

## AGENDA

### COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

**Meeting:** 3:45 p.m., Tuesday, July 14, 1998  
**Auditorium**

Ali C. Razi, Chair  
Stanley T. Wang, Vice Chair  
William D. Campbell  
Ronald L. Cedillos  
Robert G. Foster  
Harold Goldwhite  
James H. Gray  
Eric C. Mitchell  
Maridel Moulton  
Joan Otomo-Corgel  
Michael D. Stennis

#### **Consent Items**

Approval of Minutes of Meeting of May 12, 1998

1. Amend the 1998/99 Capital Outlay Program, Nonstate Funded, *Action*
2. Professional Appointments, *Information*
3. CSU Seismic Review Board Annual Report, *Action*
4. Status Report on the 1998/99 State Funded Capital Outlay Program, *Information*

#### **Discussion Items**

5. Draft of the Capital Outlay Program 1999/2000 and Five-Year Capital Improvement Program 1999/2000 Through 2003/04, State and Nonstate Funded, *Information*
6. Approval of Schematic Plans, *Action*

**MINUTES OF MEETING OF  
COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS**

**Trustees of The California State University  
Glenn S. Dumke Conference Center  
400 Golden Shore  
Long Beach, California**

**May 12, 1998**

**Members Present**

Michael D. Stennis, Chair  
Ali C. Razi, Vice Chair  
Martha C. Fallgatter, Chairman of the Board, ex officio  
Harold Goldwhite  
Eric C. Mitchell  
Joan Otomo-Corgel  
Ralph R. Pesqueira  
Charles B. Reed, Chancellor, ex officio  
Stanley T. Wang

**Members Absent**

William D. Campbell  
Ronald L. Cedillos  
Jim Considine

**Other Trustees Present**

Robert G. Foster  
William Hauck  
Maridel Moulton  
Alice S. Petrossian

**Chancellor's Office Staff**

June M. Cooper, Senior Vice Chancellor and Interim Chief of Staff  
David S. Spence, Executive Vice Chancellor  
Richard P. West, Senior Vice Chancellor, Business and Finance  
Douglas X. Patiño, Vice Chancellor, University Advancement  
Christine Helwick, General Counsel  
Bruce M. Richardson, Deputy General Counsel  
Jon H. Regnier, Senior Director, Physical Planning and Development  
Samuel A. Strafaci, Interim Senior Director, Human Resources

**Presidential Liaisons**

Warren J. Baker, President, California Polytechnic State University, San Luis Obispo, present  
Alistair W. McCrone, President, Humboldt State University, present  
Peter P. Smith, President, California State University, Monterey Bay, present

Chair Stennis greeted the audience and called the meeting to order at 2:20 p.m.

### **Approval of Minutes**

The minutes of the March 17, 1998, meeting were approved as submitted.

### **Amend the 1997/98 Capital Outlay Program, Nonstate Funded**

With the concurrence of the committee, Chair Stennis presented agenda item 1 as a consent item.

The committee recommended approval by the board of the proposed resolution (RCPBG 05-98-07).

### **Professional Appointments**

With the concurrence of the committee, Chair Stennis presented agenda item 2 as a consent information item.

### **Status Report on the 1998/99 State Funded Capital Outlay Program**

Chair Stennis introduced Jon H. Regnier, senior director, physical planning and development, to present the item.

Mr. Regnier briefly reviewed the information shown on the status report handout. He indicated that staff was able to resolve the legislative analyst's concerns and the legislature had approved the CSU Capital Outlay Budget as proposed by the governor last January. Jon Regnier observed that as it stands, it is a very good budget.

### **Certify a Final Environmental Impact Report and Approve the Campus Master Plan for California State University, Monterey Bay**

At Chair Stennis's request, President Peter Smith gave an overview of CSU Monterey Bay's physical master plan described in the printed agenda. In his presentation, President Smith noted that the university has worked and continues to work with many groups in support of the educational mission of CSU Monterey Bay.

Chair Stennis acknowledged those in the audience who had requested permission to speak before the committee regarding the passage of the Final Environmental Impact Report and approval of the campus master plan for California State University, Monterey Bay. Those speaking in opposition to this item were Don Jordon, chair, Fort Ord Reuse Authority; Michael A. Houlemard, Jr., executive officer, Fort Ord Reuse Authority; and Mary Hudson, attorney, City of Marina.

Trustee Hauck asked staff to respond to some of the main concerns made by the speakers.

President Smith said that the university's staff see themselves as partners with the Fort Ord Reuse Authority (FORA), the County of Monterey, and the cities of Seaside and Marina in trying to reach an agreement with the issues raised. He stated that the disagreement is whether the issues raised are in fact appropriately addressed in the EIR and the master plan process. The university is committed to continuing to negotiate and work with these groups so that all parties will be successful.

