



SAN FRANCISCO STATE UNIVERSITY

FISCAL YEAR 2019 – 2020 CAPITAL BUDGET & CAPITAL PLAN



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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, which lists funding administered by state agencies.

Additional useful online resources include the following:

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

OPTION III: PRIVATE FUNDING

Donations and grants (DON/GRA) are at the 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.

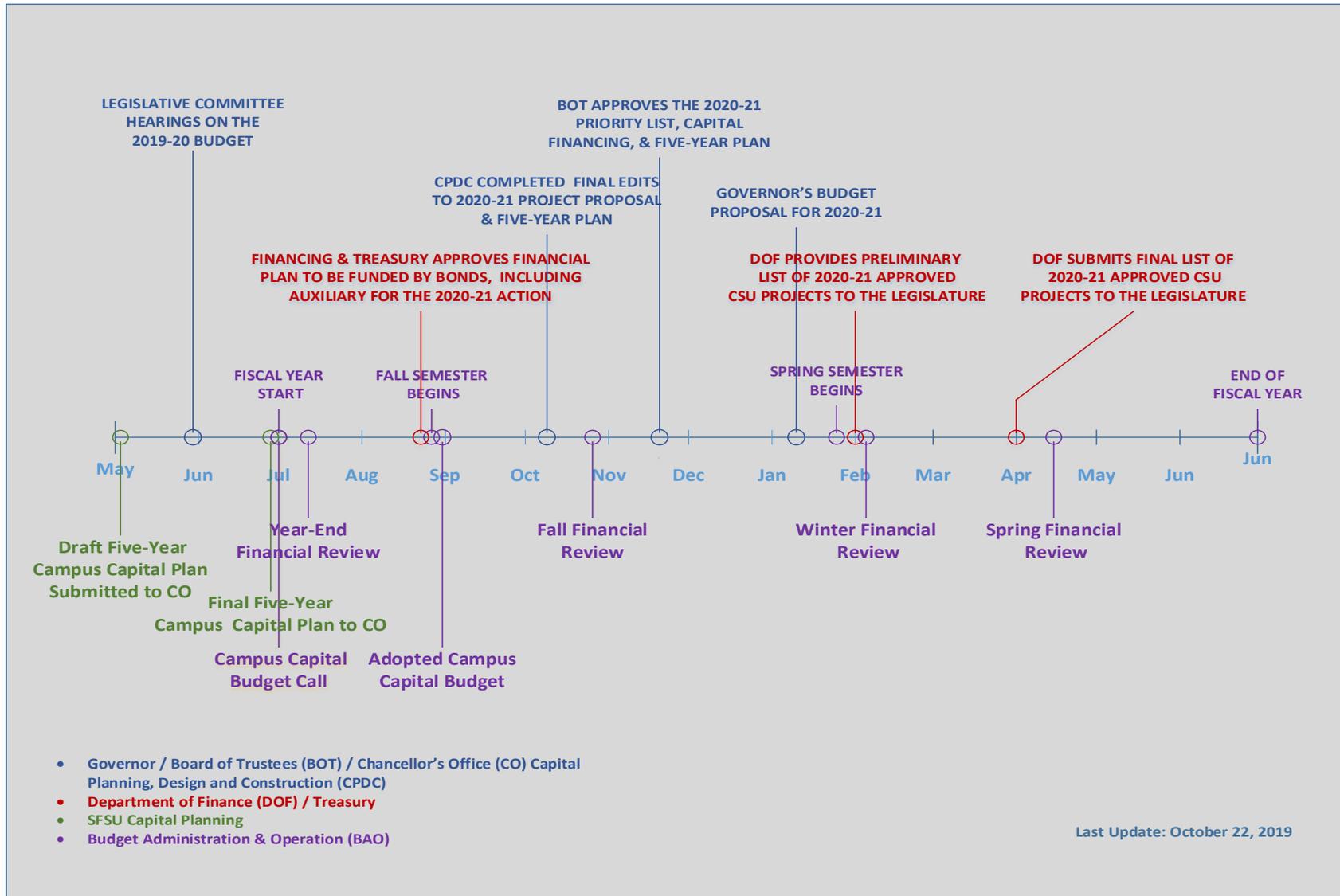
Below is a brief overview of types of debt that can be issued for capital projects:

- **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.

