

AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: 2:45 p.m., Tuesday, March 16, 1999
Auditorium

Ali C. Razi, Chair
Stanley T. Wang, Vice Chair
William D. Campbell
Ronald L. Cedillos
Bob Foster
Harold Goldwhite
Eric C. Mitchell
Frederick W. Pierce, IV
Joan Otomo-Corgel
Michael D. Stennis

Consent Items

Approval of Minutes of Meeting of January 26, 1999

1. Amend the 1998/99 Capital Outlay Program, Nonstate Funded, *Action*
2. Professional Appointments, *Information*

Discussion Item

3. Status Report on the 1999/00 State Funded Capital Outlay Program, *Information*
4. Categories and Criteria for the 2000/01 State Funded Capital Outlay Program, *Action*
5. Approve the Campus Master Plan Revision and Schematic Plans for The Village at Centennial Square—San Francisco State University, *Action*
6. Approval of Schematic Plans, *Action*

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

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

January 26, 1999

Members Present

Ali C. Razi, Chair
Stanley T. Wang, Vice Chair
Bob Foster
Harold Goldwhite
William Hauck, Chairman of the Board, ex officio
Eric C. Mitchell
Joan Otomo-Corgel
Frederick W. Pierce, IV
Charles B. Reed, Chancellor, ex officio
Michael D. Stennis

Members Absent

William D. Campbell
Ronald L. Cedillos

Other Trustees Present

Martha C. Fallgatter
Laurence K. Gould, Jr.
Ralph R. Pesqueira

Chancellor's Office Staff

David S. Spence, Executive Vice Chancellor
Richard P. West, Senior Vice Chancellor, Business and Finance
Christine Helwick, General Counsel
Douglas X. Patiño, Vice Chancellor, University Advancement
J. Patrick Drohan, Senior Director, Capital Planning, Design and Construction

Presidential Liaisons

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

Chair Razi greeted the audience and called the meeting to order at 1:53 p.m.

On behalf of the Committee on Campus Planning, Buildings and Grounds, Chair Razi welcomed the committee's newest member, Frederick W. Pierce, IV.

Approval of Minutes

The minutes of the November 10, 1998, meeting were approved as submitted.

Professional Appointments

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

Status Report on the 1999/00 State Funded Capital Outlay Program—Governor’s Budget

Chair Razi introduced Patrick Drohan, senior director, capital planning, design and construction, to present the item.

Referring to the status report handout, Mr. Drohan briefly reviewed the information as shown. Mr. Drohan stated that staff is continuing to have discussions with the governor’s administration in an effort to restore the original trustees’ budget request.

Chair Razi expressed disappointment that one of the changes made by the Department of Finance had compressed funding for San Jose State University’s Joint Library into one fiscal year (1999/2000) rather than the proposed two years, thus impacting three CSU projects.

Chancellor Reed stated staff has informed the Department of Finance that San Jose State University cannot spend the library funding in one year. Senior Vice Chancellor Richard West has made several visits to Sacramento including meetings with the director of finance, legislators and legislative staff to make that point in hopes of convincing them that we could use those funds for other projects.

Trustee Pierce inquired if the source of funds was the bond initiative, Proposition 1A, and how are the funds issued.

Mr. Drohan responded that the first year of bond proceeds is already committed based on the current 1998-99 capital outlay program. The bonds are issued over a period of time and tied to amounts identified in each budget cycle over four years. The amount of bonds sold at any given point in time is based on the cash-flow projection needs developed independently by each of California’s three higher education segments.

In answering Trustee Pesqueira’s questions, Mr. Drohan stated that footnote “d.” in the handout references projects affected due to the CSU library funding. He said that when the Department of Finance moved \$43 million into the 1999-00 capital outlay program, staff was required to look at a combination of projects to offset this change.

Certify a Final Environmental Impact Report and Approve the Campus Master Plan Revision for California State University, San Bernardino

Senior Director Patrick Drohan presented an overview of the item as printed in the agenda. A master plan video was shown that highlighted the development of the campus from inception, identified the academic program growth, and the related physical development of the campus incorporating the EIR to satisfy CEQA compliance. Also included in the video were the growth projection from the feeder regions, the demographics and the potential growth plans for the campus.

Mr. Drohan indicated that campus staff had submitted appropriate master plan environmental documents and the master plan revision to support the requested change to increase the master planned enrollment ceiling from 12,000 full-time equivalent students (FTES) to 20,000 FTES.

President Karnig stated that most of the master planning at CSU San Bernardino was accomplished long before he arrived on campus by his predecessor, Dr. Anthony Evans. He also recognized three key people present at the meeting—(1) Vice President for Administration and Finance David DeMauro, who has kept a close watch on the physical unfolding of the campus; (2) Chief University Architect William Shum, who has a long-range vision and know-how in keeping a campus beautiful as well as functional; and (3) Director of Public Affairs Cynthia Pringle, who was the voice in the video presentation.

Trustee Pesqueira inquired as to the potential noise and light issues raised if the arena is constructed.

