

401 Golden Shore, 5th Floor
Long Beach, CA 90802-4210

CSU Legislative Reports Website
<https://www.calstate.edu/legislativereports/>

Steve Relyea
Executive Vice Chancellor
and Chief Financial Officer

562-951-4600
srelyea@calstate.edu

January 15, 2021

Nancy Skinner
Joint Legislative Budget Committee
State Capitol, Room 5094
Sacramento, CA 95814

Gabriel Petek
Legislative Analyst Office
925 L Street, #1000
Sacramento, CA 95814

Keely Bosler, Director
Department of Finance
State Capitol, Room 1145
Sacramento, CA 95814

Erika Contreras
Secretary of the Senate
State Capitol, Room 3044
Sacramento, CA 95814

Cara L. Jenkins
Legislative Counsel
State Capitol, Room 3021
Sacramento, CA 95814

Sue Parker
Chief Clerk of the Assembly
State Capitol, Room 3196
Sacramento, CA 95814

**RE: California State University Deferred Maintenance and Seismic Safety
Plan Report**

The attached report includes information on the Deferred Maintenance Program and Seismic Safety Program for the California State University (CSU) as requested in the Supplemental Report Language for 2019-2020. The report provides a historical perspective, and our on-going strategy to address systemwide renewal and seismic strengthening needs.

The deferred maintenance information includes three years of operating expenditures to primarily replace academic building and utility systems at the end of their lifecycle; the amount necessary to perform maintenance and prevent the amount of renewal need from increasing; the estimated facility maintenance backlog; and the amount necessary to eliminate this backlog within ten years. Information is provided for the system and for each of the 23 campuses. The report explains the ongoing efforts of the CSU to address renewal backlog from a variety of funding sources and through the implementation of

CSU Campuses

Bakersfield
Channel Islands
Chico
Dominguez Hills
East Bay

Fresno
Fullerton
Humboldt
Long Beach
Los Angeles
Maritime Academy

Monterey Bay
Northridge
Pomona
Sacramento
San Bernardino
San Diego

San Francisco
San José
San Luis Obispo
San Marcos
Sonoma
Stanislaus


CSU Report: Deferred Maintenance and Seismic Safety Plan Report
January 15, 2021
Page 2

different tracking tools. The information provided shows continuing efforts to plan, budget and adequately fund campus base budgets and designated reserves to address facility renewal needs.

The report also outlines the CSU's Seismic Safety Program and provides information on CSU project planning and reporting. The CSU priority lists have changed over time as a result of building code changes, and as campus-specific information on potential ground motion is gathered. The overview describes efforts the CSU has undertaken since the early 1990's to assess and reduce risk to the campus community.

Should you have any questions about this report, please contact Nichole Muñoz-Murillo, Assistant Vice Chancellor, Advocacy and State Relations at (916) 445-5983.

Sincerely,


Steven Relyea (Jan 15, 2021 12:22 PST)

Steve Relyea
Executive Vice Chancellor and
Chief Financial Officer

SR:dr

Full report posted to <https://www.calstate.edu/legislativereports/>

- c: Members, Joint Legislative Budget Committee
Lisa Qing, Senior Fiscal & Policy Analyst, Legislative Analyst Office
Joseph I. Castro, Chancellor, California State University
Loren J. Blanchard, Executive Vice Chancellor, Academic and Student Affairs
Garrett Ashley, Vice Chancellor, University Relations and Advancement
Nichole Muñoz-Murillo, Assistant Vice Chancellor, Advocacy and State Relations
Ryan Storm, Assistant Vice Chancellor for Budget
Jeni Kitchell, Executive Budget Director
Elvyra San Juan, Assistant Vice Chancellor, Capital Planning, Design and Construction

Deferred Maintenance and Seismic Program Report

January 2021

CSU Campuses

Bakersfield
Channel Islands
Chico
Dominguez Hills
East Bay

Fresno
Fullerton
Humboldt
Long Beach
Los Angeles
Maritime Academy

Monterey Bay
Northridge
Pomona
Sacramento
San Bernardino
San Diego

San Francisco
San José
San Luis Obispo
San Marcos
Sonoma
Stanislaus

Contents

Overview of CSU Facilities Management	2
Board of Trustees Policy	4
Deferred Maintenance Program	4
Summary	4
Figure 1, Summary of Academic Facilities Renewal Backlog and Annual Renewal	6
Need (Dollars in 000s)	6
Estimating and Tracking the Deferred Maintenance Backlog and Renewal Needs.....	6
Facilities Asset Renewal Program (FARP)	7
Deferred Maintenance/Renewal Backlog Estimate	8
Figure 2, Current Backlog and Annual Renewal Needs 2020-2030	9
Figure 3, Operating Expenditures for Academic Supported Space – 2017/18 to 2019/20	10
Reducing the Backlog and Program Funding.....	10
Incorporation of Critical Utility Master Plans and Accessibility Path of Travel	11
Keeping Data Current and Reporting of Funded Projects	12
Seismic Safety Program	13
Summary	13
Seismic Program Key Components	13
Project Funding	13
Figure 4A, Previous Five-Year List of Funded Seismic Projects	14
Similarly, Figure 4B identifies the campus funding requests in the Multi-Year Plan to improve seismic safety. These projects are contingent on the availability of funding....	15
Figure 4B, Five-Year List of Requested Seismic Projects	15
Seismic Project Planning.....	16
Figure 5, CSU Seismic Priority List 1 (Modified)*	18
Figure 5, CSU Seismic Priority List 1 (Modified)* cont'd	19
Figure 5, CSU Seismic Priority List 1 (Modified)* cont'd	20
Figure 6, CSU Seismic Priority List 2 (Modified)*	21
Figure 7, CSU Secondary Seismic Plan List*	26
Figure 7, CSU Secondary Seismic Plan List* cont'd	27
Figure 7, CSU Secondary Seismic Plan List* cont'd	28
Figure 7, CSU Secondary Seismic Plan List* cont'd	29

This report includes information on the Deferred Maintenance Program and Seismic Safety Program for the California State University (CSU) as requested in the Supplemental Report Language for 2019-2020. The report provides a historical perspective, and the institution's strategy to address the renewal and seismic strengthening needs of the CSU.

The deferred maintenance information includes three years of operating expenditures to primarily replace academic building and utility systems at the end of their lifecycle; the amount necessary to perform maintenance and prevent the amount of renewal need from increasing; the estimated facility maintenance backlog; and the amount necessary to eliminate this backlog within 10 years. Information is provided for the CSU system and for each of the 23 campuses. The report explains the ongoing efforts of the CSU to address its renewal backlog from a variety of funding sources and the implementation of different tracking tools. The information provided shows continuing efforts to plan, budget and adequately fund campus base budgets, build designated reserves, and use one-time funds to address facility renewal needs.

The report also outlines the CSU's Seismic Safety Program and details the estimated cost and timeframe to renovate buildings that the system has determined are priorities for seismic strengthening. The CSU list has changed over time as a result of building code changes, and as campus-specific information on potential ground motion is gathered. It provides an overview of the efforts the CSU has undertaken since the early 1990's to assess and manage its seismic program.

Overview of CSU Facilities Management

Since the Great Recession, the CSU has made progress to recondition, refurbish, and revitalize our facilities and critical utility infrastructure to improve the function, reliability, and safety of our facilities. Progress has been possible with the Board of Trustees' prioritization of improvements to existing facilities to address safety and renewal projects to ensure critical utility and building systems remain operational. Projects to repair, replace, and improve existing facilities were developed, prioritized by campuses and the system, and submitted for funding across multiple sources to secure available funding.

The types of projects enabled continued operation of CSU facilities, but may also have contributed to administrative efficiencies in the operation of the university. Utility cost saving, fewer emergency repairs, furthering sustainability efforts, and leveraging grant/donor funding are some of the examples of CSU's administrative efficiencies realized over time. Efforts continue as new challenges related to the integration of resiliency planning can revise the priority order of a project or result in the modification of project scopes to impact funding requests and fund use. The CSU continues to advocate for flexibility and greater authority in the use and management of funds and continues to develop and promote a toolbox of contract delivery methods to reduce administrative transaction costs. CSU is a demonstrated leader in the development of successful procurement delivery methods with other state and local agencies adopting our contract general conditions for their own use. Reducing the time to implement projects helps not

only to keep projects on budget but ensures a beneficial student learning environment is provided for the academic session and supports employee wellbeing when buildings are made comfortable and properly operate.

