

AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: 2:00 p.m., Tuesday, May 13, 2003
Glenn S. Dumke Auditorium

Ralph R. Pesqueira, Chair
Kyriakos Tsakopoulos, Vice Chair
Roberta Achtenberg
Murray L. Galinson
Harold Goldwhite
Erene S. Thomas

Consent Items

Approval of Minutes of Meeting of March 11, 2003

1. Amend the 2002/2003 Capital Outlay Program, Nonstate Funded, *Action*
2. Status Report on the 2003/2004 State Funded Capital Outlay Program, *Information*
3. Campus Master Plan Revision at California State University, Sacramento, *Action*

Discussion Item

4. Approval of Supplement to the Final Environmental Impact Report for the Faculty and Staff Housing H-8 at California Polytechnic State University, San Luis Obispo, *Action*
5. Approval of Schematic Plans, *Action*

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

**Trustees of The California State University
California State University, Fullerton
Titan Student Union, Portola Pavilions B & C
800 North State College Blvd.
Fullerton, California**

March 11, 2003

Members Present

Ralph R. Pesqueira, Chair
Roberta Achtenberg
William D. Campbell
Debra S. Farar, Chair of the Board
Murray L. Galinson
Harold Goldwhite
Charles B. Reed, Chancellor
Erene S. Thomas

Members Absent

Kyriakos Tsakopoulos

Other Trustees Present

Robert G. Foster
William Hauck
M. Alex Lopez
Shailesh J. Mehta
Frederick W. Pierce IV

Chancellor's Office Staff

David S. Spence, Executive Vice Chancellor and Chief Academic Officer
Richard P. West, Executive Vice Chancellor and Chief Financial Officer
Jackie R. McClain, Vice Chancellor, Human Resources
Christine Helwick, General Counsel
Louis Caldera, Vice Chancellor, University Advancement
J. Patrick Drohan, Assistant Vice Chancellor, Capital Planning, Design and Construction
Elvyra San Juan, Chief of Facilities Planning

Chair Pesqueira greeted the audience and called the meeting to order at 3:15 pm.

Approval of Minutes

The minutes of January 29, 2003, were approved as submitted.

Chair Pesqueira thanked President Gordon and the Fullerton campus for their gracious hospitality, and was honoured to be a part of the vital campus.

Amend the 2002/2003 Capital Outlay Program, Nonstate Funded

With the concurrence of the committee, Chair Pesqueira presented Agenda Item 2 as a consent action item. The committee recommended approval by the board of the proposed resolution (RCPBG 03-03-02).

Status Report on the 2002/2003 State Funded Capital Outlay Program

With the concurrence of the committee, Chair Pesqueira presented Agenda Item 2 as a consent information item.

Preliminary State and Nonstate Funded Five-Year Capital Improvement Program 2004-2005 through 2008-2009

Mr. J. Patrick Drohan, Assistant Vice Chancellor, Capital Planning, Design, And Construction, introduced the item and mentioned that preliminary approval of the Capital Improvement Program 2004/2005 through 2008/2009 was being requested at this time. He further indicated that final approval would be sought at the September board meeting. Mr. Drohan then turned the presentation over to Elvyra San Juan, chief of facilities planning for a presentation of the program.

Ms. Elvyra San Juan, Chief Of Facilities Planning, Capital Planning, Design, And Construction, identified for the committee that the state funded draft program totals \$525 million, and funding for the program is reliant upon voter approval of a new bond that is scheduled for March 2004. The CSU anticipates that roughly \$675 million will be available as the net proceeds from the two-year \$690 million bond. Ms. San Juan stated that the most notable factor currently impacting the planning efforts is the significant increase in the projected enrolments for 2010/11. With the use of a graph presentation, Ms. San Juan explained to the committee that it provides a historical perspective of the university capacity versus enrolment and also looks forward to 2011/12. The graph depicts our challenge, provides student access, and the draft program for capital outlay the physical changes proposed by each campus at this time for 2004/05.

Mr. Drohan summarized by indicating that some rather significant challenges lie ahead with regard to trying to find ways to match resources with the enrolment demand that the CSU faces.

Executive Vice Chancellor Richard West emphasized that the effort would be to try to implement a variety of strategies to meet the enrolment demand.

Potential Gift of Real Property and Conceptual Plan for California State University Sacramento Off-Campus Center in Placer County

Mr. J. Patrick Drohan, assistant vice chancellor, capital planning, design, and construction, indicated to the committee that CSU Sacramento is currently facing two major planning issues. The first being the requirement for educational capacity expansion based on enrolment demands and the second, the use of a potential major gift of property offered by Mr Eli Broad. To address these issues the campus is exploring the establishment of a regional educational center or an off campus center in Placer County. Mr. Drohan turned the presentation over to Dr. Donald Gerth, Campus President of CSU Sacramento to provide some additional comments.

President Gerth, informed the committee that the campus is at the front end of the planning and development process and are in active discussion with the community, campus faculty members, and campus leadership. President Gerth also added that in terms of capital development, the community has been responsive and supportive of the concept of establishing an educational site at the Placer County Ranch Development. This is an information item and will be brought back to the board for further action at a future meeting.

Approval of Schematic Plans

This item proposed the approval of the schematic plans for the Channel Islands Housing Project.

With the use of an audio-visual presentation, Mr. Drohan, briefly reviewed the item as printed in the agenda. President Richard Rush was asked for comments.

Dr. Rush commented on the tremendous need for student housing at the campus, and drew the committee's attention to the mission style architectural elements of the schematic design solution.

Mr. Drohan recommended approval of the schematic plan.

The committee recommended approval by the board of the proposed resolution (RCPBG 03-03-03)

Adjournment

The meeting adjourned at 3:45 p.m.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Amend the 2002/2003 Capital Outlay Program, Nonstate Funded

Presentation By

J. Patrick Drohan
Assistant Vice Chancellor
Capital Planning, Design and Construction

Summary

This agenda item requests approval to amend the 2002/03 nonstate funded capital outlay program to include the following projects:

- | | | |
|---|-------------|--------------------|
| 1. California State University, Long Beach | | |
| Nugget Remodel | PWCE | \$1,390,000 |

CSU Long Beach wishes to proceed with the design and construction of the Nugget Remodel project. The Nugget is a food service facility that is adjacent to the existing Student Cafeteria (Building #7). The project includes interior renovations to address code modifications, including but not limited to electrical, mechanical, plumbing, ADA, and seismic. The scope also includes ceiling treatments and lighting modifications, upgrades to the current heating and ventilation system, modifications in the food preparation and serving area on the north side of the facility as well as removal and replacement of energy efficient kitchen equipment. A new storefront system will be installed for the main entry in addition to new windows on the east side of the space. The Forty-Niner Shops will finance the project.

- | | | |
|---|------------|--------------------|
| 2. California State University, Northridge | | |
| Parking and Public Safety Building | PWC | \$7,341,000 |

CSU Northridge wishes to proceed with a new Parking and Public Safety Building for the growing campus. The 25,700 ASF/31,500 GSF building will be constructed on the western edge of the campus. The location of the new building will make each unit more accessible for students, faculty, staff, and the general public. The increase in space will be used to enhance customer service functions and address administrative space deficiencies. The proposed project will be funded from two sources: the campus Parking Fund and the University Corporation. Public Safety will lease space from the University Corporation.

- | | | |
|---|------------|---------------------|
| 3. California State University, Sacramento | | |
| Parking Structure III | PWC | \$35,854,000 |

CSU, Sacramento wishes to proceed with the design and construction of the Parking Structure III project. A parking feasibility study by Fehr and Peers recommended construction of a large parking garage to meet current and future needs of the growing campus population. Parking Structure III will be constructed adjacent to the Stadium and the University Union on a surface lot in a central part of campus. This location will keep congestion off the perimeter road around the campus. The six-level structure will contain 3,200 parking spaces, (a net increase of 2,700 spaces) and will serve major classroom buildings and sporting events. Included with this project is an 8,000 square foot office building to house the University Transportation and Parking department. As construction bids are received, the campus plans to request that the Board of Trustees approve the issuance of bonds through the CSU Systemwide Revenue Bond (SRB) program to finance the construction. The debt service will be funded from fees collected from the Parking program revenue.

**4. California State University, San Bernardino
Palm Desert Campus
Phase II Parking Lots** **PWC** **\$ 874,000**

CSU San Bernardino wishes to proceed with the design and construction of the Palm Desert Campus Phase II Parking Lots. The existing number of parking spaces barely meets the demand of the current student population of 405 FTES. This proposal will add 240 new surface parking spaces to accommodate the Phase II expansion of the Palm Desert Campus. The proposed project will provide a 9-space ADA lot to the south of the new PDC Phase II, and a 231-space general parking lot east of the existing Phase I lot. The project will also complete the two easterly lanes of the Berger Circle Drive and the vehicular ramp leading from the existing Phase I parking lot to the new ADA lot in order to facilitate public access to these two parking lots. Funding for the construction of this project will be provided through the campus Parking reserves.