Mr. Bruce Richardson, deputy general counsel, noted that meetings with the surrounding local jurisdictions will be ongoing over the next few months, with the agreement that the statute of limitations on challenging the action taken by the board will be tolled while some of the issues that divide the public entities are being discussed. The basic issue concerns the role of the state in its sovereign capacity as it relates to the cities and counties in their local jurisdictional capacities. He pointed out that as a matter of general law, the state is not to be regulated by its political subdivisions. In this case, the political subdivisions have concerns about how CSU Monterey Bay (CSUMB) will interface with their development plans. Therefore, it is important that a sense of trust and mutual respect exist in the development of the Fort Ord lands. The bottom line is what resources the state has to contribute to the funding of the off-campus infrastructure needs of FORA.

Trustee Pesqueira requested that the traditional and nontraditional enrollment mix, as it applies to CSUMB's water allocation, be reviewed.

President Smith stated that early in CSUMB's academic history (1996), it was learned that the university had not received a formal allocation of water and, in fact, there was a scarcity of water available from the Army to the surrounding jurisdictions and the campus. With the assistance of Mayor Jordon, CSUMB requested a water allocation from FORA. The allocation received from FORA was 1,035 afy, plus 125 afy strategic reserve to be used when the university is unable to realize this amount through water conservation practices.

President Smith continued by saying the good news is this allocation is generous; the bad news is this allocation will only support a 50 percent build-out of the total acreage or 12,500 full-time equivalent students of the master planned 25,000 FTES by the year 2030. The question was how can CSUMB achieve this goal with the current water allocation. The plan will be accomplished by incorporating both a traditional and nontraditional enrollment mix. The nontraditional CSUMB student would be one who receives the majority of instruction off campus via distance or computer mediated programs. CSUMB believes that its master plan addresses the enrollment ceiling of 25,000 FTES, and addresses statewide enrollment demands in a manner that is consistent with its mission to be innovative, technologically based, and environmentally responsive.

Mr. David Salazar, director of facility planning and development, responded to questions from Chancellor Reed and Trustee Pesqueira regarding the square footage and type of the commercial development within the boundaries of the CSUMB campus. He stated that the commercial development referred to in this item involves the traditional auxiliary enterprise activities that exist on our campuses, e.g., bookstores, student unions and residence halls with food service operations. These organizations serve the campus community supporting the academic mission of the university.

The committee recommended approval by the board of the proposed resolution (RCPBG 05-98-08).

### **Certify a Final Master Environmental Impact Report and Approve the Campus Master Plan Revision for California State University, Northridge**

President Blenda Wilson presented the revised item handout. She stated that CSUN was seeking certification of the final master EIR, approval of the campus master plan revision, and approval for schematic plans for Phase I of the Biotech Development.

Chair Stennis acknowledged those in the audience who had requested permission to speak before the committee regarding the passage of the final master Environmental Impact Report and approval of the campus master plan revision for California State University, Northridge. Those speaking as proponents of this item were Greg Smith, representing City of Los Angeles Councilman Hal Bernson; Alfred E. Mann, chairman and CEO, MiniMed; David Honda, board member, North Campus Development Corporation; and Keith Richman, chair, CSUN Task Force on Intercollegiate Athletics.

Speaking in opposition to the item were Thomas M. Ware, attorney for the Northridge Townhome Homeowners Estates Association; and Bob Buckles, Patricia LoPresti, Dale Dye, and Maria Rosino of the Lindley West Coalition.

The committee recommended approval by the board of the proposed resolution (RCPBG 05-98-09).

### **Approval of Schematic Plans**

President Wilson presented the request for approval of the schematic plans for California State University, Northridge's Biotech Development, Phase I. At her request, Mr. Alfred Mann, chairman and CEO of MiniMed (project developer) highlighted the main feature of the first new development on CSUN's north campus. The first phase of this development will provide academic facilities that will enable students, faculty and staff to work with private sector tenant(s) on a variety of biotech research and development projects, as well as a conference center/central plant to be shared by the university.

In addition to a short video, Mr. Regnier briefly presented the request for approval of the schematic plans for Sonoma State University's Student Apartments II.

The committee recommended approval by the board of the proposed resolution (RCPBG 05-98-10).

### **Adjournment**

The meeting adjourned at 4:20 p.m.

**BRIEF**

**Action Item**

Agenda Item 1  
July 14-15, 1998

**COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS**

**Amend the 1998/99 Capital Outlay Program, Nonstate Funded**

**Presentation By**

Jon H. Regnier, Senior Director  
Physical Planning and Development

**Summary**

This agenda item requests approval to amend the 1998/99 Nonstate Funded Capital Outlay Program to include the following projects:

- |   |      |             |
|---|------|-------------|
| 1. San Francisco State University<br>Renovate Former Corporation Yard (Centennial Square) | PWCE | \$2,000,000 |
| 2. California Polytechnic State University, San Luis Obispo<br>Sports Complex             | PWCE | \$9,431,000 |
| 3. California State University, San Marcos<br>Track and Soccer Field                      | PWC  | \$1,150,000 |
| 4. Sonoma State University<br>Real Property Acquisition                                   | A    | \$8,410,000 |

**Recommended Action**

Approval of the resolution.