In the area of statutory changes, in 2014, the legislature broadened the CSU's authority to use operating funds to finance deferred maintenance, facility renewal and renovations, building replacements, and new facilities to serve enrollment growth¹. In addition, state law enacted in 2016 provided the CSU with the potential to modestly increase investment earnings by creating a more balanced investment portfolio for a portion of its funds. Under prior law, the CSU was limited to investing in fixed income securities, such as government bonds, which have very low rate of return. The change in law allows the CSU to also invest in equity mutual funds and real estate investment trusts with the extra earnings designated exclusively for deferred maintenance and infrastructure needs². These two changes are significant and have enabled the CSU to better manage facility needs absent state voter-approved general obligation bonds or legislatively-approved Public Works Board bonds, or when state revenues are not sufficient to adequately fund long-term capital needs. The CSU appreciates state one-time funding and base budget funding increases for facilities infrastructure and for deferred maintenance.

A number of key initiatives are underway to improve CSU Facilities Management:

1. Increase the operating budget requests to more appropriately budget for routine maintenance and major repairs. If the base budget increases are funded, fewer major repairs will be deferred and added to the backlog as buildings age.
2. Expand the facility and infrastructure renewal model used to estimate the CSU's deferred maintenance backlog and capital renewal need to include utilities between buildings and path of travel improvements to promote accessibility.
3. Develop cloud-based project reporting and integrate with the financial reporting system. Facility project information, including funding sources, total cost, schedule, plan review costs, and vendor rating, are examples of data to be collected.
4. Secure delegated responsibility for fire and panic safety plan review and inspection working in collaboration with the Office of the State Fire Marshal (OSFM). The OSFM retains authority and will designate CSU Campus Fire Marshals to act on their behalf.
5. Advance project design and construction delivery tools to reduce administrative processing time.

These initiatives demonstrate a multi-pronged approach to CSU facilities management. Funds from multiple sources are sought, programs are developed to improve systemwide reporting and transparency, and statutory or process changes are pursued to reduce project costs and implementation time.

¹ Education Code 89772

² Education Code 89726

Board of Trustees Policy

There are a number of Board of Trustee policies governing physical plant maintenance and seismic safety, including:

1. [Executive Order 847](#) defines the responsibility of the university president to ensure that appropriate resources are directed toward meeting the requirement of proper operations and maintenance of the campus physical plant.
2. [Executive Order 994, Financing and Debt Management Policy](#) defines this policy and requires campuses to complete or update a Facility Condition Assessment every three years to formally study facility systems and necessary funding levels to assess the adequacy of reserves.
3. [CSU Seismic Policy](#) (RTCPBG 05-93-13) requires that the CSU acquire, build, maintain, and renovate facilities to promote life-safety of students, faculty, staff, and the public in the event of a seismic event.

Deferred Maintenance Program

Summary

The CSU annually requests funding from the state for routine ongoing maintenance and deferred maintenance. Typically, permanent base budget increases are requested as mandatory costs for the routine day-to-day cleaning and operation of our new facilities, while funding for deferred maintenance is appropriated as one-time funding depending on the condition and priorities of the state budget. Given the extent of CSU facilities to serve the state, permanent base budget funding increases are needed to reduce and better manage the major repairs and renewal of our facilities.

Based on the Figure 1 (Column E) below, to address the estimated renewal backlog of \$4.01 billion plus the projected 10-year average annual need of \$308 million for systems reaching the end of their useful life, *an estimated \$709 million per year (\$308 million in renewal + \$401 million to partially fund the backlog) is needed to eliminate the estimated renewal and deferred maintenance backlog within 10 years.*

The state could elect to fund the CSU facility renewal needs in a number of ways. In the late 1990's, the state provided permanent base budget increases for deferred maintenance and the CSU effectively restricted the use of these funds to address deferred maintenance. Unfortunately, state support was reduced during the fiscal recession of the early 2000's. Then more recently during the Great Recession, the state reduced funding to the CSU by about \$1 billion, which was equivalent to about one-third of the operating budget. During these periods, measures were taken to prioritize student services and offering course sections, and the funding for campus deferred maintenance was typically eliminated or significantly reduced.

The CSU has prioritized the use of facility infrastructure funds provided in the operating budget to reduce the deferred maintenance backlog. Since 2014, with the increase in financing authority, the CSU has issued debt to finance over \$1.87 billion in projects to replace building and utility systems that have passed their useful life. In addition, the state has appropriated one-time funds of \$296 million³ to replace failing and obsolete building systems. As shown in Figure 1 below, without these funds, the CSU deferred maintenance backlog would have continued to grow unabated. CSU estimates the current backlog at \$4.01 billion given the funding allocated to campuses to implement renewal projects and improve the operational reliability of campus buildings and utility systems.

Funding for deferred maintenance is an ongoing need that benefits from one-time funds, however, the optimal way to address deferred maintenance would be through an increase in CSU's base budget as it would improve predictability and improve project planning. Over the last three years, the CSU spent an average of \$182 million⁴ in operating funds for major repairs and renovation as part of the base budget to operate and maintain its facilities.

Based on the renewal model, a state base budget increase of approximately \$527 million would supplement the CSU average expenditures of \$182 million to total \$709 million, which could be used to eliminate the existing backlog and address systems that reach the end of their life over the next 10 years. The CSU could once again limit use of the base budget funds to address the backlog, contingent upon an unforeseen state fiscal decline that imposes operating budget reductions on the CSU.

³ State appropriations of \$25M in 2015/16, \$35M in 2016/17, \$35M in 2018/19, and \$201M (\$239M less childcare) in 2019/20.

⁴ Refer to Figure 3, the total operating expenditures for major repairs and renovation for three years was \$546 million.

Figure 1, Summary of Academic Facilities Renewal Backlog and Annual Renewal Need (Dollars in 000s)

A	B	C	D	E	F	G	H
Campus	State Supported GSF	Total Backlog - Academic and Infrastructure ²	Deferred Maintenance Investment	Total Adjusted Backlog - Academic and Infrastructure ²	10-Year Annual Building and Infrastructure Renewal Need	10-Year Annual Building and Infrastructure Renewal Need W/Backlog	Calculated Current Building Replacement Value
Bakersfield	746,420	\$98,414	\$13,060	\$85,354	\$5,874	\$14,410	\$463,452
Channel Islands	1,070,164	\$77,338	\$17,050	\$60,288	\$6,957	\$12,986	\$764,062
Chico	2,006,965	\$296,963	\$48,424	\$248,539	\$8,445	\$33,299	\$1,032,225
Dominguez Hills	982,648	\$103,364	\$25,148	\$78,216	\$9,110	\$16,932	\$541,632
East Bay	1,705,648	\$275,887	\$33,457	\$242,429	\$4,758	\$29,001	\$1,089,030
Fresno	2,357,399	\$350,037	\$100,986	\$249,051	\$11,724	\$36,629	\$1,075,212
Fullerton	2,342,684	\$205,470	\$51,619	\$153,851	\$24,083	\$39,468	\$1,211,904
Humboldt	1,447,497	\$240,312	\$16,652	\$223,660	\$7,665	\$30,031	\$715,550
Long Beach	2,801,995	\$223,364	\$102,175	\$121,189	\$26,783	\$38,901	\$1,464,266
Los Angeles	2,316,005	\$358,080	\$53,481	\$304,598	\$12,080	\$42,539	\$923,584
Maritime Academy	481,647	\$34,661	\$18,907	\$15,754	\$2,596	\$4,171	\$209,134
Monterey Bay	833,633	\$64,175	\$11,162	\$53,013	\$9,017	\$14,318	\$462,070
Northridge	2,655,606	\$186,448	\$61,150	\$125,297	\$26,731	\$39,261	\$1,378,652
Pomona	2,423,262	\$289,495	\$55,189	\$234,306	\$16,274	\$39,705	\$1,259,982
Sacramento	2,093,424	\$339,705	\$39,113	\$300,592	\$10,055	\$40,114	\$1,344,797
San Bernardino	1,659,334	\$146,022	\$49,650	\$96,373	\$11,021	\$20,659	\$794,628
San Diego	3,214,382	\$372,232	\$113,378	\$258,853	\$18,061	\$43,946	\$1,772,387
San Francisco	2,588,956	\$353,608	\$31,787	\$321,820	\$15,900	\$48,082	\$1,256,027
San José	2,944,108	\$407,466	\$50,923	\$356,543	\$36,422	\$72,077	\$1,426,246
San Luis Obispo	2,964,277	\$360,253	\$38,180	\$322,073	\$21,206	\$53,413	\$1,528,397
San Marcos	989,921	\$42,678	\$21,278	\$21,400	\$7,121	\$9,261	\$500,258
Sonoma	1,010,609	\$171,805	\$67,303	\$104,502	\$7,466	\$17,916	\$1,040,058
Stanislaus	1,178,887	\$85,174	\$47,280	\$37,894	\$8,409	\$12,198	\$533,733
Totals	42,815,471	\$5,082,952	\$1,067,354	\$4,015,597	\$307,759	\$709,318	\$22,787,287

Estimating and Tracking the Deferred Maintenance Backlog and Renewal Needs

The enormity of the facilities and infrastructure need demands continued funding to ensure the CSU can effectively serve students and the campus community. Operations and maintenance costs increase each year as building systems become less efficient, equipment reaches obsolescence, and custom replacement parts are needed to keep equipment operational. Utility infrastructure failures, from outdated systems and components, unnecessarily drive-up repair costs as emergency repairs typically cost triple in comparison to planned preventative capital renewal. Due to ongoing funding constraints, CSU campuses have become proficient at maintaining equipment beyond expected useful life.

