

AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: 1:00 p.m., Tuesday, November 19, 2019
Glenn S. Dumke Auditorium

Rebecca D. Eisen, Chair
Romey Sabalius, Vice Chair
Larry L. Adamson
Jane W. Carney
Wenda Fong
Jeffrey R. Krinsk
Jack McGrory
Thelma Meléndez de Santa Ana
Peter J. Taylor

Consent	1. Approval of Minutes of the Meeting of September 24, 2019, <i>Action</i>
Discussion	2. Approval of the 2020-2021 through 2024-2025 Five-Year Capital Plan, <i>Action</i>
	3. California State University, Sacramento Off-Campus Center in Placer County Status Update, <i>Information</i>

**MINUTES OF THE MEETING OF THE
COMMITTEE ON 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**

September 24, 2019

Members Present

Rebecca D. Eisen, Chair
Romey Sabalius, Vice Chair
Larry L. Adamson
Jane W. Carney
Wenda Fong
Jack McGrory
Thelma Meléndez de Santa Ana
Peter J. Taylor
Timothy P. White, Chancellor
Adam Day, Chair of the Board

Trustee Rebecca D. Eisen called the meeting to order.

Public Comment

Public comment was made regarding the proposed CSU Dominguez Hills Master Plan Revision and consultation process. Several local area residents and representatives of the Carson Chamber of Commerce expressed support for the campus plan.

Approval of Minutes

The minutes of the July 23, 2019 meeting of the Committee on Campus Planning, Buildings and Grounds were approved as submitted.

California State University, Dominguez Hills Master Plan Revision

Details of the proposed master plan revision for CSU Dominguez Hills were presented for approval.

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Following the presentation the trustees inquired about parking and transportation management planning. They also requested information on the ground lease agreement with AEG for the Dignity Health Sports Park and asked that the agreement be reviewed as further development occurs to identify additional revenue that can be shared with the campus. The trustees were informed that the master plan revision does not impact the financial agreement with AEG and any changes to the financial agreement would be presented to the Board of Trustees prior to execution. The trustees expressed support for the campus expansion and master plan revision.

The committee recommended approval of the proposed resolution (RCPBG 09-19-05).

Preliminary 2020-2021 through 2024-2025 Five-Year Plan

The CSU's preliminary five-year capital plan for fiscal years 2020-2021 through 2024-2025 was presented for information, and currently totals \$17.4 billion. Staff continue to work with campuses on the proposed project scope and budget and will return to the Board of Trustees in November 2019 with the final five-year capital plan.

Following the presentation, the trustees asked how the state deferred maintenance appropriation would be used and requested a copy of the list of projects submitted to the Department of Finance.

Trustee Eisen adjourned the Committee on Campus Planning, Buildings and Grounds.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Approval of the 2020-2021 through 2024-2025 Five-Year Capital Plan

Presentation By

Steve Relyea
Executive Vice Chancellor and
Chief Financial Officer

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

Summary

This item requests approval by the California State University Board of Trustees of the Five-Year Capital Plan covering the period from 2020-2021 through 2024-2025.

The Five-Year Capital Plan totals over \$22.1 billion and is comprised of academic, self-support, and infrastructure improvement projects. In keeping with direction provided by the Board of Trustees, project priorities include seismic strengthening, correcting building code deficiencies and failing infrastructure, campus resiliency, and addressing regulatory changes which impact campus facilities or equipment. The electronic version of the Five-Year Plan can be found at the following link: http://calstate.edu/cpdc/Facilities_Planning/majorcapoutlayprogram.shtml. The list of priority projects for the first year of the plan is provided in Attachment A.

Background

The primary objective of the capital outlay program is to support the academic mission by providing 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 all students, faculty, and staff. The Board of Trustees approved the Categories and Criteria for Priority Setting for the Five-Year Capital Plan (the "Categories and Criteria") at their March 2019 meeting. The highest priority projects on the list will correct structural and health and safety code deficiencies by addressing renewal of aged and obsolete building systems, seismic strengthening, improving fire/life-safety concerns, addressing campus resiliency needs, and promoting code compliance in existing facilities. The projects in both the Academic Projects List and the Infrastructure Improvements Program Project List align with these priorities.

The Preliminary Five-Year plan was presented as an information item at the September 2019 Board of Trustees meeting to seek input and provide an update on the use of capital and facilities renewal funding.

2020-2021 through 2024-2025 Five-Year Capital Plan

The Five-Year Capital Plan identifies the campuses' capital project priorities to address facility deficiencies and accommodate student enrollment growth. The campuses have identified a total need of more than \$22.1 billion for the five-year period with over \$15.4 billion from systemwide revenue bonds, general obligation bonds, and other state capital funding and approximately \$6.7 billion for self-support and other funding.

For each campus the plan includes:

- Campus master plan map and building legend (including off-campus centers)
- Current Five-Year Plan
- Previous Five-Year Plan Funding

Systemwide information includes:

- Campus summaries of state/CSU funding, and self-support funding
- Charts and graphs of campus housing, parking capacity, and planned projects
- Seismic Safety Action Plan (10-year period)
- Summary of Greenhouse Gas Emissions
- Summary of Renewal Backlog and Annual Renewal Need for Academic Facilities and Infrastructure

Since the September 2019 Board of Trustees meeting, changes and corrections have been made to the Five-Year Capital Plan. Those revisions impact the proposed project scope, budget, and schedule.

Attachment A includes two lists of priority projects proposed for 2020-2021, the first year of the Five-Year Capital Plan, referred to as the "action year." The first list of priority projects for 2020-2021 total \$2.78 billion funded from systemwide revenue bonds, general obligation bonds, and other state capital funding. The second list of priority projects included in Attachment A are funded from self-support and other funding totaling \$20 million. The total costs for all priority projects proposed for 2020-2021 is \$2.8 billion.

Projects included in the academic priority list address:

- Aging and failing critical infrastructure
- Seismic deficiencies
- Renovation and replacement of existing facilities with high deferred maintenance needs
- Constructing new classrooms, labs, faculty offices, or instructional support space to accommodate programmatic growth
- Resiliency efforts including microgrid technology

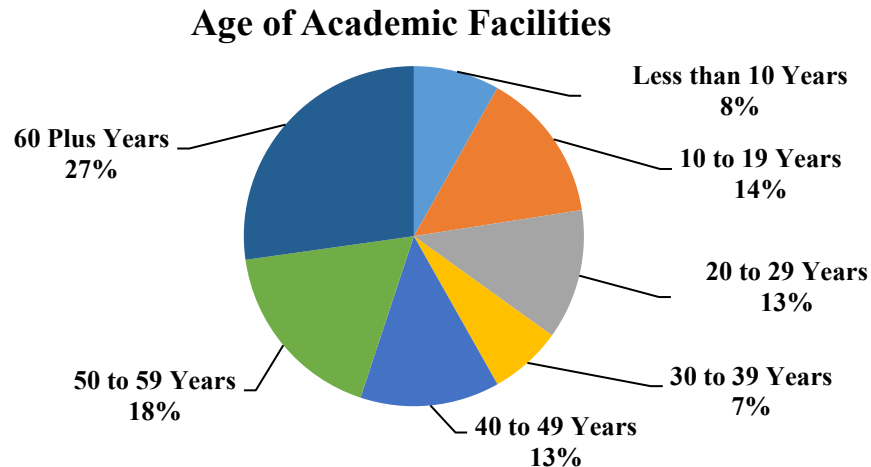
The prioritization of projects uses the criteria established by the Board of Trustees by proposing continued replacement and renewal of existing space and reduction of deferred maintenance backlogs, and correction of seismic deficiencies and critical infrastructure as the top priorities. As the physical plant continues to age, significant funds are needed to address the building systems that are at the end of their useful life and reduce the growing backlog of deferred maintenance. Available capital funds are used to address the needs across the system in a balanced manner given the renovation/renewal needs and continued enrollment growth.