**5. Sonoma State University
Student Housing, Phase II
Beaujolais Village (695 beds)** **PWCE** **\$40,543,000**

Sonoma State University wishes to proceed with the design and construction of a student housing expansion. This approval is the second phase of an approved master plan site for a housing complex in the southeast corner of the campus. The total complex will accommodate 1,350 students; the first phase is currently under construction to accommodate 655 students and will be completed in 2003/04. This proposed Phase II complex will consist of 171 four-bedroom apartments at approximately 1,150 square feet each, one two-bedroom apartment and ten studio apartments to be completed in 2006/07. These will be single occupancy bedrooms for a total of 695 beds. This project will include space for laundry and a multi-purpose meeting building (Tuscany Hall), as well as 400 parking spaces and road modifications to the southeastern campus entrance. The apartments will be three-story wood frame buildings with exterior staircases. The lack of available off-campus housing drives the demand to house students on-campus and

directly impacts the campus' ability to grow to the projected FTE, thereby, fulfilling the campus strategic plan. As construction bids are received, the campus plans to request that the Board of Trustees approve the issuance of bonds through the CSU Systemwide Revenue Bond (SRB) program to finance the construction.

The following resolution is presented for approval:

RESOLVED, By the Board of Trustees of the California State University, that the 2002/03 Nonstate Funded Capital Outlay Program is amended to include: 1) \$1,390,000 for preliminary plans, working drawings, construction and equipment for the California State University, Long Beach, Nugget Remodel; 2) \$7,341,000 for preliminary plans, working drawings, and construction for the California State University Northridge, Parking and Public Safety Building; 3) \$35,854,000 for preliminary plans, working drawings and construction for the California State University, Sacramento, Parking Structure III project; 4) \$874,000 for preliminary plans, working drawings, and construction for the California State University, San Bernardino, Palm Desert Campus, Phase II Parking Lots; and 5) \$40,543,000 for preliminary plans, working drawings, construction and equipment for the Sonoma State University, Student Housing, Phase II, Beaujolais Village project.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Status Report on the 2003/2004 State Funded Capital Outlay Program

Presentation By

J. Patrick Drohan
Assistant Vice Chancellor
Capital Planning, Design and Construction

Summary and Background

The California State University's proposed 2003/04 Capital Outlay Program and Five-Year Capital Improvement Program 2003/04 through 2007/08 were presented at the Board of Trustees' September 2002 meeting. The governor's January 10, 2003, proposed budget included \$198.2 million for the trustees' 2003/04 program. The Legislative Analyst's Office concurred with the governor's January 10 proposal for CSU and the Senate approved it on March 3, 2003. The governor amended the budget on April 1, 2003, to include funding for the Maritime Academy Land Acquisition at \$1.3 million, which will need to be considered by the Senate. The Assembly hearing on the CSU capital budget now totaling \$199.5 million is May 7, 2003.

A handout will be presented comparing the trustees' budget request, the governor's April 1, amended budget, the recommendations by the Legislative Analyst's Office, and the legislative actions to-date.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Campus Master Plan Revision at California State University, Sacramento

Presentation By

J. Patrick Drohan
Assistant Vice Chancellor
Capital Planning, Design and Construction

Background and Summary

This item requests the Board of Trustees' approval of a campus master plan revision at CSU Sacramento. The master plan for CSU Sacramento provides for enrollment of 25,000 full-time equivalent students. The Board of Trustees approved the original plan in June 1964 and the last major master plan revision in September 1999. Attachment A is the proposed campus master plan with revisions indicated in hexagons and Attachment B is the existing campus master plan approved by the board in September 1999. The proposal refines and expands the development of future buildings on the campus. The revision proposes to: relocate and expand Parking Structure III to accommodate existing and future parking needs; relocate the bookstore adjacent to Parking Structure II and the University Union and expand the space to better serve the campus community; relocate the Amphitheater to a more convenient location for the campus community; and reconfigure the perimeter road around the campus creating a safe and less congested traffic flow. The proposed revision also includes additional housing that will be accommodated by increasing density at the existing housing location; the relocation of the Foundation Food Service Addition; a Library addition and remodel in place of the Academic Information Resource Center, Phase II; and a new support building for baseball, soccer and softball.

Proposed Revisions

Parking Structure III (Hexagon 1)

This structure (#99) was previously located on the south end of the campus in existing Parking Lot 10 with a capacity of 1,800 cars. The proposed revision will have six parking levels and a capacity of 3,200 cars. The structure capacity increase will meet existing and projected parking shortages. The new location will provide better queuing and therefore reduce congestion on State University Drive South. It will also be more convenient for the campus community as it is closer to the academic core and existing/future theatrical and athletic venues. An adjacent office building consisting of approximately 8,000 square feet is planned to house University Parking Operations.

Amphitheater and the Performing Arts Theater (Hexagon 2)

The joint Amphitheater (#102) and Performing Arts (#96) facility was previously located in Parking Lot 8. The new location is on the southeastern edge of the campus property and will be more convenient for the campus community to attend special theatrical events. This location will create fewer disturbances to classroom buildings during concerts and less noise competition during sporting events.

Student Health Recreation/Convocation Center Arena (Hexagon 3)

The Multi-Purpose Arena/Convocation Center (#109) has been renamed to Student Health Recreation/Convocation Center. It has been relocated next to Hornet Stadium to create a more cohesive athletic sports complex. The building will house a 6,000-seat arena for sporting events and commencement ceremonies. Also included in the building are health and recreation facilities including locker rooms, weight training facilities and faculty offices. The new facility will replace the existing Field House #41 built in the 1960's and in need of many repairs, which will be designated as a temporary building.

Field Support Building (Hexagon 4)

This proposed building (#64) is located next to the softball complex. It will provide vending facilities and restrooms for the newly designed softball, baseball and soccer fields.

Perimeter Road, Phase II (Hexagon 5)

This project has been changed to include State University Drive West. For an additional \$10 million, moving State University Drive West along the edge of the property line will create an additional 7.2 acres of useable land along the sports complex area. The location of State University Drive East has also been changed to bring the road out along the levee. A pedestrian bridge over State University Drive is also proposed to provide safe access to the central campus for students living in the Student Housing complex.

Student Housing Complex (Hexagon 6)

The eastern location for the Student Housing Complex (#25) will relocate to the existing student housing site on the north side of campus. At this location, the most recently built dormitory, Desmond Hall (#90) will remain and the five older dormitories (buildings #16, 17, 18, 44 and 45) will become temporary buildings. These three story buildings were constructed in the 1960's and early 1970's. The buildings do not meet the capacity needs of the campus. In addition, the cost to rehabilitate these structures (upgrade utilities and HVAC systems, asbestos removal, roofing repairs, correct code deficiencies, modernization) approaches and in most cases exceeds

the cost to construct new facilities. The revised master plan proposes to demolish these buildings in several construction phases, starting with Foley Hall (#18) and constructing a 720-bed facility. The new housing will be designed with a modern approach using apartment style units tripling the student occupancy. The existing complex bed capacity is 1,100 and the future capacity at build-out is 3,600 beds.

CSUS Foundation Food Service Building Addition (Hexagon 7)

This addition (#107) was previously located on the backside of Riverfront Center (#2). The office wing of Riverfront Center will be demolished, and the space vacated by the bookstore will provide more useable space for the food service operations. The facility will provide the north campus with new food service venues and dining capacity.

Library Addition (Hexagon 8)

This facility (#110) replaces the Academic Information Resource Center, Phase II. The proposed addition to the front of Library South and a re-design of the existing space between buildings will create a more effective use of space in the library footprint. The project will improve utilization, operational needs, accessibility, security, and aesthetics.

Bookstore/Foundation Office Building (Hexagon 9)

This proposed building (#91) would replace the Student Activities Building (#91) that was previously planned as an addition to Riverfront Center (Food Service Building). The existing bookstore is not large enough to serve the campus community. The Activities Building was to be used for retail and office space, which will be incorporated in the new bookstore. The new location next to the University Union and Parking Structure II will be more convenient for the campus community.

Fiscal Impact

Implementation of the proposed master plan revision adds state funded projects at an estimated cost of \$14 million, and nonstate projects at an estimated cost of \$180 million in current dollars (CCCI 4019).