Seeking increased funding for facilities reinvestment is an essential element of our Facilities Asset Renewal Program to serve CSU’s educational mission. The program includes a comprehensive look at the health of CSU’s overall facilities and infrastructure. Collecting, updating, aggregating, and analyzing building and infrastructure component lifecycle data is the foundation of the CSU’s systemwide program to track the deferred maintenance backlog and estimate the need for funds in the future based on the continual aging of a building or utility distribution system.

Historically, the CSU minimized the funds spent to study and estimate the deferred maintenance backlog in order to focus as much money on performing actual repairs. State funding has typically been very constrained in funding CSU's long-term deferred maintenance needs. For example, in the period from 2000/01 to 2013/14, the CSU requested state operating funds of \$292.3 million to address the growing backlog of deferred maintenance. In comparison, the amount of funding appropriated by the state for deferred maintenance in that same period was \$9.3 million.

CSU campus backlogs continued to grow, so in 2002 the CSU contracted with Pacific Partners⁵ to develop a lifecycle model that was reasonable to afford and that provided a logical method to estimate building needs by campus for the system. In 2017/18, the CSU shifted its deferred/renewal data collection methodology from the Pacific Partners/Sightlines model to a Facilities Condition Assessment (FCA) model and contracted with ISES Corporation. Building upon established data collection and reporting practices, the CSU continues to expand the program to improve accuracy of renewal need estimates by incorporating site visits, updating equipment replacement costs, and adding missing equipment/systems.

Facilities Asset Renewal Program (FARP)

Utilizing ISES Corporation as an independent third party, the renewal needs are assessed with the completion of comprehensive Facility Condition Assessments (FCAs) performed by licensed architects and engineers. FCAs that incorporate field verifications of building systems, equipment, and component conditions have been completed for most academic buildings. This in-depth analysis assesses actual life expectancies for building components compared to our previously used methodology of predictive lifecycles based on the manufacturers' and campus estimates. The field investigation data collection process provides actionable data to more accurately estimate the end of life for building systems and equipment and deferred renewal project costs.

The program also now includes additional non-cyclical renewal systems and components not captured in earlier renewal models. These non-recurring building modifications and repairs specifically address compliance with Fire Life Safety (FLS) and accessibility code requirements. The addition of these items improves our budgeting for projects, as typically they must be addressed as part of a major repair or renovation of a facility. For example, the FCA may identify that the building heating and ventilation system needs replacement, however, if the ventilation system does not meet with current code for appropriate fire dampers, sensors, and alarms, the project must include this scope of work to be in compliance with current building codes and properly permitted.

We continue the use of both predictive lifecycle analysis and FCA's to estimate the deferred renewal backlog. However, we have standardized on the FCA process to estimate the backlog for campus academic facilities. The predictive lifecycle analysis is

⁵ Later purchased by Sightlines.

primarily used for self-support facilities as they had not historically participated in the renewal forecasting and backlog reporting. In 2017/18, the system started collecting campus self-support facilities condition data to be added to the academic deferred maintenance backlog estimates. When completed, this data will provide a more holistic campus and systemwide forecast that includes all campus facilities and infrastructure.

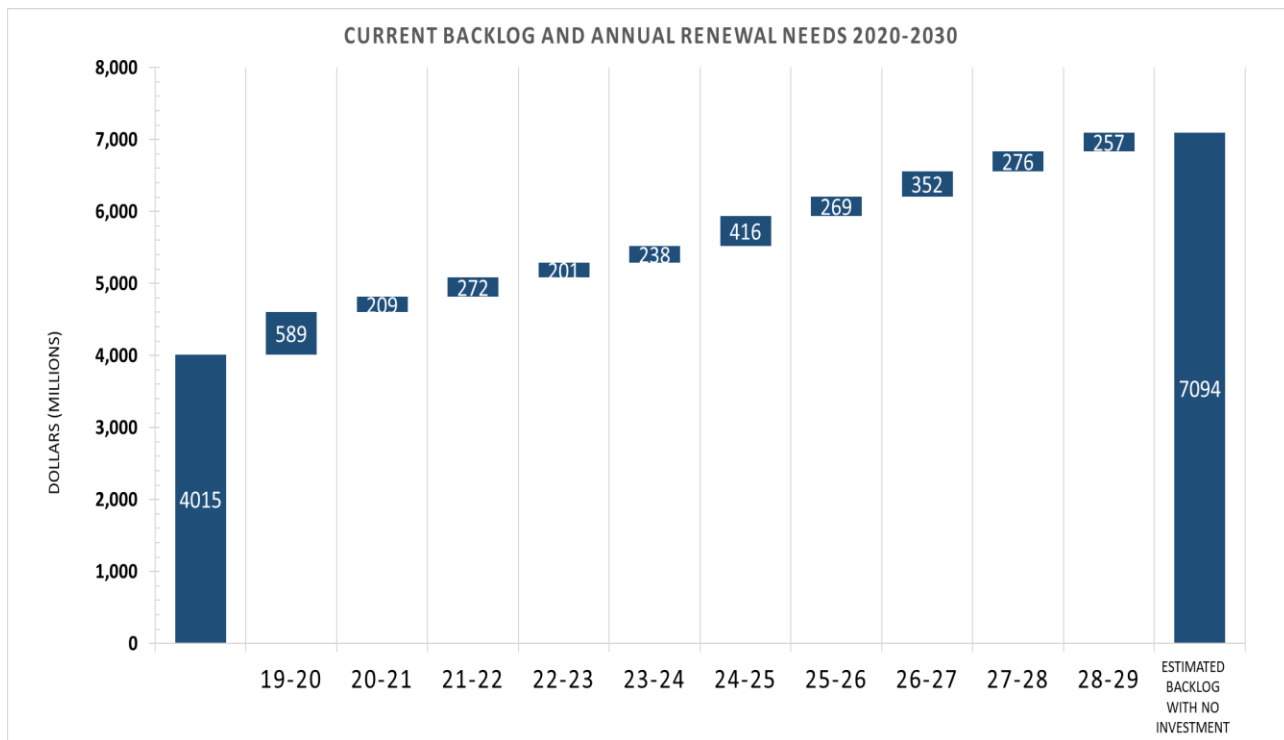
Deferred Maintenance/Renewal Backlog Estimate

The current estimated renewal backlog is \$4.01 billion. From Figure 1, this is based on the Total Backlog for Academic Buildings and Infrastructure of \$5.08 billion (column C) less the estimated Deferred Maintenance Investment of \$1.07 billion (column D). The investment amount reflects CSU and state funding allocated to campuses for projects. As projects are completed the model is updated to reflect the repair and replacement of systems from allocated funds (see section on Keeping Data Current and Reporting of Funded Projects).

The model estimates that on average over the next 10 years, \$308 million per year is needed to address building and utility infrastructure systems that will reach the end of their useful life. If the CSU is to eliminate the backlog in 10 years and address the ongoing aging of facilities, Figure 1 shows that \$709.3 million per year is needed.

Figure 2 depicts the 10-year renewal forecast for the CSU system. This is the estimated amount the university would need to spend annually to replace aging building and utility systems to prevent its deferred renewal backlog from growing. The total 10-year need is \$3.08 billion without escalation (or \$308 million average annual investment over 10 years). This need for reinvestment does not reduce the existing \$4.01 billion estimated backlog for academic buildings and campus infrastructure.

Figure 2, Current Backlog and Annual Renewal Needs 2020-2030



In Figure 3 below, three years of annual expenditures for maintenance of academic facilities is shown. The chart shows expenditures broken down into nine facilities categories (program name) with spending totals for each of the past three fiscal years. A combination of various funding sources is included in the Figure 3 expenditures. All programs, except for the Major Repairs and Renovations program, are typically funded from annual operating allocations. For the Major Repairs and Renovations category, a mix of campus reserves and one-time state allocations can be used to fund projects.