To inform the recommended prioritization of capital projects, several reports are used to weigh the relative need of a project:

- Seismic Priority List as maintained by campuses and the Seismic Review Board
- Facility condition assessment reports
- Summary of Campus Capacity – compares projected full-time equivalent (FTE) enrollment to FTE seat capacity to quantify lecture, lab, and faculty office needs
- Laboratory Enrollment versus Laboratory Capacity – to evaluate access to lab teaching space by discipline
- Utilization Report – provides classroom and lab use by room size

Data from these reports informs the priority ranking, enabling us to focus scarce resources on projects that support the academic mission and programmatic needs of campuses as well as the facility needs relating to deferred maintenance and out-of-date facilities. The data also allows us to compare projected enrollment to available space using legislative and CSU standards. Campuses submit detailed project justifications, feasibility studies, and other back-up materials that are used to help assess relative need and balance the needs of the system.

As reported in September, the need for campus academic and infrastructure projects continues to grow as our facilities age. The chart below shows that 58 percent of the academic facilities are 40 years old or more – and of that amount 27 percent are more than 60 years old. The cost to replace academic building and campus utility systems that have passed their useful life now approaches \$4.5 billion. The CSU is working on a more detailed report by campus on the impact of aging buildings and infrastructure that will be completed in January 2020.



To address the aging facilities, per the Board of Trustees criteria, the capital program has prioritized the use of funds to address critical infrastructure needs and renovate or replace existing facilities. The CSU continues to work on improved tracking of funded projects implemented to reduce the backlog and extend the life of the building, and structure the capital program to leverage systemwide funds/financing for infrastructure with the operating funds reserved by campuses to address major repairs and classroom renewal.

Financing of the self-support capital projects will continue to come forward to the Board of Trustees on an individual basis.

Funding for the Five-Year Capital Plan

In November 2016, the Board of Trustees approved a \$1 billion multi-year financing plan to address systemwide academic facility and infrastructure needs. In November 2018 the Board approved a second multi-year financing plan which will provide up to \$1.1 billion to address the capital needs for the 2019-2020 through 2023-2024 plan. At this point, all funds approved in these two multi-year financing plans have been allocated to projects approved by the Board of Trustees in prior Five-Year Capital Plans.

In order to provide funding in support of the projects in the current Five-Year Capital Plan, the CSU is taking a four-pronged approach:

1. Seek additional base budget funding to support additional systemwide revenue bonds;
2. Request one-time funding to address deferred renewal needs;
3. Encourage campuses to accumulate reserves to fully fund smaller projects and provide ten percent co-funding for larger projects, and;
4. Support the general obligation bond initiative as outlined in AB 48, the Public Preschool, K-12, and College Health and Safety Bond Act of 2020.

Several factors are addressed in the AB 48 bill language that will be key to our efforts to access the general obligation bond funding. These factors include prioritizing projects based on an evaluation of how the projects address critical fire and life safety issues, seismic deficiencies, and critical deferred maintenance needs. Additionally, the bill requires the Board of Trustees to adopt a five-year affordable student housing plan for each campus covering the 2020–2021 to 2024–2025 fiscal years. The affordable housing plans provide another key input in the evaluation of projects included in the Five-Year Plan.

These affordable housing plans must address items including: the current cost of student housing on campus; the availability of affordable student housing both on and off campus; efforts over the past five years to provide affordable housing; and goals for and plans to provide additional affordable housing units for students.

Recommendation

The following resolutions are presented for approval:

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

1. The 2020-2021 through 2024-2025 Five-Year Plan totaling \$22.2 billion is approved.
2. The chancellor is authorized to proceed in 2019-2020 with design and construction to fast-track projects in the 2020-2021 through 2024-2025 Five-Year Plan.
3. The chancellor is requested to explore all reasonable funding methods available and communicate to the Board of Trustees, the governor, and the legislature the need to provide funds to develop the facilities necessary to serve the academic program and all eligible students.
4. If funds from the Public Preschool, K-12, and College Health and Safety Bond Act of 2020 (the Bond Act) are available to fund the projects in the Five-Year Plan, those funds may be used in-lieu of other identified fund sources.
5. The priority ranking of the academic projects will be contingent on campuses submitting an approved affordable housing plan as outlined in the Bond Act. The chancellor will report on campus affordable housing plans in March 2020 in order for the board to re-consider or re-affirm the priority ranking of academic projects to be funded from the Bond Act.
6. The chancellor is authorized to adjust the scope, phase, project cost, total budget request priority sequence, and funding source for the capital program and report budget adjustments in the subsequent Five-Year Plan.
7. The chancellor is authorized to adjust the projects to be financed as necessary to maximize use of the limited financing resources and in consideration of the CSU's priorities for funding capital outlay projects.

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Approval of the resolutions as described in this Agenda Item 2 of the Committee on Campus Planning, Buildings and Grounds at the November 19-20, 2019 meeting of the CSU Board of Trustees is recommended.

