

AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: 1:30 p.m. Tuesday, May 18, 2004
Glenn S. Dumke Auditorium

Anthony M. Vitti, Chair
Murray L. Galinson
Kathleen E. Kaiser
M. Alexander Lopez

Consent Items

Approval of Minutes of Meeting of March 16, 2004

1. Amend the 2003/2004 Capital Outlay Program, State Funded, *Action*
2. Amend the 2003/2004 Capital Outlay Program, Nonstate Funded, *Action*

Discussion Items

3. Status Report on the 2004/2005 State Funded Capital Outlay Program, *Information*
4. Revised Policy on Energy Conservation, Sustainable Building Practices, and Physical Plant Management, *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, Fresno
Save Mart Center
2650 East Shaw Avenue
Fresno, California 93710**

March 16, 2004

Members Present

Ralph R. Pesqueira, Chair
Anthony M. Vitti, Vice Chair
Debra S. Farar, Chair of the Board
Murray L. Galinson
Kathleen E. Kaiser
M. Alexander Lopez
Charles B. Reed, Chancellor

Other Trustees Present

Roberta Achtenberg
Cruz Bustamante, Lt. Governor
Eric Guerra
William Hauck
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
Elvyra F. San Juan, Assistant Vice Chancellor, Capital Planning, Design and Construction

Chair Pesqueira greeted the audience and called the meeting to order at 4:25 p.m.

Approval of Minutes

The minutes of January 27, 2004, were approved as submitted.

Amend the 2003/2004 Capital Outlay Program, State Funded

With the concurrence of the committee, Chair Pesqueira presented Agenda Item 1 as a consent action item.

The committee recommended approval by the board of the proposed resolution (RCPBG 03-04-03).

Acceptance of Interest in Real Property

Chair Pesqueira presented Agenda Item 2 and noted that the donation of the property specified the name as the Fred B. Galbreath Wildlands Preserve.

With the concurrence of the committee on the donation and the specified name, Agenda Item 2 was presented as a consent action item.

The committee recommended approval by the board of the proposed resolution (RCPBG 03-04-04).

Status Report on the 2004/2005 State Funded Capital Outlay Program

Elvyra San Juan, assistant vice chancellor, capital planning, design and construction, using a handout, presented the status report on the 2004/2005 state funded capital outlay program. The general obligation bond funds would be used to fund the 2004/05 and 2005/06 programs. Ms. San Juan identified the differences between the trustees' request, the governor's budget, and the legislative analyst's (LAO) analysis of the 2004/2005 capital outlay program. Of the \$345 million in the governor's budget, as shown on the handout, the analyst has recommended approval of all 21 projects with the shift of \$11.9 million of state funding proposed for the Fullerton College of Business and Economics' building to nonstate sources. The project is currently co-funded with \$5 million in donor funds. The analyst recommends the fund shift based on the inclusion of space for faculty research, institutes, and lecture space exceeding state standards. Our position is that the proposed building includes graduate (not faculty) research space and that the space is consistent with approved space standards. We are also identifying the academic courses that are taught in conjunction with an institute or center as justification for our funding requests. With regard to the comment that the lecture space exceeds state standards, we continue to support the construction of business case study rooms that do exceed the space standard, and we are re-evaluating the proposed seat counts for other lecture spaces in the building that are not in a tiered room configuration to address the LAO comment.

The analyst also requested that the CSU report at the budget hearings on the status of the Lemon Grove property originally intended for the site of the Channel Islands campus. The report will identify the 2001 legislation that allows the CSU to exchange the Lemon Grove property in order to acquire property adjacent to the current site for a new entrance road and to fund other capital improvements. Trustee approval of the proposed master plan revision and certification of the supplemental environmental impact report in item 7 will enable the land exchange to proceed to the State Public Works Board for approval of the site selected for acquisition in April. The PWB approval will enable the Department of General Services Real Estate Division, on behalf of the CSU, to further pursue the exchange. The written response to the

analyst will provide the basis of our comments to the senate and assembly budget hearings for the capital program.

Trustee Kaiser emphasized that we should try to get the LAO to accept our proposed use of space, and it is a critical argument that we should win now, because of the effect in the long run.

With the concurrence of the committee, Chair Pesqueira presented Agenda Item 3 as an information item.

Draft State and Nonstate Funded Five-Year Capital Improvement Program 2005/2006 through 2009/2010

Ms. San Juan presented this item. The state funded request approaches \$654 million of which approximately \$330 million is projected to be available to fund campus requests. Our priorities for the state program include the funding of systemwide programs for minor capital outlay and the capital renewal program, funding of equipment to make new and renovated buildings operable, and funding to complete previously funded projects. These priorities are followed by new project requests for seismic strengthening and donor funded projects. In the next few months, we will be working with the office of Academic Research in the update of long-range enrollment projections. Capital Planning, Design and Construction also has collected data on the increased cost of construction in order to present to the Department of Finance a proposed cost increase for the 2005/06 projects. These two areas, as well as a further refinement of project scope, will be incorporated in the final program presented in September with a full rank order of all campus projects. The nonstate program totals \$118.5 million for 15 projects from parking, housing, auxiliary, and donor sources.

The committee recommended approval by the board of the proposed resolution (RCPBG 03-04-05).