The chart shows on average for FY 2017/18 through 2019/20, the CSU spent \$182 million from its operating budget for major repairs and renovations. In recent years, the system has worked to encourage campus co-funding of major projects and continues to implement accounting changes to better track use of operating funds for major repairs versus improvements.

Figure 3, Operating Expenditures for Academic Supported Space – 2017/18 to 2019/20⁶

	A	B	C	D	E	F	G
1	Systemwide SQF4	40,641,656		40,892,061		41,293,263	
2	Sum of FIRMS Amount						
3	Program Name	2017/18	Cost SqFt	2018/19	Cost SqFt	2019/20	Cost SqFt
4	Building Maintenance	\$152,936,631	3.76	\$186,229,127	4.55	\$206,603,893	5.00
5	Custodial Services	\$89,807,401	2.21	\$101,474,333	2.48	\$109,151,785	2.64
6	Landscape and Grounds Maintenance	\$36,254,500	0.89	\$41,481,842	1.01	\$47,830,770	1.16
7	Physical Plant Administration	\$73,831,620	1.82	\$102,199,678	2.50	\$109,949,167	2.66
8	Sub Total	\$352,830,152	\$8.68	\$431,384,980	\$10.55	\$473,535,614	\$11.47
9	Utilities	\$123,495,497	3.04	\$148,090,940	3.62	\$143,993,519	3.49
10	Sub Total	\$476,325,648	\$11.72	\$579,475,920	\$14.17	\$617,529,134	\$14.95
11	Major Repairs and Renovations	\$126,841,009	3.12	\$181,708,242	4.44	\$237,463,798	5.75
12	Sub Total	\$603,166,657	\$14.84	\$761,184,162	\$18.61	\$854,992,932	\$20.71
13	Logistical Services	\$48,430,499	1.19	\$55,780,067	1.36	\$68,357,985	1.66
14	Oper and Maint Information Technology	\$2,961,683	0.07	\$2,937,834	0.07	\$3,919,077	0.09
15	Security and Safety	\$108,445,976	2.67	\$129,596,573	3.17	\$136,825,440	3.31
16	Sub Total	\$159,838,158	\$3.93	\$188,314,474	\$4.61	\$209,102,502	\$5.06
17	Grand Total	\$763,004,815	\$18.77	\$949,498,636	\$23.22	\$1,064,095,434	\$25.77

1. Row 1 – Total square foot calculation for all academic state supported space on the main campus and off-campus locations.
2. Columns C, E and G – Costs per square foot for each fiscal year is calculated to normalize the data across the three fiscal years.

Figure 3 shows that in FY 2019/20 the CSU spent over \$25 per square foot to operate and maintain its facilities. To better address these ongoing costs, the university modified the CSU’s 2020/21 budget request methodology to reflect the increase in costs to maintain the university. The budget request had previously been based on \$11.41 per gross square foot for new space and was increased to \$19.46 for 2020/21. While the increased dollar amount will only apply to new buildings brought into service on or after the 2020/21 fiscal year, it is a move in the right direction to account for items like major repairs and security costs that were not specifically budgeted in prior years.

Reducing the Backlog and Program Funding

To address the deferred maintenance/renewal backlog, the university has developed a strategy to seek and utilize multiple funding sources. However, the solution to the replacement of aging building systems requires increased permanent base funding. Based on the information on campus operating expenditures (Figure 3) of \$182 million per year, an estimated \$527 million more in base funding is needed to address the continual aging of systems (\$308 million per year) plus work to reduce the \$4.01 billion backlog.

⁶ From the CSU Financial Information Reporting Management System (FIRMS).

To date, the CSU has used its base budget to fund or finance critical infrastructure repairs and reduce the deferred maintenance backlog as the voters have not approved general obligation bond funds since 2006. The board has approved a total of \$2.7 billion to primarily fund facility repairs, improvements, and replacements to existing buildings. This is a significant amount that has been focused on the Infrastructure Improvement projects across the 23 campuses, and funded several seismic upgrade projects, science replacement buildings, and major building renovations. Many of these projects not only address deferred maintenance needs, but improve teaching space, promote universal access, remove hazardous materials, and address building code requirements.

In January 2017, the CSU secured broader investment authority to increase revenue to fund deferred maintenance and capital outlay needs. Education Code 89726(d) was created to permit gradual increases in the amounts that could be invested in mutual funds and real estate investment trusts to increase the CSU's rate of return on its investments. As a result, the CSU developed the Total Return Portfolio (TRP) program with allocations to campuses occurring in 2019/20 and 2020/21 in the amounts of \$22.4 million and \$35 million respectively. The vast majority of funds were directed to deferred maintenance projects, with some campuses requesting funds to install emergency generators needed to mitigate the impact of the local utility Public Safety Power Shutdowns implemented to reduce wildfires during high wind conditions. The state's support of this statutory change has enabled greater funding for reinvestment into CSU facilities.

Incorporation of Critical Utility Master Plans and Accessibility Path of Travel

Most recently, the CSU has been incorporating data from other facilities studies into the renewal model to better track and report campus facilities and infrastructure needs. For example, the latest model incorporates findings from 2013 Utilities Master Plan (UMP) studies that identified the priority critical infrastructure failure points at each of the 23 campuses. The CSU recognized that the renewal model only addressed building systems that had passed their useful life and did not include utilities between buildings, such as the central heating and cooling production and distribution system, electrical switchgear and distribution, domestic water, etc.

The UMP identified utility distribution systems between buildings that had not been captured in backlog estimates. The UMP studies focused on critical infrastructure systems that could cause an entire campus to be shutdown, or a critical building (e.g. university police, health, science, etc.). At the time, the critical infrastructure needs identified in the UMP's was approximately \$700 million. By incorporating the utility production and distribution systems into the renewal model, the CSU will be able to better predict renewal funding needs and account for the re-investment of CSU and state funds by building and utility distribution system. Utility system lengths, sizes, material type, and installation dates are now in the renewal database. The critical infrastructure needs identified in the UMP have been a key input to campus and system project prioritization.

Another area being incorporated into the model is data from campus accessible path of travel studies. Prior to the Great Recession, the CSU had begun to focus on repairs and improvements needed to provide an accessible path of travel from parking lots to campus buildings. While only eight campuses completed this work in 2008 before the fiscal crisis, a pilot is in progress that takes the prior studies, investigates current conditions, and adds projects to the database under a separate category from the renewal projects. This effort will provide campuses and the system another tool to track progress, identify priorities, and estimate funding needs for the CSU. As more campuses complete additional accessibility studies and implement projects, this information can be added to the database.

Keeping Data Current and Reporting of Funded Projects

A significant and ongoing goal of this effort is to keep the data current and accurate. Unmaintained data becomes only a snapshot in time and no longer represents the condition of the building systems and current needs. The Chancellor's Office is working with campuses to establish a cost-effective data update and refresh program. The goal is to institute a process where the data is assessed and updated each year, at a minimum, or as projects are completed. Campuses are helping to pilot the project data gathering process that will be used to maintain and improve the ISES renewal reports over time. As projects are completed, the renewal model is updated to reflect the building or utility systems that were replaced. Therefore, there is an approximate four-year lag in the renewal model data as it does not account for the funding provided to complete projects (approximately two years for design and two years for construction) and is only updated upon completion of the project.

The data update process consists of two methodologies:

A. Annual Administrative Update

Each campus reviews and updates the Excel workbook containing all renewal needs recommended for the 10-year timeframe covered in the original FCA report based on facility repairs that have been completed. The database is updated and the asset portfolio will then be recalculated to reflect the deferred maintenance/renewal work completed. The process is intended to be performed every year without the cost of inspection/verification. Projects funded by the campuses, CSU, and the State are included in the annual Multi-Year Plan and reported to the legislature.

B. On-site FCA Update

The CSU hopes to afford an onsite FCA update every five (5) years following the initial FCA effort. This process begins with completion of an Administrative Update workbook for the current year. Once on-site, the CSU consultant will assess and validate the accuracy of the data provided by the campus in the Administrative Update workbook. They will evaluate remodeled areas to collect data to add to the building's component inventory. Completed work and new equipment will be photographed for documentation. All renewable components that are projected for

replacement in the next three years will be reviewed for possible lifecycle adjustment. The data collected during this process will be used to update the renewal model database.

Seismic Safety Program

Summary

Following the Board of Trustees' policy in 1993, the CSU has over time developed a seismic safety program to address existing buildings, new construction, and leased space. Typically a report on the status of the seismic safety program is provided to the Board of Trustees every 12 to 18 months and the annual Multi-Year Plan includes a list of seismic projects funded in the last five years along with the projects requested in the forward looking five years. These are the two main reporting methods to ensure accountability and transparency.