2020-2021 Capital Outlay Program

Cost Estimates are at Engineering News Record California Construction Cost Index 7197 and Equipment Price Index 3522

ACADEMIC PROJECTS LIST

(Dollars in 000s)

Priority Order	Cate-gory	Campus	Project Title	FTE	Phase	Campus Reserves/ Other	SRB-AP ¹ / GO	Total Budget	Cumulative Total Budget	Cumulative SRB-AP Budget
1	IA	Statewide	Infrastructure Improvements ³	N/A	PWC	62,497	956,712	1,019,209	1,019,209	956,712
2	IA	Chico	Utilities Infrastructure	N/A	PWC	6,024	78,619	84,643	1,103,852	1,035,331
3	IB	<i>Fresno</i>	<i>Central Plant/HVAC Replacement, Ph. 2 & 3</i> ⁵	N/A	PWC	0	98,163	98,163	1,202,015	1,133,494
4	IB	<i>San Francisco</i>	<i>Science Replacement Building</i> ^{4,6}	-608	PWCE	0	138,718	138,718	1,340,733	1,272,212
5	IB	<i>Pomona</i>	<i>Classroom/Lab Building Renovation (Seismic)</i> ⁶	0	PWC	2,805	47,978	50,783	1,391,516	1,320,190
6	IB	<i>San Luis Obispo</i>	<i>Kennedy Library Renovation</i> ⁶	566	PWCE	3,615	36,146	39,761	1,431,277	1,356,336
7	IB	East Bay	Library Seismic (West Wing Relocations)	N/A	PWCE	1,973	17,757	19,730	1,451,007	1,374,093
8	IB	<i>Long Beach</i>	<i>Peterson Hall 1 Replacement Bldg. (Seismic)</i> ⁵	-2,131	PWCE	15,000	124,996	139,996	1,591,003	1,499,089
9	IB	Los Angeles	Classroom Replacement Building	8,600	PWCE	0	93,500	93,500	1,684,503	1,592,589
10	IB	Dominguez Hills	Natural Sciences & Mathematics Bldg. Reno. (Seismic)	400	WCE	0	68,449	68,449	1,752,952	1,661,038
11	IB	Fullerton	Science Laboratory Replacement (Seismic)	1,719	PWCE	7,500	77,000	84,500	1,837,452	1,738,038
12	IB	<i>Sacramento</i>	<i>Engineering Replacement Building</i>	68	PWCE	16,247	84,217	100,464	1,937,916	1,822,255
13	II	San Marcos	Classroom/Lab/Office Building	1,024	PWCE	1,950	55,586	57,536	1,995,452	1,877,841
14	IB	Sonoma	Ives Hall Renovation	0	PWCE	0	40,813	40,813	2,036,265	1,918,654
15	IB	Northridge	Sierra Hall Renovation	0	PWCE	3,002	110,026	113,028	2,149,293	2,028,680
16	IB	<i>Stanislaus</i>	<i>Bizzini Replacement Building</i>	-163	PWCE	4,819	111,768	116,587	2,265,880	2,140,448
17	IB	Humboldt	Science Replacement Building	299	PWCE	4,955	61,048	66,003	2,331,883	2,201,496
18	IB	San Diego	Life Science North Replacement	0	PWCE	50,000	94,096	144,096	2,475,979	2,295,592
19	IB	Stanislaus	Acacia Court Replacement	493	PWCE	2,250	73,574	75,824	2,551,803	2,369,166
20	II	San José	Land Acquisition	N/A	A	267	8,000	8,267	2,560,070	2,377,166
21	II	<i>Bakersfield</i>	<i>Energy and Engineering Innovation Building</i> ⁵	336	PWCE	7,063	63,569	70,632	2,630,702	2,440,735
22	II	Maritime Academy	Academic Building A/Learning Commons Part 1	100	PWCE	1,244	72,326	73,570	2,704,272	2,513,061
23	II	Monterey Bay	Academic Building IV	674	PWCE	8,000	72,191	80,191	2,784,463	2,585,252
Total Academic Projects				11,377		\$ 199,211	\$ 2,585,252	\$ 2,784,463	\$ 2,784,463	\$ 2,585,252

SELF-SUPPORT / OTHER PROJECTS LIST

(Dollars in 000s)

Alpha Order	Cate-gory	Campus	Project Title	Spaces	Phase	Campus Reserves/ Other Budget	SRB-SS ²	Total Budget	Cumulative Total Budget	Cumulative SRB-SS Budget
1	IB	Fullerton	Titan Student Union Improvements	N/A	PWC	8,000	0	8,000	8,000	0
2	II	San Luis Obispo	Technology Park Expansion, Ph. 1	N/A	PWC	11,910	0	11,910	19,910	0
Total Self-Support / Other Projects				0		\$ 19,910	\$ -	\$ 19,910	\$ 19,910	\$ -
Grand Total Academic and Self-Support Projects				11,377		\$ 219,121	\$ 2,585,252	\$ 2,804,373	\$ 2,804,373	\$ 2,585,252

A = Acquisition P = Preliminary Plans W = Working Drawings C = Construction E = Equipment

Categories:

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

Notes:

- ¹ SRB-AP: Systemwide Revenue Bonds - Academic Program
- ² SRB-SS: Systemwide Revenue Bonds - Self-Support Program
- ³ The Infrastructure Improvements Program addresses smaller scale utility, building systems renewal, ADA, seismic strengthening, and minor upgrades. Projects are listed separately on the following page. [The list does not include State Deferred Maintenance funding requests.]
- ⁴ Proceeding with P phase based on prior approvals.
- ⁵ Projects in *italics* have previously received approval by the Board of Trustees and are included only relative to the project funding total.
- ⁶ Projects in *red italics* have been approved by DOF and are included only for funding information.

2020-2021 Infrastructure Improvements Program Project List
Cost Estimates are at Engineering News Record California Construction Cost Index 7197 and Equipment Price Index 3522