**ITEM**

2

Agenda Item 1  
July 14-15, 1998

**COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS**

**Amend the 1998/99 Capital Outlay Program, Nonstate Funded**

This item amends the 1998/99 nonstate funded capital outlay program to include the following projects:

**1. San Francisco State University PWCE      \$2,000,000  
Renovate Former Corporation Yard (Centennial Square)**

San Francisco State University wishes to proceed with the design and construction of renovating the former corporation yard into a centralized student support services complex to be called Centennial Square. The proposed project will consolidate the student support services that are currently in various locations throughout the campus. The site became available when the new corporation yard was completed in 1998, and consists of two buildings totaling approximately 23,000 gross square feet, and five modular buildings totaling approximately 9,500 gross square feet. The proposed project includes renovating existing office space, shop areas, ceiling and lighting systems, wall and floor finishes, and electrical/plumbing/mechanical /telecommunication systems; upgrades to comply with the American with Disabilities Act; exterior site development; and landscaping. Project funding will be provided by a \$2,000,000 tax-exempt lease obtained by the San Francisco State University Foundation and secured by Foundation assets. The lease will be paid from revenue generated by the Foundation. A separate agenda item regarding this tax-exempt lease financing is being presented to the Committee on Finance at this meeting. Campus selection of a project architect will be reported to the Board of Trustees.

**2. California Polytechnic State University, San Luis Obispo PWCE      \$9,431,000  
Sports Complex**

California Polytechnic State University, San Luis Obispo wishes to proceed with the construction of a new sports complex. The project includes construction of a new baseball stadium, a new softball stadium, multi-purpose fields, and a small parking area. Over the last decade, campus sports fields have been lost due to construction of new buildings, and the remaining fields are experiencing increased usage. Cal Poly Athletics is having similar problems with their practice fields, and must rent baseball stadiums from the city of San Luis Obispo for home games. Primary funding for construction of the project will be from Dormitory Revenue Fund Student Union Revenue Bonds and a tax-exempt financing by a campus auxiliary organization. The construction phase will not proceed until all funds have been identified and secured by the campus. Separate agenda items relating to the financing are being presented to the Committee on Finance.

**3. California State University, San Marcos PWC      \$1,150,000  
Track and Soccer Field**

CSU San Marcos wishes to proceed with the design and construction of a running track, associated field venues, and a soccer field. The track will have eight lanes on a 400-meter oval with two elongated straightways suitable for sprinting. Field events will include broad jump, high jump, pole vaulting, discus, shot put, and hammer toss. The soccer field will be located in the interior of the track and can be used for football, if desired. Participants and spectators can reach the field/track

level by a ramp that meets accessibility guidelines. Limited security lighting included in the project does not provide for nighttime competition. The proposed plan assumes that future phases will add competition-level lighting and bleacher/stadium seating. The track and soccer field will be the first athletic facility constructed on the campus. Project funding is provided by a \$200,000 gift from an anonymous donor; community, faculty, and staff gifts; and from student fees dedicated to recreation. A student fee referendum for recreation was passed by a substantial majority in April 1998. Campus selection of a project architect will be reported to the Board of Trustees.

**4. Sonoma State University** **A** **\$8,410,000**  
**Real Property Acquisition**

Sonoma State University wishes to proceed with the acquisition of five properties totaling approximately 81.17 acres. The properties are currently open fields on the northern border of the campus. The acquisition will take place in phases. The first phase will be a 26.5-acre parcel on the southwest corner of the Rohnert Park Expressway and Petaluma Hill Road. The campus has completed an environmental and title assessment of the property and has determined that no conditions exist which would cause liability to the California State University or preclude development as planned. The cost of the first phase is estimated at \$2.3 million. The university intends to construct a combination of facilities that will support its mission without increasing the master plan ceiling enrollment. The campus will initiate the master plan process and initiate environmental studies under the California Environmental Quality Act for presentation to the Board of Trustees at a future meeting. Initial development concepts include parking, a north campus entrance road, and student and faculty housing. The acquisition will be financed through the Sonoma State University Foundation with donor funds.

The following resolution is recommended for approval:

**RESOLVED**, By the Board of Trustees of The California State University, that the 1998/99 Nonstate Funded Capital Outlay Program is amended to include: (1) \$2,000,000 for preliminary plans, working drawings, construction and equipment for the San Francisco State University, Renovate Former Corporation Yard (Centennial Square) project; (2) \$9,431,000 for preliminary plans, working drawings, construction and equipment for the California Polytechnic State University, San Luis Obispo, Sports Complex project; (3) \$1,150,000 for preliminary plans, working drawings and construction for the California State University, San Marcos, Track and Soccer Field project; and (4) \$8,410,000 for the Sonoma State University, Real Property Acquisition.

**BRIEF**

**Information Item**

Agenda Item 2  
July 14-15, 1998

**COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS**

**Professional Appointments**

**Presentation By**

Jon H. Regnier, Senior Director  
Physical Planning and Development

**Summary**

In accordance with trustee policy, this information item reports on campus professional appointments for six major capital outlay projects.

