		
Total Cost	\$ 3,465	Total Cost	n/a

Source Of Funds	Fund	Prior Year(s) Expenses	Proposed 2019-20			Projected Requirements				Five Year Total	Future Year Total	Project Total
			Carry Forward	New Funding	Yr 1 Total	Yr 2 2020-21	Yr 3 2021-22	Yr 4 2022-23	Yr 5 2023-24			
RESERVE	PC001	266	49	-	49	-	-	-	-	49	-	315
	PM001	71	275	-	275	-	-	-	-	275	-	347
STATE APPROPRIATION	GC118	2	2,801	-	2,801	-	-	-	-	2,801	-	2,803
Totals		339	3,125	-	3,125	-	-	-	-	3,125	-	3,465

Operating & Maintenance Costs	Year 1 Impact	-	-	-	-	-	-
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Holloway Student Housing Mixed Use

Start Date 1/2/2017 **End Date** 7/31/2020

Description

The Holloway Revitalization Project will construct new student housing, neighborhood-serving retail, and student support services on the south side of Holloway Avenue. The proposed residential program will include apartment style student housing. The redevelopment of the block will allow for a more compact and dense configuration to increase the supply of on-campus housing in conformance with the campus master plan objectives. The retail and support services space will include uses such as neighborhood-serving retail, student support services, bike storage, study rooms, copy center, and retail dining, and a modest amount of underground parking to serve the mixed use. The retail and student support services space will serve SF State affiliates, as well as neighbors, in the immediate vicinity of the campus.

Status

Construction to begin 10/02/2018
55% complete as of October 2019



Estimated Project Costs

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

Source Of Funds	Fund	Prior Year(s) Expenses	Proposed 2019-20			Projected Requirements				Five Year Total	Future Year Total	Project Total
			Carry Forward	New Funding	Yr 1 Total	Yr 2 2020-21	Yr 3 2021-22	Yr 4 2022-23	Yr 5 2023-24			
ENTERPRISE PROGRAM	TB500	283	402	-	402	-	-	-	-	402	-	685
PRIVATE (P3)		-	123,857	5,147	129,004	-	-	-	-	129,004	-	129,004
Totals		283	124,259	5,147	129,406	-	-	-	-	129,406	-	129,689

Operating & Maintenance Costs	Year 1 Impact	-	-	-	-	-	-
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University Club Renovation

Start Date 9/1/2016 **End Date** 9/4/2019

Description

Renovate approximately 3,431 square feet in the Student Center to provide new lounge space, conference room, flexible space/assembly area, office and storage. Provide new ventilation unit and electrical and data upgrade.

Status

Construction 100% completed
Awaiting final furniture and equipment deliveries and install - November 2019



Estimated Project Costs

Construction Costs

Planning	-
Preliminary Design	-
Construction	1,000
Construction Related	654
Equipment	-

Annual O&M Costs

Utilities
Maintenance
Personnel
Other

Total Cost \$ 1,654 **Total Cost** n/a

Source Of Funds	Fund	Prior Year(s) Expenses	Proposed 2019-20			Projected Requirements				Five Year Total	Future Year Total	Project Total
			Carry Forward	New Funding	Yr 1 Total	Yr 2 2020-21	Yr 3 2021-22	Yr 4 2022-23	Yr 5 2023-24			
ENTERPRISE PROGRAM	ST500	892	762	-	762	-	-	-	-	762	-	1,654
Totals		892	762	-	762	-	-	-	-	762	-	1,654

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

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

Description

Building envelop and infrastructure improvements.
 Priority 1 - replace existng roofing, replace exterior HVAC units
 Priority 2 - ventilation and sewer systems
 Priority 3 - Tenant Improvements

Status

HVAC construction drawings complete and approved
 Zone 1 re-roofing 100% completed
 Zone 2 -re-roofing consturction drawings 95% complete
 Pricing for Zone 2 re-roofing and HVAC work in progress, anticipated start construction October 2019



Estimated Project Costs

<u>Construction Costs</u>		<u>Annual O&M Costs</u>	
Planning		Utilities	
Preliminary Design		Maintenance	
Construction	2,340	Personnel	
Construction Related		Other	
Equipment			
Total Cost	\$ 2,340	Total Cost	n/a