California Environmental Quality Act Action

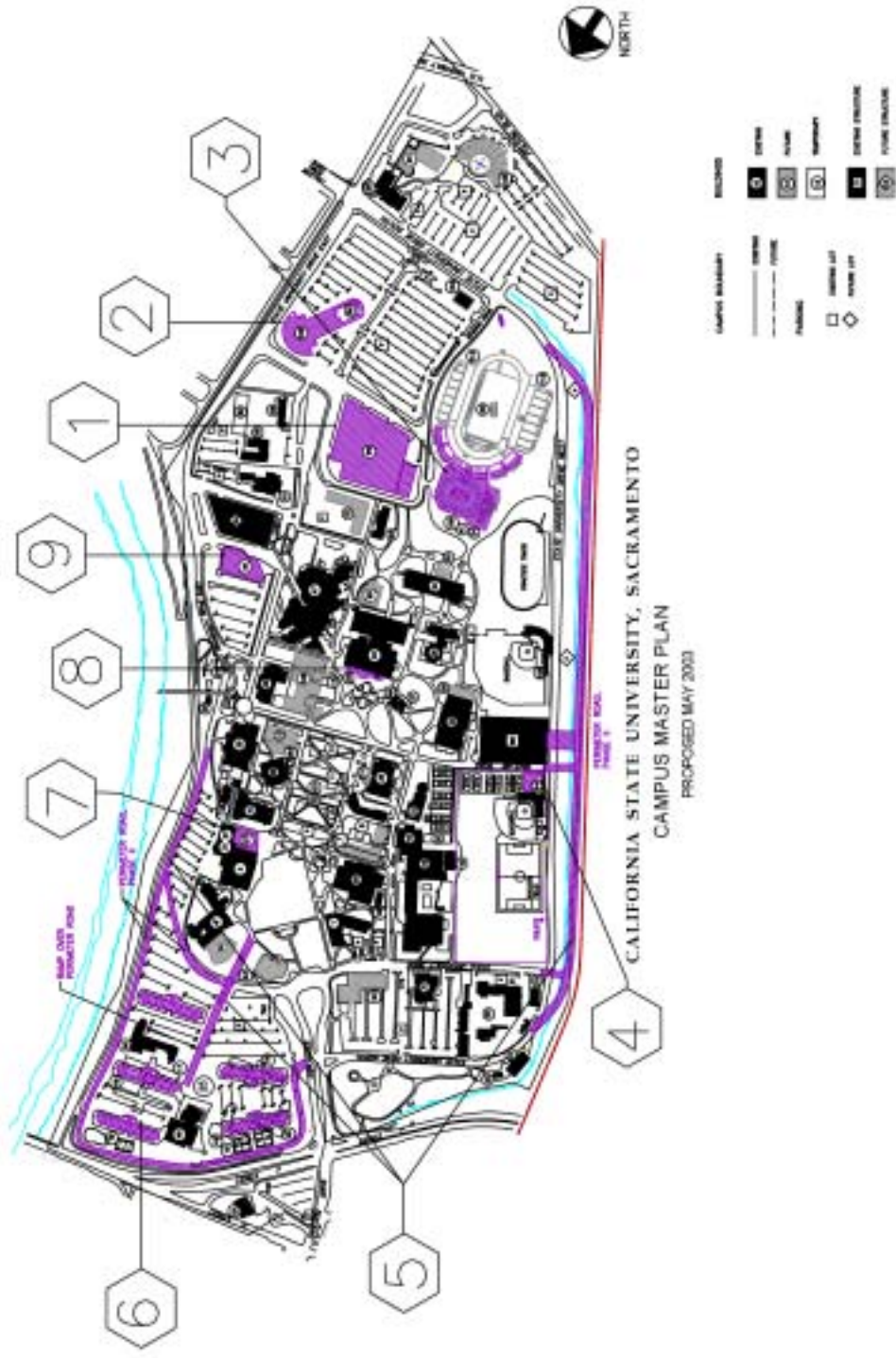
An initial study has been completed and a Negative Declaration prepared pursuant to the California Environmental Quality Act. The Negative Declaration was filed with the State Clearinghouse on April 4, 2003 and the required 30-day public review period will end on May 5, 2003. No adverse public comments have been received as of the date this item was prepared. A

copy of the Negative Declaration will be available at the board meeting and any adverse public comments will be reported.

The following resolution is presented for approval:

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

1. Upon consideration of the information provided in the Negative Declaration for the CSU Sacramento, campus master plan revision, the Negative Declaration has been prepared pursuant to the requirements of the California Environmental Quality Act.
2. The proposed CSU Sacramento, campus master plan revision will not have a significant effect on the environment.
3. The revision will benefit The California State University.
4. The chancellor or his designee is directed under the Delegation of Authority granted by the Board of Trustees to file the Notice of Determination for the CSU Sacramento, campus master plan revision.
5. The CSU Sacramento, campus master plan revision dated May 2003 is approved.