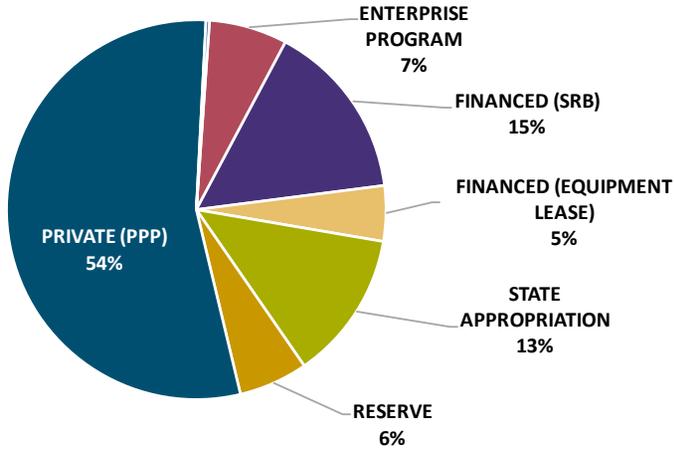
The SF State campus has one of the oldest building stocks of all CSU campuses, and this five-year plan begins to address updating the campus in the critical areas of life and safety, new facilities, and modernization. Since the CP includes estimates of all capital needs, it provides the basis for setting 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.

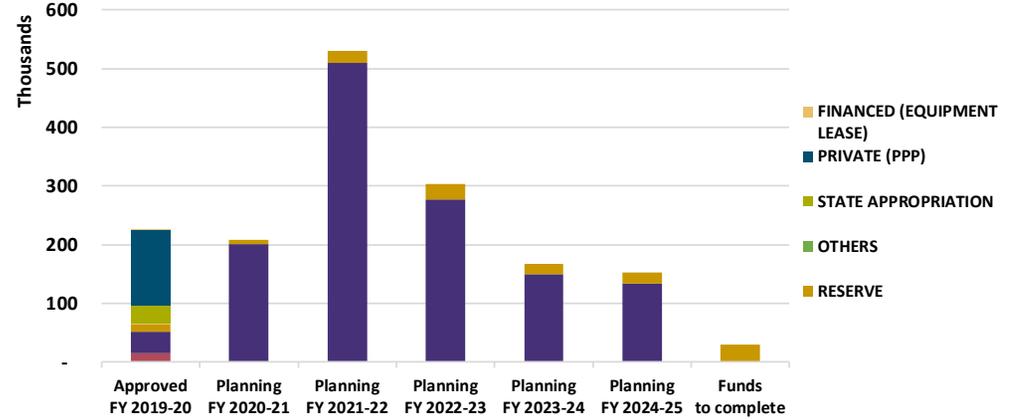
THE AMOUNT STARTING FROM THE NEXT PAGE IN THE CAPITAL BUDGET IS IN THOUSANDS UNLESS OTHERWISE INDICATED.

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

SF State CP 2019-20 By Fund Type



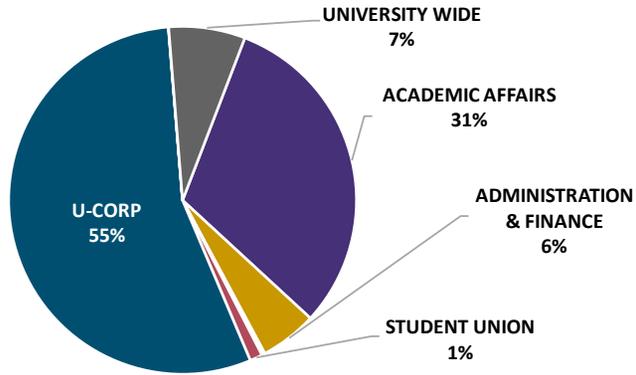
SF State CP 2019-20 to 2024-25 By Fund Type