The list of CSU buildings needing seismic strengthening has changed over time to remove buildings with projects that have been completed, but also to add projects as the building code changes, or due to new findings in campus soil or fault conditions, or as in-depth feasibility studies reveal previously unforeseen deficiencies. The list is posted on the CSU website along with the CSU seismic policies and procedures.

Seismic Program Key Components

The CSU Seismic Safety program includes the following components to help promote seismically-safe structures that mitigate risk to occupants in a seismic event.

1. Technical Peer Review
2. Seismic Review Board
3. Post-Earthquake Reviews
4. Seismic Project Planning
5. Standards for Acquisitions

The Technical Peer Review provides a review of a proposed structural system in addition to the third-party review for building code compliance. The Seismic Review Board is a group of experts in structural design and ground motion that recommend policy and procedures. The Board of Trustees is also called upon to review campus facilities post-earthquake events to assess damage and occupancy and has developed the seismic project planning lists that identify buildings needing structural improvements.

Project Funding

The CSU continues to fund and address seismic issues across our 23 campuses as funds are available. While we recognize the urgency of funding seismic projects, we must continue to address other critical needs including fire alarms and sprinklers, ADA, renovations to modernize buildings with aged systems, and limited growth projects.

Many funded projects address seismic issues even though the primary project goal is not structural. Figure 4A identifies the seismic projects funded over the past five years and is published annually as part of the Multi-Year Capital Improvement Program.

Figure 4A, Previous Five-Year List of Funded Seismic Projects
Seismic Retrofit Program 2016/17 through 2020/21
(Dollars in 000's)

Campus	Seismic Project	2016/17	2017/18	2018/19	2019/20	2020/21
Chico	Siskiyou II Science Replacement	PWC 87,620 WE 6,913	CE 6,604			
Dominguez Hills	Academic Building Renewal ¹	PWC 3,000	PWC 73	PWC 3,000		
East Bay	Library Replacement	P 2,269		WC 89,157 CE 9,044		
Long Beach	Student Success Building/ Peterson Hall 2 Renovation	PWE 5,696 C 1,060 C 38,156	C 52			
Los Angeles	Physical Sciences	PWC 1,800				
Los Angeles	Physical Sciences, Ph. 1, 2, 3, 4 Building Systems Renewal	CE 10,000 C 8,032 C 10,000	C 18,000 CE 18,555		PWC 7,800 C 2,810 C 10,810	
San Diego	IVC North Classroom Renovation	PWc 1,822				
Stanislaus	Library Renovation/Infrastructure Repairs	P 1,889	WCE 51,574 PW 3,141	PWC 1,831		
Stanislaus	University Union Renovation/ Expansion	PW 3,050 C 46,425				
Chico	Whitney Hall (Seismic Study)		PWC 37			
East Bay	Library Annex Renovation		PWC 500 PWCE 3,400	C 1,119	PWC 3,488	
Humboldt	Library and Fire Sprinklers		C 13,328	C 4,200		
Humboldt	Van Duzer Theatre		C 10,280			
Pomona	Administration Replacement Facility		E 1,380	E 1,380		
San Francisco	Romberg Tiburon Center Seismic Upgrade, Ph. 1		PWC 2,148			
Bakersfield	PE Building Seismic Retrofit				PWC 2,139	
Monterey Bay	Seismic Projects (#71, 72, 73)				PWC 1,000	
Pomona	Classroom/Lab Building Renovation				Pc 1,000	
Sacramento	Hornet Stadium Press Box				PWC 5,423 PWC 1,207	
Long Beach	Peterson Hall 1 Replacement Building					PW 5,000
	Total	\$507,212	\$227,732	\$129,072	\$109,731	\$35,677
						\$5,000

¹ Cain Library

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

Similarly, Figure 4B identifies the campus funding requests in the Multi-Year Plan to improve seismic safety. These projects are contingent on the availability of funding.

Figure 4B, Five-Year List of Requested Seismic Projects

**Seismic Retrofit Program 2021/22 through 2025/26
(Dollars in 000's)**

Campus	Project	2021/22	2022/23	2023/24	2024/25	2025/26	
Chico	Physical Sciences Building Demolition	PWC 7,747					
Dominguez Hills	Natural Sciences and Mathematics Building and Classroom Renovation	WCE 74,619					
East Bay	Library Seismic (West Wing Relocations)	C 2,297 PWC 20,671					
Fullerton	Science Laboratory Replacement	PWC 7,864 PWCE 84,913					
Long Beach	Peterson Hall 1 Replacement Building	C 129,602 WE 10,000					
Los Angeles	Administration Building Demolition	PWC 12,181					
Monterey Bay	Seismic Projects	PW 327 C 4,219	PW 175 C 1,000	PW 70 C 630			
East Bay	Library West Wing Demolition		PWC 4,400 C 39,600				
Fullerton	McCarthy Hall Renovation, Ph. 2 and 3		PWc 8,915 CE 88,337				
Pomona	CLA Tower Improvements		PWC 5,900				
Pomona	Kellogg West Building 76		PWCE 8,800				
San Francisco	Seismic Strengthening Administration Building		PWE 400 C 3,600	PWE 400 C 3,600			
Los Angeles	John F. Kennedy Library Renovation			PWCE 282,525			
Pomona	Classroom/Lab Building Renovation			PWCE 55,175			
San Francisco	University Park North Highrises Renovation			PWCE 12,300			
Pomona	Letters, Arts, and Social Science Renovation				PWCE 45,135		
Chico	Whitney Hall Renovation					PWCE 91,524	
	Total	\$1,006,926	\$354,440	\$161,127	\$354,700	\$45,135	\$91,524

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

Seismic Project Planning

The Seismic Review Board (SRB) developed a system for identifying and rating potential seismic hazards posed within the CSU system. The SRB assessed buildings and developed two lists to depict the priority level of projects. The typical CSU seismic lists have been modified into List 1A, List 1B, and List 2 categories for the purposes of this report:

List 1A – Designates a building that is in use, regularly occupied, is a priority for seismic retrofit, and should be retrofitted as soon as resources are available without regard to other modifications of the building. In addition, CSU has administratively determined that whenever any work, excluding routine maintenance or minor repair, is performed on a List 1A building, a seismic evaluation shall be performed, and the building retrofitted to satisfy California Existing Building Code (CEBC) seismic performance requirements and CSU Policy.

List 1B – Designates a building that is a priority for seismic retrofit, but is limited in use, such as storage, and the seismic risk has been mitigated so the building's failure would not cause potential injuries to those outside the building. Such a building should be retrofitted as soon as resources are available without regard to other modifications of the building. The building cannot be used by full-time occupants without demonstrating that the building has been retrofitted to satisfy CEBC seismic performance requirements and CSU policy.

List 2 – Designate a building that must be seismically evaluated for compliance with CEBC seismic performance requirements at the time of a major renovation. If the evaluation indicates the building does not satisfy the code requirements, then the necessary seismic improvements must be included in the project.

It should be noted that a significant majority of the original ±125 structures listed on the initial priority lists have been addressed either by demolition, seismic retrofit, or reassessment as acceptable. The previously funded seismic projects are reported annually in the Multi-Year Plan.

CSU does not maintain a separate list of structures that are not considered a priority for seismic retrofit. Notwithstanding its status, whenever any existing CSU building is proposed for modification, it must be definitively verified that the modified building meets CEBC seismic performance requirements.

Since the inception of the CSU rating system, the CSU has performed a survey of all CSU buildings at approximately every decade. In addition, the CSU has continuously monitored its inventory of structures to assure accuracy and to verify that potentially deficient structures have not been overlooked. As part of the process, the scheduled

meetings of the SRB are rotated among campuses to provide regular first-hand observation of the campuses as well as the accommodation of discussions between the SRB and campus staff related to seismic issues. CSU is currently in the early stages of its decennial assessment cycle. This effort will identify CSU buildings needing additional seismic study and evaluation. The process includes each Seismic Review Board member reviewing their assigned campus inventory and identifying which structures need additional evaluation. Once that effort is complete, and the buildings are identified, the process to complete evaluations will begin.

In response to item 6610-001-0001 of the Supplemental Report of the 2019-20 Budget Act, the CSU has identified 81 structures. Please refer to the following:

Figure 5 – Seismic List 1, composed of 21 structures contained on List 1A and List 1B, modified to identify each building by the campus location, building number, a seismic designation or rating, estimated cost, anticipated implementation, and funding plan.

Figure 6 – Seismic List 2, composed of 37 structures, modified to identify each building by the campus location, building number, a seismic designation or rating, estimated cost, anticipated implementation, and funding plan.