ATTACHMENT A

CPB&G–Item 3

May 13-14, 2003

Page 2 of 2

**California State University, Sacramento
PROPOSED MASTER PLAN**

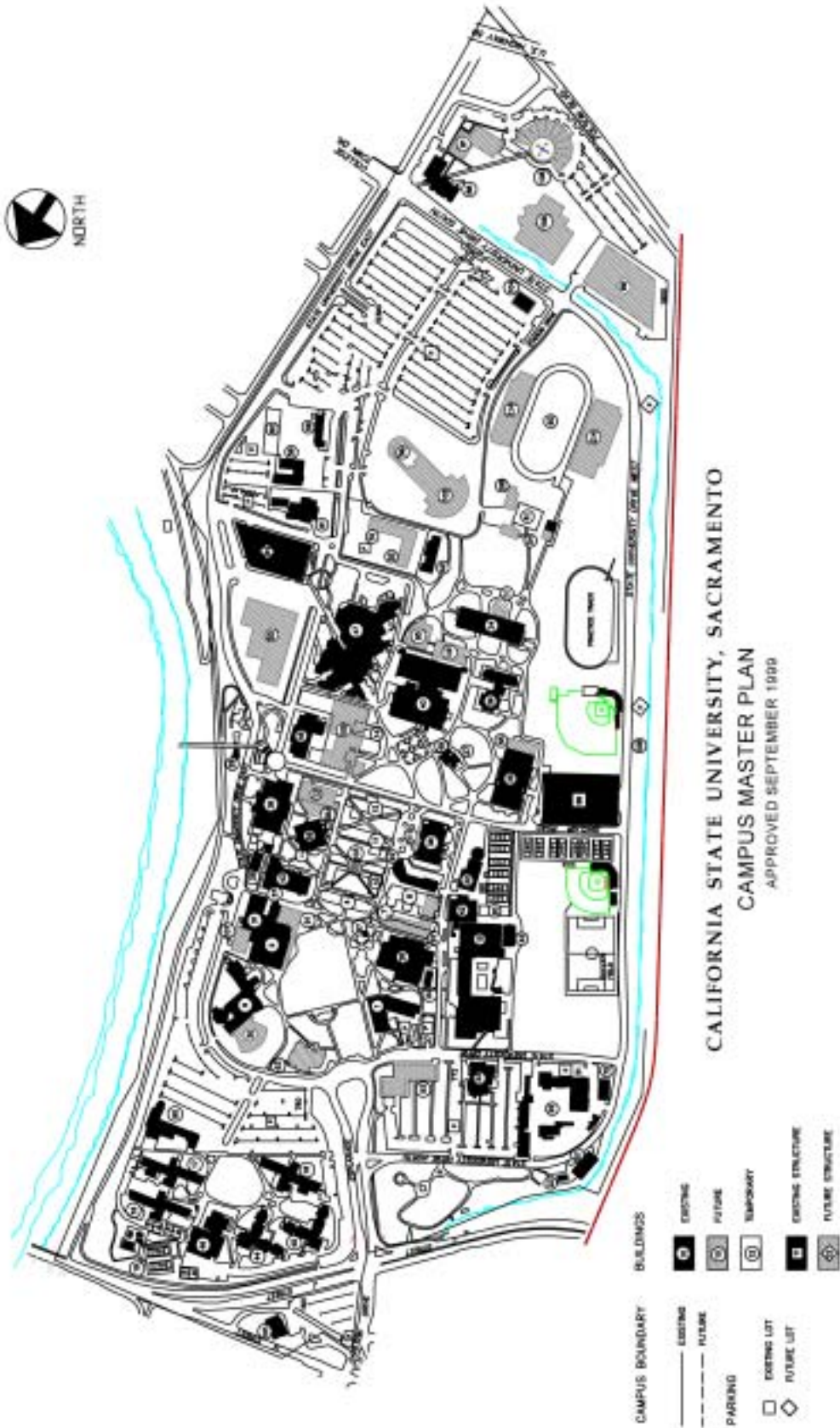
May 2003

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|--|--|--|
| 1. SACRAMENTO HALL | 39. AMADOR HALL | 90. DESMOND HALL
(DORMITORY NORTH) |
| 2. RIVERFRONT
CENTER | 40. LIBRARY
I/LIBRARYII/MEDIA
CENTER | 91. Bookstore/Foundation
Office Building |
| 4. DOUGLASS HALL | 41. PHYSICAL EDUCATION
FIELD HOUSE | 92. MARIPOSA HALL |
| 7. KADEMA HALL | 42. SOLANO HALL | 93. Administration Building |
| 9. SHASTA HALL | 43. MENDOCINO HALL | 94. PARKING STRUCTURE II |
| 10. CALAVERAS HALL | 44. SIERRA HALL
(DORMITORY NORTH) | 95. Academic Information
Resource Center, Phase I |
| 11. ALPINE HALL | 45. SUTTER HALL
(DORMITORY NORTH) | 96. Performing Arts Center |
| 12. BRIGHTEN HALL | 46. DINING COMMONS
(DORMITORY NORTH) | 97. Art, Lecture Hall, Faculty
Offices |
| 13. HUMBOLDT HALL | 47. UNIVERSITY UNION | 98. University Union Annex |
| 14. SANTA CLARA HALL | 48. RIVERSIDE HALL | 99. Parking Structure III |
| 15. YOSEMITE HALL | 49. FOOD SERVICE
OUTPOST | 101. CITY FIRE STATION |
| 16. DRAPER HALL
(DORMITORY
NORTH) | 50. Classroom Laboratory
Building (Tahoe Hall) | 102. Amphitheater |
| 17. JENKINS HALL
(DORMITORY
NORTH) | 51. CLASSROOM FACULTY
OFFICE BUILDING | 103. Theme Structure |
| 18. FOLEY HALL | 52. Art Complex | 104. STEVEN LEE YAMSHON
ALUMNI CENTER |
| 19. RECREATION
FACILITY
(DORMITORY
NORTH) | 54. Physical Education
Classroom – Locker II | 105. Engineering II |
| 20. HANDBALL COURTS | 55. Capistrano Hall Addition | 106. BASEBALL STORAGE
FACILITY |
| 22. PHYSICAL PLANT
SERVICES | 56. PLACER HALL | 107. CSUS Foundation Food
Service Building Addition |
| 23. CORPORATION
YARD ADDITION | 56A Science II, Phase II | 108. Capital Public Radio |
| 24. NON-DESTRUCTIVE
LABORATORY | 57. STORAGE BUILDING | 109. Student Health Recreation/
Convocation Center |
| 25. Student Housing
Complex | 58. PUBLIC SAFETY | 110. Library Addition |
| 26. LASSEN HALL | 59. EL DORADO HALL | 111. Eureka Hall Addition |
| 27. OUTDOOR THEATER | 60. HORNET STADIUM | 112. TEMPORARY P
BUILDING (CMS) |
| 28. GREENHOUSES | 61. CHILD DEVELOPMENT
CENTER | 113. Stadium Upgrade and
Athletic Space |
| 29. GEOLOGY OPTICAL
LABORATORY | 62. BENICIA HALL (Formerly
Acad./Admin. Support
Bldg.) | |
| 30. AUDITORIUM | 63. Center for Space Science | |
| 31. CSUS FOUNDATION
BUILDING | 64. Field Support Building | |
| 32. CENTRAL HEATING &
COOLING PLANT | 75. RECEIVING
WAREHOUSE | |
| 33. STUDENT HEALTH
CENTER | 81. Modoc Hall | |
| 34. TAHOE HALL | 82. ART SCULPTURE
LABORATORY | |
| 35. CAPISTRANO HALL | 87. ROUND HOUSE | |
| 36. SEQUOIA HALL | 88. NAPA HALL
(Formerly RCE Bldg.) | |
| 37. BOOKSTORE | 89. PARKING STRUCTURE I | |
| 38. EUREKA HALL | | |

LEGEND

EXISTING FACILITY/Proposed Facility

Note: Building numbers correspond with building numbers in the Space and Facilities Database (SFDB)



ATTACHMENT B

CPB&G–Item 3

May 13-14, 2003

Page 2 of 2

**California State University, Sacramento
CAMPUS MASTER PLAN**

Approved September 1999

- | | | |
|---|--|---|
| 1. SACRAMENTO HALL | 39. AMADOR HALL | 91. University Union Activities Building |
| 2. RIVERFRONT CENTER | 40. LIBRARY I/LIBRARYII/MEDIA CENTER | 92. MARIPOSA HALL |
| 4. DOUGLASS HALL | 41. PHYSICAL EDUCATION FIELD HOUSE | 93. Administration Building |
| 7. KADEMA HALL | 42. SOLANO HALL | 94. PARKING STRUCTURE II |
| 9. SHASTA HALL | 43. MENDOCINO HALL | 95. Academic Information Resource Center, Phase I |
| 10. CALAVERAS HALL | 44. SIERRA HALL (DORMITORY NORTH) | 96. Performing Arts Center |
| 11. ALPINE HALL | 45. SUTTER HALL (DORMITORY NORTH) | 97. Art, Lecture Hall, Faculty Offices |
| 12. BRIGHTEN HALL | 46. DINING COMMONS (DORMITORY NORTH) | 98. University Union Annex |
| 13. HUMBOLDT HALL | 47. UNIVERSITY UNION | 99. Parking Structure III |
| 14. SANTA CLARA HALL | 48. RIVERSIDE HALL | 101. CITY FIRE STATION |
| 15. YOSEMITE HALL | 49. FOOD SERVICE OUTPOST | 102. Amphitheater |
| 16. DRAPER HALL (DORMITORY NORTH) | 50. Classroom Laboratory Building (Tahoe Hall) | 103. Theme Structure |
| 17. JENKINS HALL (DORMITORY NORTH) | 51. Classroom Faculty Office Building | 104. STEVEN LEE YAMSHON ALUMNI CENTER |
| 18. FOLEY HALL | 52. Art Complex | 105. Engineering II |
| 19. RECREATION FACILITY (DORMITORY NORTH) | 54. Physical Education Classroom – Locker II | 106. BASEBALL STORAGE FACILITY |
| 20. HANDBALL COURTS | 55. Capistrano Hall Addition | 107. CSUS Foundation Food Service Building |
| 22. PHYSICAL PLANT SERVICES | 56. PLACER HALL | 108. Capital Public Radio |
| 23. CORPORATION YARD ADDITION | 56A Science II, Phase II | 109. Multi-Purpose Arena/Convocation Center |
| 24. NON-DESTRUCTIVE LABORATORY | 57. STORAGE BUILDING | 110. Academic Information Resource Center, Phase II |
| 25. South Dormitories, Apartment Style | 58. PUBLIC SAFETY | 111. Eureka Hall Addition/Remodel |
| 26. LASSEN HALL | 59. EL DORADO HALL | 112. TEMPORARY P BUILDING (CMS) |
| 27. OUTDOOR THEATER | 60. HORNET STADIUM | 113. Stadium Upgrade and Athletic Space |
| 28. GREENHOUSES | 61. CHILD DEVELOPMENT CENTER | |
| 29. GEOLOGY OPTICAL LABORATORY | 62. BENICIA HALL (Formerly Acad./Admin. Support Bldg.) | |
| 30. AUDITORIUM | 63. Center for Space Science | |
| 31. CSUS FOUNDATION BUILDING | 75. RECEIVING WAREHOUSE | |
| 32. CENTRAL HEATING & COOLING PLANT | 81. Modoc Hall | |
| 33. STUDENT HEALTH CENTER | 82. ART SCULPTURE LABORATORY | |
| 34. TAHOE HALL | 87. ROUND HOUSE | |
| 35. CAPISTRANO HALL | 88. NAPA HALL (Formerly RCE Bldg.) | |
| 36. SEQUOIA HALL | 89. PARKING STRUCTURE I | |
| 37. BOOKSTORE | 90. DESMOND HALL (DORMITORY NORTH) | |
| 38. EUREKA HALL | | |

LEGEND

EXISTING FACILITY/Proposed Facility

Note: Building numbers correspond with building numbers in the Space and Facilities Database (SFDB).

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Approval of Supplement to the Final Environmental Impact Report for the Faculty and Staff Housing H-8 at California Polytechnic State University, San Luis Obispo

Presentation By

J. Patrick Drohan
Assistant Vice Chancellor
Capital Planning, Design and Construction

Summary and Background

On March 13, 2002, the Board of Trustees of the California State University certified a Final Environmental Impact Report (Final EIR) for the California Polytechnic State University, San Luis Obispo, Faculty and Staff Housing at Site H-8. The project is a carefully planned residential community development for Cal Poly faculty and staff. A neighborhood organization challenged the Final EIR adopted by the board. A court ruling upheld the validity of the Final EIR in all but four areas. The Superior Court ordered the Board of Trustees to: (i) set aside the portion of the resolution regarding the Final EIR with respect to the four areas; (ii) prepare and recirculate information and analysis regarding the four areas; and (iii) reconsider the project approvals in light of that information and analysis.

