AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: **1:45 p.m., Tuesday, September 24, 2019**
Glenn S. Dumke Auditorium

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

Consent

1. Approval of Minutes of the Meeting of July 23, 2019, *Action*

Discussion

2. California State University, Dominguez Hills Master Plan Revision, *Action*
3. Preliminary 2020-2021 through 2024-2025 Five-Year Plan, *Information*

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

July 23, 2019

Members Present

Rebecca D. Eisen, Chair
Romey Sabalius, Vice Chair
Jane W. Carney
Wenda Fong
Jack McGrory
Christopher Steinhauser
Peter J. Taylor
Adam Day, Chairman of the Board
Timothy P. White, Chancellor

Trustee Rebecca D. Eisen called the meeting to order.

Public Comment

Two public speakers, a neighborhood resident and Long Beach Mayor Robert Garcia, spoke in favor of the proposed housing expansion at California State University, Long Beach. One speaker commented on the recent state audit report.

Approval of Minutes

The minutes of the May 21, 2019 meeting of the Committee on Campus Planning, Buildings and Grounds were approved as submitted.

California State University, Long Beach Housing Expansion Phase 1 – Parkside North

Information about a proposed housing expansion project at CSU Long Beach was presented for approval. This project will be the first housing project built in over 30 years on the Long Beach campus.

Following the presentation, the trustees asked questions about the number of housing units, rental rates, and building constraints. They made suggestions for maximizing savings on future projects such as creating density goals and questioning the need for costly sustainability elements during project planning. They requested to see floorplans of projects during presentations and a report on housing costs by campus. President Jane Conoley informed the Board of Trustees that the soil conditions and a high-water table at the project site, in addition to the need to bring a new electricity connection to that area of campus, are major drivers for the high project costs.

The committee recommended approval of the proposed resolution (RCPBG 07-19-04).

Progress on Tracking Environmental Sustainability Goals

Information about the use of Sustainability Tracking and Assessment Rating System (STARS) to track sustainability efforts systemwide was presented.

Following the presentation, the trustees expressed appreciation for the work being done by the campuses to incorporate and advance sustainability.

Overview of Capital Project Approval Process

Information about the capital project review and approval process was shared.

Following the presentation, the trustees asked questions regarding delegated authority for construction contracts and levels of involvement by Chancellor's Office staff in the review process. The trustees were informed that projects are reviewed by the Housing Proposal Review Committee as well as by the assistant vice chancellor for Capital Planning, Design, and Construction.

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

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

California State University, Dominguez Hills Campus Master Plan Revision

Presentation By

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

Summary

The California State University Board of Trustees policy requires every campus to have a long-range facility and physical master plan, showing the existing and anticipated facilities necessary to accommodate a proposed full-time equivalent student (FTE) enrollment. Under the California Environmental Quality Act (CEQA), the Board of Trustees serves as the Lead Agency, approves significant changes to the Campus Master Plan, and acts to certify CEQA as required to ensure compliance.

This agenda item requests the Board of Trustees approve the following actions for California State University, Dominguez Hills:

- Certify the Final Environmental Impact Report (Final EIR) dated September 2019
- Approve the proposed Campus Master Plan, included as Attachment A, which reflects the Increased Student Housing Project Alternative identified in the Final EIR and discussed further below
- Approve funding for future off-site fair share mitigation in the amount of $3.8 million including contributions from future development partners

The Board of Trustees previously approved the concept of a public/private mixed-use development project at the September 19-20, 2017 meeting. This item presents the potential environmental impacts and the possible building configuration. The approval of a final development agreement, along with schematic plans will return to the Board of Trustees at a later date for consideration. A Request for Proposal for interested development partners will proceed pending the Board of Trustees' consideration of the proposed master plan.

Under CEQA, the Board of Trustees must certify that the Final EIR is adequate and complete as a condition of approving the CSU Dominguez Hills Campus Master Plan revision. Accordingly, because the Final EIR has concluded that the proposed Campus Master Plan revision would result in significant and unavoidable impacts, a Statement of Overriding Considerations is required to address these impacts relating to air quality, greenhouse gas emissions, noise, and

traffic. The Final EIR, including Mitigation Measures, and the Findings of Fact and Statement of Overriding Considerations are available for review by the Board of Trustees and the public at: https://www.csudh.edu/fpcm/campus-master-plan-update/ .

The campus is engaging in negotiations with the City of Carson (City) relating to funding its fair share of off-site mitigation measures related to significant impacts resulting from the Campus Master Plan. More specifically, the campus provided the City with a draft proposed Memorandum of Understanding between CSU and the City, which addresses proposed funding of the University's fair share of off-site mitigation costs. Negotiations with the City regarding the Memorandum of Understanding are on-going. An update on the negotiations with the City of Carson will be provided at the September 24-25, 2019 Board meeting.

Attachment A is the proposed campus master plan. Attachment B is the existing campus master plan. The last master plan revision approved by the Board of Trustees was in May 2010.

Campus Master Plan

The proposed Campus Master Plan guides the future facility and physical development of the Dominguez Hills campus through 2035. The process included the development of guidelines for planning and architectural design, landscape, and sustainability for the campus. The proposed Campus Master Plan maintains the campus enrollment capacity at 20,000 FTES as originally established in April 1967.

The vision for the Campus Master Plan is to create a vital physical campus that supports all the activities needed for a top-performing model urban university, serving 20,000 FTE. This will be achieved by guiding the facilities to augment student learning, enhance student and campus life, support community business connections, and support a sustainable and diverse world.

The Campus Master Plan proposed for adoption by the Trustees is identified as the "*Increased Student Housing Alternative"* in the Final EIR. This Increased Student Housing Alternative identified and analyzed in the Final EIR is identical in all respects to the primary Campus Master Plan project identified and studied in the Final EIR, except that it includes an increase in student housing in the amount of an additional 1,040 student beds and a decrease in the number of campus apartment housing units from 2,149 to 1,969 units.

The major elements of the proposed Campus Master Plan revisions are described below:

Academic Facilities: The core campus area will be significantly enhanced with new, remodeled, and repurposed facilities for academics, administrative and student support, athletics, and parking. Reconfigured campus entries and open spaces will enhance the campus experience and provide stronger community connections.

University Village Mixed-Use Development: Many improvements to the core campus will be made possible through a public/private partnership development on the largely undeveloped 76-acre eastern section of the campus. University Village is envisioned to provide 1,969 new housing units for students, faculty, staff, and the community; neighborhood supporting retail uses; and, open space areas for recreation. It will also include a campus business park intended to expand campus connections with businesses and enhance opportunities for student internships, shared facilities, equipment, technology, innovative learning environments and faculty and student research opportunities. The Board of Trustees approved the public/private partnership concept at their September 19-20, 2017 meeting.

Student Housing: In addition to the campus apartment housing that would be provided in the University Village area, traditional on-campus student housing is proposed. Active residential life programs geared to support academic excellence are envisioned to support an inclusive campus environment, which the proposed new student housing would serve to fulfill.

Upon implementation of the proposed Campus Master Plan, the campus would contain a total of 2,628 beds plus associated dining facilities for undergraduate and graduate students. This total includes 600 new student beds already approved as part of the 2009 Campus Master Plan of which 504 beds are currently under construction, and 2,028 on-campus beds proposed in the Campus Master Plan. The existing Pueblo Dominguez apartment housing complex, which houses 649 beds would be demolished.

Dignity Health Sports Park (formerly StubHub Center): This 88-acre facility on the western side of the campus has been leased to Anschutz Entertainment Group (AEG) since the early 2000's and is used as a major sports and entertainment venue. This master plan proposes the addition of 3,000 seats to the stadium and a revised building footprint of a previously approved stadium supporting office complex, field house/training facilities, dormitories, and conference center/hotel.

Infrastructure and Connectivity: The campus plans to improve and enhance campus infrastructure to maximize the campus' resilience, sustainability features, and physical assets by establishing development guidelines. These include the expanded use of photovoltaic systems, high-performance building envelopes, bio-swales and retention basins to manage stormwater run-off, and a drought-tolerant and bio-diverse landscape palette. The proposed master plan also

addresses campus accessibility issues by supporting public transit and reducing vehicles driving into the campus academic core while enhancing resources for pedestrians and bicyclists. These improvements increase safety and result in a more integrated and aesthetically pleasing campus.

Proposed Campus Master Plan Revisions

Proposed significant changes to the existing Campus Master Plan are shown on Attachment A and are noted below:

- New academic facilities
- Black box theater
- Facilities services and an expanded central plant
- Student recreation center
- Student union expansion
- Student housing and dining facilities
- Childcare facilities
- Residential, retail, campus innovation, research and business park, and parking facilities in University Village
- Parking structures

Fiscal Impact

Approximately $3 billion will be needed to address existing building deficiencies and provide needed site and facility improvements as proposed in the Campus Master Plan. Of this amount, $3.8 million will be required to fund projects not on land owned by the CSU to mitigate the potential significant environmental impacts of the revised master plan. (The campus is currently negotiating with the City to enter into a Memorandum of Understanding regarding its fair share of these off-site mitigation measures.)

California Environmental Quality Act (CEQA) Action

A Final Environmental Impact Report (Final EIR) has been prepared to analyze the potential environmental effects of the proposed Campus Master Plan in accordance with CEQA requirements and State CEQA Guidelines. The Final EIR is presented to the Board of Trustees for review and certification. The Final EIR fully discusses all issue areas, and impacts have been analyzed to the extent possible. Where a potentially significant impact is identified, feasible mitigation measures, if any, have been proposed to reduce the impact. The Draft EIR was distributed for comment for a 63-day period concluding on April 15, 2019. The final documents are available online at: https://www.csudh.edu/fpcm/campus-master-plan-update/.

The Final EIR is a "Program EIR" with near-term projects identified under CEQA Guidelines, Sections 15161 and 15168. The Program EIR can be characterized as one large project and consists of a series of actions and improvements associated with the master plan, that will be implemented over time to the planning horizon year 2035. The Program EIR allows such actions and improvements to be approved, provided that the environmental effects were examined in the Program EIR, and to streamline subsequent environmental review for master plan implementation. At the time each facility improvement or other action pursuant to the master plan is implemented, each individual action or improvement will be reviewed to determine whether the Program EIR fully addressed the associated impacts and identified appropriate mitigation measures.