Source Of Funds	Fund	Prior Year(s) Expenses	Proposed 2019-20			Projected Requirements				Five Year Total	Future Year Total	Project Total
			Carry Forward	New Funding	Yr 1 Total	Yr 2 2020-21	Yr 3 2021-22	Yr 4 2022-23	Yr 5 2023-24			
ENTERPRISE PROGRAM	TU502	15	2,325	-	2,325	-	-	-	-	2,325	-	2,340
Totals		15	2,325	-	2,325	-	-	-	-	2,325	-	2,340

Operating & Maintenance Costs	Year 1 Impact	-	-	-	-	-
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Science Replacement Building

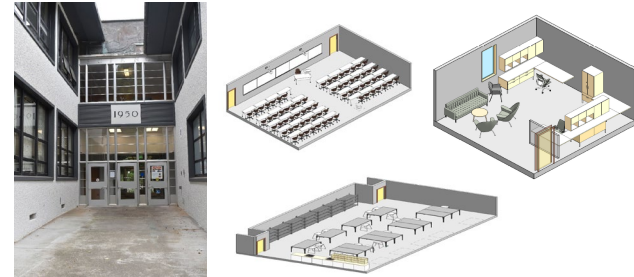
Start Date 11/1/2015 End Date 6/1/2023

Description

The 60,000 assignable square feet (ASF) /105,000 gross square feet (GSF) Science Replacement Building would provide contemporary instructional and research space to allow SF State's programs in science and engineering, particularly in the applied sciences, to engage in best practices. The new building is proposed to house CoSE program and related functions that cannot be housed in existing space. A conceptual facilities master plan for all the buildings that house CoSE programs was performed to determine comprehensively and holistically how best to use the space within the remaining buildings. Included in that study are the Science Building (#4), Thornton Hall (#51), Hensill Hall (#50), Ethnic Studies and Psychology (#21), HSS (#3), Greenhouse 1 (#61), Greenhouse 2 (#62), Temporary Buildings N-S (#117-22), and the new Science Replacement Building (#53). The proposed site for the project is on 19th Avenue between Hensill Hall and HSS.

Status

In the Design-Builder selection phase



Estimated Project Costs

Construction Costs

Planning	809
Preliminary Design	11,360
Construction	123,978
Construction Related	8,690
Equipment	6,000

Annual O&M Costs

Utilities
Maintenance
Personnel
Other

Total Cost \$ 150,837 Total Cost

Source Of Funds	Fund	Prior Year(s) Expenses	Proposed 2019-20			Projected Requirements				Five Year Total	Future Year Total	Project Total
			Carry Forward	New Funding	Yr 1 Total	Yr 2 2020-21	Yr 3 2021-22	Yr 4 2022-23	Yr 5 2023-24			
RESERVE	PC001	735	74	-	74	-	-	-	-	74	-	809
FINANCED	DC407	-	-	11,310	11,310	-	-	-	-	11,310	-	11,310
FINANCED	SRB	-	-	-	-	138,718	-	-	-	138,718	-	138,718
Totals		735	74	11,310	11,384	138,718	-	-	-	150,102	-	150,837

Operating & Maintenance Costs	Year 1 Impact	-	-	-	-	1,831,526	1,831,526	1,831,526
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EOS Center Seismic Upgrade Ph.1 (Formerly Romberg Tiburon Center)

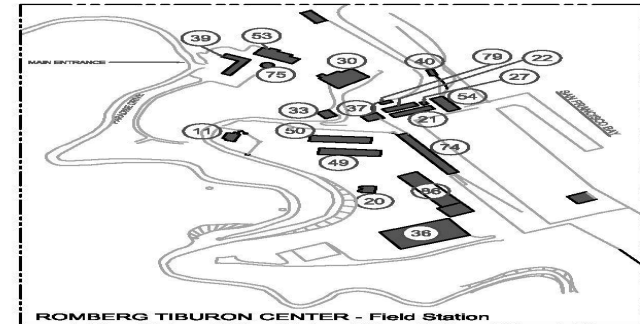
Start Date 8/1/2017 End Date 9/30/2020

Description

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

Status

Working drawings 99% complete
Working drawings pending Chancellor's Office's approval
Anticipated start construction in 2020



