

AGENDA

JOINT COMMITTEES ON FINANCE AND CAMPUS PLANNING, BUILDINGS AND GROUNDS

**Meeting: 1:30 p.m., Tuesday, September 20, 2016
Glenn S. Dumke Auditorium**

Committee on Finance
Peter J. Taylor, Chair
Debra S. Farar, Vice Chair
Jane W. Carney
Adam Day
Jean P. Firstenberg
Hugo N. Morales
Lateefah Simon

**Committee on Campus Planning,
Buildings and Grounds**
Steven G. Stepanek, Chair
John Nilon, Vice Chair
Jane W. Carney
Adam Day
Thelma Meléndez de Santa Ana
J. Lawrence Norton
Peter J. Taylor

Consent Item

Approval of Minutes of the Meeting of November 12, 2014

Discussion Item

1. Approval of the Draft 2017-2018 Capital Outlay Program and the Draft 2017-2018 through 2021-2022 Five-Year Facilities Renewal and Capital Improvement Plan,
Action

**MINUTES OF THE MEETING OF JOINT
COMMITTEES ON FINANCE AND CAMPUS PLANNING, BUILDINGS AND
GROUNDS**

**Trustees of The California State University
Office of the Chancellor
Glenn S. Dumke Conference Center
401 Golden Shore
Long Beach, California**

November 12, 2014

Members Present

Finance

Roberta Achtenberg, Chair
Steven M. Glazer, Vice Chair
Talar Alexanian
Adam Day
Rebecca D. Eisen
Debra S. Farar
Margaret Fortune
Lupe Garcia

**Campus Planning, Buildings and
Grounds**

J. Lawrence Norton, Chair
Rebecca D. Eisen, Vice Chair
Talar Alexanian
Adam Day
Lillian Kimbell
Steven G. Stepanek

Timothy P. White, Chancellor
Lou Monville, Chair of the Board

Trustee Achtenberg called the meeting to order.

Approval of Minutes

The minutes of September 9, 2014 were approved by consent as submitted.

**New Capital Financing Authority and Revisions to the California State
University Policy for Financing Activities, *Action Item***

Mr. Steve Relyea, Executive Vice Chancellor and Chief Financial Officer stated that the Board is being asked to take action and approve amendments to its debt policy as a key step toward implementing the CSU's new capital financing authorities. He stated that at the last four Board meetings there had been discussions about the new capital financing authorities that were given to the University from the State of California along with the transfer of budget responsibility for State General Obligation (GO) and State Public Works Board (SPWB) bond debt service. He added that the new authority will help address pressing needs for new academic buildings, infrastructure, and critical deferred maintenance projects. He stated that similar authority had been provided to the University of California and other universities and that the Board will continue to approve the capital program as it has done in the past.

Ms. Vi San Juan, Assistant Vice Chancellor for Capital Planning, Design, and Construction provided the Board with background on the fundamental issues the CSU is facing with aging facilities. She stated that the last GO bonds appropriated to the CSU were approved by voters in 2006 providing the CSU an average of \$345 million per year. She also stated that SPWB lease revenue bond funds can only be used for new buildings or full building renovations. This limitation has not enabled the CSU to address utility infrastructure renewal or partial renovations like seismic upgrades, energy improvements or addressing accessibility needs. The CSU started the capital renewal program in 2005-2006 to address the renewal backlog and funded about \$145 million from GO bonds for infrastructure improvements through 2009-2010.

Ms. San Juan responded to an earlier trustee inquiry on the use of capital outlay funds and noted that funds had been used to address bottlenecks by increasing the amount of academic space and addressing life safety and code related projects. She stated that one of the benefits of this new financing authority is that the CSU is able to take control over the financing process. During the state fiscal crisis over \$350 million in projects in process were suspended and another \$200 million in projects approved by the legislature were put on hold.

Ms. San Juan stated that the trustees requested over \$293 million in operational funds from the state to reduce the deferred maintenance backlog since 2000. Of that amount, the state has funded only \$9.3 million. The many needs of the state has left the CSU with insufficient resources to address its capital outlay and deferred maintenance needs. The new capital financing authority provides the CSU with a management tool to best use its available resources to address growing facility and infrastructure needs.

Ms. San Juan called on President Hirshman to comment on the new financing authority.