Figure 7 – Secondary Seismic Plan List, a list of 25 structures that had been considered for non-seismic renovations, but have triggered the need for further seismic evaluation per ongoing efforts. Listed structures may or may not be included in one of the three CSU seismic lists in the future per recommendations of the SRB. Such structures may not have all necessary information such as: retrofit scheme, estimated cost, funding, and anticipated implementation, as they have been recently identified as part of the ongoing evaluation of building inventory.

Figure 5, CSU Seismic Priority List 1 (Modified)*

Campus	Building Number	Building Name	Seismic Rating	Estimated Cost	Anticipated Implementation	Funding Plan
Bakersfield	33	Physical Education (Old Gym)	CSU - PL 1A	\$2,138,900	Timeline for seismic renovation is anticipated for summer of 2020.	State Deferred Maintenance
Channel Islands	24	Ironwood Hall (SH Shops - mid section)	CSU - PL 1B	\$361,626	Structure is slated for demolition pending funding. Timeline for demolition has not been established. Risk reduction currently implemented; limited use of structure as storage and facilities shops only, no general public access.	Anticipated Varied Funding Sources*
Dominquez Hills	20	Leo F. Cain Library	CSU - PL 1A	\$6,450,000	Partial Renovations currently underway	Systemwide Revenue Bonds
East Bay	12	Library	CSU - PL 1A	\$22,105,000	Partial renovation of structure to remain is expected in June 2020. Partial demolition of the not to remain Structure is expected in 2022 upon completion of a replacement structure currently in construction.	Designated Campus Reserves and Systemwide Revenue Bonds
East Bay	5	Corporation Yard	CSU - PL 1B	\$10,987,000	Structure is planned for future renovation and is identified in the current 2020/2021 Five-year plan. Risk Reduction currently implemented; structure is used for storage with occupancy limited to trade personnel.	Designated Campus Reserves and Systemwide Revenue Bonds
Humboldt	10	Van Duzer Theatre (Theatre Arts)	CSU - PL 1A	\$17,884,000	Seismic Retrofit Project is currently underway and will be completed by January 2020. ancillary and supporting projects will be completed by December 2020	Designated Campus Reserves and Systemwide Revenue Bonds
Humboldt	41	Library	CSU - PL 1A	\$18,775,000	Seismic Retrofit Project is currently underway and will be completed by January 2020. ancillary and supporting projects will be completed by December 2020	Designated Campus Reserves and Systemwide Revenue Bonds
Los Angeles	8	Administration	CSU - PL 1A	\$11,600,000	Structure is planned for future renovation and is identified in the current 2020/2021 Five-year plan. Risk Reduction; Expected to vacate structure in August 2021 in anticipation of funding.	Designated Campus Reserves and Systemwide Revenue Bonds
Monterey Bay	70	Motor Pool (Art Studio)	CSU - PL 1B	\$3,100,000	Funding to address the demolition and renovation plans have been submitted through the CSU 5-Year Capital Outlay process. Structure is currently undergoing renovations for seismic upgrades and new program use. Anticipated project completion date is May 2020.	CSU Reserves

Figure 5, CSU Seismic Priority List 1 (Modified)* cont'd

Campus	Building Number	Building Name	Seismic Rating	Estimated Cost	Anticipated Implementation	Funding Plan
Pomona	98	Classroom/Lab/Administration (CLA) structures 1 and 2	CSU - PL 1A	\$12,000,000	Structures are slated for demolition pending funding. Timeline for demolition has not been established. Risk reduction currently implemented; structures are currently unoccupied.	Designated Campus Reserves and Systemwide Revenue Bonds
Pomona	98	Classroom/Lab/Administration (CLA) structures 3 and 4	CSU - PL 1A	\$50,783,000	Structure is planned for future renovation and is identified in the current 2020/2021 Five-year plan Timeline for renovation has not been established. The retrofit of structure to be performed upon availability of funding.	Designated Campus Reserves and Systemwide Revenue Bonds
Pomona	76	Kellogg West	CSU - PL 1A	\$15,000,000	Timeline to address the risk is planned within the current 5-Year Capital Outlay Plan	Designated Campus Reserves and Systemwide Revenue Bonds
San Francisco	T-49	Building 49 (Tiburon)	CSU - PL 1A	\$3,000,000	Design of seismic renovation is currently underway. Timeline for renovation is anticipated for 2020 pending future funding. Risk reduction currently implemented; limited use of structure as storage and limited staff occupancy.	Anticipated Varied Funding Sources*
San Francisco	T-50	Building 50 (Tiburon)	CSU - PL 1A	\$3,000,000	Design of seismic renovation is currently underway. Timeline for renovation is anticipated for 2020 pending future funding.	Anticipated Varied Funding Sources*
San Francisco	T-21	Marine Support (Tiburon)	CSU - PL 1B	\$175,000	Structure is a possible demolition candidate pending funding and master plan recommendation. Risk reduction currently implemented; unoccupied structure	Anticipated Varied Funding Sources*
San Francisco	T-37	Dispensary (Tiburon)	CSU - PL 1B	\$135,000	Structure is a possible demolition candidate pending funding and master plan recommendation. Risk reduction currently implemented; unoccupied structure	Anticipated Varied Funding Sources*
San Francisco	T-22	Blacksmith Shop (Tiburon)	CSU - PL 1B	\$800,000	Structure is seismic renovation candidate pending funding and master plan recommendation. Risk reduction currently implemented; unoccupied structure	Anticipated Varied Funding Sources*

Figure 5, CSU Seismic Priority List 1 (Modified)* cont'd

Campus	Building Number	Building Name	Seismic Rating	Estimated Cost	Anticipated Implementation	Funding Plan
San Francisco	T-54	Physiology (Tiburon)	CSU - PL 1B	\$881,658	Seismic upgrade and stabilization of sea wall, pending funding and master plan recommendations. Risk reduction currently implemented; Unoccupied structure and entry restricted.	Anticipated Varied Funding Sources*
San Jose	53	North Parking Garage (Stair Towers)	CSU - PL 1A ASCE 41 VI	\$1,600,000	Renovation strategy has been identified. Timeline for renovation has not been established.	Anticipated Varied Funding Sources*
San Jose	--	Rubis Storage (Moss Landing)	CSU - PL 1B ASCE 41 V (anticipated)	\$100,000	Renovation strategy has been identified. Timeline for renovation has not been established. Risk reduction currently implemented; limited use of structure as mainly storage.	Anticipated Varied Funding Sources*
San Luis Obispo	76	Old Power House	CSU - PL 1B	\$3,000,000	There are no long-term plans for this structure. Timeline for renovation or demolition has not been established and structure is identified in the current 2020/2021 Five-year plan for additional studies. Risk reduction currently implemented; structure is vacant. Entry to the structure is prohibited.	Designated Campus Reserves and Systemwide Revenue Bonds

***Anticipated Varied Funding Sources, to be determined:**

Associated Students Incorporated, Auxiliary/ Foundation, Designated campus Reserves, Continuing Education, CSU Reserves, Cap and trade-State, Donor, Energy/Power Purchase Agreements, Faculty/Staff Housing, Grants, Health Center, Parking, Public –Private /Public Partnership, State General Obligation Bond and Public Works Board Revenue Bond, State Deferred Maintenance, Student Housing, Systemwide Revenue Bonds

Figure 6, CSU Seismic Priority List 2 (Modified)*

Campus	Building Number	Building Name	Seismic Rating	Estimated Cost	Anticipated Implementation	Funding Plan
Bakersfield	38	Runners Café	CSU - PL 2	\$500,000	Design of seismic renovation has been prepared. Timeline for renovation will be established upon availability of funding. Seismic retrofit to occur when any major capital project work to occur at the building.	Anticipated Varied Funding Sources*
Channel Islands	35	Ironwood Hall (Old Power Plant)	CSU - PL 2	\$2,848,200	There are no long-term plans for this structure. Timeline for renovation has not been established. Risk reduction currently implemented; structure is vacant except small Portion used as campus paint shop, no general public access.	Anticipated Varied Funding Sources*
Channel Islands	22	Chaparral Hall	CSU - PL 2	\$32,308,000	Structure is planned for future major renovation and is identified in the current 2020/2021 Five-year plan. Risk reduction currently implemented; The high-bay portion of structure is used strictly for long-term storage with no general public access.	Designated Campus Reserves and Systemwide Revenue Bonds
Channel Islands	24	Ironwood Hall (Warehouse)	CSU - PL 2	\$361,626	Structure is slated for demolition pending funding. Timeline for demolition has not been established. Risk Reduction currently implemented; Structure used as storage and facilities shops only, with no general public access.	Anticipated Varied Funding Sources*
Channel Islands	24	Ironwood Hall (SH shops - north section)	CSU - PL 2	\$361,626	Structure is slated for demolition pending funding. Timeline for demolition has not been established. Risk reduction currently implemented; Structure used as facilities services offices and the campus Shipping and Receiving office, with minimal public access.	Anticipated Varied Funding Sources*
Chico	13	Whitney Hall	CSU - PL 2	\$50,000,000	Partially funded with additional funding identified in the current 2020/2021 five-year plan. Structure is to be addressed in the next 5 to 10-year period.	Student Housing Funds