In response, a Supplement to the Final EIR for the Cal Poly Faculty and Staff Housing at Site H-8 was prepared. That document was distributed for public review on February 14, 2003, as mandated by the California Environmental Quality Act (CEQA). The public review period ended March 31, 2003. The Supplement will be available for public review at the office of Facilities Planning and Capital Projects at California Polytechnic State University, San Luis Obispo as well as on the Cal Poly Housing Corporation website at <http://www.cphousingcorp.org/>. This agenda item's proposed resolution references the Findings of Fact, Mitigation Measures, the Statements of Overriding Considerations, and a Mitigation Monitoring Plan as required by CEQA and the Court's decision.

The project site is located at the northwest corner of the intersection of Highway 1 and Highland Drive. The site is adjacent to the City of San Luis Obispo in central San Luis Obispo County. The university (Cal Poly) and the Cal Poly Housing Corporation propose to construct 72 dwelling units on approximately 6 acres of undeveloped, university-owned land. The FEIR and SEIR analyzed a development up to 85 units. For a full project description and the balance of the environmental analysis, please refer to the Final EIR. Hereafter, the proposal will be referred to as the "Project."

Technical appendices to the Supplement to the H-8 Final EIR are in Volume Two and available at the Cal Poly library or on the website at <http://www.cphousingcorp.org/>.

The adequacy of the Final EIR was challenged in court on numerous grounds. In a statement of decision filed on December 23, 2002, the Court found that the H-8 Final EIR satisfied CEQA in all but four specific areas. In response to that statement of decision and the judicial writ of mandate issued on January 10, 2003, the Supplement to the H-8 Final EIR addresses the following four issues:

- **Construction and Cumulative Air Quality.** The Final EIR explained that the previously approved Cal Poly Master Plan EIR found that Class I construction and cumulative air quality impacts would result from implementation of the Master Plan. Consistent with CEQA Guideline Section 15152, the Final EIR described those already disclosed impacts as less than significant and the Board of Trustees did not readopt a Statement of Overriding Considerations when it approved the Project. Subsequent to the certification of the H-8 Final EIR, the *Communities For A Better Environment v. California Resources Agency*, 103 Cal. App. 4th 98 (October 2002), questioned the validity of CEQA Guideline Section 15152. The Court ordered the Board of Trustees to comply with the *Communities For A Better Environment* decision. The Supplement acknowledges that the Project will have Class I impacts regarding construction and cumulative air quality. The Board of Trustees will consider Statements of Overriding Considerations.
- **Public Services (Cumulative Wastewater).** Adequate wastewater capacity exists to service the Project and other future Master Plan projects. As disclosed in the Master Plan EIR and the H-8 Final EIR, sufficient capacity does not currently exist to serve all the Master Plan projects. The Court concluded that the Board of Trustees had not properly characterized or adopted adequate mitigation for cumulative wastewater impacts. The Supplement modifies the discussion of cumulative wastewater impacts and proposes appropriate mitigation to ensure that adequate wastewater capacity will exist during the build-out of the Cal Poly Master Plan.
- **Traffic.** The Court found that the Final EIR did not clearly demonstrate that the cumulative traffic impact analysis included the impacts of traffic from Cal Poly's other proposed faculty/staff housing project at Site H-9. The Supplement to the H-8 Final EIR demonstrates that the cumulative traffic analysis includes the traffic from Cal Poly's proposed faculty/staff housing project at Site H-9 and other required cumulative projects. New traffic counts were also used to ensure that the analysis reflects recent traffic volumes on affected roadways and the closure of O'Connor Way.
- **Air Quality.** The Court found that the Final EIR did not adequately explain why a Carbon Monoxide "hotspot" analysis was not undertaken for the intersection at Highland Drive and Highway 1. The Supplement to the H-8 Final EIR provides further information regarding Carbon Monoxide "hotspots" analysis, the result of a "hotspots" analysis, and explains that even with the conservative inputs used in the model, this Project will not now or in the future cause the intersection to violate California air quality standards for CO concentrations.

Other than the matters discussed in the Supplement to the H-8 Final EIR, all the remaining contents of the Final EIR certified by the Board of Trustees were determined by the Superior Court to be adequate and are not the subject of this action. Consistent with the writ of mandate, this action allows the Board of Trustees to consider the Project approvals in light of the additional information and analysis contained in the Supplement.

Potential Contested Issues

Comments received on the Supplement to the H-8 Final EIR reflected the following potential contested issues. The general CSU response for the items is also noted here.

1. Public Services. Comments received questioned whether the added mitigation is enough to ensure future capacity for the build-out of the Cal Poly Master Plan. They also suggest that the Supplement neglected to discuss cumulative wastewater of other city projects.

CSU Response: Sewer capacity is provided by Cal Poly through existing allocations; capacity is sufficient to serve the Project and the H-9 project proposed for a site north of the H-8 Project. During the subsequent build-out of the Cal Poly Master Plan, demand could exceed wastewater capacity; the Master Plan EIR included mitigation to reduce and ameliorate this impact in the long-term. The Supplement identified the fact that cumulative impacts are significant if development under the City's General Plan and/or Cal Poly's Master Plan would exceed the City of San Luis Obispo's wastewater treatment plant capacity, resulting in a need to construct new facilities that would have a significant effect on the environment. This future deficiency has been recognized by the city for over a decade and the city has been working to provide additional capacity when it will be needed. Planning for this additional capacity is underway, including consultation by the city with Cal Poly. Mitigation measures proposed in the Supplement ensure that adequate wastewater capacity will exist when needed.

2. Mitigation of Traffic Impacts. Comments received continue to question the feasibility and effectiveness of mitigation proposed for traffic impacts resulting from the Project, including funding, and the technical basis for the analysis. Commenters suggested that the Supplement does not address the concern of the Court.

CSU Response. The Supplement to the H-8 Final EIR clearly demonstrates that the H-9 project is included in the cumulative analysis. The Project's potential significant traffic impacts could be mitigated with modifications to the intersection of Highland Drive/Highway 1. In addition, Cal Poly will complete the extension of California Boulevard to Highland Drive prior to Project occupancy to further relieve congestion at that intersection. The analysis in the Supplement demonstrates that the proposed mitigation measures are adequate to ensure that the traffic impacts are less than significant. Furthermore, both San Luis Obispo city transportation staff and Caltrans stated in letters of record that the mitigation proposed for the intersection was adequate to address the Project's impacts.

3. Air Quality: Commenters were concerned that the Supplement did not look at a worst-case scenario.

CSU Response. Based upon general air quality conditions in the state, region and the City of San Luis Obispo, the relatively small intersection and vehicle numbers, actual monitoring at Cal Poly's Grand Avenue parking structure and in the City of San Luis Obispo, the lack of a prompting from the Air Pollution Control District, and the over-prediction of modeling, a CO hotspot analysis was determined not to be necessary. Nevertheless, to resolve any doubts, Cal Poly engaged an air quality specialist to undertake a CO hotspot analysis for the intersection of Highland Drive/Highway 1. The modeling performed by the air quality expert demonstrates that the CO 1-hour standard (20 ppm) would not be exceeded under any of the scenarios modeled. This modeling approach, including the assumptions about future use of better fuels and more fuel-efficient automobiles, was recommended by Cal Poly's air quality expert and is acceptable to the Air Pollution Control District of San Luis Obispo County.

California Environmental Quality Act (CEQA) Action

The Supplement to the H-8 Final EIR was prepared pursuant to CEQA and the judicial writ. The public comment period ended on March 31, 2003. Comments were received and responded to in the Supplement. A copy of the previously approved Final EIR and the Supplement to the H-8 Final EIR, which together include all written and oral comments is available at the Cal Poly Housing Corporation website at <http://www.cphousingcorp.org/>.

Resolution and Final Environmental Impact Report

A proposed resolution is presented below with respect to the Board of Trustees' actions. Consistent with the Court's order, the resolution: (i) sets aside the portion of the Final EIR addressing the four areas of deficiencies; (ii) certifies the Supplement to the H-8 Final EIR; (iii) finds that the Board of Trustees has reconsidered the Project in light of the information and analysis in the Supplement, and all other evidence and information before the board; and (iv) finds that, except as otherwise noted, no modifications of the March 13, 2002 Project approval are necessary. Referenced in this resolution are the required CEQA Findings of Fact, Mitigation Measures, the Statements of Overriding Considerations and the Mitigation Monitoring Plan at <http://www.cphousingcorp.org/>.