The near-term projects analyzed in the Final EIR include:

- 257,000 square feet of campus facilities, including educational buildings, student recreation and wellness center, childcare center, and other instructional support facilities
- 720,900 square feet of office space
- 96,100 square feet of retail space
- 1,063 units of apartments
- 3,000 seat increase (for a total of 30,000 seating capacity) at the existing Dignity Health Sports stadium

The project provides for many environmental benefits including but not limited to needed infill housing and retail, reducing commuting needs, and improving pedestrian and bicycle circulation.

As noted, however, the Final EIR concluded that the project would result in significant and unavoidable impacts relating to air quality, greenhouse gas emissions, noise, and traffic. CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits of the project against its unavoidable environmental risks when determining whether to approve a project. If the specific benefits of the project outweigh the unavoidable adverse environmental effects, those effects may be considered "acceptable" and the agency is then required to adopt a Statement of Overriding Considerations in order to approve the project. Because the Campus Master Plan Final EIR has determined that the project would result in significant and unavoidable effects, a Statement of Overriding Considerations has been prepared for Board of Trustees' consideration.

Issues Identified Through Public Review of the Draft EIR

Comment letters were received from four public agencies and two individuals: The California Department of Transportation, the California Department of Toxic Substances Control, the Governor's Office of Planning and Research, the City of Carson, and two City of Carson residents. The Final EIR includes the Letters of Comment and Responses chapter that contains copies of the comment letters along with detailed responses to each of the comments raised in the letters.

A summary of the responses to the comments included in the Final EIR is provided:

California Department of Transportation (Caltrans): Submitted comments regarding several topics, including a brief summary of the project components, a summary of the Draft EIR's conclusion that the project would result in potential cumulative impacts to state facilities, a reference to the Draft EIR's discussion of mitigation measures, and identified certain goals and recommendations, as addressed further below.

A. Caltrans commented on the methodology used in the Transportation Impact Study (TIS), which specifically provided that the TIS, in relying on the Congestion Management Program (CMP) to evaluate impacts on state facilities, should have adhered to the CMP guide of 150 or more vehicle trips added before freeway analysis is needed and further commented that the CMP provides that Caltrans is to be consulted to identify specific locations to be analyzed on the State Highway System.

   CSU Response: The response stated that the methodology employed in the TIS complies with the threshold referenced in the comment as the TIS analyzed all Caltrans facilities to which the project would add 150 or more vehicle trips in either the AM or PM peak hour, and the methodology also complies with CEQA requirements because the study area includes all Caltrans facilities potentially significantly impacted by project traffic. The response also noted that the Congestion Management Program provides guidance directed to a wide variety of project types, and the particular guidance noted in the comment addresses private developers and local jurisdictions rather than the State of California.

B. Caltrans also commented that its goal is to implement strategies consistent with its mission, and encouraged the university to integrate land use and transportation in a manner that reduces vehicle miles traveled (VMT) and greenhouse gas (GHG) emissions, including Transportation Demand Management (TDM) strategies; encouraged safety and connectivity for pedestrians and bicyclists; recommended planning for gradual improvement of transit facilities; and supported the implementation of road diets and other traffic calming measures.

   CSU Response: The response provided that the project does integrate transportation and land uses in a manner that reduces VMT and GHG emissions, and also includes a TDM program, a pedestrian circulation plan, bicycle plan, transit plan, and parking plan, each of which will help achieve reduced VMT and GHG emissions. The response also stated the university will continue to coordinate with local transit service agencies regarding transit service improvements, will consider implementing measures such as road diets and traffic calming on campus where applicable, and

would work with the City to encourage that such measures are considered in relation to future roadway improvements surrounding the campus.

C. Caltrans provided specific recommendations for project construction timing, scheduling, and litter prevention requirements relating to construction vehicles.

CSU Response: The response provided that the university will consider implementing the suggested construction-related measures as feasible as part of the construction of the project, and also stated that the CSU system already has a set of general contract conditions that address all three construction-related issues raised in the comment.

D. Caltrans noted standards regarding timing of roadway closures, stormwater runoff, and certain permitting requirements related to work performed within state right-of-ways.

CSU Response: The response confirmed the project construction will proceed in compliance with Caltrans standards in regards to road closures and all applicable state and federal requirements regarding water quality, and also stated that construction activities associated with the project will not discharge runoff onto state highway facilities. Finally, although the project is not anticipated to encroach on any Caltrans facilities, the response confirmed the campus will obtain any necessary encroachment and other permits from Caltrans for any work within state highway right-of-way.

California Department of Toxic Substances Control (DTSC): Provided a comment letter enumerating existing requirements with regard to hazardous materials, substances, and wastes.

CSU Response: The Draft EIR concluded no known hazardous materials sites exist within the project area, but that the campus will continue to comply with all applicable State and Federal regulations regarding the treatment and handling of hazardous substances.

Governor's Office of Planning and Research (OPR): Provided a letter confirming that OPR distributed the Draft EIR to selected state agencies for review; identifying pertinent Public Resources Code provisions regarding the scope of public agency comments, a reference to the CEQA database for submitted comments; and acknowledging that CSU complied with its State Clearinghouse review requirements for the Draft EIR in accordance with CEQA.

CSU Response: The comments were acknowledged and the university confirmed that all agency comments were downloaded from the referenced CEQA database.

City of Carson (City): Provided comments including: the City's position that it is the "permitting authority" for the project; the StubHub Center; certain Draft EIR graphics; and the Draft EIR's analysis of potential impacts related to aesthetics, air quality and greenhouse gas emissions, biological resources, cultural resources, noise, population and housing, public services and recreation, traffic, utilities, and alternatives. The City's comments are summarized briefly by topic below.

A. Permitting Authority: The City stated it, rather than CSU, is the proper permitting authority for the University Village portion of the project because this portion of the project includes community housing, retail, and office uses.

   CSU Response: The response stated that the City is not the proper permitting authority for the project, and instead is a Responsible Agency as referenced in the Draft EIR.

B. StubHub Center: The City stated that the use of the StubHub Center stadium has changed since the 2001 Final EIR for the StubHub Center, and further stated its view that potential impacts associated with such changes that have occurred since should have been analyzed in the Draft EIR, including an analysis of compliance with mitigation measures provided in the 2001 Final EIR.

   CSU Response: The response provided that the Draft EIR properly analyzed potential impacts associated the project's proposed addition of 3,000 spectator seats to the facility, and since no other changes to the stadium facility are proposed as part of the project, the project was evaluated by comparison to existing conditions at the time of issuance of the Notice of Preparation. Further, the response provided that there is no requirement that previously adopted mitigation measures be evaluated as part of the EIR; however, the response confirmed all previously adopted mitigation measures for the StubHub Center have been implemented.

C. Draft EIR Graphics: The City stated that certain graphics provided in the Draft EIR include unreadable text, and that the Draft EIR should include readable graphics.

   CSU Response: The response provided that the graphics in the Draft EIR are readable and convey the necessary information regarding the project to support the analysis provided therein.

D. Aesthetics: The City commented that the visual quality analysis should compare the project to the "Design Guidelines" for the campus and an incorporation of a full description of the aesthetic character of the project.

CSU Response: The response stated that the Draft EIR specifically provided that the various project components would comply with the guidelines prepared for the Campus Master Plan, which include design and landscape guidelines.

E. Air Quality/GHG: The City commented that the emission calculations were mostly based upon default values of CalEEMod, the Draft EIR lacked a quantitative evaluation of the implementation of the project's Transportation Demand Management (TDM) Plan, and the Draft EIR should have included a quantitative assessment of potential health risks related to project construction. Further, the city commented that the Draft EIR did not make a reasonable effort to connect the project's air quality impacts to specific health consequences, did not use thresholds relating to GHG impacts, and understated emissions associated with the project.

CSU Response: The response explained that the Draft EIR properly relied on the South Coast Air Quality District's (SCAQMD) recommended software program (California Emissions Estimator Model or CalEEMod) to calculate the project's construction and operational air emissions. The response further notes that the program supplies its own default emission factors (EMFAC) from a model developed by the California Air Resources Board (CARB) to support its regulatory and air quality planning efforts, to aid in estimating the quantity and type of construction equipment and other vehicles, associated emissions, and quantity of dust generated during construction.

The response acknowledges that results are indeed conservative (likely overstated) for several reasons: the program calculates emissions based on the single most equipment-intensive activity, assumes simultaneous operation of all equipment for an 8-hour day, and does not assume use of the "cleanest" available construction equipment in terms of emissions. The response noted, however, that there is no CEQA prohibition against using conservative assumptions, since doing so ensures impacts are not understated and potentially feasible mitigation is considered. The same CalEEMod program was also properly used to calculate operational vehicular emissions, again at the recommendation of SCAQMD and using default emission factors developed by CARB.

In response to the City's comment about Transportation Demand Management (TDM) strategies, the response referenced the Draft EIR's Project Description and Air Quality technical section, which clearly state the TDMs proposed as project design features and mitigation measures and note that their implementation will improve campus accessibility. The response further noted that because no broadly accepted or validated industry guidance exists yet that could support accurate calculation of the beneficial emission reduction effects of TDMs in a university

campus setting, none were assumed in Draft EIR analysis, and operational emissions associated with vehicle travel are therefore likely conservative (overstated) – again to avoid understatement of impacts and ensure consideration of feasible mitigation.

The response noted that a quantitative health risk assessment (which measures lifetime exposure to toxic air contaminants (TACs) and is therefore appropriate for assessing the long-term impacts of activities such as project operation), is not required by CEQA or SCAQMD for construction activities because of their temporary or short-term nature. The comment also points out that in any event, based on analysis contained in the Draft EIR, the project's TAC emissions were determined to be less than significant.

The response noted that the analysis of GHG impacts appropriately relied upon the CEQA Guidelines' Appendix G checklist question as a significance threshold, as permitted under CEQA. The response also noted that the Draft EIR conservatively concluded the project would result in a potentially significant and unavoidable cumulative operational GHG impact, to ensure the Draft EIR appropriately considered feasible mitigation.

Finally, the response noted that a report clarifying the non-cancer health consequences of the project's estimated air pollutants was prepared in response to the city's comment regarding the need for analysis of the relationship between the two. The analysis prepared in response to this comment provides independent quantitative confirmation of the Draft EIR's original conclusion that the Project would result in significant and unavoidable air quality impacts, while additionally confirming that despite the Draft EIR's conservative (overstated) emissions calculations, associated health consequences would be minimal.