## ITEM

2

Agenda Item 2  
July 14-15, 1998

### COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

#### Professional Appointments

In accordance with trustee policy, the following campuses wish to report on professional appointments made since the last board meeting:

1. California Maritime Academy  
Campuswide Seismic Upgrade  
*Project Engineer: Hratch Kouyoumdjian and Associates*

An interview panel of campus personnel selected Hratch Kouyoumdjian and Associates to design the campuswide seismic upgrade project. This appointment supersedes the appointment of NBBJ Architects who declined the commission. The project will provide plans and working drawings for the seismic stabilization of individual buildings and the overall site.

2. San Jose State University  
Child Development Center  
*Project Architect: Gordon H. Chong and Partners*

The Child Development Center Selection Committee reviewed fourteen architectural brochures and selected five architectural firms for interviews. Based on the interviews, the committee selected Gordon H. Chong and Partners to design the 11,000 gross square foot (GSF) building providing child care services for 152 children, an outdoor playground, and parking.

3. San Jose State University  
Joint Library  
*Project Architect: Carrier Johnson*

An interview panel of personnel from the campus, the city of San Jose, and the San Jose Redevelopment Agency interviewed five architectural firms, and selected Carrier Johnson to design the joint library. This project will replace the library space in Wahlquist Library North, South and Central; and Clark Library with a new 474,500 GSF library that will be funded by the CSU and the city of San Jose to serve both constituencies.

4. San Jose State University  
Public Safety/Parking Department Facility  
*Project Architect: Allan M. Walter and Associates, Inc.*

An interview panel of campus personnel selected the firm of Allan M. Walter and Associates, Inc., to design the public safety/parking department facility. This 25,862 GSF three-story building will house public safety, administrative offices, dispatch, investigations, traffic management, parking, emergency preparedness, and the lock shop.

5. California Polytechnic State University, San Luis Obispo  
Campus Store Expansion  
*Project Architect: DesignARC, Inc.*

An interview panel of campus personnel selected DesignARC, Inc., to design the campus store expansion. This project will renovate and provide additional space to the existing campus store. Fixtures, equipment, plumbing and electrical services will be upgraded as well as the appearance of the facility.

6. California State University, San Marcos  
Information Center  
*Project Architect: Simon Martin-Vegue Winkelstein Moris*

An interview panel of campus personnel selected Simon Martin-Vegue Winkelstein Moris to design the information center. This project provides a new 199,000 GSF library for conventional book stacks, automated storage retrieval, special library materials room, reader stations, reading rooms, technical services, self-instructional computer lab stations, historic archival document restoration, media/radio/television and special instructional interactive classrooms.

**BRIEF**

**Action Item**

Agenda Item 3  
July 14-15, 1998

**COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS**

**CSU Seismic Review Board Annual Report**

**Presentation By**

Jon H. Regnier, Senior Director  
Physical Planning and Development

**Summary**

This information item presents the CSU Seismic Review Board Annual Report.

## ITEM

2

Agenda Item 3  
July 14-15, 1998

### COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

#### CSU Seismic Review Board Annual Report

The CSU Seismic Review Board (SRB) was established in 1992 to advise the Chancellor's Office on all matters concerning seismic safety in construction. Members of the board are: Charles C. Thiel, Jr., chairman; Gregg E. Brandow; Neville C. Donovan; James A. Hill; John A. Martin, Jr.; Svend H. Nielsen; and Theodore C. Zsutty. The original seismic survey performed by the SRB identified 117 buildings that needed seismic investigation and 18 campuses with falling hazard conditions. The falling hazards have been retrofitted at a cost of \$3.7 million. Of the 117 buildings, 31 were nonstate projects and the survey results were provided to the appropriate program area on each campus for future funding. The campuses are actively pursuing the completion of these nonstate projects. Seventeen of the state funded facilities were seismically compliant and did not need seismic strengthening. Another 25 state funded facilities have been upgraded at a cost of \$46.4 million during the first five years of the 10-year CSU seismic retrofit program. Forty-four state funded facilities remain to be seismically reinforced at an estimated cost of \$33 million.

The SRB met seven times during the past year to consider seismic construction issues, monitor the progress of the CSU seismic retrofit program, develop technical provisions for retrofit design, and to advise the Chancellor's Office on technical issues. Each CSU campus has been assigned an SRB member to advise it on seismic construction issues and to manage the peer review of construction projects on the campus. The following are additional activities performed by the SRB during this period:

1. Expanded seismic review responsibility to include Stockton.
2. Initiated seismic safety review of the Humboldt theater arts building, and the northwest shear wall of the San Jose administration building due to seismic safety being questioned by recent research findings and observations of performance.
3. Reviewed the safety evaluation of all CSU buildings and developed a new ordered list of seismic retrofit projects for future completion. The priority list includes all the major life-safety retrofit projects within CSU yet to be completed, and only those projects with major life-safety implications. Damage limitation and maintenance of operations were not included in the priority assessment. Each year, new seismic retrofit projects are selected for implementation based on the ranking and available resources.
4. Provided assistance to Physical Planning and Development in responding to the legislative analyst's request that CSU and UC reevaluate all projects for seismic retrofit using the Department of General Services' seismic risk evaluation method.
5. Adopted Division III-R for all CSU construction projects consistent with the Board of Trustees' seismic policy, and its incorporation into Title 24 by the Building Standards Commission. Division III-R provides seismic design regulations for the modification, alteration, or addition

to existing state buildings. Division III-R was originally developed in response, in part, to AB 3313, which requires the CSU and UC to develop and use such design requirements. It was prepared by the SRB with assistance from UC and the Division of the State Architect (DSA), with partial financial support from the latter and testing assistance from the California Seismic Safety Commission. With the adoption of Division III-R, the practices and procedures used by the balance of state government for seismic retrofit will be consistent with those that CSU has been using for its seismic retrofit program.