ACADEMIC PROJECTS¹

Campus	Project Title	Phase	Campus Reserves/ Other Budget	SRB-AP/GO Budget	Total Project Budget	Cumulative Total Project Budget
Bakersfield	Fire Alarm Upgrades, Ph. 2	PWC	0	1,364,000	1,364,000	1,364,000
Bakersfield	ADA Improvements	P	0	37,000	37,000	1,401,000
Bakersfield	Classroom Building (#1) Remodel for Faculty Office	PWCE	0	3,243,000	3,243,000	4,644,000
Bakersfield	Lecture Building (#3) Remodel for Offices	PWCE	0	1,433,000	1,433,000	6,077,000
Bakersfield	Student & Commencement Internet Access	PWC	0	3,370,000	3,370,000	9,447,000
Channel Islands	North Campus Hydronic Loop Extension (Completion)	PWC	399,000	3,377,000	3,776,000	13,223,000
Channel Islands	Resilient Microgrid	PWC	0	1,500,000	1,500,000	14,723,000
Channel Islands	North Loop Electrical Distribution	PWC	48,000	1,902,000	1,950,000	16,673,000
Channel Islands	Window Replacement	PWC	21,000	229,000	250,000	16,923,000
Channel Islands	ADA Access Improvements	PWC	8,000	152,000	160,000	17,083,000
Channel Islands	Electrical Power Infrastructure	PWC	236,000	2,124,000	2,360,000	19,443,000
Channel Islands	Redundant Fiber & Paths	PWC	123,000	1,111,000	1,234,000	20,677,000
Channel Islands	WAPs Cable Infrastructure	PWC	120,000	1,081,000	1,201,000	21,878,000
Channel Islands	CAT5 Upgrades	PWC	92,000	830,000	922,000	22,800,000
Channel Islands	Increased Conduit Capacity	PWC	28,000	252,000	280,000	23,080,000
Channel Islands	Classroom/Labs Telecom Infrastructure	PWC	410,000	3,686,000	4,096,000	27,176,000
Channel Islands	Building Management System Infrastructure	PWC	82,000	741,000	823,000	27,999,000
Chico	Physical Sciences Upgrades Surge (Seismic)	CE	1,615,000	18,842,000	20,457,000	48,456,000
Chico	Main Switchgear, Battery & Electrical System	PWC	0	13,295,000	13,295,000	61,751,000
Chico	University Services Building	PWC	1,285,000	5,992,000	7,277,000	69,028,000
Chico	Meriam Library Building Renewal	PWC	500,000	5,000,000	5,500,000	74,528,000
Chico	Langdon Building Renewal	PWC	500,000	5,000,000	5,500,000	80,028,000
Chico	Meriam Library IT Infrastructure Upgrades	PWC	0	7,803,000	7,803,000	87,831,000
Chico	IT Upgrades, Various Buildings	PWC	0	7,095,000	7,095,000	94,926,000
Chico	Wireless, Smart Classroom & Security Upgrades	PWC	0	14,599,000	14,599,000	109,525,000
Chico	Academic Building Deferred Renewal	PWC	0	24,000,000	24,000,000	133,525,000
Dominguez Hills	ADA Path of Travel	PWC	0	1,200,000	1,200,000	134,725,000
Dominguez Hills	Cain Library (Seismic), Ph. 2	PWC	0	4,000,000	4,000,000	138,725,000
Dominguez Hills	Social and Behavioral Sciences (Seismic)	PWC	0	4,000,000	4,000,000	142,725,000
Dominguez Hills	La Corte Hall Fire Life Safety	PWC	0	2,500,000	2,500,000	145,225,000
Dominguez Hills	Kinesiology/Gym Pool and Basement Safety	PWC	0	1,780,000	1,780,000	147,005,000
Dominguez Hills	La Corte Hall Restrooms ADA	PWC	0	1,500,000	1,500,000	148,505,000
Dominguez Hills	Security Surveillance Systems	PWC	0	1,500,000	1,500,000	150,005,000
Dominguez Hills	Resilient Microgrid	PWC	0	1,500,000	1,500,000	151,505,000
East Bay	Resilient Microgrid	PWC	0	1,500,000	1,500,000	153,005,000
East Bay	Contra Costa Campus Resilient Microgrid	PWC	0	1,500,000	1,500,000	154,505,000
East Bay	Meiklejohn Hall Deck Water Intrusion	PWC	479,000	4,305,000	4,784,000	159,289,000
East Bay	Campuswide Fire/Life Safety System Upgrades, Ph. 2	PWC	351,000	3,164,000	3,515,000	162,804,000
East Bay	Campuswide Boiler Replacement, Ph. 1 (PE)	PWC	275,000	2,472,000	2,747,000	165,551,000
East Bay	Contra Costa Campus Roof Replacement	PWC	426,000	3,830,000	4,256,000	169,807,000
East Bay	Campuswide Boiler Replacement, Ph. 2	PWC	192,000	1,731,000	1,923,000	171,730,000
East Bay	Accessibility Upgrades, Ph. 1	PWC	317,000	2,851,000	3,168,000	174,898,000
East Bay	Campuswide Roof Replacement, Ph. 1	PWC	347,000	3,128,000	3,475,000	178,373,000
East Bay	Electrical Infrastructure, Ph. 2D	PWC	0	4,554,000	4,554,000	182,927,000
East Bay	Copper Fiber Outside Plant Rehabilitation	PWC	0	780,000	780,000	183,707,000
East Bay	Wireless Access Point Expansion	PWC	0	5,420,000	5,420,000	189,127,000
East Bay	MPOE UPS and Cooling	PWC	0	960,000	960,000	190,087,000
East Bay	MPOE Fire Suppression	PWC	0	200,000	200,000	190,287,000

2020-2021 Infrastructure Improvements Program Project List

Cost Estimates are at Engineering News Record California Construction Cost Index 7197 and Equipment Price Index 3522

ACADEMIC PROJECTS¹ continued

Campus	Project Title	Phase	Campus Reserves/ Other Budget	SRB-AP/GO Budget	Total Project Budget	Cumulative Total Project Budget
Fresno	Campuswide Life/Fire Safety	PWC	0	28,805,000	28,805,000	219,092,000
Fresno	Campuswide Health & Safety	PWC	0	8,085,000	8,085,000	227,177,000
Fresno	Campuswide ADA Upgrades	PWC	0	7,502,000	7,502,000	234,679,000
Fresno	Telecommunications Interbuilding Improvements	PWC	0	1,600,000	1,600,000	236,279,000
Fresno	Telecommunications Safety	PWC	0	7,700,000	7,700,000	243,979,000
Fresno	Parking Lots - Wi-Fi	PWC	0	18,400,000	18,400,000	262,379,000
Fullerton	McCarthy Hall Life Safety Upgrades	PWC	1,836,000	23,200,000	25,036,000	287,415,000
Fullerton	Life Safety & ADA Code Upgrades	PWC	100,000	1,023,000	1,123,000	288,538,000
Fullerton	ADA Code Upgrades (Restrooms, Path of Travel, etc.)	PWC	100,000	1,030,000	1,130,000	289,668,000
Fullerton	Kinesiology & Health Science Pool Safety Imp., Ph. 2	PWC	0	4,110,000	4,110,000	293,778,000
Fullerton	Electrical Transformer Replacement	PWC	0	675,000	675,000	294,453,000
Fullerton	Campus Gas Line Repair	PWC	0	1,225,000	1,225,000	295,678,000
Fullerton	Campuswide Landscape, Hardscape, Irrigation Imp.	PWC	0	1,123,000	1,123,000	296,801,000
Fullerton	Domestic Water Line Upgrades	PWC	0	3,879,000	3,879,000	300,680,000
Fullerton	Campuswide Life Safety (including doors, hardware)	PW	100,000	0	100,000	300,780,000
Fullerton	Campus Backbone Cabling	PWC	0	2,150,000	2,150,000	302,930,000
Fullerton	Campus Telecom Infrastructure Upgrade	PWC	0	560,000	560,000	303,490,000
Fullerton	MPOE Relocation	PWC	0	90,000	90,000	303,580,000
Fullerton	Secondary MDF (Backbone Cabling Dist. Point)	PWC	0	1,000,000	1,000,000	304,580,000
Fullerton	IDF Backbone Cabling Upgrade	PWC	0	850,000	850,000	305,430,000
Humboldt	Resilient Microgrid	PWC	0	1,500,000	1,500,000	306,930,000
Humboldt	Gist Hall Renewal	PWCE	400,000	6,056,000	6,456,000	313,386,000
Humboldt	1601 Samoa Renewal	PWC	2,330,000	8,076,000	10,406,000	323,792,000
Humboldt	Exterior LED Lighting Retrofit	PWC	76,000	857,000	933,000	324,725,000
Humboldt	Accessibility Improvements	PWC	349,000	5,019,000	5,368,000	330,093,000
Long Beach	Horn Center-Reno. for Classrooms (Surge Space), Ph. 2B	C	0	3,550,000	3,550,000	333,643,000
Long Beach	LA1 Renovations for Geography (Surge Space), Ph. 3	PWCE	419,000	4,181,000	4,600,000	338,243,000
Long Beach	Shelter in Place Locks at Classrooms	PWC	100,000	1,071,000	1,171,000	339,414,000
Long Beach	Pneumatic Control Conversion to DDC	PWC	30,000	330,000	360,000	339,774,000
Long Beach	MSX Repave Interior Campus Roadways, Ph. 2	PWC	190,000	2,043,000	2,233,000	342,007,000
Long Beach	Window Replace for Energy Efficiency, (LA1,FO2), Ph. 1	PWC	188,000	1,882,000	2,070,000	344,077,000
Long Beach	VAV Box Retrofits (LA5, FO3, UT), Ph. 1	PW	57,000	0	57,000	344,134,000
Long Beach	Multizone VAV at KIN, NUR, AS	PW	47,000	0	47,000	344,181,000
Long Beach	VAV Box Retrofits (LA1, BH), Ph. 2	PW	343,000	0	343,000	344,524,000
Long Beach	Convert Baseball Field to Multi-Use Field, Ph. 1	PWC	380,000	1,895,000	2,275,000	346,799,000
Long Beach	Convert Baseball Field to Multi-Use Field, Ph. 2	PWC	0	1,983,000	1,983,000	348,782,000
Los Angeles	Campuswide Electrical System Upgrades	PWC	0	2,100,000	2,100,000	350,882,000
Los Angeles	Campuswide Life Safety Upgrades	PWC	0	3,450,000	3,450,000	354,332,000
Los Angeles	Administration Building Demolition (Seismic)	PWC	0	11,600,000	11,600,000	365,932,000
Los Angeles	Anna Bing Arnold Childcare Center Plumbing Replace	PWC	0	180,000	180,000	366,112,000
Los Angeles	Campuswide Roofing Replacement	PWC	0	5,725,000	5,725,000	371,837,000
Los Angeles	Campuswide HVAC Replacement	PWC	0	5,900,000	5,900,000	377,737,000
Los Angeles	Campuswide Elevator Repair & Replacement	PWC	0	1,550,000	1,550,000	379,287,000
Los Angeles	Martin Luther King Exterior Wall Restoration	PWC	0	450,000	450,000	379,737,000
Los Angeles	Campuswide Waterproofing, Caulking, Repainting	PWC	0	750,000	750,000	380,487,000
Los Angeles	Telecom-Data Core Equipment Replacement	PWC	0	3,212,000	3,212,000	383,699,000
Los Angeles	Telecom-Telecom Room Reno. & Power Upgrades	PWC	0	3,212,000	3,212,000	386,911,000