Estimated Project Costs

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

Source Of Funds	Fund	Prior Year(s) Expenses	Proposed 2019-20			Projected Requirements				Five Year Total	Future Year Total	Project Total
			Carry Forward	New Funding	Yr 1 Total	Yr 2 2020-21	Yr 3 2021-22	Yr 4 2022-23	Yr 5 2023-24			
STATE APPROPRIATION	PC001	123	2,025	-	2,025	-	-	-	-	2,025	-	2,148
Totals		123	2,025	-	2,025	-	-	-	-	2,025	-	2,148

Operating & Maintenance Costs	Year 1 Impact	-	-	-	-	-	-
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Dining Center Renovation Projects

Start Date 3/21/2017 **End Date** Multi-phased (TBD)

Description

Renovation of Dining Center is intended to provide a modern facility, including kitchen renovation, equipment replacement and related infrastructure work. The scope of work of the Dining Center consists of capital projects and deferred maintenance projects, including but not limited to:

- Address accessibility and life safety items that are not current to today's building codes and requirements.
- Improve accessibility pathways, landscaping and exterior lighting, including UPD emergency blue lights.
- Address large deferred maintenance items that will enhance the overall functionalities of the building systems in the Dining Center, including roof replacement and mechanical, electrical and sewer system upgrades.
- Interior upgrades including painting and new furniture, fixtures and equipment.
- Modernize elevator to meet current code requirements.
- Future improvements may include Dining Center exterior, new facade, windows, and patio dining areas.

Status

Roofing and boiler replacement 100% completed
Phase 1 and 2 100% completed
Phase 3 Construction Drawings pending DSA approval
Tenant improvement underway to be completed in 2020



Estimated Project Costs

Construction Costs

Planning	
Preliminary Design	
Construction	7,839
Construction Related	
Equipment	-

Annual O&M Costs

Utilities
Maintenance
Personnel
Other

Total Cost \$ 7,839 **Total Cost** n/a

Source Of Funds	Fund	Prior Year(s) Expenses	Proposed 2019-20			Projected Requirements				Five Year Total	Future Year Total	Project Total
			Carry Forward	New Funding	Yr 1 Total	Yr 2 2020-21	Yr 3 2021-22	Yr 4 2022-23	Yr 5 2023-24			
ENTERPRISE PROGRAM (SODEXO)	TD500/ TD501	2,070	1,870	-	1,870	-	-	-	-	1,870	-	3,940
ENTERPRISE PROGRAM	TM503	8	1,642	2,249	3,891	-	-	-	-	3,891	-	3,899
Totals		2,079	3,511	2,249	5,760	-	-	-	-	5,760	-	7,839

Operating & Maintenance Costs	Year 1 Impact	-	-	-	-	-	-
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UPN High Rises Window Replacement

Start Date 8/1/2018 End Date 12/31/2020

Description

Replace 72 east facing living room windows while units are occupied.

Status

Design 100% completed
Construction drawings pending approval



Estimated Project Costs

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

Source Of Funds	Fund	Prior Year(s) Expenses	Proposed 2019-20			Projected Requirements				Five Year Total	Future Year Total	Project Total
			Carry Forward	New Funding	Yr 1 Total	Yr 2 2020-21	Yr 3 2021-22	Yr 4 2022-23	Yr 5 2023-24			
ENTERPRISE PROGRAM	TD501	9	1,491	-	1,491	-	-	-	-	1,491	-	1,500
		-	-	-	-	-	-	-	-	-	-	-
Totals		9	1,491	-	1,491	-	-	-	-	1,491	-	1,500

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



APPENDIX A: GLOSSARY OF TERMS

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

- Major Project: A project costing more than \$709,000.
- Minor Project: A Project costing less than or equal to \$709,000.