F. Biological Resources: The City provided that the Draft EIR did not analyze compliance with the City's Tree Preservation and Protection ordinance, did not include references to certain provisions of the California Fish and Game Code, and that mitigation measure BIO-4 should include additional language regarding survey requirements.

CSU Response: The response provided that the CSU is not subject to local planning regulations and ordinances such as the referenced City Tree Preservation and Protection ordinance. In addition, the City Tree Preservation and Protection chapter of the City Municipal Code relates exclusively to City owned trees and trees located within the street right-of-way, not on trees located on the campus. In relation to mitigation measure BIO-4, the response provided that the Final EIR included revisions to clarify that the U.S. Army Corps of Engineers (Corps) would make a

determination regarding the existence of "jurisdictional" wetlands during the Section 404 review of the project, and mitigation measures BIO-4A and BIO-4B have been revised in the Final EIR to clarify the conditions and circumstances under which consultation with United States Fish and Wildlife Service would occur. Surveys may be required if it is determined that a "jurisdictional" wetlands is present.

G. Cultural Resources: The City provided numerous specific comments regarding the Draft EIR's cultural resources analysis, including comments focused on tribal cultural, paleontological, historic, and archeological resources. Comments also included the scope of prior archeological surveys and adequacy of mitigation measures.

CSU Response: The response stated that certain revisions were made to the Final EIR to clarify the scope of certain surveys considered as part of the impact analysis, explain that the scope of the analysis of potential historic resources was adequate, appropriate, and consistent with CEQA, and further stated that revisions to the Final EIR had been made to clarify the scope and extent of mitigation measures in response to the City's comments.

H. Noise: The City stated that the noise analysis should have included ambient baseline noise measurements, evaluate a conservative worst-case scenario for noise impacts, performance standard mitigation measures, and calculations and modeling data used to support the analysis in the Draft EIR. The City also stated that the Draft EIR should have provided additional analysis of potential construction noise impacts to evaluate simultaneous operation of multiple pieces of construction equipment, should revise mitigation measure NOI-1 to provide a performance-based standard, discussed pre-event and post-event StubHub noise impacts separately, and should have evaluated potential noise impacts from new athletic fields, open spaces, and retail uses that are included in the project.

CSU Response: The response stated that the Draft EIR noise analysis was based upon recordation of existing ambient noise levels at 27 locations selected to represent the noise sensitive receptors surrounding the campus, and that the analytical approach used was an appropriate and conservative approach to identifying and analyzing potential noise impacts to the extent it analyzed the potential noise impacts from roadway noise resulting from the project, given that roadway noise represents the predominant noise source for sensitive receptors surrounding the campus. Further, the response stated that potential construction-related noise impacts were conservatively determined to be potentially significant because the precise scale, timing, location, and nature of the various construction activities are uncertain at this time. Finally, the

response stated that the Draft EIR identified noise levels generated by the StubHub Center stadium during both pre-event and post-event conditions.

I. Population and Housing: The City stated the Draft EIR should have considered the housing needs of the City as specified in its 2013 Housing Element, and, accordingly calculated the potential population associated with the project's housing to be 7,736 residents, and the Draft EIR does not describe the methodology used to calculate the population projections provided for the project.

CSU Response: The response noted that the Draft EIR referenced the City's Housing Element extensively in its analysis, but that the Housing Element addressed the City's housing needs through 2021, while the project includes housing with a horizon or build-out year of 2035, resulting in a lack of correlation between the housing needs identified in the City's Housing Element and the projected housing demand in the City at build-out of the project in 2035. In addition, the response provided a detailed explanation of the methodology used to project population generated by the project.

J. Public Services/Recreation: The City stated that the Draft EIR does not adequately evaluate potential impacts associated with fire, police, library, schools, and park/recreation facilities.

CSU Response: The response summarized the information in the Draft EIR supporting the conclusion that adequate fire, police, library, schools, and park/recreation facilities exist and/or are provided as part of the project such that there is no need for new or expanded facilities that would constitute a significant environmental effect.

K. Traffic: The City commented that the trip generation rates in the TIS are unverifiable, the TIS lacks a project trip distribution and assignment as provided in Los Angeles County Department of Public Works guidelines, and identifies certain specific questions regarding elimination of certain through movements, and projected changes in traffic volumes at particular intersections. The City further stated no information was provided regarding how future traffic volumes were developed, and requested clarification regarding the use of certain methodologies for the Level of Service (LOS) analysis. Finally, the City suggested that feasibility of the proposed mitigation measures should be re-evaluated following revisions to the TIS to address the City's comments regarding traffic volumes and LOS analysis methodology, CSU's fair share for the mitigation measure relating to the addition of a westbound turn lane at Victoria Street and Drive D should be 100 percent, and fair share calculations should be reflected for locations where the TIS has shown direct project impacts.

CSU Response: The response states that trip generation rates are included in the TIS, which was included as Appendix F to the Draft EIR, reiterated the explanation for the trip distribution and assignment used in the TIS, and provided tables prepared to illustrate the project's trip generation separate from existing traffic as requested by the City. Further, the response provided clarification regarding specific comments regarding the analysis of specific intersections, explained how future volumes were calculated, and stated that the Draft EIR properly relied on LOS methodology consistent with the CSU Transportation Impact Study Manual. Finally, the response confirmed the accuracy and basis for the 66 percent fair share allocation relating to the mitigation measure providing a westbound turn lane at Victoria Street and Drive D, and explained that the project is 100 percent responsible for costs of mitigation measures resulting from direct project impacts.

L. Utilities: The City stated that the analysis should have acknowledged the National Pollutant Discharge Elimination System permit, Joint Water Pollution Control Plan, discussion of existing conditions for recycled water, solid waste and petroleum, and should include a Water Supply Assessment following prescribed requirements.

CSU Response: The response stated that the Final EIR had been revised to address the applicable NPDES permit, and to expand the discussion of existing conditions for recycled water. The response also stated the Draft EIR already included discussion of the Joint Water Pollution Control Plan, solid waste, and petroleum. Additionally, the response noted that a Water Supply Assessment (WSA) was prepared by the water district for the campus and attached as Appendix G.8 to the Final EIR, and that the text of the Draft EIR, Chapter 3.10, Utilities, had been revised to address the analysis provided in the WSA and confirm in addition, that the project would have a less than significant impact related to available water supplies during normal dry, and multiple dry years.

M. Alternatives: The City stated that the analysis of alternatives lacked sufficient detail and supporting evidence, was not responsive to the initial study checklist questions, and the associated air quality and GHG analysis was not included in the body of the Draft EIR but instead was located in Appendix G.

CSU Response: The response provided that the Alternatives analysis provided an adequate level of detail and analysis consistent with the requirements of the CEQA Guidelines, and the analysis of potential impacts relating to the alternatives was presented by reference to impacts identified in the Draft EIR for the proposed project and thus responsive to the initial study checklist questions. The response also provided that the supporting technical analysis of potential impacts associated with traffic, air quality, and GHG analysis was appropriately included in the Draft EIR Appendix.

City of Carson Late Comment Letter: In addition to the timely comment letters submitted and received during the 63-day public comment period, one late comment letter was submitted after the conclusion of the comment period. Specifically, Aleshire & Wynder LLP on behalf of the City of Carson, submitted a comment letter dated July 10, 2019, which addressed comments previously raised in the City's prior comment letter, and argued that the recent California Supreme Court decision in *City and County of San Francisco v. The Regents of University of California* (June 20, 2019, S242835) __ Cal.5th __. (*City and County of San Francisco*) supports the City's position that its land use regulations, permitting authority, and application of the City's Interim Development Impact Fees (IDIF) and City Community Facilities District (CFD), are applicable to the development of the University Village portion of the CSUDH Campus Master Plan.

CSU Response: The response to the City of Carson's late comment letter explained that CSU, as lead agency for the project is not required to provide written responses to comment letters received after the close of the public comment period, but for informational purposes, CSU elected to respond to the late comment letter without waiving its position that written responses to late comment letters are not required by law. The response also provided detailed responses to each of the arguments presented in the late comment letter regarding the *City and County of San Francisco* decision, and rejected the late comment letter's conclusion that mitigation measures proposed in the EIR for the CSUDH Campus Master Plan should include compliance by private developers who are involved with the University Village portion of the Campus Master Plan with all applicable City land use ordinances, planning, permitting, and development requirements, including payment of development impact fees and participation in the Community Facilities District, to the same degree as if the projects they are developing were not located on the CSU campus. The response explained that neither the *City and County of San Francisco* decision nor the other points raised in the late comment letter supported the City's position.

The campus engaged in negotiations with the City of Carson relating to the funding of off-site mitigation measures related to impacts resulting from the master plan. The campus provided the City of Carson with a proposed Memorandum of Understanding to be entered between CSU and the City of Carson, which addressed funding of the University's fair share of off-site mitigation costs. At the time this agenda item went to print, negotiations with the city had not resulted in an agreement on the campus calculated fair share amount for the off-site mitigation of environmental impacts. In addition, the city believes private developers on state land are subject to local permit fees which the CSU continues to disagree. An update on the negotiations with the City of Carson will be provided at the September 24-25, 2019 Board meeting.

Gil and Shirley Smith: provided a number of general comments not specifically referencing the analysis in the DEIR, but instead identifying general concerns regarding land use compatibility, traffic congestion, air quality, public services, biological resources, noise, as well as concerns regarding existing conditions relating to stormwater runoff and electricity service.

CSU Response: The response addressed each of the particular topics raised by Mr. and Mrs. Smith by reference to the specific discussions provided in the Draft EIR in most instances, with the exception of certain topics which were noted to be outside of the scope of CEQA.

Project Alternatives

The alternatives considered for the project but eliminated from further consideration included the following:

Maximum Student Housing Alternative: The number of student beds would triple to 4,800 beds under this alternative. All other components of the proposed project would remain the same. This alternative was rejected because it does not achieve the CEQA objective of reducing impacts. Specifically, due to the increase in student housing by 3,812 beds, the number of vehicle trips generated and associated air quality and greenhouse gas emissions would increase above what are projected for the proposed project. No impacts would be reduced as compared to the proposed project.