President Hirshman stated that San Diego State University has over \$400 million in deferred maintenance. He added that many of the CSU presidents are experiencing similar challenges. He stated that the CSU needs to look at the new financing authority as part of the solution. He referred to the engineering building on his campus which is old and technologically obsolete. He added that this should not happen to an academic building. President Hirshman stated that with the new authorities, and through prudent and appropriate use of debt, the annual debt service for a replacement building would be manageable. He thanked the board and encouraged them to endorse a prudent, appropriate, cautious use of the new authority as envisioned in the resolution.

Ms. San Juan thanked President Hirshman and then called on President Morishita to comment on the new financing authority.

President Morishita appreciated the opportunity to comment on the broader use of operating funds for capital outlay and the policy before the board. He hoped that funding would start to address the \$1.9 billion backlog of deferred maintenance projects across the system. The new capital financing authority will help each president and the system to make judgments on how to

best prioritize the use of operating funds to serve the needs of the university. He stated that while long term debt is not desirable, interest rates are low and the CSU may risk missing out on an opportunity to fix its' failing infrastructure systems. He added that the state still has the responsibility to adequately resource the CSU to address the backlog of facility needs and the new authority would enable the system to make the necessary reinvestments and help reduce the risk of utility failures. He stated that the continued deferral of maintenance is increasing future costs. He strongly urged the board to support the proposal.

Mr. Robert Eaton, Acting Deputy Assistant Vice Chancellor for Financing, Treasury, and Risk Management, reviewed the key provisions of the new capital financing authorities. He stated that the new authorities would allow the CSU to pledge and use its annual general fund support budget and any of its other revenues to secure CSU debt issued pursuant to the State University Revenue Bond Act of 1947. He stated that the new authorities would provide the CSU with a set of tools to address its capital needs, provide greater autonomy, lower the costs of projects, and create valuable funding flexibility to address the CSU's most pressing needs for new academic buildings, infrastructure, and critical deferred maintenance projects. Mr. Eaton stated that taking on additional debt service is always a form of risk, however, any new debt service would come before the Board and staff would provide a business plan identifying the revenue that would service the debt.

Mr. Relyea stated that by January 2015, staff plans to finalize the additional program structure and policy details through the Chancellor's Executive Order process, present not-to-exceed financing amounts for a slate of projects for approval by the Board, and then target the spring of 2015 to be prepared for an initial issuance of debt under the new authorities, subject to favorable market conditions. He emphasized that the requested action before the Board represents changes to the Board's debt policy in order to take advantage of the new authorities.

Trustee Glazer stated that he believes this proposal could lead to tuition increases. He added that without a commitment from the state, if state funding is reduced in the future options to cover borrowing could include increases in tuition or reductions in staff or student enrollment. He added that the responsibility for all of CSU's capital needs and borrowing will now be transferred onto the students attending the CSU. Trustee Glazer recommended asking the state to change its plan and to reinvest in the CSU with one-time monies to fix infrastructure issues the CSU is facing.

Trustee Day concurred with Trustee Glazer's points, but also expressed his support for the proposal before the Board. Speaker Atkins also agreed with Trustee Glazer's suggestion for a renewed discussion with the state. She added she would continue to be a part of this discussion.

Mr. Relyea stated that CSU presidents need to be able to deploy resources in the most optimal ways to solve problems. He added that he does not believe moving forward with the proposed policy would diminish the CSU's ability to go back to the state and make the argument for incremental funding to help with capital projects. He also stated that the CSU should identify other ways to infuse revenue into the system.

Trustee Achtenberg agreed with Trustee Glazer's comments regarding engaging in further discussions with the state, pointing out that it would be better policy if the State of California continued to be responsible for maintaining its investment in buildings and infrastructure. She stated that staff's proposal in regards to the authorities and delegations is a reasonable, business-like and prudent. As a result, she indicated she would be voting in favor of the item.

Trustee Kimbell agreed with Trustee Achtenberg and Mr. Relyea but added that she is concerned that if the CSU accepts these new responsibilities it might make it more difficult to negotiate with the state.

Trustee Norton echoed Trustee Achtenberg's comments on the desire for a better policy. He stated that at the last meeting there was a discussion about going back to Sacramento to ask for reconsideration on the debt transfer. He asked for an update on the status of that possibility. Chancellor White responded that the Department of Finance and the Executive Office are aware of the concerns of the Board. He stated this new law has been put in place and there is no indication of any inclination to change the law in the near-term. He added that staff would diligently continue to point out the policy shortcomings.