Figure 6, CSU Seismic Priority List 2 (Modified)* cont'd

Campus	Building Number	Building Name	Seismic Rating	Estimated Cost	Anticipated Implementation	Funding Plan
Chico	8	Physical Science	CSU - PL 2	\$35,457,000	Structural and seismic upgrade to begin on summer of 2020 with anticipated 2021 completion.	Designated Campus Reserves, Deferred maintenance, and Systemwide Revenue Bonds
Fresno	12	Grosse Industrial Technology	CSU - PL 2	\$33,872,000	Timeline for renovation has not been established. Structure to be addressed when a major capital renovation is planned	2022 / 2023 Designated Campus Reserves and Systemwide Revenue Bonds
Fresno	80	University Student Union	CSU - PL 2	\$27,065,290	Timeline for renovation has not been established. Structure to be addressed when a major capital renovation is planned	Anticipated Varied Funding Sources*
Fullerton	6	Titan Bookstore	CSU - PL 2	\$10,751,880	Timeline for renovation has not been established. The retrofit or demolition of the structure to occur when any major capital project work to occur at the building.	Anticipated Varied Funding Sources*
Long Beach	37	Peterson Hall 1	CSU - PL 2	\$139,996,000	Structure to be decommissioned fall of 2021 pending 2019/2020 action year funding.	Designated Campus Reserves and Systemwide Revenue Bonds
Los Angeles	17	Career Center	CSU - PL 2	\$2,738,367	Timeline for renovation has not been established. The retrofit of structure to be addressed when a major capital renovation is planned.	Anticipated Varied Funding Sources*
Los Angeles	14	Student Health Center	CSU - PL 2	\$10,203,395	Timeline for renovation has not been established. The retrofit of structure to be addressed when a major capital renovation is planned.	Anticipated Varied Funding Sources*
Los Angeles	7	John F. Kennedy Memorial Library	CSU - PL 2	\$48,114,883	Funding to be requested for seismic renovation in 2022/23.	Designated Campus Reserves and Systemwide Revenue Bonds
Pomona	1	Administration	CSU - PL 2	\$4,000,000	Multiyear Action plan is in development to support a multi structure renovation. Structure to be addressed when a major capital renovation is planned	Anticipated Varied Funding Sources*

Figure 6, CSU Seismic Priority List 2 (Modified)* cont'd

Campus	Building Number	Building Name	Seismic Rating	Estimated Cost	Anticipated Implementation	Funding Plan
Pomona	5	Letters, Arts and Social Science	CSU - PL 2	\$44,000,000	Multiyear Action plan is in development to support a multi structure renovation. Structure to be addressed when a major capital renovation is planned	Anticipated Varied Funding Sources*
Pomona	9	Engineering	CSU - PL 2	\$46,905,221	Multiyear Action plan is in development to support a multi structure renovation. Structure to be addressed when a major capital renovation is planned	Anticipated Varied Funding Sources*
Pomona	13	Art/Engineering Annex	CSU - PL 2	\$18,314,008	Multiyear Action plan is in development to support a multi structure renovation. Structure to be addressed when a major capital renovation is planned	Anticipated Varied Funding Sources*
Pomona	25	Drama/Theater	CSU - PL 2	\$17,345,987	Multiyear Action plan is in development to support a multi structure renovation. Structure to be addressed when a major capital renovation is planned	Anticipated Varied Funding Sources*
Pomona	29	Arabian Horse Center	CSU - PL 2	\$5,597,633	Multiyear Action plan is in development to support a multi structure renovation. Structure to be addressed when a major capital renovation is planned	Anticipated Varied Funding Sources*
Pomona	31	Poultry Unit	CSU - PL 2	\$2,959,623	Timeline for renovation has not been established. The retrofit of structure to be performed upon identification of cost and availability of funding.	Anticipated Varied Funding Sources*
Pomona	38	Sheep Unit	CSU - PL 2	\$1,785,670	Timeline for renovation has not been established. The retrofit of structure to be performed upon identification of cost and availability of funding. Risk reduction currently implemented; Structure is used for housing sheep and storage of sheep care materials	Anticipated Varied Funding Sources*
Pomona	50	Ag Storage/Blacksmith	CSU - PL 2	\$979,163	Timeline for renovation has not been established. The retrofit of structure to be performed upon identification of cost and availability of funding. Risk reduction currently implemented; Structure is limited to storage	Anticipated Varied Funding Sources*
Pomona	70	Los Olivos Commons	CSU - PL 2	\$7,390,930	Timeline for renovation has not been established. The retrofit of structure to be performed upon identification of cost and availability of funding.	Anticipated Varied Funding Sources*

Figure 6, CSU Seismic Priority List 2 (Modified)* cont'd

Campus	Building Number	Building Name	Seismic Rating	Estimated Cost	Anticipated Implementation	Funding Plan
Pomona	111	Manor House	CSU - PL 2	\$1,107,743	Timeline for renovation has been determined to be before 2024/2025, or when funds are available	Anticipated Varied Funding Sources*
Pomona	112	University House	CSU - PL 2	\$1,669,119	Timeline for renovation has not been established. The retrofit of structure to be performed upon identification of cost and availability of funding.	Anticipated Varied Funding Sources*
Sacramento	4	Douglass Hall	CSU-PL 2	\$1,000,000	Structure is slated for demolition. Timeline for funding has been established for 2022/2023	Anticipated Varied Funding Sources*
San Francisco	3	HSS Classroom Building - North	CSU - PL 2	\$92,000,000	Future funding request is planned in 2023/2024 for additional demolition and renovation. Risk reduction currently implemented; Partial seismic upgrade completed 2002.	Designated Campus Reserves and Systemwide Revenue Bonds
San Francisco	3	HSS Classroom Building - South	CSU - PL 2	\$158,261,000	Partial seismic upgrade completed in 2002. Future funding request is planned in 2021/2022 for additional demolition and renovation.	Designated Campus Reserves and Systemwide Revenue Bonds
San Francisco	30	Administration	CSU - PL 2	\$53,000,000	Seismic upgrade to structure is pending future funding request for 2021 - 2025 period as well as master plan recommendation.	Designated Campus Reserves and Systemwide Revenue Bonds
San Francisco	100	University Park North (Apartment Bldg. 6)	CSU - PL 2	\$4,000,000	Partial seismic upgrade completed in 2014. Future funding request is planned in 2021 for additional renovation.	Anticipated Varied Funding Sources*
San Francisco	100	University Park North (Apartment Bldg. 7)	CSU - PL 2	\$4,000,000	Partial seismic upgrade completed in 2014. Future funding request is planned in 2021 for additional renovation.	Anticipated Varied Funding Sources*
San Francisco	100	University Park North (Apartment Bldg. 8)	CSU - PL 2	\$4,000,000	Partial seismic upgrade completed in 2014. Future funding request is planned in 2021 for additional renovation.	Anticipated Varied Funding Sources*
San Francisco	100	University Park North (Apartment Bldg. 9)	CSU - PL 2	\$4,000,000	Partial seismic upgrade completed in 2014. Future funding request is planned in 2021 for additional renovation.	Anticipated Varied Funding Sources*
San Francisco	T-30	Administration (Tiburon)	CSU - PL 2	\$2,500,000	Timeline for renovation is anticipated for 2022 pending future funding.	Anticipated Varied Funding Sources*

Figure 6, CSU Seismic Priority List 2 (Modified)* cont'd

Campus	Building Number	Building Name	Seismic Rating	Estimated Cost	Anticipated Implementation	Funding Plan
San Francisco	T-33	Rockfish (Tiburon)	CSU - PL 2	\$2,000,000	Seismic renovation pending funding and master plan recommendation Risk reduction currently implemented; structure vacant.	Anticipated Varied Funding Sources*
Stanislaus	1	J. Burton Vasche Library	CSU - PL 2	\$58,105,000	Seismic retrofit is currently underway and will be completed by fall of 2021. Risk reduction currently implemented; structure vacant during renovation.	Designated Campus Reserves and Systemwide Revenue Bonds