6. Completed technical assistance and oversight for the California Community Colleges system on a program conducted by the DSA to review CCC's seismic vulnerability. This was done in part to assure compatibility of the community college effort with those of CSU and UC.

**BRIEF**

**Information Item**

Agenda Item 4  
July 14-15, 1998

**COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS**

**Status Report on the 1998/99 State Funded Capital Outlay Program**

**Presentation By**

Jon H. Regnier, Senior Director  
Physical Planning and Development

**Summary**

A status report on the Trustees' 1998/99 State Funded Capital Outlay Program will be provided in a handout at the meeting. A final report will be presented if the 1998/99 Budget Act has been enacted.

A brief summary of actions to date follows:

**Status of the CSU 1998/99 State Funded Capital Outlay Program (June 1998)**

<b>Trustees' Request</b>	<b>Governor's Budget</b>	<b>Legislative Analyst</b>	<b>Assembly Approved</b>	<b>Senate Approved</b>
\$290.3 million	\$161.3 million	\$122.8 million	\$161.3 million *\$261.3 million	\$161.3 million *\$261.3 million

There were fund source differences between the Senate and Assembly which were resolved by the Conference Committee in CSU's best interests, and will be noted in the handout.

\*Both houses of the legislature approved an additional \$100 million for CSU which is dependent upon a higher level bond measure being placed on the November 1998 ballot.

**BRIEF**

**Information Item**

Agenda Item 5  
July 14-15, 1998

**COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS**

**Draft of the Capital Outlay Program 1999/2000 and Five-Year Capital Improvement Program 1999/2000 Through 2003/04, State and Nonstate Funded**

**Presentation By**

Jon H. Regnier, Senior Director  
Physical Planning and Development

**Summary**

The draft of the State and Nonstate Funded Capital Outlay Program 1999/2000 and Five-Year Capital Improvement Program 1999/2000 through 2003/04 will be transmitted under separate cover and presented to the Board of Trustees for information and discussion at the meeting.

## ITEM

2

Agenda Item 5  
July 14-15, 1998

### COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

#### **Draft of the Capital Outlay Program 1999/2000 and Five-Year Capital Improvement Program 1999/2000 Through 2003/04, State and Nonstate Funded**

Each year, the California State University develops a five-year capital improvement plan that identifies and prioritizes capital requirements at each of the California State University campuses. State capital program funding is proposed from general obligation bond funds anticipated to go before the voters in November 1998. During the summer, in consultation with the Executive Council, we will prioritize the 1999/2000 project list that will be presented to the board as an action item at the September 1998 Board of Trustees' meeting as part of the presentation of the 1999/2000 Capital Outlay Program. Attachment A provides a draft priority list for state funded projects. Attachment B provides a draft list of the nonstate funded projects.

**See Printed Agenda for Attachment A and B**

**BRIEF**

**Action Item**

Agenda Item 6  
July 14-15, 1998

**COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS**

**Approval of Schematic Plans**

**Presentation By**

Jon H. Regnier, Senior Director  
Physical Planning and Development

**Summary**

Schematic plans for the following projects will be presented for approval:

1. San Jose State University—Public Safety/Parking Department Facility
2. California Polytechnic State University, San Luis Obispo—Advanced Technology Laboratory

**Recommended Action**

Approval of the resolutions.

## ITEM

2

Agenda Item 6  
July 14-15, 1998

### COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

#### Approval of Schematic Plans

##### 1. San Jose State University—Public Safety/Parking Department Facility

**Project Architect:** Allan M. Walter & Associates, Inc.

**Campus Consulting Architect:** Allan M. Walter & Associates, Inc.

#### Background

The existing campus police building is inadequate in size, and many of the functions of the public safety/parking department are in various buildings on campus. This project will provide a building to adequately house and consolidate the departments into one location.

#### Scope

The proposed project is a new administrative support building located at the east end of the south parking facility. This 25,862-gross-square-foot three-story building will house public safety, including administrative offices, dispatch, investigations, traffic management, parking, emergency preparedness, and the lock shop. These functions will occupy the first two floors of the new facility, and the third floor will provide space for future expansion.