Chancellor White stated that he is heartened by Speaker Atkins' leadership. He acknowledged that the board is managing two kinetics; one is to approach the state to refine to the policy, the other is to work within the authorities that have been given to the CSU to improve its facilities. He added that the CSU must do something now to improve conditions and not wait for the policy to be changed.

Trustee Achtenberg stated that she hopes that the Board can address how things might unfold over the next 10 years. She added that she would like better projections before the Board begins putting money forward to issue bonds that will take 30 years to retire. At the same time, she would like to continue to implore policymakers to consider other options. Trustee Fortune added that the transferred responsibility for public facilities from the state to the students is wrong.

Ms. Kelsey Brewer, Student Trustee, stated that she attends a university that has \$250 million in deferred maintenance. She has friends that are STEM majors who are looking forward to becoming innovators in their field and are being taught off of chalkboards. Ms. Brewer concluded with stating that the Board must be committed to making sure that students have the opportunity to succeed and graduate with degrees that can be applied within their fields.

Trustee Monville stated that he is optimistic about the opportunity ahead and Speaker Atkin's commitment to an ongoing discussion that could lead to better policy opportunities. He stated that the Board needs to have an ongoing dialogue about the policy and to look for a more sustainable plan that is in the best interest of students and the system. He noted that he will be supporting the item and appreciates the hard work of staff and the Chancellor.

Trustee Eisen indicated that she was also in support of the revision to the policy for many of the reasons already stated. She also noted that she was optimistic because although the Board is making extraordinarily tough decisions, she felt the Board was doing a good job paying attention to priorities and is impressed with the staff's ability to explore ways to maximize resources.

Trustee Norton added that he would like the Board to have a very specific plan regarding continued discussions with the state or have a commitment from the Department of Finance with regard to funding levels.

The committee recommended approval of the New Capital Financing Authority and Revisions to the California State University Policy for Financing Activities (RFIN/CPBG 11-14-01).

There being no further questions, Trustee Achtenberg adjourned the Joint Committee on Finance and Capital Planning, Buildings and Grounds.

**JOINT COMMITTEES ON
FINANCE AND CAMPUS PLANNING, BUILDINGS AND GROUNDS**

Approval of the Draft 2017-2018 Capital Outlay Program and the Draft 2017-2018 through 2021-2022 Five-Year Facilities Renewal and Capital Improvement Plan

Presentation By

Elvyra F. San Juan
Assistant Vice Chancellor
Capital Planning, Design and Construction

Robert Eaton
Assistant Vice Chancellor
Financing, Treasury, and Risk Management

Summary

The purpose of this joint meeting is to present campus capital renewal and improvement priorities and propose a multi-year funding and financing approach. The intent of this approach is to increase campus certainty of funding by utilizing a portion of available funds appropriated to the California State University for annual debt service payments on previously approved State General Obligation and State Public Works Board lease revenue bonds.

This item seeks CSU Board of Trustees approval of the Draft 2017-2018 Capital Outlay Program and the Draft 2017-2018 through 2021-2022 Five-Year Facilities Renewal and Capital Improvement Plan. It also provides information for discussion on the multi-year capital outlay financing plan. The Final Capital Outlay Program budget, Final Five-Year Facilities Renewal and Capital Improvement Plan, and proposed Capital Outlay Program Financing Plan will be presented for approval at the November 2016 meeting.

Draft 2017-2018 Capital Outlay Program Overview

The primary objective of the capital outlay program is to provide facilities appropriate to the CSU's educational programs, to create environments conducive to learning, and to ensure that the quality and quantity of facilities at each of the 23 campuses serve the students equally well. The board approved the Categories and Criteria for priority setting for the 2017-2018 Facilities Renewal and Capital Improvement Plan at its March 2016 meeting. The Categories and Criteria help guide the development of the campuses' five-year plans and the proposed priority list.

The 2017-2018 Capital Outlay Program priority and project lists are provided in Attachments A and B. If approved by the board, the Draft Five-Year Plan will be published and distributed. The board's approval of the Draft 2017-2018 Capital Outlay Program and Five-Year Facilities Renewal and Capital Improvement Plan enables its submittal to the state in September as required by statute.

Draft 2017-2018 through 2021-2022 Five-Year Facilities Renewal and Capital Improvement Plan

The Draft Five-Year Plan identifies the campuses' capital project priorities to address facility deficiencies and accommodate student enrollment growth. For academic facilities, campuses have identified a five-year need of over \$5 billion, and for self-support entities over \$3 billion in facility needs have been identified. The plan can be viewed at:

http://www.calstate.edu/cpdc/Facilities_Planning/majorcapoutlayprogram.shtml.