Approval of Schematic Plans

This item proposed the approval of schematic plans for the CSPU Pomona—Library Addition and Renovation, Phase I, San Diego State University—BioScience Center, and the nonstate funded component of the CPSU San Luis Obispo—Engineering/Architecture Renovation and Replacement, Phase IIA projects. With the use of an audio-visual presentation, Ms. San Juan presented the item. She stated that all CEQA actions on the projects had been completed and recommended staff approval.

Trustee Kaiser asked Ms. San Juan about the efficiency records of the San Diego project, and why it was only at 66%. Ms. San Juan responded that the cost guides for the science building is about 62% and this is better.

The committee recommended approval by the board of the proposed resolution (RCPBG 03-04-06).

Amend the 2003/2004 Capital Outlay Program, Nonstate Funded

Ms. San Juan presented the item. CSU Dominguez Hills desires to increase the number of parking spaces on campus. The master plan identifies the future parking lots, but the campus desires to relocate the proposed lots closer to the academic core. The relocation will cause the dislocation of a 15-acre nature preserve. In order to address the loss of this nature preserve, the campus prepared a Mitigated Negative Declaration and identified a new 6-acre nature preserve in another location on campus, and proposed an additional 13-acres of open space and open space improvements at an off site location. This preserve will total 19 acres compared to the previous 15 acres. The campus has met with the California Department of Fish and Game to discuss the off site mitigation and potential land conservancy location in Palos Verdes Peninsula or another suitable site as part of the CEQA process. The campus met with the Associated Students, as well as received an endorsement from the biology department for the project and the proposed mitigation to the loss of the nature preserve. The campus wishes to amend the nonstate capital program to proceed with the design of both parking lots 8 and 9 and proceed with construction only at lot 9 at this time to provide 908 spaces.

Mr. Jose Saloche, a student of CSU Dominguez Hills, spoke on behalf of the 13 thousand students, including student body president, Mr. David Gamboa, who was unable to attend. Mr. Saloche told the board that the ASI supports this parking project, as every campus is in need of more parking. The students support this project one hundred percent.

Trustee Kaiser advised that she had the privilege of speaking to the chair of the CSU Dominguez Hills Academic Senate. He assured her that this change would result in improvements in an area that would be more sustainable, have greater diversity, and is enthusiastically supported by the biology department.

Trustee Galinson asked if the Department of Fish and Game objected to the additional increase of off site mitigation or if they were in agreement with it. Ms. San Juan responded that the department was pleased about the increase, and had met with the campus on it three weeks ago to discuss the mitigation.

CPSU San Luis Obispo proposes to amend the nonstate program with three projects. The campus would like to replace their Housing Administration Building, upgrade the lighting and acoustics in the Performing Arts Center, and construct marine research space at the campus pier in Avila Beach.

The committee recommended approval by the board of the proposed resolution (RCPBG 03-04-07).

Certify the Final Supplemental Environmental Impact Report and Approve the Campus Master Plan Revision for the California State University, Channel Islands

Ms. San Juan presented the item on the proposed campus master plan revision. It includes an increase in the amount of land for an entrance road, the site of a chilled water plant, and an anaerobic digester system; and the relocation of proposed future parking, the business campus, and certain academic facilities. The agenda item notes the potentially contested issues based on comments from the county of Ventura. The county is concerned about adequate fire protection, parking and traffic, land use jurisdiction, and changes that are needed to the Specific Reuse Plan. The county is concerned that the Channel Islands Site Authority

should have broader review and approval authority over non-site authority land planning. With regard to fire protection, all construction projects meet or exceed applicable codes. In addition, the county fire station is within a ten-minute response time. As to the parking, the number of spaces proposed has not increased from the previous master plan – it has only changed from a parking structure to surface lot parking.

In response to those issues raised regarding the land acquisition and impact of the master plan revision to the Site Authority reuse of the leasehold area, the trustees maintain authority of the land it owns and retains responsibility for approval and implementation of the master plan for the overall campus. The two components of the master plan that require Specific Reuse Plan amendment and Site Authority approval are the locating of the anaerobic digester within the research and development area and the designation of access for the off site Chumash Cultural Center, within the residential campus.

The trustees approved the campus master plan in 1998, as revised in July 2000. The final supplemental environmental impact report for this master plan revision builds upon the 1998 EIR and the 2000 SEIR in compliance with CEQA.

The committee recommended approval by the board of the proposed resolution (RCPBG 03-04-08).

Adjournment

The meeting adjourned at 4:45 p.m.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Amend the 2003/2004 Capital Outlay Program, State Funded

Presentation By

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

Summary

This agenda item requests approval to amend the 2003/04 state funded capital outlay program to include the following project:

San Francisco State University Cogeneration Plant Expansion	PWC	\$6,649,000
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San Francisco State University wishes to proceed with the design and construction of a 1.4-megaWatt (mW) engine driven cogeneration power plant expansion at the existing Central Plant and extend underground heating hot water supply and return lines. This expansion will augment the existing central plant to meet the increased campus base electrical load and includes an expansion of the campus thermal infrastructure to supply heating and domestic hot water to state (72%) and nonstate (28%) buildings. The project will be funded through equipment lease financing. The term of the lease is expected to be twelve years.