No Campus Business Park Alternative: Under this alternative, the campus business park component of University Village would not be constructed; all other elements of University Village would remain the same as in the proposed project. By eliminating the campus business park, the size of University Village would be reduced by 721,000 square feet. This alternative was rejected because it precludes the campus from meeting one of its primary project objectives: "Provide additional on-campus learning, research, and internship opportunities for students, faculty, and staff through on-campus public-private partnerships."

No University Village Alternative: Development of University Village would be eliminated under this alternative. All other components of the proposed project would remain identical. This alternative was rejected because it precludes the campus from meeting two of its primary project objectives: "Provide on-campus housing opportunities for faculty and staff to promote faculty and staff recruitment, and retain and enhance faculty and staff connectivity with the campus; and provide housing opportunities to graduate students and those in the greater community interested in campus life connectivity," and "Provide additional on-campus learning, research, and internship opportunities for students, faculty, and staff through on-campus public-private partnerships."

Alternative Site: The proposed project is an update to the campus master plan for the existing Dominguez Hills campus. Because the university is an existing use located on an existing site, an alternative site for the university is not viable as a CEQA alternative.

The alternatives analyzed in detail in the Draft EIR include the following:

"No Project Alternative" – Continuation of Current master plan
Campus development would occur in conformance with the adopted 2009 Campus Master Plan.

Reduced Project Alternative
The same components of the proposed project would be built, but with a 25 percent reduction in campus apartment market rate housing, retail and campus business park development within the University Village portion of the campus.

Increased Student Housing Alternative:
The same components of the proposed project would be built, but with an additional 1,040 student housing beds, and 180 fewer apartments. As discussed above, this alternative was determined to be the environmentally superior alternative, and is proposed to the Board of Trustees for adoption as the Campus Master Plan.

Increased Student Housing with Campus Apartment Housing Relocation:
The same components of the proposed project would be built, but with 180 fewer campus apartment housing units, and an additional 1,040 student housing beds, and the relocation of 100 campus apartment housing units to a surface parking lot east of a planned parking structure.

Recommendation

The following resolution is presented for approval:

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

1. The Board of Trustees finds that the 2019 Final EIR has been prepared in accordance with the requirements of the California Environmental Quality Act.
2. The Final EIR addresses the proposed Campus Master Plan revision and all discretionary actions related to the project as identified in the Final EIR.
3. The Board of Trustees hereby certifies the Final EIR for the California State University, Dominguez Hills Campus Master Plan dated September 2019.
4. Prior to the certification of the Final EIR, the Board of Trustees reviewed and considered the above Final EIR and found it to reflect the independent judgment of the Board of Trustees. The Board of Trustees hereby certifies the Final EIR as complete and adequate and finds that it addresses all potentially significant environmental impacts of the project and fully complies with the requirements of CEQA. For purposes of CEQA and the State CEQA Guidelines, the administrative record includes the following:

a. The 2019 Draft EIR for the California State University, Dominguez Hills Campus Master Plan;
b. The Final EIR, including comments received on the Draft EIR, responses to comments, and revisions to the Draft EIR in response to comments received;
c. The proceedings before the Board of Trustees relating to the subject Campus Master Plan revision, including testimony and documentary evidence introduced at such proceedings; and
d. All attachments, documents incorporated, and references made in the documents as specified in items (a) through (c) above.

5. This resolution is adopted pursuant to the requirements of Section 21081 of the Public Resources Code and Section 15091 of the State CEQA Guidelines which require the Board of Trustees to make findings prior to the approval of the project.
6. The Board of Trustees hereby adopts the CEQA Findings of Fact and Mitigation and Monitoring Program, including the mitigation measures identified therein for Agenda Item 2 of the September 24-25, 2019 meeting of Committee on Campus Planning, Buildings and Grounds, which identifies the specific impacts of the proposed Campus Master Plan and related mitigation measures, which are hereby incorporated by reference. The mitigation measures identified in the Mitigation and Monitoring Reporting Program shall be monitored and reported in accordance with the Mitigation and Monitoring Reporting Program which meets the requirements of CEQA.
7. The Board of Trustees hereby adopts the Statement of Overriding Considerations stating that project benefits to the California State University outweigh the remaining significant and unavoidable air quality, greenhouse gas emissions, noise, and traffic impacts.
8. The Final EIR has identified potentially significant impacts that may result from implementation of the proposed Campus Master Plan revisions. However, the Board of Trustees, by adopting the Findings of Fact, finds that the inclusion of certain mitigation measures as a part of the project approval will reduce most, but not all, of these effects to less than significant levels. Those impacts which are not reduced to less than significant levels are identified as significant and unavoidable and are overridden due to specific project benefits to the CSU identified in the Findings of Fact and Statement of Overriding Considerations.
9. The Board of Trustees approves the use of $3.8 million for its fair share of future off-site mitigation. The funds are expected to be provided from future state capital or operation budget funding, the CSU, self-support entities, private developers, and/or other entities.
10. The project will benefit the California State University.

11. The California State University, Dominguez Hills Campus Master Plan Revision dated September 2019, specifically consisting of Increased Student Housing Alternative, is approved.
12. The chancellor or his designee is requested under Delegation of Authority granted by the Board of Trustees to file the Notice of Determination for the Final EIR for the California State University, Dominguez Hills Campus Master Plan.


CENTRAL AVENUE
E. VICTORIA STREET
E. UNIVERSITY DRIVE
S. AVALON BOULEVARD
DOMINGUEZ NATURE RESERVE
California State University, Dominguez Hills
Campus Master Plan
Master Plan Enrollment: 20,000 FTE
Approval Date: April 1967
Proposed Date: September 2019
Main Campus Acreage: 344
N
0
200'
400'
800'
Buildings
EXISTING BUILDING
FUTURE BUILDING
TEMPORARY BUILDING
EXISTING BUILDING NOT IN USE
Campus Boundary
EXISTING
FUTURE
Parking
EXISTING LOT
FUTURE LOT
EXISTING STRUCTURE
FUTURE STRUCTURE

California State University, **Dominguez Hills**

Master Plan Enrollment: 20,000 FTE

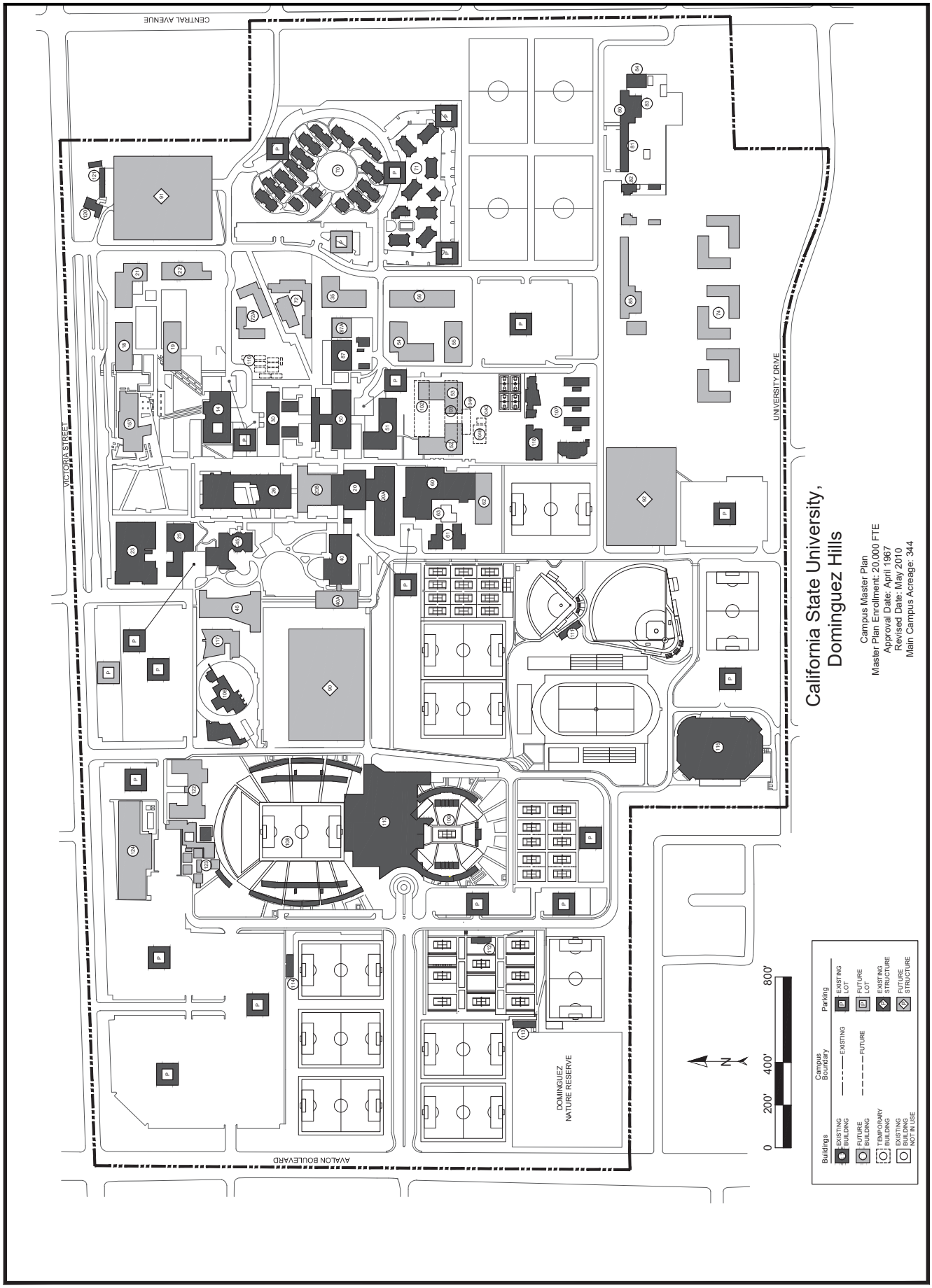
Master Plan approved by the Board of Trustees: April 1967

Master Plan Revision approved by the Board of Trustees: August 1968, July 1971, May 1975, March 1976, March 1980, November 1980, November 1986, March 1993, June 2001, May 2005, May 2010, September 2019