Draft Capital Outlay Program Financing Plan

The capital outlay program continues to be transformed as a result of the enactment of the June 2014 legislation granting the CSU greater authority to utilize operating funds and other revenue sources to finance deferred maintenance and capital outlay projects. In order to provide campuses greater certainty in project funding to address critical projects, a multi-year financing approach is proposed for the board's consideration.

The proposal is to commit up to \$50 million per annum to support Systemwide Revenue Bond and related debt issuance to finance roughly \$750 million to \$1 billion in academic facility and infrastructure projects. The actual amount funded will depend on interest rates and financing structure at the time debt is issued. The \$50 million is proposed to be funded from the \$352 million in expected state appropriations to the CSU to pay the debt service on State General Obligation and State Public Works Board lease revenue bonds. The recent restructuring of part of the State Public Works Board lease revenue bond debt with Systemwide Revenue Bonds has helped to reduce the annual debt service and enable this approach to address our backlog of facility deficiencies.

As to the financing of the self-support capital projects, the projects will continue to come forward to the board on an individual basis and no changes are proposed at this time. Currently, the debt for self-support projects already approved or planned is estimated to total \$595 million.

An action item will be proposed in November on the multi-year financing approach for academic facilities incorporating board comments received during the September meeting.

Recommendation

The following resolution is presented for approval:

RESOLVED, by the Board of Trustees of the California State University, that:

1. The Draft 2017-2018 through 2021-2022 Five-Year Facilities Renewal and Capital Improvement Plan is approved; and
2. The Draft 2017-2018 Capital Outlay Program included in the five-year plan distributed with the agenda is approved.

DRAFT 2017-2018 to 2021-2022 Five-Year Capital Improvement Program

Cost Estimates are at Engineering News Record California Construction Cost Index 6255 and Equipment Price Index 3298

ACADEMIC PROJECTS PRIORITY LIST

This Draft Priority List and order is subject to change as campuses are confirming project scope, budget, campus co-funding and schedule.