President Karnig said that the indoor arena replaces what was originally proposed as an outdoor amphitheater, and eliminates significant noise and light concerns related to a large outdoor amphitheater.

Trustee Stennis complimented the campus staff on a well-done video presentation.

Trustee Pierce expressed concern as to whether 1,200 housing beds will be sufficient for a capacity 20,000 FTE.

President Karnig indicated that 1,200-bed projection is triple their present housing bed accommodation. It is too early to tell what will be needed. He said that over half of the CSU San Bernardino student population is nontraditional, e.g., transfer students with no interest in living on campus. Also, CSU San Bernardino is mainly a commuter campus. Therefore, the projected 1,200 housing beds will probably satisfy the demand.

Trustee Foster commented that staff had done a commendable job in developing appropriate executive summary material in the brief that addresses issues of concern for the board.

The committee recommended approval by the board of the proposed resolution (RCPBG 01-99-01).

Approval of Schematic Plans—California State University, Northridge—Arts, Media, and Communication Building

Using a slide presentation, Mr. Drohan briefly reviewed the printed agenda item. He stated that the Board of Trustees certified the appropriate CEQA documents at its May 13, 1998, meeting as part of the Master Environmental Impact Report for CSU Northridge.

Trustee Pierce noted that the cost estimate is included within the schematic design documents and inquired if the board would also be approving the project cost budget for the building.

Mr. Drohan indicated that even though the project cost breakdown in the budget is informational, it is a part of the normal budgeting process, and the total project cost is submitted to the Board of Trustees as a part of the schematic plan approval process.

In answer to Trustee Otomo-Corgel's question, Mr. Drohan confirmed that this is a FEMA matching funds project.

President Wilson reminded those present that the week prior to this meeting was the fifth anniversary of the Northridge earthquake and this building is the last, post-earthquake construction project that staff at CSUN will be requesting of the Board of Trustees. She stated that this building will mimic the arches of the Oviatt Library and in a sense will be a signature building for the campus with its elegance and placement.

Trustee Otomo-Corgel expressed concern as to the seismic structural soundness of the building since the Oviatt Library collapsed in the Northridge earthquake.

President Wilson responded that the arches are the only aspect of the new building that mimics the Oviatt Library. Seismic information learned as a result of the Northridge earthquake has helped engineers to design a seismically sound building.

The committee recommended approval by the board of the proposed resolution (RCPBG 01-99-02).

Adjournment

The meeting adjourned at 2:28 p.m.

BRIEF

Action Item

Agenda Item 1
March 16-17, 1999

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Amend the 1998/99 Capital Outlay Program, Nonstate Funded

Presentation By

J. Patrick Drohan, Senior Director
Capital Planning, Design and Construction

Summary

This agenda item requests approval to amend the 1998/99 nonstate funded capital outlay program to include the following projects:

- | | | |
|---|------|--------------|
| 1. California State University, Monterey Bay
Renovation of Building 206—Residence Hall | PWCE | \$4,951,000 |
| 2. California State Polytechnic University, Pomona
Technology and Training Center | PWC | \$9,444,000 |
| 3. San Francisco State University
The Village at Centennial Square | PWCE | \$48,790,000 |

Recommended Action

Approval of the resolution.

ITEM

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Agenda Item 1
March 16-17, 1999

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Amend the 1998/99 Capital Outlay Program, Nonstate Funded

This is a request to amend the 1998/99 nonstate funded capital outlay program to include the following projects:

1. California State University, Monterey Bay Renovation of Building 206—Residence Hall	PWCE	\$4,951,000
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CSU Monterey Bay wishes to proceed with the design and renovation of a former army dormitory to a modern student residence hall. The renovation will provide 155 additional bed spaces to increase the campus residence halls capacity to approximately 630 bed spaces. The renovation of building 206 will complete a cluster of residence halls located in the core area of the campus. The CSU Monterey Bay Foundation will be responsible for the operation and maintenance of the residence hall and will be issuing long-term bonds to finance the renovation costs. A separate agenda item regarding the sale of revenue bonds to fund the project is being presented to the Committee on Finance.

2. California State Polytechnic University, Pomona Technology and Training Center	PWC	\$9,444,000
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CSPU Pomona wishes to proceed with the design and construction of a 51,200 gross square foot (GSF) technology and training center. The proposed project includes: 26,700 GSF of classroom, lab and administrative facilities for the continuing education center and the college of extended university; 24,500 GSF of lease space for business incubator facilities; and a foundation bookstore and cafe. The project is one of seven incubators selected to be developed within the Los Angeles County Incubator Network as part of the Los Angeles County Defense Conversion Program and one of three National Aeronautics Space Administration/Jet Propulsion Lab (NASA/JPL) technology transfer projects. The project is consistent with the university's community outreach program with an objective to significantly contribute to the economic revitalization of the region. Project funding is provided by grants from the State of California, NASA, the U. S. Department of Commerce Economic Development Administration, and private financing through the Cal Poly, Pomona Foundation. Separate agenda items are being presented at this board meeting on the professional appointment and schematic plans for the project.