20. Leo F. Cain Library
20A. Library Expansion, Phase 1
23. James L. Welch Hall
25. Student Health Center
26. Donald P. and Katherine B. Loker Student Union
30. Social and Behavioral Sciences
40. LaCorte Hall
45. University Theatre
50. Natural Sciences and Mathematics
51. Science and Innovation
60. Gymnasium
61. Field House
63. Swimming Pool
70. Pueblo Dominguez (Student Housing 1)
71. Pueblo Dominguez (Student Housing 2)
72. Student Housing, Phase II
73. *Student Housing, Phase III*
74. *Dining Services*
80. Physical Plant
81. Physical Plant Shops
82. Physical Plant Vehicle Maintenance
83. University Warehouse
84. Physical Plant Warehouse
87. Central Plant
87A. *Central Plant Expansion I*
102. South Academic Complex 2
103. South Academic Complex 3
104A. Classroom Village Modular Unit
104B. Classroom Village Modular Unit
104C. Classroom Village Modular Unit
106. Extended Education
107. California Academy of Mathematics and Science
108. AEG Soccer Stadium
109. AEG Tennis Stadium
110. AEG Administrative/Sports Support Facility/ Restaurant
111. Baseball/Softball Storage and Restrooms
112. Tennis Pavilion
113. AEG Tennis Storage/Restrooms
114. AEG Soccer Storage/Restrooms
115. ADT Event Center (250 Meter Velodrome)
116. East Academic Complex
118. California Academy of Mathematics and Science, Phase II
120. Child Development Center
121. Infant Toddler Center
122. *Office Complex and Field House/ Training Facility for AEG*
123. *Dormitories for AEG*
124. *Conference Center/Hotel for AEG*
125. *Seating Expansion*
150. *Academic Building A*
151. *Academic Building B*
152. *Academic Building C*
153. *Academic Building D*
154. *Black Box Theater*
155. *Academic Building E*
156. *Student Recreation Center*
157. Innovation & Instruction
158. *Academic Building F*
159. *Student Union Expansion*
160. *Academic Building G*
161. *Academic Building H*
163. *Academic Building I*
164. *Satellite Central Plant*
165. *Central Plant Expansion II*
166. *Physical Services*
167. *66kV Substation*
168. *Fab Lab Garage*
169. *New Child Care*
170. *Student Housing*
171. *Student Housing*
172. *Student Housing*
175. *Parking Structure 1*
176. *Parking Structure 2*
177. *Parking Structure and Police*
300-303. *Residential/Retail/Parking*
310 *Residential/Parking*
311. *Residential/Parking*
312. *Residential/Parking Inc. Faculty/Staff Housing*
320-326. *Campus Business Park*

LEGEND:
Existing Facility / *Proposed Facility*

NOTE: Existing building numbers correspond with building numbers in the Space and Facilities Data Base (SFDB)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California State University, Dominguez Hills
Campus Master Plan
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EXISTING BUILDING NOT IN USE
Campus Boundary
EXISTING
FUTURE
Parking
EXISTING LOT
FUTURE LOT
EXISTING STRUCTURE
FUTURE STRUCTURE

California State University, Dominguez Hills

Master Plan Enrollment: 20,000 FTE

Master Plan approved by the Board of Trustees: April 1967

Master Plan Revision approved by the Board of Trustees: August 1968, July 1971, May 1975, March 1976, March 1980, November 1980, November 1986, March 1993, June 2001, May 2005, May 2010

1. Small College Complex 1
2. Small College Complex 2
3. Small College Complex 3
4. Small College Complex 4
5. Small College Complex 5
6. Small College Complex 6
7. Small College Complex 7
8. Small College Complex 8
9. Small College Complex 9
10. Small College Complex 10
11. Small College Complex 11
13. Small College Complex 13
14. School of Education
15. *Academic Building*
16. *Academic Building*
17. *Academic Building*
18. *Academic Building*
19. *Academic Building*
20. Leo F. Cain Library
20A. Educational Resource Center Addition
20B. *Library Expansion, Phase 2*
21. *Academic Building*
22. *Academic Building*
23. James L. Welch Hall
25. Student Health Center
26. Donald P. and Katherine B. Loker Student Union
30. Social and Behavioral Sciences
31. *Academic Building*
32. *Academic Building*
33. *Academic Building*
34. *Academic Building*
35. *Academic Building*
40. LaCorte Hall
40A. *LaCorte Hall Expansion*
45. University Theatre
46. *Auditorium*
50. Natural Sciences and Mathematics
51. Center for Science and Innovation
52. *Academic Building*
53. *Academic Building*
54. *Academic Building*
55. *Academic Building*
56. *Academic Building*
60. Gymnasium
61. Field House
62. *Student Recreation Center*
63. Swimming Pool
70. Pueblo Dominguez (Student Housing 1)
71. Pueblo Dominguez (Student Housing 2)
72. *Student Housing, Phase I*
72A. *Student Housing, Phase II*
74. *Faculty and Staff Housing*
80. Physical Plant
81. Physical Plant Shops
82. Physical Plant Vehicle Maintenance
83. University Warehouse
84. Physical Plant Warehouse
85. *Physical Plant Expansion*
86. *Co-Generation Plant*
87. Central Plant
87A. *Co-Generation Plant*
90. *Parking Structure 1*
91. *Parking Structure 2*
92. *Parking Structure 3*
100. South Academic Complex 1
102. South Academic Complex 2
103. South Academic Complex 3
104A-C. *South Academic Complex 4*
105. Hughes Athletic and Educational Center
106. Extended Education
107. California Academy of Mathematics and Science
108. AEG Soccer Stadium
109. AEG Tennis Stadium
110. AEG Administrative/Sports Support Facility/ Restaurant
111. Baseball/Softball Storage and Restrooms
112. Tennis Pavilion
113. AEG Tennis Storage/Restrooms
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120. Child Development Center
121. Infant Toddler Center
122. *Office Complex and Field House/ Training Facility for AEG*
123. *Dormitories for AEG*
124. *Conference Center/Hotel for AEG*
157. *Innovation& Instruction*

LEGEND:
Existing Facility / *Proposed Facility*

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

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Preliminary 2020-2021 through 2024-2025 Five-Year 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 provides information on the California State University Preliminary 2020-2021 through 2024-2025 Five-Year Plan. The Preliminary Five-Year Plan can be found at: http://calstate.edu/cpdc/Facilities_Planning/majorcapoutlayprogram.shtml and will return to the Board of Trustees in November 2019 for approval.

The preliminary list of capital projects, enclosed in the Five-Year Plan and included as Attachment A, proposes funding for campus infrastructure improvements, seismic safety, facility renovation, and limited growth to serve student enrollment.

The Infrastructure Improvement Program, which is a subset of the Five-Year Plan, is further detailed beginning on page 2 of Attachment A.

Funding to address CSU's facilities needs will be discussed in the Committee on Finance, Planning for the 2020-2021 Operating Budget, and the Committee on Governmental Relations, SB 14 Education Finance: Higher Education Facilities Bond Act of 2020.

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

The primary objective of the capital outlay program is to develop facility plans appropriate to the CSU's educational programs, create environments conducive to learning, and ensure that the quality and quantity of facilities at each of the 23 campuses serve the students equally well. The CSU Board of Trustees approved the Categories and Criteria to set priorities for the Five-Year Plan at its March 2019 meeting. The Categories and Criteria help inform campuses as they develop and prioritize proposed campus projects.

The preliminary Five-Year Plan is submitted to the state each September as required by statute. Meanwhile, Chancellor's Office staff continue to work with campuses to review the scope, budget, and schedule of the proposed projects in order to submit final project descriptions and justifications to the state in December 2019.

Funding for the Five-Year Plan is dependent upon additional state operating funds, state deferred maintenance funds, potential state general obligation bond funds, CSU operating funds and designated reserves. Additional state funding could augment CSU committed funds to enable additional progress on critical infrastructure projects, renewal needs and seismic safety as well as provide greater support to campus programmatic needs and building improvements. Such programmatic needs include classroom and laboratory renovations, accessibility, and student services improvements.

Assembly Bill 48, introduced by Assembly Member O'Donnell and Senator Glazer, proposes a number of statute changes in addition to proposing the Public Preschool, K-12, and College Health and Safety Bond Act of 2020, a state general obligation bond act. The act would provide $15 billion to construct and modernize educational facilities of which $9 billion would be for Preschool-Grade 12, and $2 billion each for the California Community Colleges, University of California, and the California State University. The bill contains proposed revisions to the Education Code establishing University Capital Outlay Bond Fund Conditions related to the trustees' adoption of a five-year affordable student housing plan for each campus covering 2020-2021 to 2024-2025.

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

The Preliminary Five-Year Plan identifies the campuses' capital project priorities to address facility deficiencies and accommodate student enrollment growth. Campuses have identified a funding need of $17.4 billion for the five-year period including $11.2 billion for academic facilities and $6.2 billion for self-support facilities.

Funding Update for Academic Projects and Infrastructure

The following chart shows sources of funding that support the capital outlay and facilities renewal program from the 2014-2015 fiscal year through the 2019-2020 fiscal year, that total is $2.79 billion. The Preliminary Five-Year Plan also contains the Previous Five-Year Plan 2015-2016 through 2019-2020 to identify campus academic, self-support and privately funded projects approved by the board and approved under delegated authority to the chancellor to address the university's needs.

CSU Financing Authority

Fiscal Year	Funding Source	Board Approved Debt Financing Program	Actual and Estimated SRB Bond Proceeds and Reserves Allocated
2014-2015	Base Budget Increase	$10 million debt service	$191.9 million
2015-2016	Base Budget Increase	$25 million debt service	$454.6 million
2016-2017	CSU Funds (includes restructured SPWB bond debt)	$50 million debt service, multi-year financing not to exceed $1 billion	$293.4 million
2017-2018	Same as above	Same as above	$304.8 million
2018-2019	CSU Funds	Multi-year financing not to exceed $1.1 billion	$170.5 million
2019-2020	Same as above	Same as above	$1.041 billion
		Sub-Total	**$2.456 billion**

State Deferred Maintenance Appropriation

Fiscal Year			Amount
2015-2016	One-Time Funds		$ 25.0 million
2016-2017	One-Time Funds		$ 35.0 million
2018-2019	One-Time Funds		$ 35.0 million
2019-2020	One-Time Funds		$239.0 million
		Sub-Total	**$334.0 million**
		Total	**$2.790 billion**

Conclusion

The Final 2020-2021 through 2024-2025 Five-Year Capital Outlay Plan and priority list for 2020-2021 will be presented for approval at the November 2019 meeting of the Board of Trustees.