Priority Order	Category	Campus	Project Title	FTE	Phase	Campus Reserves/ Other Budget	Systemwide Revenue Bonds - Academic Program (SRB-AP)					Total Budget	Cumulative Total Budget	Cumulative Multi-Year SRB-AP Budget
							2017-18	2018-19	2019-20	2020-21	2021-22			
1	IA	Statewide	Water Conservation - GO Bonds	N/A	PWC	4,000,000						4,000,000	4,000,000	0
2	IA	Statewide	Infrastructure Improvements *	N/A	PWC		70,000,000	70,000,000	70,000,000	70,000,000	70,000,000	350,000,000	354,000,000	350,000,000
3	IA	Statewide	Minor Capital Outlay **	N/A	PWC		30,000,000	30,000,000	30,000,000	30,000,000	30,000,000	150,000,000	504,000,000	500,000,000
4	IB	Statewide	Solar Energy, Ph. 4	N/A	PWC	204,388,000						204,388,000	708,388,000	500,000,000
5	IB	Bakersfield	Humanities Building	N/A	E	412,000						412,000	708,800,000	500,000,000
6	IB	Pomona	Administration Replacement Building	N/A	E	1,380,000						1,380,000	710,180,000	500,000,000
7	IB	Dominguez Hills	Center for Science and Innovation◇	43	CE	10,248,000	61,757,000					72,005,000	782,185,000	561,757,000
8	II	Monterey Bay	Academic Building III	1,500	WCE	1,307,000	34,364,000					35,671,000	817,856,000	596,121,000
9	IB	Fullerton	McCarthy Hall Renovation, Ph. 1	0	PWC	2,039,000		12,726,000				14,765,000	832,621,000	608,847,000
10	IB	Humboldt	Jenkins Hall Renovation	435	PWCE	1,195,000	9,524,000					10,719,000	843,340,000	618,371,000
11	IB	Chico	Siskiyou II Science Replacement (Seismic)	25	PWCE	6,338,000	3,096,000	73,499,000				82,933,000	926,273,000	694,966,000
12	II	San José	Interdisciplinary Science Replacement Bldg.	325	PWCE	6,941,000	2,755,000	78,183,000				87,879,000	1,014,152,000	775,904,000
13	IB	Los Angeles	Physical Sciences (Seismic), Ph. 4	N/A	CE	32,755,000	28,000,000					60,755,000	1,074,907,000	803,904,000
14	IB	Fresno	Central Plant Replacement	N/A	PWCE	3,950,000		27,887,000				31,837,000	1,106,744,000	831,791,000
15	IB	Long Beach	Student Success Bldg./Peterson Hall 2	83	CE	2,762,000	38,156,000					40,918,000	1,147,662,000	869,947,000
16	IB	Stanislaus	Library Renovation/Infrastructure (Seismic)	0	PWCE	3,017,000		3,141,000	49,178,000			55,336,000	1,202,998,000	922,266,000
17	IB	East Bay	Library Renovation (Seismic)	N/A	PWCE	7,235,000			74,755,000			81,990,000	1,284,988,000	997,021,000
18	IB	Sonoma	Stevenson Hall Renovation	0	PWCE	1,200,000		2,257,000		69,019,000		72,476,000	1,357,464,000	1,068,297,000
19	II	Maritime	Learning Commons	TBD	PWCE	1,208,000		1,523,000	24,817,000			27,548,000	1,385,012,000	1,094,637,000
20	IB	San Luis Obispo	Kennedy Library Renovation	566	PWCE	5,000,000				50,000,000		55,000,000	1,440,012,000	1,144,637,000
21	II	Channel Islands	Gateway Hall	TBD	PWCE	5,334,000				63,926,000		69,260,000	1,509,272,000	1,208,563,000
22	II	San Bernardino	Theatre Arts Building ◇	18	PWCE	6,171,000				60,395,000		66,566,000	1,575,838,000	1,268,958,000
23	IB	Northridge	Sierra Hall Renovation, Ph. 1	0	PWCE	4,605,000				52,330,000		56,935,000	1,632,773,000	1,321,288,000
24	IB	San Diego	Electrical Utilities Upgrade, Ph. 1	N/A	PWC	13,200,000					11,800,000	25,000,000	1,657,773,000	1,333,088,000
25	IB	San Francisco	Science Replacement Building ◇	TBD	PWCE	86,203,000					40,172,000	126,375,000	1,784,148,000	1,373,260,000
26	IB	Sacramento	Folsom 3rd Floor Improvements	TBD	PWCE	2,214,000					16,567,000	18,781,000	1,802,929,000	1,389,827,000
27	IB	San Diego	Dramatic Arts Renovation	N/A	PWCE	8,300,000					13,200,000	21,500,000	1,824,429,000	1,403,027,000
28	II	San Marcos	Applied Sciences and Technology	545	PWCE	4,605,000	1,491,000	25,748,000				31,844,000	1,856,273,000	1,430,266,000
29	IB	Pomona	Classroom Lab Bldg. Renovation (Seismic)	TBD	PWC	2,362,000					44,636,000	46,998,000	1,903,271,000	1,474,902,000
Total Academic Projects				3,540		\$ 428,369,000	\$ 279,143,000	\$ 324,964,000	\$ 248,750,000	\$ 395,670,000	\$ 226,375,000	\$ 1,903,271,000	\$ 1,903,271,000	\$ 1,474,902,000

SELF-SUPPORT / OTHER PROJECT LIST

Project financial plans for the below list of projects proposing to use Systemwide Revenue Bonds have not been approved by Finance and Treasury at the time of posting the Draft 2017-2018 Capital Outlay Program.
Projects that do not secure Finance and Treasury approval will be moved to the 2018-2019 budget year prior to the presentation of the Final 2017-2018 Capital Outlay Program to the board planned for November 2016.