The following resolution is presented for approval:

RESOLVED, By the Board of Trustees of the California State University, that the 2003/04 State Funded Capital Outlay Program is amended to include \$6,649,000 for preliminary plans, working drawings, and construction for the San Francisco State University Cogeneration Plant Expansion.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Amend the 2003/2004 Capital Outlay Program, Nonstate Funded

Presentation By

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

Summary

This agenda item requests approval to amend the 2003/04 nonstate funded capital outlay program to include the following project:

California State University, Dominguez Hills		
Track and Field Stadium Seating	PWC	\$857,000

California State University, Dominguez Hills wishes to proceed with the design and construction of 6,100 additional seats at the Track and Field Stadium. Currently, the stadium has 2,000 seats on the west side. The project will construct an additional 1,930 seats on the west side and construct 4,170 seats on the east side. The seats to be installed are consistent in style to the existing aluminum bench seats. The additional permanent seating will make the stadium more attractive for the scheduling of major meets. The quality of the running track is superior to most all other tracks in the world, and is one of a few tracks in the United States that is certified for Olympic events. The use of permanent seating will improve the function and appearance of the facility, while complying with the requirements of the Americans with Disabilities Act. The Anschutz Entertainment Group, the manager of the stadium under a joint use agreement, is funding the project.

The following resolution is presented for approval:

RESOLVED, By the Board of Trustees of the California State University, that the 2003/04 Nonstate Funded Capital Outlay Program is amended to include \$857,000 for preliminary plans, working drawings, and construction for the California State University, Dominguez Hills, Track and Field Stadium Seating.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Status Report on the 2004/2005 State Funded Capital Outlay Program

Presentation By

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

Summary and Background

The California State University's proposed 2004/05 Capital Outlay Program and Five-Year Capital Improvement Program 2004/05 through 2008/09 were presented at the Board of Trustees' September 2003 meeting. The governor's January 12, 2004, proposed budget included \$345 million for the trustees' 2004/05 program. The Legislative Analyst's Office concurred with \$333 million of the governor's proposal for the CSU.

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

Status Report on the 2004/05 State Funded Capital Outlay Program

May 2004



The California State University

Status Report on the 2004/05 State Funded Capital Outlay Program

The California State University's proposed 2004/05 Capital Outlay Program and Five Year Capital Improvement Program 2004/05 through 2008/09 was approved at the September 16-17, 2003, Board of Trustees' meeting. The trustees' budget request contained 28 projects for correcting health and safety code deficiencies, seismic strengthening, building renovations to meet existing deficiencies and growth in campus student capacity. The capital program request for FY 2004/05 totaled \$509.3 million.

The governor's budget was published on January 12, 2004, and included \$345 million for 21 CSU projects. The Legislative Analyst's Office (LAO) released the *Analysis of the 2004/05 Budget Bill* on February 18, 2004. The LAO supported the 21 CSU projects included in the governor's budget, however recommended the following:

- CSU Fullerton, College of Business & Economics – Recommended approval of the project with an \$11.871 million budget shift to nonstate (donor) sources based on instructional space exceeding state standards.
- CSU Channel Islands – Recommended CSU report at the budget hearings on the status of the land (258 acres of lemon grove property) originally intended to be the campus site prior to the closure of the Camarillo State Developmental Hospital.

On May 17, 2004, the Assembly Budget Subcommittee No. 2 on Education Finance approved all but two Maritime Academy projects requested in 2004/05. The Maritime Academy Simulation Center (\$8.306M) and the additional Land Acquisition (\$1.914M) funds requested as part of the May Revise were held open pending the receipt of additional information on the high cost (over \$26,000 per student per year) for the state to provide instruction.

On May 3, 2004, the Senate Budget and Fiscal Review SUBCOMMITTEE No. 1 approved the governor's budget. They are scheduled to act on the May Revise this week.

Both Senate and Assembly Subcommittees approved provisional language changes, and a \$1,359,000 augment to the Chico Telecommunications Infrastructure project to complete the \$14,524,000 project. The subcommittees also approved time extensions for the following projects:

Monterey Bay, Library

Pomona, Library Addition and Renovation

San Luis Obispo, Engineering and Architectural Renovation & Replacement, Phase II

Long Beach, Peterson Hall Addition

San Francisco, Hensill Hall

Please see the following page for a comparison of the trustees' capital outlay request, the governor's budget proposal, the legislative analyst's recommendations, and the legislative actions to date.

State Funded Capital Outlay Program 2004/05 Priority List

Cost Estimates are at Engineering News-Record California Building Construction Cost Index 4100 and Equipment Price Index 2627