#### Timing (Estimated)

Completion of Preliminary Drawings	August 1998
Completion of Working Drawings	December 1998
Construction Start	February 1999
Occupancy	April 2000

#### Basic Statistics

Gross Building Area	25,862 square feet
Assignable Building Area	16,810 square feet
Efficiency	65 percent

#### Cost Estimate - Cost Index ENR 3722

Building Cost (\$133.01 per gross square foot)	\$3,440,000
Site Development	<u>103,000</u>
Construction Cost	\$3,543,000
Fees and Contingency	<u>705,000</u>
Total Project Cost (\$164.25 per gross square foot)	\$4,248,000
Group II Equipment	<u>1,177,000</u>
Grand Total	<u>\$5,425,000</u>

### **Funding Data**

Funding for the project is from the Parking Fund. General Fund support will also be provided by leasing a portion of the facility.

### **California Environmental Quality Act Action**

An initial study has been completed and a Mitigated Negative Declaration prepared and filed with the State Clearinghouse on March 27, 1998. Pursuant to the provisions of the California Environmental Quality Act, the 30-day public review period ended on April 27, 1998, and no adverse public comments were received. A copy of the Mitigated Negative Declaration will be available at the meeting.

The following resolution is recommended for approval:

**RESOLVED**, By the Board of Trustees of The California State University, upon consideration of the information provided in the Mitigated Negative Declaration prepared for the San Jose State University, Public Safety/Parking Department Facility, the board finds that:

1. The Mitigated Negative Declaration was prepared for this project pursuant to the requirements of the California Environmental Quality Act; and
2. With the implementation of the mitigation measures set forth in the Mitigated Negative Declaration prepared for this project and identified specifically in Attachment A herein, the proposed project will not have a significant effect on the environment; and
3. The project will benefit The California State University; and, be it further

**RESOLVED**, That said mitigation measures and implementation of recommended improvements are hereby adopted as part of this approval of the San Jose State University, Public Safety/Parking Department Facility; and, be it further

**RESOLVED**, That the mitigation measures shall be monitored and reported in accordance with the plan included as Attachment A herein which meets the requirements of the California Environmental Quality Act (Public Resources Code, Section 21081.6); and, be it further

**RESOLVED**, That the chancellor or his designee is requested, under Delegation of Authority by the Board of Trustees, to file the Notice of Determination for the San Jose State University, Public Safety/Parking Department Facility; and, be it further

**RESOLVED**, That the schematic plans for the San Jose State University, Public Safety/Parking Department Facility are approved at a project cost of \$5,425,000 at ENR 3722.

## 2. California Polytechnic State University, San Luis Obispo—Advanced Technology Laboratory

**Project Engineer:** Parsons Corporation  
**Campus Consulting Architect:** RRM Design Group

### Background

The advanced technology laboratory building will provide a centralized location for state-of-the-art facilities and equipment for the College of Engineering. The labs in this building will replace existing, less technologically sophisticated facilities located in other campus buildings. The new labs will provide faculty and students with unique resources and opportunities for interactive research and application.

### Scope

The project will contain approximately 17,000 gross square feet of laboratory space in a single-story structure. The building will house research laboratories that support engineering programs, with specific labs for engineering education research; bioengineering; aerospace systems; and advanced transportation. The project also includes a computing and communications center.

### Timing (Estimated)

Completion of Preliminary Drawings	July 1998
Completion of Working Drawings	August 1998
Construction Start	October 1998
Occupancy	October 1999

### Basic Statistics

Gross Building Area	17,000 square feet
Assignable Building Area	13,000 square feet
Efficiency	76 percent

### Cost Estimate - Cost Index ENR 3722

Building Cost (\$118.00 per gross square foot)	\$2,000,000
Site Development (includes landscaping)	<u>380,000</u>
Construction Cost	\$2,380,000
Fees and Contingency	<u>786,000</u>
Total Project Cost (\$186.23 per gross square foot)	\$3,166,000
Group II Equipment	<u>0</u>
Grand Total	<u>\$3,166,000</u>

### **Funding Data**

Project funding sources include the National Science Foundation, the W.M. Keck Foundation, and private corporations within the engineering field.

### **California Environmental Quality Act Action**

An initial study has been completed and a Mitigated Negative Declaration prepared and filed with the State Clearinghouse on April 27, 1998. Pursuant to the provisions of the California Environmental Quality Act, the 30-day public review period ended on May 26, 1998, and no adverse public comments were received. A copy of the Mitigated Negative Declaration will be available at the meeting.

The following resolution is recommended for approval:

**RESOLVED**, By the Board of Trustees of The California State University, upon consideration of the information provided in the Mitigated Negative Declaration prepared for California Polytechnic State University, San Luis Obispo, Advanced Technology Laboratory project, the board finds that:

1. The Mitigated Negative Declaration has been prepared for the project pursuant to the requirements of the California Environmental Quality Act; and
2. With the implementation of the mitigation measures set forth in the Mitigated Negative Declaration prepared for this project and identified specifically in Attachment B herein, the proposed project will not have a significant effect on the environment; and
3. The project will benefit The California State University; and, be it further

**RESOLVED**, That said mitigation measures and implementation of recommended improvements are hereby adopted as part of this approval of the California Polytechnic State University, San Luis Obispo, Advanced Technology Laboratory project; and, be it further

**RESOLVED**, That the mitigation measures shall be monitored and reported in accordance with the plan included as Attachment B herein which meets the requirements of the California Environmental Quality Act (Public Resources Code, Section 21081.6); and, be it further

**RESOLVED**, That the chancellor or his designee is requested, under the Delegation of Authority granted by the Board of Trustees, to file the Notice of Determination for the California Polytechnic State University, San Luis Obispo, Advanced Technology Laboratory project; and, be it further

**RESOLVED**, That the schematic plans for the California Polytechnic State University, San Luis Obispo, Advanced Technology Laboratory project are approved at a project cost of \$3,166,000 at ENR 3722.