Alpha Order	Category	Campus	Project Title	Spaces	Phase	Campus Reserves/ Other Budget	Systemwide Revenue Bonds - Self-Support Program (SRB-SS)					Total Budget	Cumulative Total Budget	Cumulative Multi-Year SRB-SS Budget
							2017-18	2018-19	2019-20	2020-21	2021-22			
1	II	Channel Islands	Student Housing, Ph. IV	TBD	PWCE	86,425,000						86,425,000	86,425,000	0
2	II	Dominguez Hills	Student Housing, Ph. 1 (PPP)	600	PWCE	48,000,000						48,000,000	134,425,000	0
3	IB	Fresno	Parking Lot Improvements	0	PWC	2,025,000						2,025,000	136,450,000	0
4	IB	Humboldt	Parking Lot Replacements	0	PWC	185,000	1,904,000					2,089,000	138,539,000	1,904,000
5	II	Long Beach	Alumni Center	N/A	PWC	12,000,000						12,000,000	150,539,000	1,904,000
6	II	Los Angeles	Parking Structure	TBD	PWC		74,441,000					74,441,000	224,980,000	76,345,000
7	II	Maritime	Student Housing, Ph. 2	132	PWCE	3,738,000	37,313,000					41,051,000	266,031,000	113,658,000
8	II	Pomona	Student Housing & Dining	980	PWCE		179,000,000					179,000,000	445,031,000	292,658,000
9	II	San Bernardino	Student Union Expansion	N/A	PWCE	6,006,000		81,967,000				87,973,000	533,004,000	374,625,000
10	II	San Francisco	Lower Valley Student Housing, Ph. 1	1,500	PWCE		288,110,000					288,110,000	821,114,000	662,735,000
11	IB	San José	North Parking Facility Retrofit/Solar	0	PWC	6,419,000						6,419,000	827,533,000	662,735,000
12	II	San Luis Obispo	Science/Ag. Teaching Research Complex	N/A	PWCE	65,702,000						65,702,000	893,235,000	662,735,000
13	IB	San Luis Obispo	Ornamental Horticulture Greenhouse Repl.	N/A	PWCE	15,500,000						15,500,000	908,735,000	662,735,000
14	II	San Luis Obispo	Engineering Projects Building	N/A	PWCE	39,242,000						39,242,000	947,977,000	662,735,000
15	II	San Marcos	Extended Learning Building (PPP)	N/A	PWCE	57,317,000						57,317,000	1,005,294,000	662,735,000
16	II	Sonoma	Baseball Stadium Improvements	N/A	PWC	3,788,000						3,788,000	1,009,082,000	662,735,000
17	II	Stanislaus	Student Recreation Complex Addition	N/A	PWCE		36,895,000					36,895,000	1,045,977,000	699,630,000
Total Self-Support / Other Projects						\$ 346,347,000	\$ 617,663,000	\$ 81,967,000	\$ -	\$ -	\$ -	\$ 1,045,977,000	\$ 1,045,977,000	\$ 699,630,000
Grand Total Academic and Self-Support Projects				3,540		\$ 774,716,000	\$ 896,806,000	\$ 406,931,000	\$ 248,750,000	\$ 395,670,000	\$ 226,375,000	\$ 2,949,248,000	\$ 2,949,248,000	\$ 2,174,532,000

Categories:

- I Existing Facilities/Infrastructure
 - A. Critical Infrastructure Deficiencies
 - B. Modernization/Renovation
- II New Facilities/Infrastructure

Notes:

P = Preliminary Plans W = Working Drawings C = Construction E = Equipment
PPP = Public Private Partnerships

* The Infrastructure Improvements Program addresses smaller scale utility, building systems renewal and upgrades. Projects are listed separately on Attachment B.

** The Minor Capital Outlay Program are improvement projects (classroom upgrades, ADA, etc.) estimated to cost \$656,000 or less.

◇ This project is dependent upon state and non-state funding.

DRAFT 2017-2018 Infrastructure Improvements Program Project List

Cost Estimates are at Engineering News Record California Construction Cost Index 6255 and Equipment Price Index 3298