Preliminary 2020-2021 Capital Outlay Program

Cost Estimates are at Engineering News Record California Construction Cost Index 6998 and Equipment Price Index 3443

ACADEMIC PROJECTS LIST

(Dollars in 000s)

Priority Order	Category	Campus	Project Title	FTE	Phase	Campus Reserves/ GO/Other	SRB-AP[1]	Total Budget	Cumulative Total Budget	Cumulative SRB-AP Budget
1	IA	Statewide	Infrastructure Improvements[3]	*N/A*	PWC	70,571	684,129	754,700	754,700	684,129
2	IA	Chico	Utilities Infrastructure	*N/A*	PWC	5,770	76,501	82,271	836,971	760,630
3	IB	*Fresno*	*Central Plant Replacement, Ph. 2 & 3*[5]	*N/A*	*PWC*	0	90,660	90,660	927,631	851,290
4	IB	*San Francisco*	*Science Replacement Building*[4,6]	*1,101*	*PWCE*	0	*138,718*	138,718	1,066,349	990,008
5	IB	*Pomona*	*Classroom/Lab Building Renovation (Seismic)*[6]	*0*	*PWC*	*2,571*	*48,212*	50,783	1,117,132	1,038,220
6	IB	*San Luis Obispo*	*Kennedy Library Renovation*[6]	*566*	*PWCE*	*3,414*	*34,140*	37,554	1,154,686	1,072,360
7	IA	East Bay	Library Seismic (West Wing)	*N/A*	PWC	1,673	15,063	16,736	1,171,422	1,087,423
8	IB	*Long Beach*	*Peterson Hall 1 Replacement Bldg. (Seismic)*[5]	*TBD*	*PWCE*	*2,800*	*70,000*	72,800	1,244,222	1,157,423
9	IB	Los Angeles	King Hall Replacement (Seismic Admin.)	4,565	PWCE	0	93,500	93,500	1,337,722	1,250,923
10	II	Dominguez Hills	Natural Sciences & Mathematics Bldg. (Seismic)	*1,000*	WC	0	45,273	45,273	1,382,995	1,296,196
11	IB	*Sacramento*	*Engineering and Classroom Building*	*1,407*	*PWCE*	*18,043*	*67,720*	85,763	1,468,758	1,363,916
12	IB	Stanislaus	Acacia Court Replacement	*N/A*	PWCE	12,107	111,235	123,342	1,592,100	1,475,151
13	IB	Sonoma	Ives Hall Renovation	*TBD*	PWCE	0	39,737	39,737	1,631,837	1,514,888
14	IB	Northridge	Sierra Hall Renovation, Ph. 1 & 2	*TBD*	PWCE	1,524	105,649	107,173	1,739,010	1,620,537
15	IB	Humboldt	Science Replacement Building, Ph. 1	*273*	PWCE	5,240	64,763	70,003	1,809,013	1,685,300
16	IB	San Diego	Life Science North Replacement	*0*	PWcCE	50,000	94,096	144,096	1,953,109	1,779,396
17	II	San Marcos	Classroom/Lab/Office Building	*TBD*	PWCE	2,560	54,986	57,546	2,010,655	1,834,382
18	II	San José	Land Acquisition	*N/A*	A	267	8,000	8,267	2,018,922	1,842,382
19	II	Fullerton	Classroom/Laboratory Building	*492*	PWCE	3,615	51,768	55,383	2,074,305	1,894,150
20	II	*Bakersfield*	*Energy and Engineering Innovation Building*[5]	*730*	*PWCE*	*4,613*	*43,690*	48,303	2,122,608	1,937,840
21	II	Maritime Academy	Academic Building A/Learning Commons Part 1	*TBD*	PWCE	6,441	64,863	71,304	2,193,912	2,002,703
22	II	*Stanislaus*	*Classroom Building II*[5]	*3,267*	*PWCE*	*5,517*	*142,353*	147,870	2,341,782	2,145,056
23	II	Monterey Bay	Academic Building IV	*TBD*	PWCE	8,000	72,191	80,191	2,421,973	2,217,247
Total Academic Projects				***13,401***		**$ 204,726**	**$ 2,217,247**	**$ 2,421,973**	**$ 2,421,973**	**$ 2,217,247**

SELF-SUPPORT / OTHER PROJECTS LIST

(Dollars in 000s)

Alpha Order	Category	Campus	Project Title	Spaces	Phase	Campus Reserves/ Other Budget	SRB-SS[2]	Total Budget	Cumulative Total Budget	Cumulative SRB-SS Budget
1	II	Fullerton	Housing Replacement/Expansion	*600*	PWC	0	123,000	123,000	123,000	123,000
2	IB	Fullerton	Titan Student Union Improvements	*N/A*	PWC	8,000	0	8,000	131,000	123,000
3	II	Pomona	Student Housing, Ph. 2	*245*	PWCE	0	161,000	161,000	292,000	284,000
4	IB	Pomona	Kellogg Drive & East Campus Drive	*N/A*	PWCE	5,000	0	5,000	297,000	284,000
5	IB	Pomona	Bronco Student Center Expansion/Reno, Ph. 1	*N/A*	PWCE	7,000	0	7,000	304,000	284,000
6	IB	Pomona	Demo Housing/Dining Greys/Los Olivos (Seismic)	*N/A*	PWCE	4,000	0	4,000	308,000	284,000
7	II	San Luis Obispo	Technology Park Expansion, Ph. 1	*N/A*	PWC	11,331	0	11,331	319,331	284,000
Total Self-Support / Other Projects				***845***		**$ 35,331**	**$ 284,000**	**$ 319,331**	**$ 319,331**	**$ 284,000**
Grand Total Academic and Self-Support Projects				***14,246***		**$ 240,057**	**$ 2,501,247**	**$ 2,741,304**	**$ 2,741,304**	**$ 2,501,247**

A = Acquisition P = Preliminary Plans W = Working Drawings c = Partial Construction C = Construction E = Equipment S = Study

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.

Preliminary 2020-2021 Infrastructure Improvements Program Project List

Cost Estimates are at Engineering News Record California Construction Cost Index 6998 and Equipment Price Index 3443

ACADEMIC PROJECTS[1]

Campus	Project Title	Phase	Campus Reserves/ Other Budget	SRB-AP Budget	Total Project Budget	Cumulative Total Project Budget
Bakersfield	Fire Alarm Upgrades, Ph. 2	PWC	0	1,325,000	1,325,000	1,325,000
Bakersfield	ADA Improvements	P	0	30,000	30,000	1,355,000
Bakersfield	Classroom Building (#1) Remodel for Faculty Office	PWCE	0	2,406,000	2,406,000	3,761,000
Bakersfield	Lecture Building (#3) Remodel for Offices	PWCE	0	1,238,000	1,238,000	4,999,000
Bakersfield	Student & Commencement Internet Access	PWC	0	3,281,000	3,281,000	8,280,000
Channel Islands	North Campus Hydronic Loop Extension (Completion)	PWC	447,000	3,643,000	4,090,000	12,370,000
Channel Islands	Battery Storage	PWC	0	1,500,000	1,500,000	13,870,000
Channel Islands	North Loop Electrical Distribution	PWC	576,000	3,267,000	3,843,000	17,713,000
Channel Islands	Roof Repair & Replacement Projects	PW	412,000	0	412,000	18,125,000
Channel Islands	Campus Road Repair & Maintenance	PW	60,000	0	60,000	18,185,000
Channel Islands	Sewer & Potable Water Improvements	PW	225,000	0	225,000	18,410,000
Channel Islands	ADA Access Improvements	PWC	24,000	136,000	160,000	18,570,000
Channel Islands	Electrical Power Infrastructure	PWC	236,000	2,124,000	2,360,000	20,930,000
Channel Islands	Redundant Fiber & Paths	PWC	123,000	1,111,000	1,234,000	22,164,000
Channel Islands	WAPs Cable Infrastructure	PWC	120,000	1,081,000	1,201,000	23,365,000
Channel Islands	CAT5 Upgrades	PWC	92,000	830,000	922,000	24,287,000
Channel Islands	Increased Conduit Capacity	PWC	28,000	252,000	280,000	24,567,000
Channel Islands	Classroom/Labs Telecom Infrastructure	PWC	410,000	3,686,000	4,096,000	28,663,000
Channel Islands	Building Management System Infrastructure	PWC	82,000	741,000	823,000	29,486,000
Chico	Physical Sciences Upgrades Surge (Seismic)	CE	1,500,000	12,500,000	14,000,000	43,486,000
Chico	Main Switchgear, Battery and Electrical System	PWC	372,000	5,223,000	5,595,000	49,081,000
Chico	Warehouse and Facilities Services Yard	PWC	1,940,000	1,500,000	3,440,000	52,521,000
Chico	Meriam Library Building Renewal	PWC	500,000	5,000,000	5,500,000	58,021,000
Chico	Langdon Building Renewal	PWC	500,000	5,000,000	5,500,000	63,521,000
Chico	Meriam Library HVAC Upgrades, Ph. 1	PWCE	625,000	0	625,000	64,146,000
Chico	Meriam Library HVAC Upgrades, Ph. 2	PWCE	350,000	0	350,000	64,496,000
Chico	Meriam Library HVAC Upgrades, Ph. 3	PWCE	650,000	0	650,000	65,146,000
Chico	Meriam Library IT Infrastructure Upgrades	PWC	0	8,143,000	8,143,000	73,289,000
Chico	IT Upgrades, Various Buildings	PWC	0	7,784,000	7,784,000	81,073,000
Chico	Wireless, Smart Classroom & Security Upgrades	PWC	0	11,791,000	11,791,000	92,864,000
Dominguez Hills	ADA Path of Travel	PWC	0	1,200,000	1,200,000	94,064,000
Dominguez Hills	Cain Library (Seismic), Ph. 2	PWC	0	4,000,000	4,000,000	98,064,000
Dominguez Hills	Social and Behavioral Sciences (Seismic)	PWC	0	4,000,000	4,000,000	102,064,000
Dominguez Hills	Pedestrian Safety Pathways	PWC	0	1,500,000	1,500,000	103,564,000
Dominguez Hills	La Corte Hall Fire Life Safety	PWC	0	2,500,000	2,500,000	106,064,000
Dominguez Hills	Kinesiology/Gym Pool and Basement Safety	PWC	0	1,780,000	1,780,000	107,844,000
Dominguez Hills	La Corte Hall Restrooms ADA	PWC	0	1,500,000	1,500,000	109,344,000
Dominguez Hills	Security Surveillance Systems	PWC	0	1,500,000	1,500,000	110,844,000
East Bay	Meiklejohn Hall Deck Water Intrusion	PWC	479,000	4,305,000	4,784,000	115,628,000
East Bay	Campuswide Fire/Life Safety System Upgrades, Ph. 2	PWC	351,000	3,164,000	3,515,000	119,143,000
East Bay	Campuswide Boiler Replacement, Ph. 1	PWC	275,000	2,472,000	2,747,000	121,890,000
East Bay	Contra Costa Campus Roof Replacement	PWC	426,000	3,830,000	4,256,000	126,146,000
East Bay	Campuswide Boiler Replacement, Ph. 2	PWC	192,000	1,731,000	1,923,000	128,069,000
East Bay	Accessibility Upgrades, Ph. 1	PWC	317,000	2,851,000	3,168,000	131,237,000
East Bay	Campuswide Roof Replacement, Ph. 1	PWC	347,000	3,128,000	3,475,000	134,712,000
East Bay	Electrical Infrastructure, Ph. 2D	PWC	0	4,554,000	4,554,000	139,266,000
East Bay	Copper Fiber Outside Plant Rehabilitation	PWC	0	780,000	780,000	140,046,000
East Bay	Wireless Access Point Expansion	PWC	0	5,420,000	5,420,000	145,466,000
East Bay	MPOE UPS and Cooling	PWC	0	960,000	960,000	146,426,000
East Bay	MPOE Fire Suppression	PWC	0	200,000	200,000	146,626,000