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

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

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

APPENDIX B: CAPITAL PROCESS-SUPPLEMENTAL INFORMATION

PROJECT BUDGET DEVELOPMENT

- a. All project budgets are developed by CPDC project managers on the total project budget development sheets and then entered onto the [SF State University Project Charter Form \(PCF\)](#).
- b. Project budgets evolve over time and solidify as the design progresses. Larger projects go through four stages of cost estimates:
 - 1) a "place holder" estimate included in early planning
 - 2) a preliminary estimate after scope definition
 - 3) a more refined cost estimate after a feasibility study
 - 4) a firm construction estimate, after design and bidding
- c. The total project budget includes: construction costs, consulting expenses, 7% project construction management fees as endorsed in [SUAM Section IV](#) [Fiscal Resources for Campus Development, Section 9034.01], the initial complement of furniture and fixtures, expenses related to relocation of utilities and non-utility infrastructure, contingency, and any other major expense.
- d. Related capital construction projects, such as utility infrastructure that is not a part of the project budget, should be disclosed as supplemental information on the PCF to keep the CPDC and the Fiscal Affairs Department informed about the full cost of the construction project. The CPDC will report significant utility infrastructure costs separately from the total project budget.
- e. Every project budget, regardless of the type, must include a contingency budget line. A contingency is required for the following: design, program, owner, and construction. The contingency must at minimum be 10% of the project construction cost. This amount will vary depending on the nature and scope of the project.
- f. The sponsoring department or project champion must develop a financial plan for funding the construction and future operational costs. This plan must be included with the PCF.
- g. The project accountant will regularly review and distribute to senior administration a capital projects financial report, to include approved budgets, actual-to-date information, expense/funding projections, contingency report, unsolved issues and project milestones.
- h. CPDC is responsible to issue the PCF amended and follow the project approval requirements. An amended PCF is required for the following instances:

- 1) Any dollar (\$) value change increase or decrease to its original allocation
- 2) Original project scope change with no (\$) value of the original allocation
- 3) Project cancellation/close
- 4) Project title change
- 5) Project scope merge

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

PROJECT TYPES DESCRIPTION

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

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

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

Capital Outlay includes CIMP and NRMR projects as follows:

Major Capital Projects

Major capital projects include major capital improvement; capital outlay projects that cost more than \$709,000 are considered major projects. These may include new facilities/infrastructure and existing facility/infrastructure with critical

deficiencies or modernization/renovation. State site acquisitions projects, regardless of the amount, are funded in major capital outlay.

Minor Capital Projects

Minor capital projects are composed of construction projects whose estimated cost is less than or equal to \$709,000. Minor capital projects, whose scope of work includes any remodeling or additions, require conformance with guidelines for accommodating disabled individuals. An American with Disabilities Act (ADA) Transition Plan was prepared for each campus to address access deficiencies. ADA compliance projects of the University are funded primarily through the operating budget. Facility Services Enterprise (FSE) and CPDC prioritize these projects according to need and funds availability. The approval of the capital budget authorizes facility renewal/ADA projects in aggregate.

Acquisition of Real Property

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

Real Estate Leases and Leasehold Improvements

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

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

PROJECT APPROVAL REQUIREMENTS

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

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

e. Recurring maintenance/repairs (RMR) Projects and Capital Projects Less Than \$100,000

Cost: Less than \$100,000

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

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

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

f. Minor Capital Projects (CIMP & NRMR)

Cost: Between \$100,000 and equal to \$709,000

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

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

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

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

Cost: More than \$709,000 (NRMR) and does not require BOT approval (except if debt financing is needed)

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

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

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

h. Major Capital Improvement Projects (CIMP)

Cost: More than \$709,000 (CIMP) requires BOT approval¹

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

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

Planning: A capital project report will be included in Campus Planning Committee materials at each of the committee's regular meetings. Major Capital Projects will follow the [SUAM Section](#)

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

[VII](#) [Five-Year Capital Improvement Program Procedures and Formats for Capital Outlay Submission, Sections 9100-9121].