Campus	Project Title	Phase	Campus Reserves Budget	SRB-AP Budget	Total Project Budget	Funds to Complete	Cumulative Total Project Budget
Bakersfield	Natural Gas Line Replacement	PWC		300,000	300,000		300,000
Bakersfield	PE Building Renovation (Seismic)	PWC	130,000	1,870,000	2,000,000		2,300,000
Bakersfield	Replace Electrical Distribution, Ph. 2	C		1,781,000	1,781,000		4,081,000
Bakersfield	Lab Modernization/Infrastructure	PWC	132,000	1,654,000	1,786,000		5,867,000
Bakersfield	Chilled Water Line Upgrade	PW	129,000	1,711,000	1,840,000		7,707,000
Bakersfield	Domestic Water Line Upgrades	PWC	103,000	1,263,000	1,366,000		9,073,000
Bakersfield	PE Field Artificial Turf	PWC	98,000	1,212,000	1,310,000		10,383,000
Channel Islands	Electrical and Fire Alarm Upgrades	PWC		327,000	327,000		10710000
Channel Islands	ADA Pathway Upgrade	PWC		350,000	350,000		11060000
Channel Islands	Aliso Hall and Arroyo Hall HVAC Upgrade	PWC	11,000	489,000	500,000		11560000
Channel Islands	Sanitary Sewer Replacement	PWC	11,000	389,000	400,000		11960000
Chico	Electrical Distribution & Switchgear, Ph. 1	P	25,000	475,000	500,000	7,200,000	12,460,000
Chico	North Campus Utilities, Ph. 1	PWc	30,000	600,000	630,000	3,000,000	13,090,000
Chico	Plumas Building Renewal, Ph. 1	PWc	160,000	3,100,000	3,260,000		16,350,000
Chico	EMS System Renewal	PWc	90,000	1,750,000	1,840,000	4,332,000	18,190,000
Chico	Acker & Shurmer Fire/Life Safety	PWc	125,000	2,375,000	2,500,000	1,505,000	20,690,000
Dominguez Hills	Central Plant Electric Chiller Upgrade	PWC		6,688,000	6,688,000	1,312,000	27,378,000
Dominguez Hills	Academic Bldgs. Renewal	PWC	1,200,000	11,800,000	13,000,000	29,170,000	40,378,000
East Bay	12Kv Substations, Ph. 2	PWC		815,000	815,000		41,193,000
East Bay	Electrical Infrastructure Upgrade, Ph.2C	PWC	45,000	2,032,000	2,077,000		43,270,000
East Bay	Boiler Replacement	PWC	199,000	1,857,000	2,056,000		45,326,000
East Bay	Chiller Replacement	PWC	315,000	3,000,000	3,315,000		48,641,000
East Bay	Infrastructure Improvements	PWC	769,000	1,795,000	2,564,000		51,205,000
Fresno	Underground Utility Infrastructure Improvements	PWC	541,000	4,871,000	5,412,000		56617000
Fullerton	Physical Services Complex, Ph. 1	PW	1,000,000		1,000,000	6,549,000	57,617,000
Humboldt	Controls Upgrade	PWC		2,000,000	2,000,000		59,617,000
Humboldt	Redundant Fiber Optic Pathways	PWC		813,000	813,000		60,430,000
Humboldt	Mill Street Water & Sewer Infrastructure Retrofit	PWC		100,000	100,000		60,530,000
Humboldt	17th Street Water & Sewer Infrastructure Retrofit	PWC		100,000	100,000		60,630,000
Humboldt	Gist Hall Renovation & Retrofit Systems	PWC		4,982,000	4,982,000		65,612,000
Long Beach	Microbiology HVAC Replacement, Ph. 1, 2	PWC	930,000	5,570,000	6,500,000	2,800,000	72,112,000
Los Angeles	Central Plant Chiller Replacement	PWC	211,000	2,506,000	2,717,000		74,829,000
Maritime Academy	Faculty Road Repairs	PWC		1,400,000	1,400,000		76,229,000
Maritime Academy	Boiler Replacement (Ship)	PWC	48,000	432,000	480,000		76,709,000
Maritime Academy	Domestic Water Pipe Replacement	PWC	66,000	594,000	660,000		77,369,000
Monterey Bay	Demolition, Ph. 3	C		9,580,000	9,580,000		86,949,000
Monterey Bay	Electrical Distribution System, Ph. 1	PWC		1,800,000	1,800,000		88,749,000
Monterey Bay	Infrastructure Improvements, Ph. 2, 3	PWC	687,000	6,875,000	7,562,000		96,311,000
Northridge	Building Electrical System Replacement, Ph. 1	WC		1,500,000	1,500,000		97,811,000
Northridge	Heating System Replacement, Ph. 3, 4	PWC	63,000	3,387,000	3,450,000		101,261,000
Northridge	Building Electrical Sys. Replacement, Ph. 2, 3	PWC	361,000	3,251,000	3,612,000	5,651,000	104,873,000
Northridge	Fifth Substation Upgrade	PWC	134,000	1,564,000	1,698,000	4,685,000	106,571,000
Northridge	Domestic Water Line Upgrade, Ph. 1, 2	PW	400,000	6,034,000	6,434,000	12,434,000	113,005,000
Northridge	Sewer Replacement	PW	166,000		166,000	1,874,000	113,171,000
Pomona	Domestic Water Line Upgrades	C		2,354,000	2,354,000		115,525,000
Pomona	Natural Gas Line Upgrades	PWC		2,394,000	2,394,000		117,919,000
Pomona	HVAC/Fume Hood Replacement, Bldg. 8	PWC	575,000	5,175,000	5,750,000		123,669,000
Pomona	Sanitary Sewer Upgrades	PWC	200,000	1,800,000	2,000,000		125,669,000