***Anticipated Varied Funding Sources, to be determined:**

Associated Students Incorporated, Auxiliary/ Foundation, Designated campus Reserves, Continuing Education, CSU Reserves, Cap and trade-State, Donor, Energy/Power Purchase Agreements, Faculty/Staff Housing, Grants, Health Center, Parking, Public –Private /Public Partnership, State General Obligation Bond and Public Works Board Revenue Bond, State Deferred Maintenance, Student Housing, Systemwide Revenue Bonds

Figure 7, CSU Secondary Seismic Plan List*

Campus	Building Number	Building Name	Seismic Rating	Estimated Cost	Anticipated Implementation	Funding Plan
Chico	<u>29</u>	<u>Butte Hall</u>	ASCE 41 - IV	\$89,846,000	Possible Seismic project has been identified as part of CSU ongoing assessment of inventory in 2019. Planned renovation to start in Summer 2021 and be complete by Summer 2023	Designated Campus Reserves and Systemwide Revenue Bonds
Dominquez Hills	<u>50</u>	<u>Mathematics and Natural Sciences</u>	CSU - PL 2	\$31,221,537	Possible Seismic project has been identified as part of CSU ongoing assessment of inventory in 2019. Timeline for renovation has not been established. The retrofit of structure to be performed upon availability of funding.	Anticipated Varied Funding Sources*
Dominquez Hills	<u>30</u>	<u>Social and Behavioral Sciences</u>	CSU - PL 2	\$22,755,566	Possible Seismic project has been identified as part of CSU ongoing assessment of inventory in 2019. Timeline for renovation has not been established. The retrofit of structure to be performed upon availability of funding.	Anticipated Varied Funding Sources*
<u>Fullerton</u>	<u>2</u>	<u>McCarthy Hall</u>	CSU - PL 2, ASCE 41 - V	\$2,400,000	Seismic project has been identified as part of CSU ongoing assessment of inventory in 2019. Timeline to implement: 3-8 years. Risk reduction currently implemented; partial seismic upgrades to occur at the first, second, and third floors by July of 2021.	Designated Campus Reserves and Systemwide Revenue Bonds
<u>Humboldt</u>	<u>7</u>	<u>Jenkins Hall</u>	2016 CEBC 317, Lvl 1+2 ASCE 41-17 Tier 3	\$9,524,000	Seismic project has been identified as part of CSU ongoing assessment of inventory in 2019. Seismic retrofit component of project is currently underway and will be completed by Fall 2021	Designated Campus Reserves and Systemwide Revenue Bonds
Long Beach	36	Faculty Office 4	Unrated	\$500,000	Possible Seismic project has been identified as part of CSU ongoing assessment of inventory in 2019. Project funding anticipated in Nov 2020. Existing building would be decommissioned Fall 2021.	Anticipated Varied Funding Sources*

Figure 7, CSU Secondary Seismic Plan List* cont'd

Campus	Building Number	Building Name	Seismic Rating	Estimated Cost	Anticipated Implementation	Funding Plan
Long Beach	45	Faculty Office 5	Unrated	\$500,000	Possible Seismic project has been identified as part of CSU ongoing assessment of inventory in 2019. Project funding anticipated in Nov 2020. Existing building would be decommissioned Fall 2021.	Anticipated Varied Funding Sources*
Maritime	17, 18, 19	Lower Residence Hall	CSU - PL 2	\$110,000,000	Seismic project has been identified as part of CSU ongoing assessment of inventory in 2019. Project funding anticipated in 2024/25. Existing building is expected to be demolished and replaced.	Student Housing Funds
Monterey Bay	28	World Theater	CSU - PL 1A ASCE 41 (V)	\$1,500,000	Seismic project has been identified as part of CSU ongoing assessment of inventory in 2019. Timeline for renovation has not been established. The retrofit of structure to be performed upon availability of funding.	Anticipated Varied Funding Sources*
Monterey Bay	71-73	Visual and Public Arts	CSU - PL 1A	\$450,000	Seismic project has been identified as part of CSU ongoing assessment of inventory in 2019. Timeline for renovation has not been established. The retrofit of structure to be performed upon availability of funding.	Anticipated Varied Funding Sources*
Monterey Bay	90	Otter Sports Center Gym area	CSU - PL 1A ASCE 41 (V)	\$150,000	Seismic project has been identified as part of CSU ongoing assessment of inventory in 2019. Timeline for renovation has not been established. The retrofit of structure to be performed upon availability of funding.	Anticipated Varied Funding Sources*
Monterey Bay	37	Facilities Services and Operations	ASCE 41 (V)	\$125,000	Seismic project has been identified as part of CSU ongoing assessment of inventory in 2019. Timeline for renovations has not been established. The retrofit of structure to be performed upon availability of funding.	Anticipated Varied Funding Sources*

Figure 7, CSU Secondary Seismic Plan List* cont'd

Campus	Building Number	Building Name	Seismic Rating	Estimated Cost	Anticipated Implementation	Funding Plan
<u>Pomona</u>	<u>20</u>	<u>Encinitas Hall</u>	CSU - PL 2	\$8,385,559	Seismic project has been identified as part of CSU ongoing assessment of inventory in 2019. Timeline for renovation has not been established. The retrofit of structure to be performed upon availability of funding.	Anticipated Varied Funding Sources*
<u>Pomona</u>	<u>21</u>	<u>Montecito Hall</u>	CSU - PL 2	\$8,385,783	Seismic project has been identified as part of CSU ongoing assessment of inventory in 2019. Timeline for renovation has not been established. The retrofit of structure to be performed upon availability of funding.	Anticipated Varied Funding Sources*
<u>Pomona</u>	<u>22</u>	<u>Alamitos Hall</u>	CSU - PL 2	\$8,385,783	Seismic project has been identified as part of CSU ongoing assessment of inventory in 2019. Timeline for renovation has not been established. The retrofit of structure to be performed upon availability of funding.	Anticipated Varied Funding Sources*
<u>Pomona</u>	<u>23</u>	<u>Aliso Hall</u>	CSU - PL 2	\$8,385,783	Seismic project has been identified as part of CSU ongoing assessment of inventory in 2019. Timeline for renovation has not been established. The retrofit of structure to be performed upon availability of funding.	Anticipated Varied Funding Sources*
<u>Sacramento</u>	<u>65</u>	<u>Folsom Hall</u>	Undefined	\$55,819,122	Need for further Seismic analysis has been identified as part of CSU ongoing assessment of inventory in 2019.	Anticipated Varied Funding Sources*
<u>Sacramento</u>	<u>11</u>	<u>Alpine Hall</u>	Undefined	\$8,582,500	Need for further Seismic analysis has been identified as part of CSU ongoing assessment of inventory in 2019.	Anticipated Varied Funding Sources*
<u>Sacramento</u>	<u>12</u>	<u>Brighton Hall</u>	Undefined	\$8,675,208	Need for further Seismic analysis has been identified as part of CSU ongoing assessment of inventory in 2019.	Anticipated Varied Funding Sources*
<u>Sacramento</u>	<u>38</u>	<u>Eureka Hall /Education Building</u>	Undefined	\$16,712,137	Need for further Seismic analysis has been identified as part of CSU ongoing assessment of inventory in 2019.	Anticipated Varied Funding Sources*

Figure 7, CSU Secondary Seismic Plan List* cont'd

Campus	Building Number	Building Name	Seismic Rating	Estimated Cost	Anticipated Implementation	Funding Plan
<u>San Francisco</u>	<u>51</u>	<u>Thornton Hall</u>	CSU - PL 2 ASCE 41 (Tier I)	\$160,000,000	Seismic project has been identified as part of CSU ongoing assessment of inventory in 2019.	Designated Campus Reserves and Systemwide Revenue Bonds
<u>San Jose</u>	<u>38</u>	<u>Health Building</u>	CSU - PL 2 ASCE 41 (V) (anticipated)	\$4,000,000	Seismic project has been identified as part of CSU ongoing assessment of inventory in 2019.	Anticipated Varied Funding Sources*
<u>San Jose</u>	<u>92T</u>	<u>Business Tower</u>	FEMA 154 = 0.8 CSU - PL 1A ASCE 41 (VI) ((anticipated)	\$15,000,000	Seismic project has been identified as part of CSU ongoing assessment of inventory in 2019.	Anticipated Varied Funding Sources*

***Anticipated Varied Funding Sources, to be determined:**

Associated Students Incorporated, Auxiliary/ Foundation, Designated campus Reserves, Continuing Education, CSU Reserves, Cap and trade-State, Donor, Energy/Power Purchase Agreements, Faculty/Staff Housing, Grants, Health Center, Parking, Public –Private /Public Partnership, State General Obligation Bond and Public Works Board Revenue Bond, State Deferred Maintenance, Student Housing, Systemwide Revenue Bonds