Rank Order	Cat.	Campus	Project Title	Trustees' Request		Governor's Budget		Legislative Analyst's Office		Senate		Assembly		May Revise		
				FTE	Phase	Dollars	Phase	Dollars	Phase	Dollars	Phase	Dollars	Phase	Dollars	Phase	Dollars
1	IB	Statewide	Minor Capital Outlay	N/A	PWC	25,000,000	PWC	17,139,000 (a)	PWC	17,139,000	PWC	17,139,000	PWC	15,225,000	PWC	15,225,000 (d)
2	II	Fullerton	Aud./Fine Arts Instructional Facility	N/A	E	3,625,000	E	3,625,000	E	3,625,000	E	3,625,000	E	3,625,000	E	3,625,000
3	IB	Northridge	Engineering Renovation Phase II	N/A	E	3,429,000	E	3,429,000	E	3,429,000	E	3,429,000	E	3,429,000	E	3,429,000
4	II	San Bernardino	Sci. Bldg. Reno./Add., Phase I Annex	N/A	E	2,556,000	E	2,556,000	E	2,556,000	E	2,556,000	E	2,556,000	E	2,556,000
5	II	San Bernardino	Palm Desert Campus, Phase II	N/A	E	1,382,000	E	1,382,000	E	1,382,000	E	1,382,000	E	1,382,000	E	1,382,000
6	II	San Marcos	Academic Hall II, Building 13	N/A	E	3,425,000	E	3,425,000	E	3,425,000	E	3,425,000	E	3,425,000	E	3,425,000
7	IA	Hayward	Seismic Upgrade, Warren Hall	N/A	P	675,000	P	675,000	P	675,000	P	675,000	P	675,000	P	675,000
8	IB	Monterey Bay	Infrastructure Improvements	N/A	PWC	18,515,000	PWC	18,515,000	PWC	18,515,000	PWC	18,515,000	PWC	18,515,000	PWC	18,515,000
9	IB	Los Angeles	Science Replacement Bldg. - Wing B	849	PWC	31,082,000	PWC	31,082,000	PWC	31,082,000	PWC	31,082,000	PWC	31,082,000	PWC	31,082,000
10	II	Dominguez Hills	Educational Resource Ctr. Addition	N/A	PWC	34,057,000	PWC	34,057,000	PWC	34,057,000	PWC	34,057,000	PW	1,725,000	PW	1,725,000 (e)
11	II	Fresno	Library Addition and Renovation	0	P	1,677,000	P	1,677,000	P	1,677,000	P	1,677,000	P	1,677,000	P	1,677,000
12	II	San Bernardino	College of Education	1,531	PWC	48,697,000	PWC	48,697,000	PWC	48,697,000	PWC	48,697,000	PWC	48,697,000	PWC	48,697,000
13	II	Fullerton	College of Business & Economics	3,346	PWC	47,417,000	PWC	47,417,000	PWC	35,546,000 (c)	PWC	47,417,000	PWC	47,417,000	PWC	47,417,000
14	II	Bakersfield	Math & Computer Science Building	877	PWC	18,975,000	PWC	18,975,000	PWC	18,975,000	PWC	18,975,000	PWC	18,975,000	PWC	18,975,000
15	IB	Pomona	Science Renovation (Seismic)	107	PWC	20,298,000	PWC	20,298,000	PWC	20,298,000	PWC	20,298,000	PWC	20,298,000	PWC	20,298,000
16	IB	Humboldt	Forbes PE Complex Renovation	40	PWC	42,678,000	P	1,313,000 (b)	P	1,313,000	P	1,313,000	P	1,313,000	P	1,313,000
17	II	San Luis Obispo	Engineering/Architecture R&R, Ph. IIE	517	WC	28,589,000	WC	28,589,000	WC	28,589,000	WC	28,589,000	WC	28,589,000	WC	28,589,000
18	II	Northridge	Science I Replacement	1,863	PWC	46,193,000	PWC	46,193,000	PWC	46,193,000	PWC	46,193,000	PWC	46,193,000	PWC	46,193,000
19	II	Long Beach	Peterson Hall 3 Replacement	1,177	P	1,284,000	P	1,284,000	P	1,284,000	P	1,284,000	P	1,361,000	P	1,361,000 (f)
20	II	Maritime Academy	Simulation Center	119	PWC	8,306,000	PWC	8,306,000	PWC	8,306,000	PWC	8,306,000	PWC	(h)	PWC	8,306,000
21	IB	San Marcos	Craven Hall Renovation	0	PWC	6,366,000	PWC	6,366,000	PWC	6,366,000	PWC	6,366,000	PWC	6,366,000	PWC	6,366,000
22	II	Maritime Academy	Land Acquisition	N/A										(h)	A	1,914,000 (g)
Totals				10,426		\$394,226,000		\$345,000,000		\$333,129,000		\$345,000,000		\$302,525,000		\$312,745,000

Notes: Governor's Budget

- (a) Amount reduced by the Department of Finance.
- (b) Reflects campus request to proceed with P phase only.

Legislative Analyst's Office

- (c) LAO recommendation to shift \$11.871 M to nonstate (donor) funds.

May Revise

- (d) Amount reduced to accommodate Maritime Academy Land Acquisition.
- (e) Amount reduced due to changing from a (PWC) streamlined to a (PW) nonstreamlined project.
- (f) Amount increased due to changing from a (P) streamlined to a (P) nonstreamlined project.
- (g) New appropriations to cover increased costs.

Assembly Budget Subcommittee #2

- (h) Held open

- Categories:**I. Existing Facilities/Infrastructure
 A. Critical Infrastructure Deficiencies
 B. Modernization/Renovation
 II. New Facilities/Infrastructure

A = Acquisition P = Preliminary plans W = Working drawings C = Construction E = Equipment

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Revised Policy on Energy Conservation, Sustainable Building Practices, and Physical Plant Management

Presentation By

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

Summary

This item requests Board of Trustees' approval of a revised Policy on Energy Conservation, Sustainable Building Practices, and Physical Plant Management.

Background

The current energy policy has been in place since 1978 and revised in 2001 to incorporate revised goals and requirements for energy performance in CSU facilities. The 1978 policy achieved a 33% energy reduction from the 1973/74 baseline through 1999/00 expressed in BTUs (British Thermal Units) per square foot of gross floor area. The current (2001) policy established a goal of 15% reduction in energy consumption by 2004/05, as compared to the new baseline year of 1999/00. We are pleased to inform the Board of Trustees that the system is on track toward exceeding this goal by 3%.