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ACADEMIC PROJECTS[1] continued

Campus	Project Title	Phase	Campus Reserves/ Other Budget	SRB-AP Budget	Total Project Budget	Cumulative Total Project Budget
Fresno	Campuswide Life/Fire Safety	PWC	0	28,805,000	28,805,000	175,431,000
Fresno	Campuswide Health & Safety	PWC	0	8,085,000	8,085,000	183,516,000
Fresno	Campuswide ADA Upgrades	PWC	0	7,502,000	7,502,000	191,018,000
Fresno	Telecommunications Interbuilding Improvements	PWC	0	1,600,000	1,600,000	192,618,000
Fresno	Telecommunications Safety	PWC	0	7,700,000	7,700,000	200,318,000
Fresno	Parking Lots - Wi-Fi	PWC	0	18,400,000	18,400,000	218,718,000
Fullerton	Life Safety & ADA Code Upgrades	PWC	100,000	1,000,000	1,100,000	219,818,000
Fullerton	ADA Code Upgrades (Restrooms, Path of Travel, etc.)	PWC	100,000	1,007,000	1,107,000	220,925,000
Fullerton	Kinesiology & Health Science Pool Safety Improvements, Ph. 2	PWC	0	4,000,000	4,000,000	224,925,000
Fullerton	Electrical Transformer Replacement	PWC	0	650,000	650,000	225,575,000
Fullerton	Campus Gas Line Repair	PWC	0	1,200,000	1,200,000	226,775,000
Fullerton	Campuswide Landscape, Hardscape, Irrigation Improvements	PWC	0	1,000,000	1,000,000	227,775,000
Fullerton	Domestic Water Line Upgrades	PWC	0	3,780,000	3,780,000	231,555,000
Fullerton	Campuswide Life Safety (including doors, hardware)	PWC	100,000	1,000,000	1,100,000	232,655,000
Humboldt	Gist Hall Renewal	PWCE	400,000	6,056,000	6,456,000	239,111,000
Humboldt	1601 Samoa Renewal	PWC	2,330,000	8,076,000	10,406,000	249,517,000
Humboldt	Exterior LED Lighting Retrofit	PWC	76,000	857,000	933,000	250,450,000
Humboldt	Accessibility Improvements	PWC	349,000	5,019,000	5,368,000	255,818,000
Long Beach	Horn Center-Renovations for Classrooms (Surge Space), Ph. 2B	C	0	790,000	790,000	256,608,000
Long Beach	LA1 Renovations for Geography (Surge Space), Ph. 3	PWC	378,000	3,780,000	4,158,000	260,766,000
Long Beach	Shelter in Place Locks at Classrooms	PWC	100,000	1,000,000	1,100,000	261,866,000
Long Beach	Pneumatic Control Conversion to DDC	PWC	30,000	315,000	345,000	262,211,000
Long Beach	MSX Repave Interior Campus Roadways, Ph. 2	PWC	190,000	1,900,000	2,090,000	264,301,000
Long Beach	Window Replacement for Energy Efficiency, (LA1,FO2), Ph. 1	PWC	188,000	1,882,000	2,070,000	266,371,000
Long Beach	Convert Baseball Field to Multi-Use Field, Ph. 1	PWC	380,000	1,900,000	2,280,000	268,651,000
Long Beach	VAV Box Retrofits (LA5, FO3, UT), Ph. 1	PWC	57,000	572,000	629,000	269,280,000
Long Beach	VAV Box Retrofits (LA1, BH), Ph. 2	PWC	343,000	3,435,000	3,778,000	273,058,000
Long Beach	Multizone VAV at KIN, NUR, AS	PWC	47,000	472,000	519,000	273,577,000
Long Beach	Convert Baseball Field to Multi-Use Field, Ph. 2	C	0	1,900,000	1,900,000	275,477,000
Long Beach	Campuswide Telecom & Technology Infrastructure	PWC	0	6,200,000	6,200,000	281,677,000
Long Beach	Campuswide Wi-Fi Technology Upgrade	PWC	0	8,500,000	8,500,000	290,177,000
Los Angeles	Campuswide Electrical System Upgrades	PWC	0	2,100,000	2,100,000	292,277,000
Los Angeles	Campuswide Life Safety Upgrades	PWC	0	3,450,000	3,450,000	295,727,000
Los Angeles	Anna Bing Arnold Childcare Center Plumbing Replace	PWC	0	180,000	180,000	295,907,000
Los Angeles	Campuswide Roofing Replacement	PWC	0	5,725,000	5,725,000	301,632,000
Los Angeles	Campuswide HVAC Replacement	PWC	0	5,900,000	5,900,000	307,532,000
Los Angeles	Campuswide Elevator Repair & Replacement	PWC	0	1,550,000	1,550,000	309,082,000
Los Angeles	Martin Luther King Exterior Wall Restoration	PWC	0	450,000	450,000	309,532,000
Los Angeles	Campuswide Waterproofing, Caulking, Repainting	PWC	0	750,000	750,000	310,282,000
Los Angeles	TELECOM-Data Core Equipment Replacement	PWC	0	3,212,000	3,212,000	313,494,000
Los Angeles	TELECOM-Telecom Room Renovation & Power Upgrades	PWC	0	3,212,000	3,212,000	316,706,000
Maritime	Hillside Emergency Stabilization, Ph. 2	PWC	0	3,988,000	3,988,000	320,694,000
Maritime	Maritime Academy Drive Pedestrian Path of Travel	PWC	110,000	1,250,000	1,360,000	322,054,000
Maritime	Upper Residence Hall Drive Repairs	PWC	188,000	3,800,000	3,988,000	326,042,000
Maritime	Maritime Academy & Morrow Cove Drive Repaving	PWC	0	800,000	800,000	326,842,000
Maritime	Lower Campus ADA Improvements	PWC	18,000	348,000	366,000	327,208,000
Maritime	Upper Campus ADA Improvements	PWC	18,000	348,000	366,000	327,574,000

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ACADEMIC PROJECTS[1] continued