2020-2021 Infrastructure Improvements Program Project List

Cost Estimates are at Engineering News Record California Construction Cost Index 7197 and Equipment Price Index 3522

ACADEMIC PROJECTS¹ continued

Campus	Project Title	Phase	Campus Reserves/ Other Budget	SRB-AP/GO Budget	Total Project Budget	Cumulative Total Project Budget
Maritime	Hillside Emergency Stabilization, Ph. 2	PWC	0	4,101,000	4,101,000	391,012,000
Maritime	Maritime Academy Drive Pedestrian Path of Travel	PWC	113,000	1,286,000	1,399,000	392,411,000
Maritime	Resilient Microgrid	PWC	0	1,500,000	1,500,000	393,911,000
Maritime	Upper Residence Hall Drive Repairs	PWC	193,000	3,908,000	4,101,000	398,012,000
Maritime	Maritime Academy & Morrow Cove Drive Repaving	PWC	0	823,000	823,000	398,835,000
Maritime	Lower Campus ADA Improvements	PWC	19,000	358,000	377,000	399,212,000
Maritime	Upper Campus ADA Improvements	PWC	19,000	358,000	377,000	399,589,000
Monterey Bay	Classroom Renovation (Secondary Effects)	PWC	0	23,410,000	23,410,000	422,999,000
Monterey Bay	Infrastructure Improvements	PWC	0	710,000	710,000	423,709,000
Monterey Bay	ADA Projects	PWC	0	4,466,000	4,466,000	428,175,000
Monterey Bay	Energy Efficiency Projects	PWC	2,000,000	0	2,000,000	430,175,000
Monterey Bay	Telecom Infrastructure	PWC	0	5,958,000	5,958,000	436,133,000
Northridge	EOC Resiliency Emergency Preparedness	PWC	0	12,344,000	12,344,000	448,477,000
Northridge	IT Facilities Renewal & Capital Improvement Plan	PWC	0	26,484,000	26,484,000	474,961,000
Pomona	HVAC & Fume Hood Renewal	PW	313,000	0	313,000	475,274,000
Pomona	Building Controls Renewal	PW	282,000	0	282,000	475,556,000
Pomona	Windows Replacement	PW	282,000	0	282,000	475,838,000
Pomona	Storm Drain Renewal	PW	354,000	0	354,000	476,192,000
Pomona	Telecom-Upgrade Conduit Pathways & Fiber	PWC	291,000	4,386,000	4,677,000	480,869,000
Pomona	Academic Building Deferred Renewal	PWC	0	9,000,000	9,000,000	489,869,000
Sacramento	ADA Upgrades	PWC	135,000	1,599,000	1,734,000	491,603,000
Sacramento	Sequoia Hall Improvements	PWC	1,617,000	23,685,000	25,302,000	516,905,000
Sacramento	Chilled Water Line	PWC	206,000	2,981,000	3,187,000	520,092,000
Sacramento	Domestic Water Upgrades	PWC	139,000	1,978,000	2,117,000	522,209,000
Sacramento	Infrastructure Perimeter Loop, Ph. 1	PWC	662,000	4,499,000	5,161,000	527,370,000
Sacramento	Telecom Building Cabling, Ph. 1	PWC	245,000	3,893,000	4,138,000	531,508,000
Sacramento	Telecom Building Cabling, Ph. 2	PWC	171,000	1,879,000	2,050,000	533,558,000
Sacramento	Human Anatomy Lab Relocation	PWCE	486,000	3,884,000	4,370,000	537,928,000
Sacramento	Sequoia Hall Vertebrate Collection Relocation	PWCE	202,000	833,000	1,035,000	538,963,000
Sacramento	Sequoia Hall 4th Floor Stock Room Renovation	PWCE	262,000	1,300,000	1,562,000	540,525,000
Sacramento	Sequoia Hall 5th Floor Stock Room Renovation	PWCE	289,000	1,632,000	1,921,000	542,446,000
Sacramento	Sequoia Hall Restroom ADA Upgrades	PWC	150,000	828,000	978,000	543,424,000
Sacramento	Classroom Cabling Infrastructure	PWC	135,000	1,838,000	1,973,000	545,397,000
Sacramento	Wi-Fi Outdoor Areas	PWC	74,000	991,000	1,065,000	546,462,000
Sacramento	Electronic Locks	PWC	160,000	2,431,000	2,591,000	549,053,000
Sacramento	Wi-Fi Parking Structures	PWC	126,000	1,712,000	1,838,000	550,891,000
Sacramento	Wi-Fi Outdoor Areas Parking Lots	PWC	56,000	749,000	805,000	551,696,000
Sacramento	Wi-Fi Outdoor Areas Sports Fields & Groves	PWC	65,000	796,000	861,000	552,557,000
Sacramento	Wireless Mesh Radio Comm. System for Fire Alarms	PWC	11,000	121,000	132,000	552,689,000
Sacramento	AVAYA Media Gateways & Cable	PWC	36,000	464,000	500,000	553,189,000
Sacramento	Data Recovery Site Transition to Cloud	PWC	45,000	632,000	677,000	553,866,000
Sacramento	AIRC 4024 Data Center Conversion to Office Space	PWC	128,000	1,668,000	1,796,000	555,662,000
Sacramento	Infrastructure Perimeter Loop, Ph. 2	PWC	521,000	2,620,000	3,141,000	558,803,000
Sacramento	Infrastructure Perimeter Loop, Ph. 3	PWC	495,000	2,318,000	2,813,000	561,616,000
Sacramento	Infrastructure Perimeter Loop, Ph. 4	PWC	495,000	2,312,000	2,807,000	564,423,000
Sacramento	Hardwire Pneumatic Wireless	PWC	883,000	14,604,000	15,487,000	579,910,000
Sacramento	Folsom/Sacramento Hall Generator Installation	PWC	37,000	500,000	537,000	580,447,000