In order to meet the demands of its academic mission, the CSU pursues and maintains a wide-ranging capital building and renovation program. The geography and microclimates of our twenty-three campuses and various off-campus centers range from the northern coastal campus at Humboldt to the arid-desert climate at Palm Desert. The range of academic and university requirements, age and inventory of existing buildings, and diverse climatic environments establishes unique sets of programmatic requirements for facilities in the CSU system. The CSU currently has over sixty million gross square feet (60,289,000 gsf) of state and nonstate facilities, and has two billion dollars of new and renovation projects in design or construction.

Proposal

The proposed policy promotes responsible stewardship of state and nonstate facilities that aims to provide the best learning and working environment possible for our students, faculty, and staff while minimizing the impacts to our environment. The policy update focuses on defining

sustainable design attributes and incorporating sustainable building practices into planning, design, construction, operations, and maintenance. Our longstanding policies in energy efficiency and utility management have helped to save utility operating costs and provided plant managers with greater control of energy intensive systems. The incorporation of sustainable building practices into existing policy promotes building cost-effective quality buildings with a lowered environmental impact, while allowing individual project solutions based on campus location, academic program needs, and available funding.

While the proposed policy does not contain specific goals for the purchase of renewable energy or establish a new conservation goal at this time, it directs the Chancellor's Office staff to assess and evaluate these areas in order to establish feasible goals for the California State University. The proposed policy is also consistent with the governor's executive order D-16-00, which established a state sustainable building goal.

Proposed Policy on Energy Conservation, Sustainable Building Practices, and Physical Plant Management

[The existing policy is shown in regular font. Substantial changes from the existing policy are shown in *italics* and ~~striketrough~~.]

Energy Conservation

1. All CSU buildings and facilities, regardless of the source of funding for their operation, will be operated in the most energy efficient manner without endangering public health and safety and without diminishing the quality of education. **(78-Adopt; 88-Revise; 01-No Change)**
2. All CSU campuses will continue to identify energy efficiency improvement measures to the greatest extent possible, undertake all necessary steps to seek funding for their implementation and, upon securing availability of funds, expeditiously implement the measures. **(78-Adopt; 88-Revise; 01-No Change)**
3. The CSU will promote the use of cost effective renewable ~~and~~ non-depleting energy sources wherever possible, both in new construction projects and in existing buildings and facilities. The campuses will consider the implementation of load shifting technologies such as thermal energy storage. **(78-Adopt; 88-Revise; 01-Revise)**
4. The CSU will take the necessary steps to provide adequate, reliable, and cost effective utilities infrastructure at all campuses for meeting the needs of present and planned ~~future~~ buildings and facilities. **(78-Adopt; 88-Revise; 01-No Change)**

5. The CSU will actively seek all available sources of funding for implementing energy efficiency improvement and utilities infrastructure renewal projects. Funding sources will include federal and state budget appropriations, federal, state and private sector grant opportunities, and other unique public/private sector financing arrangements, which have been made available through legislative actions in California and the United States Congress. In the event these funding sources are unable to meet the requirements for an approved energy program, priorities within the existing support appropriations will be examined to determine if funds could be made available for project development purposes. **(78-; 88-Adopt; 01-No Change)**
6. The CSU will cooperate with federal, state, and local governments and other appropriate organizations in accomplishing energy conservation and utilities management objectives throughout the state; and inform students, faculty, staff and the general public of the need for and methods of energy conservation and utilities management. **(78-Adopt; 88-Revise; 01-No Change)**
7. Each CSU campus will designate an energy/utilities manager with the responsibility and the authority for carrying out energy conservation and utilities management programs. The Chancellor's Office will have the responsibility to coordinate the individual campus programs into a systemwide program. **(78-Adopt; 88-Revise; 01-No Change)**
8. The CSU will monitor energy usage monthly on all campuses and the Chancellor's Office, and prepare a systemwide annual report on energy utilization. The Chancellor's Office will maintain a systemwide energy database in which monthly campus data will be compiled to produce systemwide energy reporting. Campuses will provide the Chancellor's Office the necessary energy and utility data for the systemwide database in a timely manner. **(78-; 88- Adopt; 01-Revise)**
9. Each CSU campus will develop and maintain a campuswide *integrated* strategic energy *resource* plan, which will include tactical recommendations in the areas of new construction, deferred maintenance, facility renewal, energy projects, *water conservation*, *solid waste management*, and a structured energy management plan. This plan will drive the overall energy program at each ~~the given~~ campus. ~~and should be renewed at 5-year intervals~~ **(78-Adopt; 88-Revise; 01-Revise)**
10. Each campus energy/utilities manager shall solicit and evaluate feedback from faculty, staff, and students to monitor the effects of energy conservation efforts on instructional programs and the environment. Training on new energy management concepts and programs will be provided as necessary. **(78-; 88-Adopt; 01- Revise)**

11. *A component of each campus's emergency plan shall address action required to respond to ~~Campuses will maintain a portion of their emergency plan that takes into consideration~~ short-term electrical outages, large-scale grid failures, natural gas curtailments, and other utility shortages or failures. (78-; 88-; 01-Adopt)*