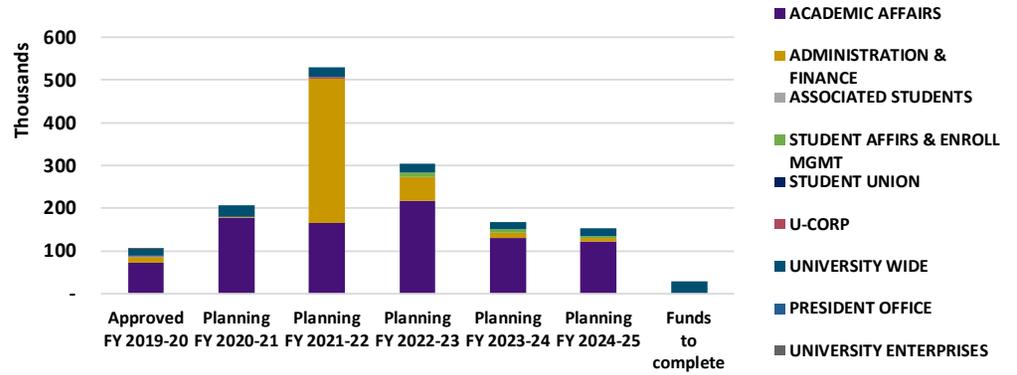
| Fund Type | Approved FY 2019-20 | Planning FY 2020-21 | Planning FY 2021-22 | Planning FY 2022-23 | Planning FY 2023-24 | Planning FY 2024-25 | Funds to complete |
|----------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|----------------------|
| 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



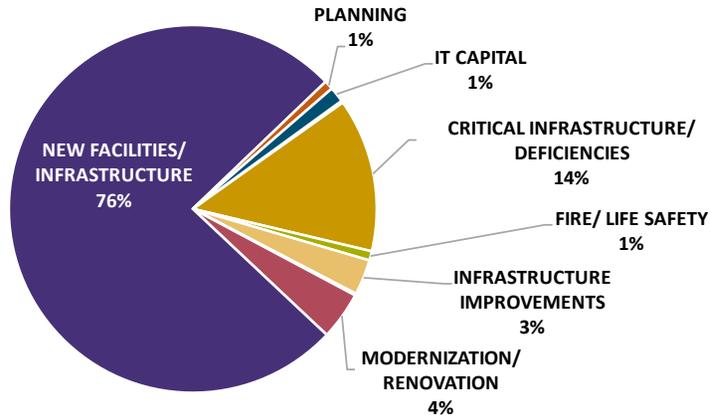
SF State CP 2019-20 to 2024-25 By Cabinet



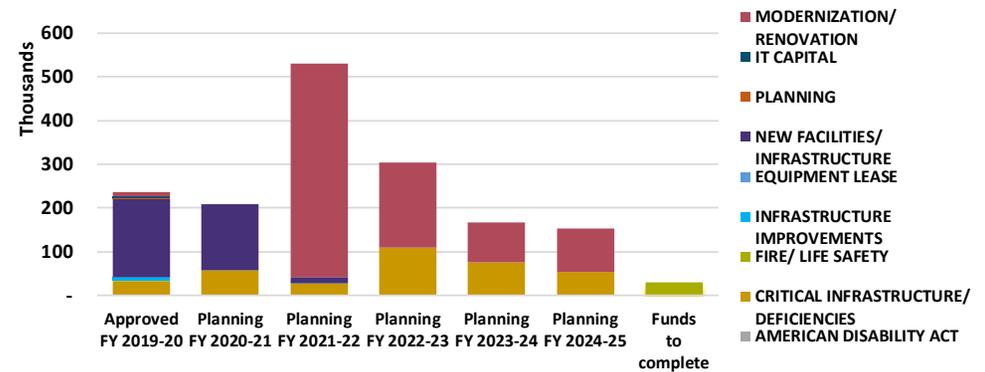
| Cabinet | Approved FY 2019-20 | Planning FY 2020-21 | Planning FY 2021-22 | Planning FY 2022-23 | Planning FY 2023-24 | Planning FY 2024-25 | Funds to complete |
|------------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|----------------------|
| 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 AFFIRS & 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 | | | | | 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 | | |
| 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 | | | | | 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 |
| 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 | | |
| 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 | | | | | 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 | | |
| 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 | Total Budget |
|-------------------------|---|----------------------|------------|------------|------------|------------|------------|----------|--------------|
| | | 2019-20 (Cfw+New) | FY 2020-21 | FY 2021-22 | FY 2022-23 | FY 2023-24 | FY 2024-25 | Complete | Impact |
| 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 | | | | | 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 |
| 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.