DRAFT 2017-2018 Infrastructure Improvements Program Project List

Cost Estimates are at Engineering News Record California Construction Cost Index 6255 and Equipment Price Index 3298

Campus	Project Title	Phase	Campus Reserves Budget	SRB-AP Budget	Total Project Budget	Funds to Complete	Cumulative Total Project Budget
Sacramento	Fire Alarm System Upgrade, Ph. 2	PWC	306,000	1,052,000	1,358,000		127,027,000
Sacramento	Building Main Switchgear Replacement	PWC	290,000	1,750,000	2,040,000		129,067,000
Sacramento	Sewer Relining	PWC	344,000	1,000,000	1,344,000		130,411,000
Sacramento	ADA Upgrades	PWC	55,000	795,000	850,000		131,261,000
Sacramento	Fire Alarm System Upgrade, Ph. 3	PWC	306,000	1,941,000	2,247,000		133,508,000
San Bernardino	Replace Gas Switches	PWC		354,000	354,000		133,862,000
San Bernardino	Biology Teaching Labs Renovation	PWCE	206,000	2,713,000	2,919,000		136,781,000
San Bernardino	Performing Arts Elevator Upgrade	PWC	31,000	290,000	321,000		137,102,000
San Bernardino	Pfau Library Elevator Upgrade	PWC	126,000	1,248,000	1,374,000		138,476,000
San Bernardino	Sierra Hall Roof Replacement	PWC	68,000	472,000	540,000		139,016,000
San Diego	Replace Roofs	PWC		700,000	700,000		139,716,000
San Diego	IVC North Classroom Renovation (Seismic)	PWC	200,000	1,822,000	2,022,000		141,738,000
San Diego	HVAC System and Fume Hood Replacement	PWC	1,128,000	4,525,000	5,653,000		147,391,000
San Diego	Extend Fire Sprinkler System	PWC	175,000	700,000	875,000		148,266,000
San Diego	Drain Pipe Replacement, Project 1	PWC	110,000	440,000	550,000		148,816,000
San Diego	Roof Replacements	PWC	115,000	450,000	565,000		149,381,000
San Diego	Electrical Infrastructure Renewal	PWC	250,000	2,328,000	2,578,000		151,959,000
San Francisco	Central Plant/Utility Upgrades	PWC	100,000	1,171,000	1,271,000		153,230,000
San Francisco	Sanitary Sewer/Storm/Domestic Water Risk Projects	PWC	141,000	1,501,000	1,642,000		154,872,000
San Francisco	Data Center Emergency Power and Condenser	PWC	65,000	741,000	806,000		155,678,000
San José	Utilities Infrastructure, Ph. 2	PWC	611,000	5,502,000	6,113,000		161,791,000
San Luis Obispo	Central Heating and Chilled Water Upgrade, Ph. 3	C		5,000,000	5,000,000	5,000,000	166,791,000
San Luis Obispo	Substation Redundancy	PWC	380,000	3,819,000	4,199,000		170,990,000
San Marcos	Craven Hall HVAC Upgrade	PWC	215,000	3,033,000	3,248,000		174,238,000
San Marcos	Central Plant Generator	PWC	108,000	1,428,000	1,536,000		175,774,000
Sonoma	Central Plant Main Switchgear	PWC		836,000	836,000		176,610,000
Sonoma	In-ground Transformer, Ives Hall	PWC		208,000	208,000		176,818,000
Sonoma	Cooling Tower	PWC		923,000	923,000		177,741,000
Sonoma	Chiller No. 3	PWC		1,110,000	1,110,000		178,851,000
Sonoma	IDEC Unit Replacement, Salazar and Darwin	PWC		2,941,000	2,941,000		181,792,000
Sonoma	In-ground Valve Replacements, Campuswide	PWC		2,348,000	2,348,000		184,140,000
Stanislaus	Central Plant Infrastructure, Ph. 1	PWC		1,776,000	1,776,000		185,916,000
Stanislaus	Drama Air Handler Replacement	PWC	114,000	1,425,000	1,539,000		187,455,000
Stanislaus	Heating Hot Water Line Replacement, Ph. 1, 2	PWC	218,000	1,924,000	2,142,000	1,828,000	189,597,000
Systemwide	EMS/Controls/Metering/MMS/Water	PWC		50,000,000	50,000,000		239,597,000
Total Infrastructure Improvements Program			\$14,616,000	\$ 224,981,000	\$ 239,597,000	\$ 87,340,000	\$ 239,597,000