**Environmental Mitigation Measures Monitoring and Reporting Plan for  
San Jose State University—Public Safety/Parking Department Facility**

1. The chancellor or his designee is delegated responsibility for implementation and any revisions to this plan.
2. An annual Environmental Mitigation Measures Monitoring Report based on the Environmental Mitigation Measures and Monitoring Summary herein shall be prepared for this project by campus staff until project completion or until compliance with the required mitigation measures is complete, whichever occurs first. The report shall be on file in Physical Planning and Development, Office of the Chancellor, The California State University, 4665 Lampson Avenue, Los Alamitos, California, and the Office of Administration and Finance, San Jose State University, One Washington Square, San Jose, California 95192. The report shall describe the status of all mitigation measures for the project adopted by the Board of Trustees.
3. Once significant construction is begun and under way at the site, monitoring of the mitigation measures associated with construction shall be included in the responsibilities of the designated university construction supervision staff, who shall prepare or cause to be prepared reports of such monitoring no less than once a year until the project is complete and occupied.
4. Any substantive change in the monitoring and reporting plan made by campus staff shall be reported in writing to the senior vice chancellor, business and finance. Reference to such changes shall be made in the annual Environmental Mitigation Measures Monitoring Report prepared by the campus staff.

The board finds this plan adequate to meet the requirements of Public Resources Code Section 21081.6.

**San Jose State University—Public Safety/Parking Department Facility  
Environmental Mitigation Measures and Monitoring Summary**

<b>Mitigation Measures</b>	<b>Mitigation Phase</b>	<b>Responsible Party</b>	<b>Frequency of Monitoring</b>
Replace trees to be removed at a ratio of 3 new trees for each tree removed.	Construction	SJSU	Completion of construction
Cultural resources qualified professional archaeologist will monitor excavation activities as appropriate.	Construction	SJSU	During excavation
Archaeologist will prepare a final report with results of monitoring of construction.	Construction	SJSU	Completion of construction

**Environmental Mitigation Measures Monitoring and Reporting Plan for  
California Polytechnic State University, San Luis Obispo  
Advanced Technology Laboratory**

1. The chancellor or his designee is delegated responsibility for implementation and any revisions to this plan.
2. An annual Environmental Mitigation Measures Monitoring Report based on the Environmental Mitigation Measures and Monitoring Summary herein shall be prepared for this project by campus staff until project completion or until compliance with the required mitigation measures is complete, whichever occurs first. The report shall be on file in Physical Planning and Development, Office of the Chancellor, The California State University, 4665 Lampson Avenue, Los Alamitos, California, and the Office of Facilities Planning, California Polytechnic State University, San Luis Obispo, 1 Grand Avenue, San Luis Obispo, California 93407. The report shall describe the status of all mitigation measures for the project adopted by the Board of Trustees.
3. Once significant construction is begun and under way at the site, monitoring of the mitigation measures associated with construction shall be included in the responsibilities of the designated university construction supervision staff, who shall prepare or cause to be prepared reports of such monitoring no less than once a year until the project is complete and occupied.
4. Any substantive change in the monitoring and reporting plan made by campus staff shall be reported in writing to the senior vice chancellor, business and finance. Reference to such changes shall be made in the annual Environmental Mitigation Measures Monitoring Report prepared by the campus staff.

The board finds this plan adequate to meet the requirements of Public Resources Code Section 21081.6.

**California Polytechnic State University, San Luis Obispo—  
 Advanced Technology Laboratory  
 Environmental Mitigation Measures and Monitoring Summary**

<b>Mitigation Measures</b>	<b>Mitigation Phase</b>	<b>Responsible Party</b>	<b>Frequency of Monitoring</b>
<b>Geology</b>			
Ensure that structural erosion and sediment transport control measures are ready for implementation prior to the onset of the first major storm of the season.	Prior to and during construction	SLO Facilities Planning & Construction Mgr.	Completion of construction
Locate staging areas outside major streams and major drainage ways, keeping gradients to a minimum.			
Discharge construction runoff into small drainages at frequent intervals to avoid buildup of large potentially erosive flows. Keep runoff away from disturbed areas during construction.	During construction	SLO Construction Manager	Completion of construction
Stabilize disturbed areas as quickly as possible, either by vegetative or mechanical methods.			
Direct flows over vegetated areas prior to discharge into public storm drainage systems.			
Trap sediment before it leaves the site with such techniques as check dams, sediment ponds, straw bales or siltation fences.			
Ensure removal and disposal of all project construction-generated siltation from off-site retention ponds by the contractor.			
Use of landscaping and grading methods that lower the potential for downstream sedimentation. The applicant shall control landscaping activities carefully with regard to the applications of fertilizers, pesticides or other hazardous substances.	Completion of construction	SLO Facilities Planning & Construction Mgr.	Completion of construction
<b>Noise</b>			
The project shall comply with all applicable city and county of San Luis Obispo noise regulations.	All phases of construction/ project design	SLO Facilities Planning & Construction Mgr.	Completion of construction
In addition to the Construction Staging Plan requirements regarding noise suppression, construction contract shall incorporate conditions requiring contractor to ensure that all equipment would be properly maintained to eliminate the generation of additional noise.	Prior to construction	SLO Facilities Planning & Construction Mgr.	Bid documents/ completion of construction