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

ACCOUNTING, REPORTING AND CONTROLS

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

b. CSU Fund Matrix for Capital Projects²:

	Unrestricted			Restricted		
	"Funding Source"	Internally Funded Non-Recurring Maintenance and Repair CSU Funds	Internally Funded Capital Improvement CSU Funds	Financed CSU Funds	Externally Funded NRMF CSU Funds ⁴	Externally Funded CIMP CSU Funds ⁴
	Purpose	To record "non-recurring" maintenance and repair (NRMF) expenditures	To record capital improvement project (CIMP) expenditures	To record Long & Short Term financing NRMF & CIMP projects	To record "non-recurring" maintenance and repair (NRMF) from externally funded sources	To record CIMP Donations for a project
Non-Enterprise Funds	485 - TF-CSU Operating Fund	486 - TF-Academic Maintenance & Repair (PM001)	487 - TF-Academic Capital Improvements (PC001)	230 - DCF-Academic Capital Outlay (DC400, DC404, DC405, DC406, DC503, DC504, DC505, set up per AO received)	550 - TF-Restricted Expendable-Capital Projects (TX501)	550 - TF-Restricted Expendable-Capital Projects (TX500)
	General Fund	017 - General Fund Capital Outlay (GC001, GC002, GC517 => set up per AO received)	017 - General Fund Capital Outlay (GC500 => set up per AO received)			
	463 - Instructional Related Activities (IRA) ⁵	491 TF-Special Projects Fund-Special Projects (ST501)	491 TF-Special Projects Fund-Special Projects (ST500)			
	491 TF-Special Projects Fund-Special Projects ⁶	491 TF-Special Projects Fund-Special Projects (ST501)	491 TF-Special Projects Fund-Special Projects (ST500)			
	496 TF-Miscellaneous Trust ³	491 TF-Special Projects Fund-Special Projects (ST501)	491 TF-Special Projects Fund-Special Projects (ST500)		550 - TF-Restricted Expendable-Capital Projects (TX501)	550 - TF-Restricted Expendable-Capital Projects (TX500)
	542 TF-Capital Project Management ^{3 & 7}	491 TF-Special Projects Fund-Special Projects (ST501)	491 TF-Special Projects Fund-Special Projects (ST500)			
	543 TF-Cost Recovery/Reciprocal and Nonreciprocal Campus ^{3 & 7}	491 TF-Special Projects Fund-Special Projects (ST501)	491 TF-Special Projects Fund-Special Projects (ST500)			
	544 TF-Cost Recovery/Exchange and Nonexchange Aux Orgs/3rd Party ^{3 & 7}	491 TF-Special Projects Fund-Special Projects (ST501)	491 TF-Special Projects Fund-Special Projects (ST500)		550 - TF-Restricted Expendable-Capital Projects (TX501)	550 - TF-Restricted Expendable-Capital Projects (TX500)
Enterprise Funds (Self-Support)	Auxiliary Organization	538 - Auxiliary Org.- Maintenance & Repair ²	539 - Auxiliary Org.-Capital Improvement ² (TB501, TB500=>Holloway Project Only)	228 - Auxiliary Organizations	538 - Auxiliary Org.- Maintenance & Repair	539 - Auxiliary Org.-Capital Improvement
	Housing	532 - TF-Housing Maintenance & Repair (TM503)	533 - TF-Housing Capital Improvements (TD501)	221 - DCF-Housing (DC106- housing acquire stownstown per project)	532 - TF-Housing Maintenance & Repair (TD502)	533 - TF-Housing Capital Improvements (TD500)
	Parking	474 - TF-Parking Maintenance & Repair (TP503)	473 - TF-Parking Capital Improvements (TP500)	222 - DCF-Parking (DCxxx => set up per project)	474 - TF-Parking Maintenance & Repair (TP502)	473 - TF-Parking Capital Improvements (TP501)
	Health Center	454 - TF-Facility Maintenance & Repair (TH205, TH503 => going forward)	453 - TF-Facility Capital Improvements TH500	223 - DCF-Auxiliary Facilities (Used for Health Facilities)	454 - TF-Facility Maintenance & Repair (TH502)	453 - TF-Facility Capital Improvements (TH501)
	Student Union	535 - TF-Campus Union Maintenance & Repair (TU006 => only for Rec. Center TU002, TU503 => going forward for Student Union, TU507 => Student Rec.)	536 - TF-Campus Union Capital Improvements (TU502 => Student Union, TU506 => Student Rec.)	224 - DCF-Campus Unions (DCxxx => set up per project)	535 - TF-Campus Union Maintenance & Repair (TU501 => Student Union, TU505 => Student Rec.)	536 - TF-Campus Union Capital Improvements (TU500 => Student Union, TR504 => Student Rec.)
	Extended Education	443 - TF-Extended Education Maintenance & Repair (TC801)	442 - TF-Extended Education Capital Improvements (TC800)	229 - DCF-Extended Education	443 - TF-Extended Education Maintenance & Repair (TC803)	442 - TF-Extended Education Capital Improvements (TC802)