Sustainable Building Practices

1. All future CSU new construction, remodeling, renovation, and repair projects will be designed ~~for with consideration of~~ optimum energy utilization, lowest life cycle operating costs, and compliance with all applicable energy codes (enhanced Title 24 energy codes) and regulations. In instances where a project's current funding does not include energy *or sustainable design* features consistent with lowest life cycle costing, augmentations ~~will~~ *may* be sought, when warranted. In the areas of specialized construction that are not regulated through the current energy codes, such as historical buildings, museums, and auditoriums, the CSU will ~~apply prudent standards to ensure that these facilities are designed for optimum to consider~~ energy efficiency. ~~Incorporation of Energy efficient and sustainable design features in the project plans and specifications will receive a high priority next only to meeting health, life safety code elements and will be considered in balance with the academic program needs of the project within the available project budget. (78-Adopt; 88-Revise; 01-Revise)~~
2. *Capital planning for state and nonstate facilities and infrastructure shall consider features of a sustainable and durable design to achieve a low life cycle cost. Principles and best practices established by leading industry standards or professional organizations shall be implemented to the greatest extent possible. The CSU is supportive of campuses pursuing third-party accreditation for campus facilities, however current Department of Finance (DOF) policy does not permit the use of state capital funds for such administrative costs. Therefore, campuses considering outside accreditation shall identify alternative means of funding for associated costs. (04-New)*
3. *Sustainable design for capital projects is a process of balancing long-term institutional needs for academic and related programs with environmental concerns. In the context of designing to provide for university and academic needs, the following attributes will be considered "sustainable:" (04-New)*
 - a. *Siting and design considerations that optimize local geographic features to improve sustainability of the project, such as proximity to public transportation and maximizing use of vistas, microclimate, and prevailing winds;*

- b. Durable systems and finishes with long life cycles that minimize maintenance and replacement;*
 - c. Optimization of layouts and systems to ensure longer life and re-use of capital projects;*
 - d. Systems designed for optimization of energy, water, and other natural resources;*
 - e. Optimization of indoor environmental quality for occupants;*
 - f. Utilization of environmentally preferable products and processes, such as recycled-content materials and recyclable materials;*
 - g. Procedures that monitor, trend, and report operational performance as compared to the optimal design and operating parameters.*
4. *In order to implement the sustainable building goal in a cost effective manner, the process will: identify economic and environmental performance measures; determine cost savings; use extended life cycle costing; and adopt an integrated systems approach. Such an approach treats the entire building as one system and recognizes that individual building features, such as lighting, windows, heating and cooling systems, or control systems are not stand-alone systems. (04-New)*
 5. *The CSU encourages the use of materials and systems with reduced environmental impacts. The design team (architect/engineer) shall recommend building materials and methods with life cycles (manufacture, installation, maintenance, repair, and replacement) of reduced environmental impacts. Considerations shall include energy efficiency, energy required in the manufacturing process, life cycle duration, and maintenance and replacement costs. (04-New)*

Physical Plant Management

1. Purchased energy resources on CSU facilities will not be used to heat above 68°F or cool below 78°F. Domestic hot water temperatures will not be set above 115°F. These limits will not apply in areas where other temperature settings are required by law or by specialized needs of equipment or scientific experimentation. **(78-; 88-Adopt; 01-Revise)**
2. Each campus shall operate and maintain a computerized energy management system that will provide centralized reporting and control of the campus energy related activities. **(78-Adopt; 88-Revise; 01-Revise)**
3. Campus energy/utilities managers will make the necessary arrangements to achieve optimum efficiency in the use of natural gas, electricity, or any other purchased

energy resources to meet the heating, cooling, and lighting needs of the buildings and/or facilities. Except for areas requiring special operating conditions, such as electronic data processing facilities, or other scientifically critical areas, where rigid temperature controls are required, building and/or facility temperatures will be allowed to fluctuate between the limits stated above. Simultaneous heating and cooling operations to maintain a specific temperature in work areas will not be allowed unless special operating conditions dictate such a scheme to be implemented. **(78-; 88-Adopt; 01-No Change)**

4. Scheduling of building and/or facility usage will be optimized consistent with the approved academic and non-academic programs to reduce the number of buildings operating at partial or low occupancy. To the extent possible, academic and non-academic programs will be consolidated in a manner to achieve the highest building utilization. Further, the scheduling of buildings will be implemented in a manner to promote central plant and individual building air conditioning system shutdown to the greatest extent possible during the weekend and other holiday periods. Campus energy/utilities managers will make all attempts to change or update building operating schedules to match the changes in the academic programs on a continuing basis. **(78-; 88-Adopt; 01-No Change)**
5. All air conditioning equipment, including supply and return air fans, are to be shut off on weekends, holidays, and for varying periods each night, except where it would adversely affect instruction, electronic data processing installations, or other scientifically-critical or 24-hour operations. **(78-; 88-Adopt; 01-No Change)**
6. Campuses will participate in state sponsored demand reduction programs, where practical, during periods of CAISO (*California Independent System Operator*) Stage Alerts. Reductions in non-critical loads will be made in an effort to aid in the state electrical grid integrity. **(78-; 88-; 01-Adopt)**
7. Outdoor air ventilation will be set at 10 cfm/person or such other higher limits as prescribed by state law or regulations. This restriction does not apply to situations where 100% outside air is called for by properly installed and tuned economizer cycles ~~and in designated smoking areas where the rate may be as high as 15 CFM/person.~~ **(78-; 88-Adopt; 01-Revise)**
8. All windows in buildings and/or facilities that are air-conditioned will be kept closed and as secure as possible to prevent loss of conditioned air. **(78-; 88-Adopt; 01-No Change)**
9. Portable electric heaters and fans are not to be used in CSU facilities unless specifically required by occupants because of medical conditions, failure of the