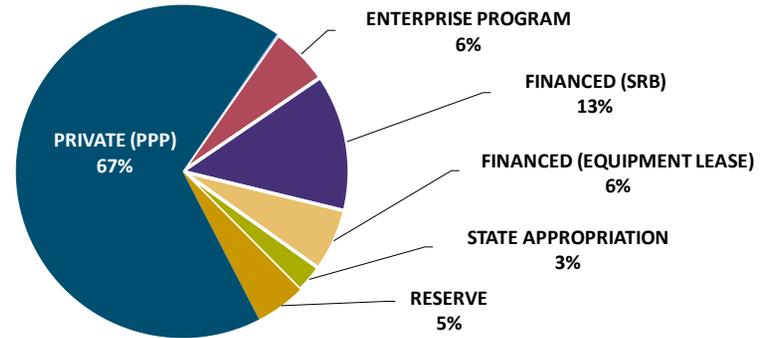
The following five significant projects make up 55 percent of the University's Capital Plan:

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 |

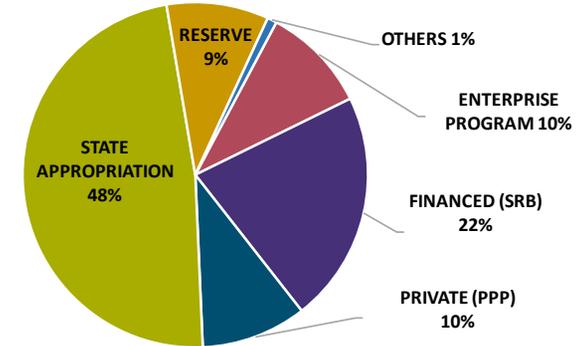
| Fund Type | Category | Cabinet | Project No. | Project Name (Bldg. -Title) | Budget |
|---|--------------------------------------|-------------------------------|-------------|--|------------------|
| CAMPUS REC. & WELLNESS CENTER | Modernization/Renovation | Student Affairs & Enroll Mgmt | DM18MWC02 | 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

| <u>Construction Costs</u> | | <u>Annual O&M Costs</u> | |
|---------------------------|------------------|-----------------------------|--|
| Planning | 350 | Utilities | |
| Preliminary Design | 4,586 | Maintenance | |
| Construction | 59,789 | Personnel | |
| Construction Related | 8,734 | Other | |
| Equipment | 8,035 | | |
| 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 |

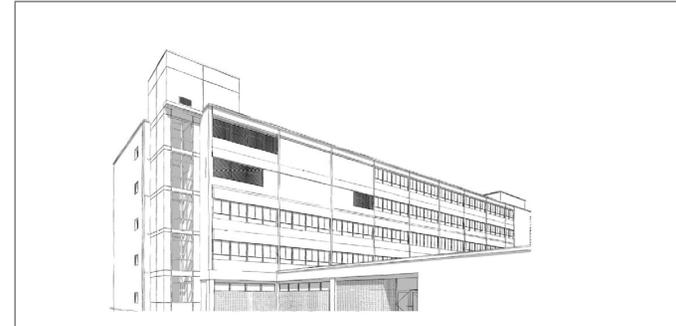
| | | | | | | | |
|-------------------------------|---------------|---|---|-------|-------|-------|-------|
| Operating & Maintenance Costs | Year 1 Impact | - | - | 1,323 | 1,323 | 1,323 | 1,323 |
|-------------------------------|---------------|---|---|-------|-------|-------|-------|

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 | - | - | - | - | - | - |
|-------------------------------|---------------|---|---|---|---|---|---|

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.