<b>Mitigation Measures</b>	<b>Mitigation Phase</b>	<b>Responsible Party</b>	<b>Frequency of Monitoring</b>
<p>Effective temporary noise attenuation barriers; barriers would be used and relocated, as needed, whenever possible, to block line of sight between construction equipment and adjacent classrooms and the library (noise sensitive receptors).</p> <p>Noisier construction activities would be scheduled to occur when the fewest classes in nearby buildings will be held (i.e., quarter breaks and summer sessions).</p>	<p>During construction</p>	<p>SLO Facilities Planning &amp; Construction Manager</p>	<p>Completion of construction</p>
<p>Cal Poly will notify nearby residents in advance of any and all construction activities through at least one of the following: the publication of an announcement in a local newspaper of the proposed project; the preparation of a bulletin to provide updated information to the public on the status of the project's construction; construction updates on the Facilities Planning web site; and/or an updated hotline recording. The construction manager's telephone number would be provided with the notification so that community concerns can be heard.</p>	<p>All phases of construction</p>	<p>SLO Facilities Planning</p>	<p>Monthly</p>
<p>The construction contract shall incorporate conditions requiring demolition and construction contractors to monitor construction noise and hauling operation prior to and during the demolition and construction phases to determine compliance with local noise criteria and approved haul routes.</p>	<p>Prior to construction for all phases of construction</p>	<p>SLO Facilities Planning &amp; Construction Mgr.</p>	<p>Bid documents</p>
<b><i>Air Quality</i></b>			
<p>The construction contract shall incorporate conditions requiring construction contractor to implement Best Management Practices and Best Available Control Technology on construction equipment.</p>	<p>All phases of construction</p>	<p>SLO Facilities Planning &amp; Construction Mgr.</p>	<p>Bid documents/ monthly report</p>
<p>Construction equipment shall be maintained and tuned at the interval recommended by the manufacturers to minimize exhaust emissions.</p>	<p>Prior to and during construction</p>	<p>SLO Construction Manager</p>	<p>Monthly &amp; completion of construction</p>
<p>Equipment should not be left idling when not in use.</p>	<p>During construction</p>	<p>SLO Construction Manager</p>	<p>Monthly &amp; completion of construction</p>
<p>The construction contract shall incorporate conditions requiring contractor to utilize construction equipment certified to meet the 1996 federal nonroad standards to the extent feasible. Appropriate measures shall be noted on the grading plan and identified in the contractor and subcontractor contracts.</p>	<p>During construction</p>	<p>SLO Facilities Planning &amp; Construction Mgr.</p>	<p>Bid documents/ monthly report</p>

<b>Mitigation Measures</b>	<b>Mitigation Phase</b>	<b>Responsible Party</b>	<b>Frequency of Monitoring</b>
<p>The construction contractor shall post a publicly visible sign on the project site during construction operations which specifies the telephone number and person/agency (i.e., the APCD) to contact for complaints and/or inquiries on dust generation and other air quality problems resulting from project construction.</p>	<p>Prior to and during construction</p>	<p>SLO Construction Manager</p>	<p>Monthly &amp; completion of construction</p>
<p>Use of electricity from power poles rather than temporary diesel power generators.</p>	<p>Prior to construction</p>	<p>SLO Facilities Planning &amp; Construction Mgr.</p>	<p>Start of construction</p>
<p>Apply approved chemical soil stabilizers to all inactive grading areas (a 30-65% reduction in PM10).</p> <p>Enclose, cover, water twice daily or apply approved soil binders to exposed piles.</p> <p>All trucks hauling dirt, sand, soil or other loose material are to be covered.</p> <p>Suspend all excavating and grading operation when wind speeds create a nuisance to neighboring uses.</p>	<p>During construction</p>	<p>SLO Facilities Planning &amp; Construction Manager</p>	<p>Monthly &amp; completion of construction</p>
<b>Cultural Resources</b>			
<p>Construction activities shall cease and the Director of Facilities Planning shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal laws.</p>	<p>During construction</p>	<p>SLO Construction Manager</p>	<p>Monthly &amp; completion of construction</p>
<p>If archaeological and/or any other cultural resources are discovered, subsurface investigation may be necessary to determine the site's extent and/or significance.</p> <p>In the event archaeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner is to be notified in addition to the Director of Facilities Planning so proper disposition may be accomplished.</p>	<p>During construction</p>	<p>SLO Facilities Planning</p>	<p>Monthly &amp; completion of construction</p>