2020-2021 Infrastructure Improvements Program Project List

Cost Estimates are at Engineering News Record California Construction Cost Index 7197 and Equipment Price Index 3522

ACADEMIC PROJECTS¹ continued

Campus	Project Title	Phase	Campus Reserves/ Other Budget	SRB-AP/GO Budget	Total Project Budget	Cumulative Total Project Budget
San Bernardino	Resilient Microgrid	PWC	0	1,500,000	1,500,000	581,947,000
San Bernardino	HVAC Controls Replacement	PWC	500,000	5,900,000	6,400,000	588,347,000
San Bernardino	Pfau Library Access Improvement	PWC	200,000	1,800,000	2,000,000	590,347,000
San Bernardino	University Police ER Response Communication Modernization	PWC	350,000	4,250,000	4,600,000	594,947,000
San Bernardino	Palm Desert-Indian Wells Center Energy Retrofits	PWC	130,000	1,170,000	1,300,000	596,247,000
San Bernardino	Data Communication Redundancy	PWC	0	4,700,000	4,700,000	600,947,000
San Bernardino	Pathways & Wireless Infrastructure	PWC	0	7,100,000	7,100,000	608,047,000
San Bernardino	BDF & IDF Modernization	PWC	0	3,100,000	3,100,000	611,147,000
San Bernardino	Access Barrier Removal	PWC	100,000	900,000	1,000,000	612,147,000
San Diego	Critical Infrastructure 2	PWC	2,039,000	18,636,000	20,675,000	632,822,000
San Diego	Telecom Infrastructure Priority 1	PWC	7,329,000	0	7,329,000	640,151,000
San Diego	Telecom Infrastructure Priority 2	PWC	9,053,000	0	9,053,000	649,204,000
San Diego	Telecom Infrastructure Priority 3	PWC	1,565,000	0	1,565,000	650,769,000
San Diego	Telecom Infrastructure Priority 4	PWC	7,645,000	0	7,645,000	658,414,000
San Francisco	Science Replacement Building Surge Space	PWC	877,000	7,894,000	8,771,000	667,185,000
San Francisco	Hensill Hall Sprinkler & Fire Alarm Upgrade	PWC	467,000	4,204,000	4,671,000	671,856,000
San Francisco	Fire Alarm Renewal Campuswide ADA & Code Upgrades	PWC	740,000	6,659,000	7,399,000	679,255,000
San Francisco	Student Advising & Tutoring	PWC	410,000	3,693,000	4,103,000	683,358,000
San Francisco	Tiburon Site & Infrastructure Upgrades	PWC	522,000	4,702,000	5,224,000	688,582,000
San Francisco	Humanities & Creative Arts Mechanical System Renewal	PWC	224,000	2,016,000	2,240,000	690,822,000
San Francisco	Fine Arts & Creative Arts Improvements	PWC	375,000	3,373,000	3,748,000	694,570,000
San Francisco	Restroom Conversion & ADA Upgrades	PWC	105,000	943,000	1,048,000	695,618,000
San Francisco	Data Center Fire Suppression	PWC	110,000	992,000	1,102,000	696,720,000
San Francisco	NAGPRA Storage & Workspace Remodel	PWC	105,000	941,000	1,046,000	697,766,000
San Francisco	Student Services Fiber Redundancy	PWC	0	345,000	345,000	698,111,000
San Francisco	Corporate Yard Fiber Redundancy	PWC	0	1,261,000	1,261,000	699,372,000
San Francisco	Classroom Emergency Phone Cable Modernization	PWC	0	1,173,000	1,173,000	700,545,000
San Francisco	Migrate PBX to Modern VOIP Phone System	PWC	0	5,016,000	5,016,000	705,561,000
San Francisco	Outdoor Emergency Phones, University Park South/North	PWC	0	1,360,000	1,360,000	706,921,000
San José	Engineering Building Renewal	PWC	200,000	1,800,000	2,000,000	708,921,000
San José	LED Lighting Upgrade	C	0	1,500,000	1,500,000	710,421,000
San José	Sweeney Hall HVAC Upgrade	PWC	626,000	6,260,000	6,886,000	717,307,000
San Luis Obispo	Fremont Hall Emergency Landslide Remediation	PWC	0	5,000,000	5,000,000	722,307,000
San Luis Obispo	Resilient Microgrid	PWC	0	1,500,000	1,500,000	723,807,000
San Luis Obispo	Water Purchase & Conveyance	APWC	654,000	6,537,000	7,191,000	730,998,000
San Luis Obispo	Heron Hall ADA Upgrades	PWC	73,000	727,000	800,000	731,798,000
San Luis Obispo	Substation Redundancy	PW	152,000	0	152,000	731,950,000
San Luis Obispo	Preschool Learning Lab Upgrade	PWC	174,000	1,745,000	1,919,000	733,869,000
San Luis Obispo	Old Power House Renewal	PWC	182,000	1,818,000	2,000,000	735,869,000
San Luis Obispo	Classroom Modernization & Technology Upgrades	PWC	185,000	1,850,000	2,035,000	737,904,000
San Luis Obispo	ADA Upgrades	PWC	18,000	182,000	200,000	738,104,000
San Marcos	Resilient Microgrid	PW	0	1,500,000	1,500,000	739,604,000
San Marcos	Pedestrian Safety Improvements	PW	0	298,000	298,000	739,902,000
San Marcos	Underground Piping Replacement	PWC	30,000	592,000	622,000	740,524,000
San Marcos	Telecom Infrastructure Modernization Conduit & Wireless	PWC	0	3,976,000	3,976,000	744,500,000
San Marcos	Telecom Infrastructure Modernization Emergency Poles	PWC	0	490,000	490,000	744,990,000