² 1- The Cost Recovery funds transferred must result only from a build-up of revenue in the fund. 2 -Use only when the Auxiliary is benefiting from the project. Auxiliary donations should be recorded to the enterprise fund benefitting from the donation or non-enterprise projects are to be recorded to CSU fund 550. 3- Permanent transfer of funds should use Transfer in/out accounts while loans are to use Due to/from accounts. 4- The default net asset category (NAC) of CSU fund 550 is 834 Restricted Expendable-Capital Projects. However, the Enterprise Funds default NAC is 881 Unrestricted and therefore a GAAP override for the restricted portion is required to NAC 834 Restricted Expendable-Capital Projects. 5- Mandatory IRA fee must be approved for this specific purpose. Revenues other than then mandatory IRA fee recorded in this CSU fund are not subject to this restriction. 6- Funding sources could include gifts or insurance settlements for NRMF/CIMP unrestricted projects. 7 - These CSU funds will be deactivated as of 7/1/2019. Please see the Legal Accounting and Reporting Manual for further information.

- c. Fund-unique department ID 6270- Capital Projects – Capital outlay object code –account and mandatory/unique project identifier.
- d. For all NRM and CIMP projects, it is recommended to use the account series of 607xxx. Additional information about project attribute is available at [CSU Legal Manual](#) [Chapter 15, Section 2.2.2 – PeopleSoft Project Attribute]
- e. For a multi-funded project the expenditures must be recorded in the source fund at the voucher level. All claims must be processed within 30 days on bond funded expenditures. The spending will be according to the hierarchy to meet spending benchmarks as follows:
 - i. 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 PeopleSoft Common Financial System (CFS) project chart of accounts format of nine alpha-numeric characters. Project charter is submitted to Accounting Office for review. Based upon GAAP regulations on capital assets, Accounting Office will determine the project ID appropriately.

PROJECT ATTRIBUTE TYPE:	CIMP -Capital Improvement; NRM -Non Recurring Maintenance/Repair
PROJECT ID:	MC - capitalized/DM – non-capitalized (2 characters)
FY:	Fiscal year that runs from July 1st to June 30th (2 digits)
BUILDING:	Initials of building/location (2-4 characters)
LAST TWO DIGITS:	Number of project at the location for the fiscal year (1-3 digits)
SAMPLE:	MC19ADM01 or DM19ADM01

- e. A comprehensive capital projects report updated after the close of each fiscal month reflects funding and expenditures and projected expenses and revenues.
- f. The current financial information is taken from the PeopleSoft CFS, SF State's official ledger of record. Each month, the project manager projects expenditures; the project accountant

reconciles and reviews the Financial Data Warehouse (FDW) financial statements, and the accounting department projects financing costs (if the project is funded by debt).

- g. 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.
- h. Without prior approval, projects do not run in overdraft. Departmental reserves are the first source of funding for any unauthorized overdrafts.
- i. 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 FDW for discrepancies. Project managers, financial owners and the members of management center meet quarterly to discuss the financial status of all major capital projects.
- 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.

FEEDBACK REQUEST

1. Was the information useful to you?
2. Is the report readable and easy to understand?
3. Was the report too long or too brief?
4. What additional information or data you would like to see published in the report?

Please use the following e-mail address to forward your feedback.

budget@sfsu.edu

Thank you for helping us to serve you better!