- building heating, ventilating or air conditioning systems, or when building heating, ventilating or air conditioning systems cannot be adjusted to achieve minimum comfort levels within the provisions established under Item No. 1. Campus energy/utilities managers will grant such exemptions on a case-by-case basis. Use of refrigerators for non-instructional purposes should be consistent with good energy management practices. Each campus will prepare their own guidelines ~~on this area~~ to discourage proliferation of personal refrigerators. **(78-; 88-Adopt; 01-No Change)**
10. All lighting, except what is required for security purposes, will be turned off when buildings and facilities are unoccupied, such as at the end of the workday. Custodial personnel will turn lights back on only for the time actually required for custodial work. **(78-; 88-Adopt; 01-No Change)**
 11. All CSU campuses will, to the greatest extent possible, change custodial hours from evening/night shifts to day shifts to reduce custodial energy usage. Any revisions to the custodial shift schedule will be made in consultation with the energy/utilities manager. Building ventilation and lighting systems will not be operated any more or longer than what is required under health and safety codes during the low load custodial occupancy periods. **(78-; 88-Adopt; 01-No Change)**
 12. Indoor lighting will be reduced in number and/or wattage, wherever possible, to provide for the minimum but adequate lighting levels consistent with the needs of instructional programs and state-mandated standards for the efficient and effective use of the space. Existing incandescent lamps for general-purpose lighting will be phased out and future incandescent lamps will not be allowed unless exempted for very limited and specialized tasks by the campus energy/utilities managers. New lighting systems will be in the form of the latest energy saving technology. **(78-; 88-Adopt; 01-Revise)**
 13. Outside lighting on building exteriors and campus grounds will be maintained at levels necessary to provide security and safety to promote confidence within the campus community. Good energy management practices shall be observed within this guideline. **(78-; 88-Adopt; 01-No Change)**
 14. Purely decorative lighting on CSU campuses beyond reasonable display lighting, inside or outside, will not be added. Existing decorative lighting beyond reasonable display lighting will be eliminated on a continuing basis. In general, decorative lighting will not be used for commercial or holiday purposes unless specifically exempted by the campus president. **(78-; 88-Adopt; 01-No Change)**

15. All natural gas fired boilers on the campuses will be tuned at least twice annually, and brought up to maximum efficiency unless automated combustion controls are installed. In the case of automatic controls, verification of combustion efficiency shall be conducted routinely or at least ~~one~~ monthly for central plant and quarterly for decentralized boilers. A permanent record of these readings will be maintained on each campus. **(78-; 88-Adopt; 01-No Change)**
16. All CSU campuses will maintain their energy plant and utilities infrastructure improvements in good working order and will undertake preventive maintenance schedules to maintain the highest possible system efficiencies and, hence, the lowest operating costs. **(78-; 88-Adopt; 01-No Change)**
17. When replacing energy consuming and/or utilities infrastructure equipment, the most cost effective models will be selected. Life cycle costing procedures, instead of first capital cost only, will be utilized as the basis for all future equipment selection. All possible efforts will be made to secure additional funding if required to effect lowest life cycle procurement. **(78-; 88-Adopt; 01-No Change)**
18. All CSU campuses will implement a utilities charge back system to recover costs of utilities provided to self-supporting and external organizations. **(78-; 88-Adopt; 01-No Change)**
19. All CSU campuses will take every necessary step to conserve water resources, including such steps as installing controls to optimize irrigation water, reducing water usage in restrooms and showers, and promoting the use of reclaimed water. The use of decorative fountains should be minimized. In the event of a declaration of drought, the CSU will cooperate with the state, city, and county governments to the greatest extent possible to effect additional water conservation. **(78-; 88-Adopt; 01-No Change)**
20. The CSU will encourage continued energy conservation and lowest utilities operating costs on its campuses by instituting ~~appropriate fiscally responsible~~ incentive plans designed to recognize and reward meritorious achievements by campus staff, faculty, and students beyond normal expectation. These incentive plans will be designed in such a fashion that they are adaptable to changing budget constraints from year to year. **(78-Adopt; 88-Revise; 01-No Change)**

The following resolution is presented for approval:

WHEREAS, the Board of Trustees of the California State University has historically supported an aggressive CSU energy conservation and utilities management policy and program; and

WHEREAS, the California State University has exceeded energy conservation and reduction goals set forth in previous policies; and

WHEREAS, sustainable building practices utilize energy, water, and materials efficiently throughout the building life cycle; enhance indoor air quality; improve occupants' health, comfort and productivity; incorporate environmentally preferable products; and thereby substantially reduce the environmental impacts associated with long-term building operations without compromising building performance or fulfilling the academic mission; and

WHEREAS, energy costs in California are projected to increase significantly in the next decade and such increases are estimated to take a greater percentage of the California State University operating budget; now, therefore, be it

RESOLVED, By the Board of Trustees of the California State University, that the goal is to site, design, deconstruct, construct, renovate, operate, and maintain campus facilities and infrastructure that endeavor to be models of energy, water, and materials efficiency, while providing healthy, productive, and comfortable indoor environments and long-term benefits to faculty, staff, and students; and be it further

RESOLVED, That the California State University shall facilitate the incorporation of sustainable building practices into the planning and operations of campus facilities. The objectives are to implement the sustainable building goal in a cost effective manner; and be it further

RESOLVED, That a new goal for energy conservation be established following the assessment and evaluation of existing buildings to achieve additional efficiencies in a cost effective manner; and be it further