The following resolution is presented for approval:

RESOLVED, By the Board of Trustees of the California State University, that upon consideration of the information provided in the Supplement to the H-8 Final EIR and all other information in the record of these proceedings, the board makes the following findings:

1. In accordance with the judicial writ, the board sets aside those portions of the March 13, 2002 resolution certifying the Final EIR, the CEQA Findings and the Mitigation Monitoring Plan for the H-8 project that address: (1) carbon monoxide hotspots, (2) wastewater treatment capacity, (3) cumulative impacts on air quality and traffic, specifically including the combined impacts of the H-8 and H-9 Projects, and (4) the construction-related and cumulative air quality impacts for which Statements of Overriding Considerations were adopted in the Master Plan EIR but not in the Final EIR.
2. Section 21081 of the Public Resources Code and Section 15091 of the State CEQA Guidelines require that the Board of Trustees make findings prior to approval of a project (along with statements of fact supporting each finding).
3. This Board has reviewed and considered the additional findings of fact and related mitigation measures from Agenda Item 4 of the Committee on Campus Planning, Buildings and Grounds for the Supplement to the H-8 Final EIR, which identify specific impacts of the proposed project and related mitigation at <http://www.cphousingcorp.org/> are hereby incorporated by reference.
4. This board has reconsidered the March 13, 2002 approval of the Project in light of the Supplement to the H-8 Final EIR and all other information and analysis specified in the record for this project. This information demonstrates that the nature and severity of the project's impacts have not materially changed. This board will adopt appropriate findings to modify the original resolution approving the project.
5. Prior to certification of the Supplement to the H-8 Final EIR, the Board of Trustees has reviewed and considered the above-mentioned Supplement to the H-8 Final EIR and finds that the Supplement reflects the independent judgment of the Board of Trustees. The board hereby certifies the Supplement to the H-8 Final EIR for the proposed project as complete and adequate and in conformance with CEQA, the State CEQA Guidelines and the requirements imposed by the writ of mandate issued in San Luis Obispo Superior Court Case No. CV 020325. For the purposes of CEQA and the State CEQA Guidelines, the record of the proceedings for the project includes the following:
 - The Cal Poly Master Plan and the previously certified Master Plan EIR;
 - The Draft EIR for the Cal Poly San Luis Obispo, Faculty and Staff Housing at Site H-8;
 - The Final EIR including all comments received and responses to comments;

- The proceedings before the Board of Trustees relating to the subject project, including testimony and documentary evidence introduced at such proceedings;
- All attachments, documents incorporated, and references made in the documents;
- The Peremptory Writ of Mandate issued January 10, 2003 and the Statement of Decision filed on December 23, 2002;
- The Supplement to the Final EIR for the Cal Poly San Luis Obispo, Faculty and Staff Housing at Site H-8; including all comments received and responses to comments at <http://www.cphousingcorp.org/>.

All of the above information is on file with the California State University, Office of the Chancellor, Capital Planning, Design and Construction, 401 Golden Shore, Long Beach, California 90802, and California Polytechnic State University, Office of Facilities Planning and Capital Projects (Building 70) San Luis Obispo, California 93407.

6. The board adopts the Findings set forth in Agenda Item 4 of the May 13-14, 2003, meeting of the Committee on Campus Planning, Buildings and Grounds, including the rejection or modification of mitigation measures, the Statements of Overriding Considerations and the other findings at <http://www.cphousingcorp.org>. The board specifically finds that the rejected or unmodified Mitigation Measures were not feasible for the reasons stated in the Final EIR at <http://www.cphousingcorp.org/>.
7. The board certifies the Supplement to the H-8 Final EIR for the California Polytechnic State University, San Luis Obispo Faculty and Staff Housing at Site H-8, and directs that the Supplement be considered in any further actions on the project.
8. The Mitigation Measures identified in the Mitigation Monitoring Plan at <http://www.cphousingcorp.org/> are hereby adopted and shall be monitored and reported in accordance with the Mitigation Monitoring Plan of Agenda Item 4 of the May 13-14, 2003 meeting of the Committee on Campus Planning, Buildings and Grounds, which meets the requirements of CEQA (Public Resources Code, Section 21081.6).

9. The board reconsidered the approval of the California Polytechnic State University, San Luis Obispo, Faculty and Staff Housing at Site H-8 in light of the Supplement to the H-8 Final EIR and all other information within the record of this proceeding and finds that, except as otherwise provided for in this resolution, no modifications to the March 13, 2002 project approvals are necessary.
10. 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 project.
11. The schematic plans for the California Polytechnic State University, San Luis Obispo, Faculty and Staff Housing at Site H-8 project remain unchanged and, in light of the Supplement and the record in this proceeding, no modification of the March 13, 2002 approval of the schematic plans is required.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Approval of Schematic Plans

Presentation By

J. Patrick Drohan
Assistant Vice Chancellor
Capital Planning, Design and Construction

Summary

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

1. CSU Hayward—Business and Technology Building
Project Architect: VBN Architects

Background and Scope

The CSU Hayward, Business and Technology Building will be a 42,000 ASF/66,960 GSF instructional and research facility that will add important new capabilities to the campus and will address significant existing deficiencies in faculty office space. The project will accommodate 1,242 FTE in lecture space, 39 FTE in upper division laboratory space, 16 FTE in lower division laboratory space and 53 faculty offices for the business and engineering programs. The project also includes a 250-seat presentation center, a student service center, an information commons and will be the home of the College of Business and Economics. The steel-frame building will use energy efficient glazing and a metal skin system, supporting a flexible high technology learning environment.

Timing (Estimated)

Completion of Preliminary Plans	August 2003
Completion of Working Drawing	January 2004
Construction Start	December 2004
Occupancy	November 2006

Basic Statistics

Gross Building Area	66,960 square feet
Assignable Building Area	42,000 square feet
Efficiency	63 percent

Cost Estimate—California Construction Cost Index ENR 4019

Building Cost (\$266 per GSF)		\$17,796,000
<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>	
a. Substructure (Foundation)	\$ 6.23	
b. Shell (Substructure and Enclosure)	\$80.81	
c. Interiors (Partitions and Finishes)	\$47.05	
d. Services (HVAC, Plumbing, Electrical, Fire)	\$86.29	
e. Equipment and Furnishings	\$45.38	
Site Development (includes landscaping)		<u>759,000</u>
Construction Cost		\$18,554,000
Fees, Contingency and Services		<u>4,945,000</u>
Total Project Cost (\$351 per GSF)		\$23,500,000
Group II Equipment		<u>1,500,000</u>
Grand Total		<u>\$25,000,000</u>

Cost Comparison

This project's \$266 per GSF building cost exceeds the CSU cost guides of \$185 per GSF for business buildings and \$224 per GSF for engineering buildings. This is due to the inclusion of a high technology presentation space, tiered classrooms, engineering and multimedia labs. Donor funding makes it possible to achieve this in the project. Structural costs reflect the higher structural requirements for buildings in an active seismic zone.

Funding Data

The breakdown of state funding sources for this project is \$11.5 million from Proposition 47 and \$1.5 million from a future bond measure for equipment, plus \$12 million in private donor funding.

California Environmental Quality Act (CEQA) Action

An initial study was prepared and a Negative Declaration was filed with the State Clearinghouse on January 16, 2003. The 30-day public review period ended on February 14, 2003, and no adverse comments were received during the review period.

The following resolution is presented for approval:

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

1. The board finds that the Negative Declaration was prepared for the California State University, Hayward, Business and Technology Building pursuant to the requirements of the California Environmental Quality Act.
2. The proposed project will not have the potential for significant adverse impacts on the environment, and the project will benefit the California State University.
3. The chancellor is requested under the Delegation of Authority granted by the Board of Trustees to file the Notice of Determination for the project.
4. The schematic plans for the California State University, Hayward, Business and Technology Building are approved at a project cost of \$25,000,000 at CCCI 4019.

2. CSU Los Angeles—Parking Structure III
Project Architect: International Parking Design
Design/Build Contractor: Kajima Associates, Inc.

Background and Scope

The CSU Los Angeles, Parking Structure III will be located in parking lot C adjacent to the existing parking structure and will provide a net increase of 919 spaces. The design/build project will offset parking spaces lost due to the development of the Forensic Science Building and the new Parking and Public Safety Building in lot A, plus respond to enrollment growth. The 369,755 GSF four level concrete parking structure will provide 1,196 parking spaces. The project includes site grading, street improvements, related pedestrian and utility improvements, as well as paving, striping and lighting improvements. The structure will be enhanced by new surrounding landscape improvements and architectural elements to screen the structure's interior. The site slopes from the north to the south and the proposed layout minimizes encroachment into the slopes effectively reducing the size of retaining walls. A new road will be constructed between the structures and a pedestrian bridge will connect the new parking structure with the courtyard. The project includes modifications to the existing surface parking lot to accommodate the proposed structure and to Hillside Drive for entrance/egress into the structure on the northwest corner. The structure uses poured-in-place concrete and has an open design that will not require mechanical ventilation.