Campus	Project Title	Phase	Campus Reserves/ Other Budget	SRB-AP Budget	Total Project Budget	Cumulative Total Project Budget
Monterey Bay	Classroom Renovation (Secondary Effects)	PWC	0	22,711,000	22,711,000	350,285,000
Monterey Bay	Infrastructure Improvements	PWC	0	678,000	678,000	350,963,000
Monterey Bay	ADA Projects	PWC	0	4,250,000	4,250,000	355,213,000
Monterey Bay	Energy Efficiency Projects	PWC	2,000,000	0	2,000,000	357,213,000
Monterey Bay	Telecom Infrastructure	PWC	0	5,786,000	5,786,000	362,999,000
Northridge	Domestic Water Line Upgrade, Ph. 1, 2, 3	PWC	143,000	979,000	1,122,000	364,121,000
Northridge	EOC Resiliency Emergency Preparedness	PWC	0	11,854,000	11,854,000	375,975,000
Northridge	BRT Nordhoff Transit Center	PW	784,000	0	784,000	376,759,000
Pomona	HVAC & Fume Hood Renewal	PW	313,000	0	313,000	377,072,000
Pomona	Building Controls Renewal	PW	282,000	0	282,000	377,354,000
Pomona	Windows Replacement	PW	282,000	0	282,000	377,636,000
Pomona	Storm Drain Renewal	PW	354,000	0	354,000	377,990,000
Pomona	TELECOM-Upgrade Conduit Pathways & Fiber	PWC	291,000	4,386,000	4,677,000	382,667,000
Sacramento	ADA Upgrades	PWC	152,000	1,578,000	1,730,000	384,397,000
Sacramento	Chilled Water Line	PWC	237,000	2,950,000	3,187,000	387,584,000
Sacramento	Domestic Water Upgrades	PWC	168,000	1,947,000	2,115,000	389,699,000
Sacramento	Telecom Upgrades	PWC	132,000	1,450,000	1,582,000	391,281,000
Sacramento	Human Anatomy Lab Relocation	PWC	529,000	3,884,000	4,413,000	395,694,000
Sacramento	Sequoia Hall Vertebrate Collection Relocation	PWC	190,000	833,000	1,023,000	396,717,000
Sacramento	Sequoia Hall 4th Floor Stock Room Renovation	PWC	285,000	1,300,000	1,585,000	398,302,000
Sacramento	Sequoia Hall 5th Floor Stock Room Renovation	PWC	312,000	1,632,000	1,944,000	400,246,000
Sacramento	Sequoia Hall Restroom ADA Upgrades	PWC	152,000	822,000	974,000	401,220,000
Sacramento	Infrastructure Perimeter Loop, Ph. 1	PWC	0	5,161,000	5,161,000	406,381,000
Sacramento	Telecom Building Cabling, Ph. 1	PWC	0	3,138,000	3,138,000	409,519,000
Sacramento	Telecom Building Cabling, Ph. 2	PWC	0	2,050,000	2,050,000	411,569,000
Sacramento	Classroom Cabling Infrastructure: Lecture (13) & Labs (159)	PWC	0	1,973,000	1,973,000	413,542,000
Sacramento	Wi-Fi Outdoor Areas (multiple locations)	PWC	0	1,065,000	1,065,000	414,607,000
Sacramento	Electronic Locks	PWC	0	2,591,000	2,591,000	417,198,000
Sacramento	Wi-Fi Parking Structures	PWC	0	1,838,000	1,838,000	419,036,000
Sacramento	Wi-Fi Outdoor Areas: Outer Parking Lots (9,10,11)	PWC	0	805,000	805,000	419,841,000
Sacramento	Wi-Fi Outdoor Areas: Baseball, Softball, Arboretum, Alumni Grove	PWC	0	861,000	861,000	420,702,000
Sacramento	Wireless Mesh Radio Communication System for Fire Alarms	PWC	0	132,000	132,000	420,834,000
Sacramento	AVAYA Media Gateways & Cable Runs to Replace Analog Lines	PWC	0	501,000	501,000	421,335,000
Sacramento	Transition DR Site Infrastructure to an Externally Hosted Cloud	PWC	0	677,000	677,000	422,012,000
Sacramento	Convert AIRC 4024 to Office Space	PWC	0	1,796,000	1,796,000	423,808,000
Sacramento	Infrastructure Perimeter Loop, Ph. 2	PWC	0	3,141,000	3,141,000	426,949,000
Sacramento	Infrastructure Perimeter Loop, Ph. 3	PWC	0	2,813,000	2,813,000	429,762,000
Sacramento	Infrastructure Perimeter Loop, Ph. 4	PWC	0	2,807,000	2,807,000	432,569,000
Sacramento	Hardwire Pneumatic Wireless Thermostats	PWC	0	15,487,000	15,487,000	448,056,000
Sacramento	Folsom/Sacramento Hall Generator Installation	PWC	0	537,000	537,000	448,593,000
San Bernardino	HVAC Controls Replacement	PWC	500,000	5,900,000	6,400,000	454,993,000
San Bernardino	Pfau Library Access Improvement	PWC	200,000	1,800,000	2,000,000	456,993,000
San Bernardino	University Police ER Response Communication Modernization	PWC	350,000	4,250,000	4,600,000	461,593,000
San Bernardino	Palm Desert-Indian Wells Center Energy Retrofits	PWC	130,000	1,170,000	1,300,000	462,893,000
San Bernardino	Data Communication Redundancy	PWC	0	4,700,000	4,700,000	467,593,000
San Bernardino	Pathways & Wireless Infrastructure	PWC	0	7,100,000	7,100,000	474,693,000
San Bernardino	BDF & IDF Modernization	PWC	0	3,100,000	3,100,000	477,793,000
San Bernardino	Pfau Library MBCx	PWC	450,000	0	450,000	478,243,000
San Bernardino	Pfau Library HVAC & Controls Upgrade, Ph. 2	PWC	3,800,000	0	3,800,000	482,043,000
San Bernardino	Access Barrier Removal	PWC	100,000	900,000	1,000,000	483,043,000

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ACADEMIC PROJECTS[1] continued

Campus	Project Title	Phase	Campus Reserves/ Other Budget	SRB-AP Budget	Total Project Budget	Cumulative Total Project Budget
San Diego	Critical Infrastructure 2	PWC	2,039,000	18,636,000	20,675,000	503,718,000
San Diego	Telecom Infrastructure Priority 1	PWC	7,329,000	0	7,329,000	511,047,000
San Diego	Telecom Infrastructure Priority 2	PWC	9,053,000	0	9,053,000	520,100,000
San Diego	Telecom Infrastructure Priority 3	PWC	1,565,000	0	1,565,000	521,665,000
San Diego	Telecom Infrastructure Priority 4	PWC	7,645,000	0	7,645,000	529,310,000
San Francisco	Science Replacement Building Surge Space	PWC	813,000	7,317,000	8,130,000	537,440,000
San Francisco	Hensill Hall Sprinkler & Fire Alarm Upgrade	PWC	455,000	4,098,000	4,553,000	541,993,000
San Francisco	Fire Alarm Renewal Campuswide ADA & Code Upgrades	PWC	700,000	6,296,000	6,996,000	548,989,000
San Francisco	Fire Hydrant System Upgrades	PWC	119,000	1,069,000	1,188,000	550,177,000
San Francisco	Tiburon Center Building 49 & 50 Exterior Upgrades	PWC	101,000	912,000	1,013,000	551,190,000
San Francisco	Fine Arts & Creative Arts Improvements	PWC	370,000	3,332,000	3,702,000	554,892,000
San Francisco	Childcare Center Accessibility & Fire/Life Safety Upgrades	PWC	50,000	453,000	503,000	555,395,000
San Francisco	Restroom Conversion & ADA Upgrades	PWC	50,000	447,000	497,000	555,892,000
San Francisco	Data Center Fire Suppression	PWC	102,000	922,000	1,024,000	556,916,000
San Francisco	Student Advising & Tutoring	PWC	381,000	3,428,000	3,809,000	560,725,000
San Francisco	NAGPRA Storage & Workspace Remodel	PWC	100,000	900,000	1,000,000	561,725,000
San Francisco	Student Services Fiber Redundancy	PWC	0	220,000	220,000	561,945,000
San Francisco	Corporate Yard Fiber Redundancy	PWC	0	1,100,000	1,100,000	563,045,000
San Francisco	Classroom Emergency Phone Cable Modernization	PWC	0	1,017,000	1,017,000	564,062,000
San Francisco	Outdoor Emergency Phones, University Park South/North	PWC	0	1,250,000	1,250,000	565,312,000
San Francisco	Migrate PBX to Modern VOIP Phone System	PWC	0	4,500,000	4,500,000	569,812,000
San José	Electrical Infrastructure Renewal	PWC	1,249,000	1,251,000	2,500,000	572,312,000
San José	Engineering Building Renewal	PWC	98,000	947,000	1,045,000	573,357,000
San José	Art West Wing Roof Replacement	PWC	40,000	348,000	388,000	573,745,000
San José	Restroom ADA Upgrades, Multiple Buildings	PWC	187,000	2,508,000	2,695,000	576,440,000
San Luis Obispo	Fremont Hall Emergency Landslide Remediation	PWC	0	5,000,000	5,000,000	581,440,000
San Luis Obispo	Water Purchase & Conveyance	APWC	637,000	6,363,000	7,000,000	588,440,000
San Luis Obispo	Heron Hall ADA Upgrades	PWC	73,000	727,000	800,000	589,240,000
San Luis Obispo	Substation Redundancy	PW	881,000	0	881,000	590,121,000
San Luis Obispo	Preschool Learning Lab Upgrade	PWC	170,000	1,700,000	1,870,000	591,991,000
San Luis Obispo	Old Power House Renewal	PWC	182,000	1,818,000	2,000,000	593,991,000
San Luis Obispo	Kennedy Library Lighting Retrofit	PWC	1,706,000	0	1,706,000	595,697,000
San Luis Obispo	LED Sports Field Lighting	PWC	2,646,000	0	2,646,000	598,343,000
San Luis Obispo	Classroom Modernization & Technology Upgrades	PWC	185,000	1,850,000	2,035,000	600,378,000
San Luis Obispo	ADA Upgrades	PWC	18,000	182,000	200,000	600,578,000
San Marcos	Pedestrian Safety Improvements	PWC	30,000	268,000	298,000	600,876,000
San Marcos	Underground Piping Replacement	PWC	62,000	560,000	622,000	601,498,000
San Marcos	Telecom Infrastructure Modernization Conduit & Wireless	PWC	398,000	3,579,000	3,977,000	605,475,000
San Marcos	Telecom Infrastructure Modernization Emergency Poles	PWC	49,000	441,000	490,000	605,965,000
San Marcos	Lighting Control Upgrade	PWC	365,000	0	365,000	606,330,000
San Marcos	Drought Tolerant Landscape Upgrade	PWC	700,000	0	700,000	607,030,000
Sonoma	Provost Office Relocation	PWC	0	3,215,000	3,215,000	610,245,000
Sonoma	Ives BMS Controls & Fire Alarm System Installation	PWC	0	4,645,000	4,645,000	614,890,000
Sonoma	Darwin IDEC Unit Replacement & BMS Controls	PWC	0	13,550,000	13,550,000	628,440,000
Sonoma	Electrical Power Upgrades (multiple locations)	PWC	0	3,602,000	3,602,000	632,042,000
Sonoma	Single Mode Fiber Cables Campuswide	PWC	0	10,999,000	10,999,000	643,041,000

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Campus	Project Title	Phase	Campus Reserves/ Other Budget	SRB-AP Budget	Total Project Budget	Cumulative Total Project Budget
Stanislaus	ADA Barrier Removal	PWC	81,000	733,000	814,000	643,855,000
Stanislaus	Naraghi Hall Ventilation Reduction Retrofit	PWC	92,000	825,000	917,000	644,772,000
Stanislaus	Air Handler Replacement-Gym & FH Locker Rooms	PW	84,000	0	84,000	644,856,000
Stanislaus	Groundwater Recharge Station	PWC	131,000	1,175,000	1,306,000	646,162,000
Stanislaus	Naraghi Hall Chiller Plant Pumps Replacement	PW	59,000	0	59,000	646,221,000
Stanislaus	Heating Hot Water Line Replacement, Ph.1	PW	279,000	0	279,000	646,500,000
Stanislaus	Telecom-Stockton IDF, MPOE, Redundancy, Wireless	PWC	0	3,200,000	3,200,000	649,700,000
Stanislaus	Telecom-Fiber and Tertiary Pathway Infrastructure	PWC	0	5,000,000	5,000,000	654,700,000
Systemwide	HVAC & Electrical Upgrades	PWC	0	50,000,000	50,000,000	704,700,000
Systemwide	Critical Infrastructure	PWC	0	50,000,000	50,000,000	754,700,000
Total ACADEMIC Infrastructure Improvements Program			**$ 70,571,000**	**$ 684,129,000**	**$ 754,700,000**	**$ 754,700,000**

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

Notes:

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