2020-2021 Infrastructure Improvements Program Project List
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ACADEMIC PROJECTS¹ continued

Campus	Project Title	Phase	Campus Reserves/ Other Budget	SRB-AP/GO Budget	Total Project Budget	Cumulative Total Project Budget
Sonoma	Provost Office Relocation	PWC	0	3,215,000	3,215,000	748,205,000
Sonoma	Ives BMS Controls & Fire Alarm System Installation	PWC	0	4,159,000	4,159,000	752,364,000
Sonoma	Darwin IDEC Unit Replacement & BMS Controls	PWC	0	14,722,000	14,722,000	767,086,000
Sonoma	Resilient Microgrid	PWC	0	1,500,000	1,500,000	768,586,000
Sonoma	Electrical Power Upgrades (multiple locations)	PWC	0	3,602,000	3,602,000	772,188,000
Sonoma	Single Mode Fiber Cables Campuswide	PWC	0	10,999,000	10,999,000	783,187,000
Sonoma	Campuswide Accessibility Upgrades	PWC	0	3,000,000	3,000,000	786,187,000
Stanislaus	ADA Barrier Removal	PWC	85,000	766,000	851,000	787,038,000
Stanislaus	Naraghi Hall Ventilation Reduction Retrofit	PWC	105,000	944,000	1,049,000	788,087,000
Stanislaus	Air Handler Replacement-Gym & FH Locker Rooms	PW	91,000	0	91,000	788,178,000
Stanislaus	Groundwater Recharge Station	PWC	134,000	1,208,000	1,342,000	789,520,000
Stanislaus	Naraghi Hall Chiller Plant Pumps	PW	67,000	0	67,000	789,587,000
Stanislaus	Heating Hot Water Line Replacement, Ph.1	PW	279,000	0	279,000	789,866,000
Stanislaus	Telecom-Stockton IDF, MPOE, Redundancy, Wireless	PWC	0	3,563,000	3,563,000	793,429,000
Stanislaus	Telecom-Fiber and Tertiary Pathway Infrastructure	PWC	0	5,780,000	5,780,000	799,209,000
Systemwide	HVAC & Electrical Upgrades	PWC	0	50,000,000	50,000,000	849,209,000
Systemwide	Life Safety/Security Solutions	PWC	0	100,000,000	100,000,000	949,209,000
Systemwide	Critical Infrastructure	PWC	0	50,000,000	50,000,000	999,209,000
Systemwide	Seismic Evaluations	P	0	20,000,000	20,000,000	1,019,209,000
Total ACADEMIC Infrastructure Improvements Program			\$ 62,497,000	\$ 956,712,000	\$ 1,019,209,000	\$ 1,019,209,000

A = Acquisition P = Preliminary Plans W = Working Drawings C = Construction E = Equipment

Notes:

¹The Infrastructure Improvements Program addresses smaller scale utility projects, building systems renewal, ADA, seismic strengthening, and minor upgrades.
[This does not include Deferred Maintenance.]

COMMITTEE ON CAMPUS PLANNING, BUILDINGS, AND GROUNDS

California State University, Sacramento Off-Campus Center in Placer County Status Update

Presentation By

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Summary

This item provides updated information on the establishment of a California State University, Sacramento (Sacramento State) Off-Campus Center in Placer County. The concept of an off-campus center in Placer County (northeast of Sacramento) was presented to the CSU Board of Trustees in November 2006, at which time the Board of Trustees authorized the chancellor to negotiate the terms of a Memorandum of Understanding (MOU) between Placer Ranch and the CSU to establish conditions for acceptance of real property and required the chancellor to report action to authorize a new off-campus center prior to the execution of the Development Agreement and acceptance of real property.

The Placer Ranch development project was delayed during the state's fiscal crisis and the MOU did not move forward with Placer Ranch Developers. However, in recent years, a partnership formed between a new development entity, Placer Ranch Inc., and Placer County to pursue the broader real property development and work with Sacramento State staff to pursue the location of an off-campus center to serve the educational needs of the region.

The proposed off-campus center would be located on approximately 300 acres of land gifted to the Board of Trustees. Sacramento State is engaging in due diligence to ascertain the conditions of the property and proposed gift and evaluate alternatives to build-out the off-campus center should the Board of Trustees accept the real property gift. The information outlined in this item serves as an update on the objectives of an off-campus center and provides the Board of Trustees an opportunity to comment on the gift proposal. A future agenda item will be presented for the Board of Trustees' consideration of the Gift Agreement, MOU with Placer Ranch, Inc., and a separate MOU with Placer County.

Background

Placer County is projected to experience substantial population and economic growth over the next decade. Given its proximity to Placer Ranch, Sacramento State is the only public institution of higher education that can effectively respond to the emerging challenges and opportunities in Placer County. Given the constraints of distance to the main campus from Placer County, severe transportation gridlocks along the I-80 corridor, the absence of a public four-year higher education institution in the region, and the projected growth in community college enrollments in both Sacramento and Placer Counties, Sacramento State faces significant challenges to meet needs in Placer County from its current location in Sacramento.

Although progress in serving the demand for higher education has been made recently with the establishment of the private William Jessup University in the region, a larger public university to serve as a satellite campus of Sacramento State will also help the county meet the need for additional educational resources. Specifically, it is envisioned the University's off-campus center would meet the needs of local businesses by educating the area's workforce, and center would also bring cultural opportunities and civic amenities to the general public. Based on employment trends in the county, it is anticipated that the greatest university output to the community would be the supply of skilled professionals to work in high need, high demand areas such as education, health, social services, government, finance, retail, and real estate trades.

Figure 1: Population Projections per California State Department of Finance

	2020	2030	2060
Placer County	397,368	454,801	594,978
El Dorado County	189,576	206,010	250,957
Yuba County	79,087	86,718	102,221
Nevada County	99,548	105,318	123,265
Sacramento County	1,572,886	1,757,616	2,257,413

A developer, Placer Ranch, Inc. under the leadership of Mr. Eli Broad, a business leader and philanthropist, has approached Sacramento State regarding the potential gift of approximately 300 acres of undeveloped land to be used for higher education within a total development area of 2,200 acres envisioned for the Placer Ranch Specific Plan (PRSP). The site is approximately 25 miles northeast of the Sacramento State campus. The planned development is located within unincorporated Roseville, approximately one mile west of the State Route 65 and Sunset Boulevard interchange.

Figure 2: Placer Ranch Specific Plan Overview. Potential CSU Sacramento Off-Campus Center Site shown centrally placed between retail/commercial (right) and residential (south and west).