Timing (Estimated)

RFP Document Bid Received	April 2003
Construction Starts	July 2003
Occupancy	May 2004

Basic Statistics

Gross Building Area	369,755 square feet
Assignable Building Area	N/A
Total Parking Spaces	1,196

Cost Estimate—California Construction Cost Index 4019

Parking Structure (\$6,914 per space)		\$ 8,270,000
<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>	
a. Substructure (Foundation)	\$ 5.41	
b. Shell (Substructure and Enclosure)	\$12.73	
c. Interiors (Partitions and Finishes)	\$.75	
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 2.52	
e. Equipment and Furnishings	\$.39	
f. Special Construction	\$.58	
Site Development (includes landscaping)		<u>1,280,000</u>
Construction Cost		\$ 9,550,000
Fees and Contingency		<u>2,450,000</u>
Total Project Cost (\$10,033 per space)		<u>\$12,000,000</u>

Cost Comparison

This project's \$6,698 per space cost is consistent with the cost range of recent projects at San Diego (\$6,945) and Northridge (\$8,346), and is within the CSU construction cost guidelines.

Funding Data

The parking program reserves will fund \$500,000 of the project costs, and the campus plans to request that the Board of Trustees approve the issuance of bonds through the Systemwide Revenue Bond (SRB) program to finance construction of the project.

California Environmental Quality Act (CEQA) Action

A Categorical Exemption has been completed for the project and was filed with the State Clearinghouse in accordance with the California Environmental Quality Act.

The following resolution is presented for approval:

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

1. The board finds that the Categorical Exemption for the California State University, Los Angeles, Parking Structure III project has been prepared in accordance with the requirements of the California Environmental Quality Act.
2. The proposed project will not have the potential for significant adverse impacts on the environment, and the project will benefit the California State University.
3. The schematic plans for the California State University, Los Angeles, Parking Structure III project are approved at a project cost of \$12,000,000 at CCCCI 4019.

3. CSU Northridge—Parking Structure, Phase II *Project Architect: Leach Mounce Architects*

Background and Scope

The CSU Northridge, Parking Structure II project is located in the west portion of the main campus immediately west of the Sierra Complex. The project will be constructed on an existing surface parking lot and will contain 2,062 spaces in the structure and 165 surface parking spaces. Vehicle entries and exits are located to minimize vehicular traffic within the campus, avoid vehicle/pedestrian conflicts and provide for optimal pedestrian flow onto campus walks and promenades. The design focuses on security and safety in and around the structure as exemplified by open exterior stairs and the glass-panel elevator design. The structure will be five levels including roof level parking with poured-in-place concrete walls and columns, and post tensioned concrete decks. A large stand of mature trees on the northern edge will be retained, screening and minimizing the structure's size. The project will complement the campus architectural palette and the neighboring parking structure with the accents of scored concrete and the use of screening materials at the building exterior.

Timing (Estimated)

Completion of Preliminary Drawings	June 2003
Completion of Working Drawings	October 2003
Construction Start	January 2004
Occupancy	January 2005

Basic Statistics

Gross Building Area	673,156 square feet
Assignable Building Area	N/A
Total Parking Spaces	2,062

Cost Estimate—California Construction Cost Index CCCI 4019

Building Cost (\$7,229 per space)		\$14,907,000
<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>	
a. Substructure (Foundation)	\$ 1.93	
b. Shell (Structure and Enclosure)	\$17.27	
c. Interiors (Partitions and Finishes)	\$.68	
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 2.12	
e. Special Construction	\$.15	
Site Development (includes landscaping)		<u>1,487,000</u>
Construction Cost		\$16,394,000
Fees and Contingency		<u>3,953,000</u>
Total Project Cost (\$9,868 per space)		<u>\$20,347,000</u>

Cost Comparison

This project's \$7,229 per space cost is consistent with the cost range of recent projects at San Diego (\$6,945) and Northridge (\$8,346), and is within the CSU construction cost guidelines.

Funding Data

The campus plans to request that the Board of Trustees approve the issuance of bonds through the Systemwide Revenue Bond (SRB) program to finance construction of the project.

California Environmental Quality Act Action (CEQA) Action

CSU Northridge prepared a Mitigated Negative Declaration for the project, which was sent to local agencies and filed with the State Clearinghouse in June 2001 in accordance with the California Environmental Quality Act. The public comment period ended on July 16, 2001, and there were no significant comments.

The following resolution is presented for approval:

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

1. The board finds that the Mitigated Negative Declaration for the California State University, Northridge, Parking Structure II has been prepared in accordance with the requirements of the California Environmental Quality Act.
2. With implementation of the recommended Mitigation Measures, the proposed project will not have the potential for significant adverse impacts on the environment, and the project will benefit the California State University.
3. The recommended Mitigation Measures are hereby approved and incorporated as a requirement for implementation of the project, along with the Mitigation Monitoring Plan which is also approved and incorporated by reference, and which meets the requirements of Public Resources Code Section 21081.6.
4. The chancellor is requested under Delegation of Authority granted by the Board of Trustees to file the Notice of Determination for the project.
5. The schematic plans for the California State University, Northridge, Parking Structure II are approved at a project cost of \$20,347,000 at CCCI 4019.

4. CSU Northridge—Parking and Public Safety Building *Project Architect: Leach Mounce Architects*

Background and Scope

CSU Northridge requires a new Parking and Public Safety Building to better serve the growing campus community and to provide for more efficient operations. Currently these functions are housed in dormitory rooms away from the campus core. The Parking and Public Safety Building will be constructed on the western edge of the campus in the campus service core. The new

building will be in close proximity of two new parking structures, the university's largest lecture hall, the student services building, and the main administration building. The new two-story building will provide space for all parking, transportation and public safety functions. This includes administration; operations including patrols, investigations, and holding; records; crime prevention; evidence and property; and communications. This facility will also house the campus emergency operations center. The project includes secure parking for public safety employees and state vehicles.

Timing (Estimated)

Completion of Preliminary Drawings	June 2003
Completion of Working Drawings	November 2003
Construction Start	June 2004
Occupancy	October 2005

Basic Statistics

Gross Building Area	27,700 square feet
Net Building Area	19,511 square feet
Efficiency	70 percent

Cost Estimate—California Construction Cost Index CCCI 4019

Building Cost (\$185 per GSF)		\$5,127,000
<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>	
a. Substructure (Foundation)	\$10.30	
b. Shell (Structure and Enclosure)	\$43.03	
c. Interiors (Partitions and Finishes)	\$52.47	
d. Services (HVAC, Plumbing, Electrical, Fire)	\$76.55	
e. Equipment	\$ 2.74	
Site Development (includes landscaping)		<u>777,000</u>
Construction Cost		\$5,904,000
Fees and Contingency		<u>1,437,000</u>
Total Project Cost (\$265 per GSF)		\$7,341,000
Group II Equipment		<u>0</u>
Grand Total		<u>\$7,341,000</u>

Funding Data

The proposed project will be funded from two sources: the campus Parking Fund and the University Corporation. Fifteen percent of the new building's assignable square feet will be occupied by Parking Fund operations. As such, the Parking Fund will provide fifteen percent of the total project cost, or \$1,101,150. The remaining \$6,239,850 will be provided by the University Corporation, which will retain eighty-five percent ownership of the completed building. Public Safety will occupy the portion of the building owned by the University Corporation for the foreseeable future based upon an operating lease.

California Environmental Quality Act Action (CEQA) Action

CSU Northridge prepared a Mitigated Negative Declaration, which was sent to local agencies and filed with the State Clearinghouse in June 2001 in accordance with the California Environmental Quality Act. The public comment period ended on July 16, 2001, and there were no significant comments.

The following resolution is presented for approval:

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

1. The board finds that the Mitigated Negative Declaration for the California State University, Northridge, Parking and Public Safety Building has been prepared in accordance with the requirements of the California Environmental Quality Act.
2. With implementation of the recommended Mitigation Measures, the proposed project will not have the potential for significant adverse impacts on the environment, and the project will benefit the California State University.
3. The recommended Mitigation Measures are hereby approved and incorporated as a requirement for implementation of the project, along with the Mitigation Monitoring Plan which is also approved and incorporated by reference, and which meets the requirements of Public Resources Code Section 21081.6.
4. The chancellor is requested under Delegation of Authority granted by the Board of Trustees to file the Notice of Determination for the project.
5. The schematic plans for the California State University, Northridge, Parking and Public Safety Building are approved at a project cost of \$7,341,000 at CCCCI 4019.

5. CSPU, Pomona—American Red Cross Regional Headquarters
Project Architect: Ewing Cole Cherry Brott

Background and Scope

A plan creating a public/private partnership with the American Red Cross was presented to the Board of Trustees and approved at the January 28-29, 2003, meeting. The university will enter into a ground lease with the Cal Poly Pomona Foundation, Inc. and the foundation will lease 15 acres to the American Red Cross. The proposed project enables the American Red Cross to construct a new Southern California Region blood processing facility at Cal Poly's Innovation Village. The project anticipates providing internship opportunities for Cal Poly students as well as employment opportunities for graduates. Cal Poly Pomona and the American Red Cross are also exploring education and training programs for mutual benefit. The proposed building will consist of a two-story precast concrete panel wall system with glass panel window inserts, aluminum accent panels, and a flat roof. The facility will include space for laboratories, administrative offices, materials management and a donor room. The project includes the construction of parking to accommodate 920 vehicles.