RESOLVED, That goals for the purchase of renewable power and for generating local renewable power be established following the assessment of renewable power cost and supply and the cost/benefit assessment of generating renewable energy within the CSU; and be it further

RESOLVED, That the revised CSU Policy on Energy Conservation, Sustainable Building Practices, and Physical Plant Management in Agenda Item 4 of the May 18-19, 2004 meeting of the Trustees' Committee on Campus Planning, Buildings and Grounds is adopted; and be it further

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RESOLVED, That the chancellor or his designee is authorized to take the necessary steps to implement the intent of this policy.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Approval of Schematic Plans

Presentation By

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

Summary

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

- 1. San Diego State University—Student Health Services Building**
Project Architects: Delawie, Wilkes, Rodriguez, Barker and Bretton

Background and Scope

This program will construct a new Student Health Services (SHS) Building to replace the existing facility in order to provide an adequate level of health care, medical services, and health education to an expanding student population and to prepare for future growth in student health services. The proposed new Student Health Services building will contain approximately 69,020 gross square feet on four floors over a single-level parking garage for 62 vehicles. The new SHS facility will be oriented toward the university along Aztec Walk, the primary east-west pedestrian corridor located on the southern border of the campus. The building design will be consistent with the campus architectural vocabulary and the standards set for that area of campus with a focus on neutral colored stucco, stone base, and punched window openings.

The building materials and systems selected for this project are intended to maximize sustainability and energy efficiency while minimizing operating and maintenance costs. The project will result in the removal of over 57,000 square feet of existing paving, replaced with landscaping and campus green space. Energy efficiency measures incorporated into the building include motion sensors and photocell controls for the building lighting, energy efficient lighting fixtures, economizer systems on the mechanical units, and enhanced building insulation. A complete direct digital control (DDC) system will be installed to monitor and control all the functions associated with the mechanical systems to optimize their efficiency. Air particle filtration will be incorporated into the HVAC system as well as a CO2 sensor and control for maintaining indoor air quality within the facility at all times.

The project site encompasses a portion of land that is being acquired from the Theta Chi fraternity. At the time of preparing this item, escrow had not closed on the acquisition of the

easterly 60 feet of the project site. The parcel is being purchased with parking reserves (\$1,000,000) with escrow projected to close by May 15, 2004.

Timing (Estimated)

Completion of Working Drawings	August 2004
Construction Start	September 2004
Completion of Construction	December 2005

Basic Statistics

Gross Parking Area	29,939 square feet
Gross Building Area	69,020 square feet
Total Gross Area	98,959 square feet
Assignable Building Area	44,857 square feet
Building Efficiency	65%

Cost Estimate—California Construction Cost Index CCCI 4019

Building Cost (\$195 per GSF including Group I equipment)	\$13,465,000
<i>Systems Breakdown (\$ per GSF)</i>	
a. Substructure (Foundation – included in Parking)	\$ 0.00
b. Shell (Structure and Enclosure)	\$85.29
c. Interiors (Partitions and Finishes)	\$19.07
d. Services (HVAC, Plumbing, Electrical, Fire)	\$86.38
e. Equipment and Furnishings	\$ 4.35
Basement Parking (\$77 per GSF)	\$ 2,300,000
Site Development (includes landscaping)	<u>\$ 2,166,000</u>
Construction Cost	\$17,931,000
Fees, Contingency and Services	\$ 5,069,000
Land Acquisition Cost	<u>\$ 1,000,000</u>
Project Cost Excluding Group II Equipment	\$24,000,000
Group II Equipment	<u>\$ 2,000,000</u>
Grand Total	<u>\$26,000,000</u>

Cost Comparison

The project's building cost of \$195 per GSF (without group I equipment) does not include foundation and basement costs, which are contained in the parking garage costs. It does, however, reasonably compare to the CSU construction cost guideline of \$204 per GSF for health clinics. The parking cost of \$77 per GSF is comparable to the San Diego Gateway Building parking cost of \$76 per GSF (CCCI 4019) approved in September 2002 and more than the San Jose Student Housing parking cost of \$72 per GSF (CCCI 4019) approved in January 2002. Both of these comparison projects constructed the building above the parking.

Funding Data

The project will be financed by parking reserves and through the sale of bonds issued by the CSU Systemwide Revenue Bond Program. The bonds will be supported by an additional \$22 per semester Student Health Services Facilities fee approved in March 2002. This fee is dedicated to the maintenance, repair, and improvement of student health services facilities and is separate from the fees paid for basic medical care.

California Environmental Quality Act Action

An initial study was prepared and a Mitigated Negative Declaration was filed with the State Clearinghouse on January 14, 2003 in accordance with the California Environmental Quality Act. The 30-day public review period ended on February 12, 2003 and no adverse comments were received. A copy of the Mitigated Negative Declaration will be available at the meeting.

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 San Diego State University, Student Health Services project has been prepared in accordance with the requirements of the California Environmental Quality Act.
2. With the 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 board hereby concurs with the findings of fact and related mitigation measures of the Mitigated Negative Declaration that the proposed project will

- reduce the potential significant effects on the environment to less than significant.
4. 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.
 5. The chancellor is requested under Delegation of Authority granted by the Board of Trustees to file the Notice of Determination for the project.
 6. The schematic plans for the San Diego State University, Student Health Services project are approved at a project cost of \$26,000,000 at CCCI 4019.