The PRSP is within the larger Placer County Sunset Area Plan (SAP) which is an 8,497-acre site. A Draft Environmental Impact Report for the SAP and PRSP was released for public review from December 2018 to February 22, 2019. It is anticipated that the Placer County Board of Supervisors will be presented the SAP and PRSP in December 2019 for approval and certification of the Final Environmental Impact Report.

The proposed California State University, Sacramento Off-Campus Center in Placer County has been included within the PRSP and SAP as well as the accompanying EIR process at a programmatic level of review and analysis. In this manner, the developer Placer Ranch, Inc. and Placer County have invested resources to address high level physical master planning, identify environmental impacts and mitigation measures associated with the broader development and the specific development of the potential 300-acre off-campus center. The site plans have accommodated initial phases of infrastructure and facility development at the proposed center and potential growth to determine impacts from the off-campus center and the associated mitigation measures in order to provide an entitled site to the CSU.

Educational Benefits

The establishment of an off-campus center at Placer Ranch is both a strategic opportunity to achieve the University's mission in the region as well as a meaningful response to the documented unmet need for higher education in an underserved region of California. Future workforce development is of critical importance to the region and Sacramento State is the most viable public institution in the area that can meet this demand in a timely fashion. Sacramento State developed

a preliminary plan for the academic components and objectives for an off-campus center in consultation with the deans and members of all colleges. The overarching focus was on interdisciplinary approaches to learning as well as partnerships with Sierra College.

Consistent with Board of Trustees policy (noted below), Sacramento State estimates it could offer:

- At least one graduate course to support workforce development in the region. For example, a focus on Teacher Education to address the shortage of teachers in the Sacramento area.
- A full complement of upper division courses required for majors in any of the high demand disciplines (e.g., Business Administration, Criminal Justice, Communication Studies, English, Undergraduate Studies in Education, etc.).
- A set of upper division general education courses permitting students to complete up to nine units of their degree at the Placer Center.

The uniqueness of the Placer Ranch site and partnership potential could further lead to a number of program offerings including:

- Criminal Justice, Criminalistics, Forensic Biology/Forensic Science, and/or other undergraduate or graduate programs to complement a Crime Lab, developed in conjunction with Placer County. Additional areas may include Data and Computer Forensics, including research and industry-sponsored studies of data recovery from computer hardware, photographic image reconstruction and analysis, and other forensic computer science activities.
- A nursing degree in partnership with Sierra College, wherein students receive an Associate Degree in Nursing and then complete a Bachelor of Science degree in Nursing at Sacramento State.
- A Master of Science degree in Power Engineering. This degree was recently approved for inclusion on the Sacramento State academic master plan.
- Watershed management and forestry management are similarly attractive as academic growth areas, which could take advantage of the unique location of the Placer Center. Issues related to flooding and fire management are of acute interest to the northern California region. The University's Office of Water Programs' emphasis on water resources may emerge as a theme for academic programming.

Board of Trustees Policy

In May 1999, the Board of Trustees updated its policy and criteria regarding the establishment of new off-campus centers and its approval of permanent off-campus centers. Off-campus education programs are intended to provide regular academic degree programs in geographic areas not adequately served by existing CSU campuses. The centers should not compete with existing community colleges, other local institutions, or with the four-year "home" campus. Off-campus

centers are an integral part of the “home” campus academic program, offering upper division and graduate courses allowing students to complete specific degree programs. The policy also envisioned the campus use of leased or other facilities to grow the center to 200 FTE prior to seeking approval of a new center. The following Board of Trustees criteria apply to the establishment of new off-campus centers:

1. Determine no negative impact on established higher education institutions in the region.
2. Establish alternative instructional delivery is insufficient to meet regional demand.
3. Achieve enrollment of at least 200 FTE, with anticipated growth to 500 FTE over 5-10 years.
4. Offer at least three academic degree programs with full upper division program.
5. Maintain staffing with regular CSU faculty at ratios similar to on-campus staffing ratios.
6. Ensure academic resources are sufficient for continuity without impacting “home” campus programs.
7. Demonstrate that the projected center enrollment cannot be accommodated through distance learning technologies or other alternative instruction delivery methods that meet pedagogical requirements for effective instruction for the new center serving up to 500 FTE.
8. Show how the proposal meets Board of Trustees policy requirements and affirm that the proposed center does not require additional support costs above the campus’s allocated enrollment budget. Based on this report, the chancellor is delegated the authority to approve the establishment of a new off-campus center, not to exceed 500 FTE, without Board of Trustees’ approval.

An off-campus center that exceeds the 500 FTE threshold requires Board of Trustees’ approval and, prior to dissolution, required action by California Postsecondary Education Commission to be recognized as a permanent off-campus center.

Previous Board of Trustees Action

The Board of Trustees approved the following resolution at the November 14-15, 2006, meeting:

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

1. The Chancellor is hereby authorized, on its behalf, to enter in to a Memorandum of Understanding with Placer Ranch to establish the conditions for acceptance of real property on land identified as Placer Ranch, for a future California State University, Sacramento Off-Campus Center, subject to proper due diligence and compliance with Board of Trustees’ policies and procedures related to the establishment of new off-campus centers (REP 05-99-04).

2. The Chancellor will report to the Board any action to authorize a new off-campus center prior to the execution of the Development Agreement and acceptance of real property.

In light of the state fiscal crises during the late 2000s, the development did not move forward on the original schedule. As the economy improved, discussions began again between the developer, county, and Sacramento State.

Next Steps

Sacramento State and developer Placer Ranch, Inc. continue to negotiate the terms and conditions of this potential gift. The purpose is to ascertain the site's feasibility and to reach agreements regarding the real property donation. In addition, discussions are on-going between the university and Placer County. Because of the complexities of financing the public infrastructure associated with development of the site, the three entities are working on defining and clarifying their respective responsibilities. These efforts are underway concurrent with the review of the draft EIR documents which may be adopted by the Placer County Board of Supervisors in December 2019.

It is the intent of Sacramento State and the CSU to identify alternative funding sources from Placer Ranch, Inc., Placer County, public-private partnerships, and partnerships with local institutions like Sierra College to address these initial infrastructure and facility development costs. Subsequently, the Board of Trustees will be presented for consideration the proposed Real Property Gift Agreement and MOU with Placer Ranch, Inc. and a separate MOU with Placer County. The MOUs will identify the responsibilities of all parties in the future development of the off-campus center.

Therefore, while the Board of Trustees previously authorized the chancellor to enter into a MOU, the current plan is to return to the Board of Trustees with the proposed gift agreement and specific terms of proposed MOU's prior to execution by the chancellor.

In the event the Board of Trustees accepts the real property gift and executes the noted MOU's, the following items will return for approval: the master plan (including related environmental documents), amendments to the capital outlay program, schematic plans or financial plans for buildings/infrastructure, and/or public private partnership concepts or finalized development agreements consistent with the authority thresholds previously delegated to the chancellor for the system.