Timing (Estimated)

Completion of Preliminary Drawings	May 2003
Completion of Working Drawings	July 2003
Construction Start	August 2003
Occupancy	December 2004

Basic Statistics

Gross Building Area	190,000 square feet
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Cost Estimate—California Construction Cost Index CCCI 4019

Building and Site Development Cost (\$142 per GSF)	\$27,000,000
Fees, Contingency, Group II Equipment	<u>14,600,000</u>
Grand Total	<u>\$41,600,000</u>

Funding Data

This project is funded entirely by the American Red Cross.

California Environmental Quality Act (CEQA) Action

An initial study was prepared and a Mitigated Negative Declaration was filed with the State Clearinghouse on January 22, 2003, in accordance with the California Environmental Quality Act. The 30-day public review period ended on January 16, 2003, and no adverse comments were received during the review period.

The following resolution is presented for approval:

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

1. The board finds that the Mitigated Negative Declaration for the California State Polytechnic University, Pomona, American Red Cross Regional Headquarters has been prepared in accordance with the requirements of the California Environmental Quality Act.
2. With implementation of the recommended Mitigation Measures, the proposed project will not have the potential for significant adverse impacts on the environment, and the project will benefit the California State University.
3. The recommended Mitigation Measures are hereby approved and incorporated as a requirement for implementation of the project, along with the Mitigation Monitoring Plan which is also approved and incorporated by reference, and which meets the requirements of Public Resources Code Section 21081.6.
4. The chancellor is requested under Delegation of Authority granted by the Board of Trustees to file the Notice of Determination for the project.
5. The schematic plans for the American Red Cross Regional Headquarters facility to be located within the Innovation Village development of the California State Polytechnic University, Pomona are approved at a project cost \$41,600,000 at CCCI 4019.

6. CSU San Bernardino—Student Recreation Center *Project Architect: Hellmuth, Obata + Kassabaum, Inc.*

Background and Scope

On March 1, 2001, CSU San Bernardino students passed a student fee referendum to expand the student union and to build the Student Recreation Center. The Student Recreation Center is a

recreational and multipurpose facility to enhance student life on campus. Current conditions on campus find recreation programs competing for the very limited available space. The 24,768 ASF/34,400 GSF building will include: a weight room, cardiovascular area, gym/athletic court, group fitness room, a climbing wall, locker rooms, as well as administrative and staff offices. The new two-story building will utilize the following building materials: glass and aluminum curtain wall panels, concrete or masonry block, and corrugated metal decking to complement surrounding buildings.

Timing (Estimated)

Completion of Preliminary Drawings	July 2003
Completion of Working Drawings	December 2003
Construction Start	February 2004
Occupancy	August 2005

Basic Statistics

Gross Building Area	34,400 square feet
Assignable Building Area	24,768 square feet
Efficiency	72 percent

Cost Estimate—California Construction Cost Index 4019

Building Cost (\$235 per GSF)		\$ 8,099,000
<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>	
a. Substructure (Foundation)	\$13.14	
b. Shell (Structure and Enclosure)	\$95.00	
c. Interiors (Partitions and Finishes)	\$25.44	
d. Services (HVAC, Plumbing, Electrical, Fire)	\$80.38	
e. Equipment and Furnishings	\$13.78	
f. Special Construction/Demolition	\$ 7.70	
Site Development (includes landscaping)		<u>987,000</u>
Construction Cost		\$9,086,000
Fees and Contingency		<u>2,715,000</u>
Total Project Cost (\$343 per GSF)		\$11,801,000
Group II Equipment		<u>650,000</u>
Grand Total		<u>\$12,451,000</u>

Cost Comparison

The project's \$235 per GSF building cost for the student recreation center is comparable to the Sonoma Recreation Center at \$186 per GSF. The additional costs in the San Bernardino project reflect the higher costs for structural requirements near the San Andreas Fault. In addition, there are higher costs for a more robust electrical system and for a more durable skin and greater quantity of glazing.

Funding Data

Funding for the project will be provided partially through student union fees, and the campus plans to request the Board of Trustees approve the issuance of bonds through the CSU Systemwide Revenue Bond (SRB) program to finance the construction of the project.

California Environmental Quality Act (CEQA) Action

A Categorical Exemption has been completed for the project and was filed with the State Clearinghouse in accordance with the California Environmental Quality Act.

The following resolution is presented for approval:

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

1. The board finds that the Categorical Exemption for the California State University, San Bernardino, Student Recreation Center has been prepared in accordance with the requirements of the California Environmental Quality Act.
2. The proposed project will not have the potential for significant adverse impacts on the environment, and the project will benefit the California State University.
3. The schematic plans for the California State University, San Bernardino Student Recreation Center are approved at a project cost of \$12,451,000 at CCCCI 4019.

7. California State University, Stanislaus—Science II Seismic Replacement Building *Project Architect: MBT Architecture*

Background and Scope

This 69,640 ASF/113,761 GSF replacement facility at CSU Stanislaus will provide a modern and efficient teaching environment for the science disciplines. The project will have capacity to support 489 FTES in lecture space, 186 FTES in teaching laboratories, 58 faculty offices, 5 department offices with related clerical support, instructional activity spaces, and miscellaneous storage and support functions. In addition, office space for the Dean of Arts Letters and Sciences is included in this facility. Programs to be housed in the Science II Building are: Biological Sciences, Chemistry, Geology, Astronomy, and Physics and Physical Sciences. A separate project will renovate and seismically repair the existing science building to house classrooms and faculty offices. This 3-story steel framed facility utilizes an exterior skin of GFRC panels and a mix of gray-tinted and gray-reflective glazing. Internally, building circulation is ordered around a central full-height atrium space. Within this atrium space, the support structure for the rooftop observatory will be expressed and visible. The project elevations reflect internal building organization and are responsive to energy considerations. Extensive glazing on the north and east sides relate well to intended faculty offices uses while more limited glazing to the south and west more appropriately serves the various proposed lab and instructional spaces. Overall, the design provides a modulated and well-proportioned façade.

Timing (Estimated)

Completion of Preliminary Drawings	August 2003
Completion of Working Drawings	May 2004
Construction Start	July 2004
Occupancy	January 2007

Basic Statistics

Gross Building Area	113,761 square feet
Assignable Building Area	69,640 square feet
Efficiency	61 percent

Cost Estimate—California Construction Cost Index ENR 4019

Building Cost (\$261 per GSF)		\$29,720,000
<i>Systems Breakdown (includes Group I)</i>	<i>(\$ per GSF)</i>	
a. Substructure (Foundation)	\$ 4.52	
b. Shell (Structure and Enclosure)	\$ 82.61	
c. Interiors (Partitions and Finishes)	\$ 31.75	
d. Services (HVAC, Plumbing, Electrical, Fire)	\$126.58	
e. Equipment and furnishings	\$ 15.75	
f. Special Construction and Demolition	\$.03	

Site Development (includes landscaping)	<u>7,075,000</u>
Construction Cost	\$36,795,000
Fees and Contingency	<u>9,822,000</u>
Total Project Cost (\$410 per GSF)	\$46,617,000
Group II Equipment	<u>7,585,000</u>
Grand Total	<u>\$54,202,000</u>

Cost Comparison

This project's cost of \$261 per GSF is comparable with science projects at CSU, San Bernardino (\$277 per GSF) and CSU Long Beach (\$275 per GSF) when adjusted to CCCI 4019.

Funding Data

Funding for construction will be provided by general obligation bonds approved by the voters in November 2002 (Proposition 47). Equipment funds are reliant upon voter approval of a future bond measure (March 2004).

California Environmental Quality Act (CEQA) Action

An initial study was prepared and a Negative Declaration was filed with the State Clearinghouse on April 20, 2003 in accordance with the California Environmental Quality Act. The 30-day public comment period ended on April 18, 2003, and no adverse comments were received.

The following resolution is presented for approval:

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

1. The board finds that the Negative Declaration for the California State University, Stanislaus, Science II Seismic Replacement Building has been prepared pursuant to the requirements of the California Environmental Quality Act.
2. The proposed project will not have the potential for significant adverse impacts on the environment, and the project will benefit the California State University.

CPB&G

Agenda Item 5

May 13-14, 2003

Page 16 of 16

3. The chancellor is requested under Delegation of Authority granted by the Board of Trustees to file the Notice of Determination for the project.
4. The schematic plans for the California State University, Stanislaus, Science II Seismic Replacement Building are approved at a project cost of \$54,202,000 at CCCI 4019.