Estimated Project Costs

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

Status

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

| 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 | - | - | - | - | - | - |
|-------------------------------|---------------|---|---|---|---|---|---|

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

| <u>Construction Costs</u> | | <u>Annual O&M Costs</u> | |
|---------------------------|-----------------|-----------------------------|------------|
| Planning | - | Utilities | - |
| Preliminary Design | - | Maintenance | - |
| Construction | 1,000 | Personnel | - |
| Construction Related | 654 | Other | - |
| Equipment | - | | |
| 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 | - | - | - | - | - |
|-------------------------------|---------------|---|---|---|---|---|

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 | - | - | - | - | - |
|-------------------------------|---------------|---|---|---|---|---|

Science Replacement Building

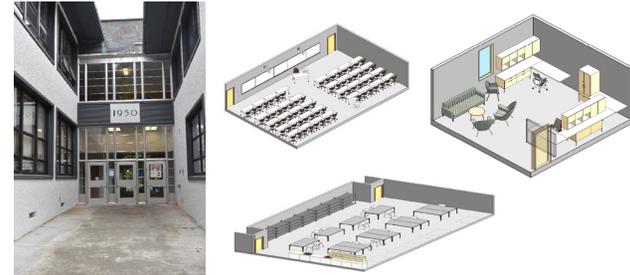
Start Date 11/1/2015 End Date 6/1/2023

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

| <u>Construction Costs</u> | | <u>Annual O&M Costs</u> | |
|---------------------------|-------------------|-----------------------------|--|
| Planning | 809 | Utilities | |
| Preliminary Design | 11,360 | Maintenance | |
| Construction | 123,978 | Personnel | |
| Construction Related | 8,690 | Other | |
| Equipment | 6,000 | | |
| 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 |

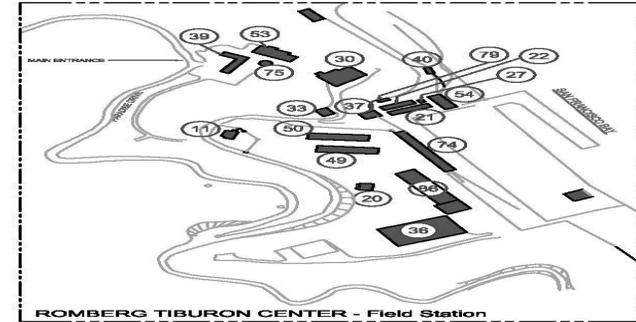
| Operating & Maintenance Costs | Year 1 Impact | | | | | | | | | |
|-------------------------------|---------------|---|---|---|---|-----------|-----------|-----------|--|--|
| | | - | - | - | - | 1,831,526 | 1,831,526 | 1,831,526 | | |

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 | - | - | - | - | - |
|-------------------------------|---------------|---|---|---|---|---|

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.



Estimated Project Costs

| Construction Costs | | Annual O&M Costs | |
|----------------------|-----------------|-------------------|------------|
| Planning | | Utilities | |
| Preliminary Design | | Maintenance | |
| Construction | 7,839 | Personnel | |
| Construction Related | | Other | |
| Equipment | - | | |
| Total Cost | \$ 7,839 | Total Cost | n/a |

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

| 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 | - | - | - | - | - | - |
|-------------------------------|---------------|---|---|---|---|---|---|

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

| <u>Construction Costs</u> | | <u>Annual O&M Costs</u> | |
|---------------------------|-----------------|-----------------------------|------------|
| 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 | - | - | - | - | - |
|-------------------------------|---------------|---|---|---|---|---|

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 NRRM CSU Funds ⁴ | Externally Funded CIMP CSU Funds ⁴ |
| | Purpose | To record "non-recurring" maintenance and repair (NRRM) expenditures | To record capital improvement project (CIMP) expenditures | To record Long & Short Term financing NRRM & CIMP projects | To record "non-recurring" maintenance and repair (NRRM) 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 ² | 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 NRRM/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 NRMR and CIMP projects, it is recommended to use the account series of 607xxx. Additional information about project attribute is available at [CSU Legal Manual](#) [Chapter 15, Section 2.2.2 – PeopleSoft Project Attribute]
- e. For a multi-funded project the expenditures must be recorded in the source fund at the voucher level. All claims must be processed within 30 days on bond funded expenditures. The spending will be according to the hierarchy to meet spending benchmarks as follows:
 - i. 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; NRMR -Non Recurring Maintenance/Repair |
| PROJECT ID: | MC - capitalized/DM – non-capitalized (2 characters) |
| FY: | Fiscal year that runs from July 1st to June 30th (2 digits) |
| BUILDING: | Initials of building/location (2-4 characters) |
| 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.

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