3. San Francisco State University The Village at Centennial Square	PWCE	\$48,790,000
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San Francisco State University wishes to proceed with the design and construction of The Village at Centennial Square. This mixed-use project includes low-rise on-campus apartments, a new student services building, and off-street parking. The proposed project replaces the Verducci Hall housing lost in the 1989 Loma Prieta earthquake and demolishes the damaged 763-bed structure. The proposed "residential village" complex will be built on the 3.7-acre campus site of the former corporation yard and parking lot 8. There will be approximately 763 beds in two- and three-bedroom apartments,

computer and study areas, recreational and laundry facilities, commercial/retail/academic activity space, a 130-space parking structure, and contiguous student services offices. This project supports the educational mission of the university by providing facilities and services that are convenient and that enhance a sense of community and cooperative learning. The Board of Trustees approved the concept plan for this public/private partnership venture at the November 1998 meeting. Separate agenda items are being presented at this board meeting on a master plan revision, schematic plans and financing for the project.

The following resolution is recommended for approval:

RESOLVED, By the Board of Trustees of The California State University, that the 1998/99 Nonstate Funded Capital Outlay Program be amended to include: (1) \$4,951,000 for preliminary plans, working drawings, construction and equipment for the California State University, Monterey Bay, Renovation of Building 206—Residence Hall; (2) \$9,444,000 for preliminary plans, working drawings and construction for the California State Polytechnic University, Pomona, Technology and Training Center; and (3) \$48,790,000 for preliminary plans, working drawings, construction and equipment for San Francisco State University's The Village at Centennial Square.

BRIEF

Information Item

Agenda Item 2
March 16-17, 1999

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Professional Appointments

Presentation By

J. Patrick Drohan, Senior Director
Capital Planning, Design and Construction

Summary

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

ITEM

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Agenda Item 2
March 16-17, 1999

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Professional Appointments

The following campuses wish to report on professional appointments made since the last board meeting:

1. California State University, Dominguez Hills
Natural Sciences and Mathematics HVAC Upgrade
Project Engineer: Dahl, Taylor and Associates, Inc.

The campus invited thirteen firms to respond to a request for qualifications to provide professional services for this major capital outlay project. The campus selection committee interviewed three finalists and selected Dahl, Taylor and Associates, Inc. as the project engineer for the natural sciences and mathematics HVAC upgrade project. The project will modify the existing fume hood system and integral HVAC system to meet current codes including relocation of the air intake for 100 percent fresh air intake and relocation of fume hood fans to the roof. The project will address ventilation control deficiencies.

2. California State Polytechnic University, Pomona
Technology and Training Center
Project Architect: HMC Group

A committee consisting of campus personnel interviewed three firms and selected HMC Group to design the technology and training center. The proposed project includes 26,700 gross square feet (GSF) of education and administrative facilities for the continuing education center and the college of extended university, 24,500 GSF for business incubator buildings, and a foundation bookstore and cafe.

BRIEF

Information Item

Agenda Item 3
March 16-17, 1999

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Status Report on the 1999/00 State Funded Capital Outlay Program

Presentation By

J. Patrick Drohan, Senior Director
Capital Planning, Design and Construction

Summary

The California State University's proposed 1999/00 Capital Outlay Program and Five-Year Capital Improvement Program 1999/00 through 2003/04 were presented at the September 1998 meeting of the Board of Trustees. The 1999/00 state funded program identified campus needs totaling \$347,797,000. The trustees approved a budget request in the amount of \$214,898,000 based on anticipated general obligation funding subsequently approved by the voters on November 3, 1998.

The governor's proposed 1999/00 budget published on January 8, 1999, included revisions to the CSU budget request and were reported to the Board of Trustees at the January meeting. The Legislative Analyst's Office will publish the Analysis of the 1999/00 Budget Bill in February 1999. A comparison between the CSU 1999/00 state funded capital outlay program request, the funding in the governor's budget, and the LAO recommendations will be distributed at the meeting.

BRIEF

Action Item

Agenda Item 4
March 16-17, 1999

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Categories and Criteria for the 2000/01 State Funded Capital Outlay Program

Presentation By

J. Patrick Drohan, Senior Director
Capital Planning, Design and Construction

Summary

This agenda item requests the Board of Trustees' approval of the categories and criteria to be used for the 2000/01 state funded capital outlay program. The categories and criteria have been reviewed by systemwide campus administrative staff, Vice Presidents of Administration and the Executive Council.

Recommended Action

Approval of the resolution.

ITEM

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Agenda Item 4
March 16-17, 1999

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Categories and Criteria for the 2000/01 State Funded Capital Outlay Program

The Board of Trustees annually adopts categories and criteria that are used in setting priorities for the state funded capital outlay program. The proposed categories and criteria for the 2000/01 program are included as Attachment A and have been reviewed with systemwide campus administrative staff, Vice Presidents of Administration and the Executive Council.

Two changes to the criteria are recommended. The first change is to exempt telecommunication infrastructure projects from the one project limit in the action year (2000/01). The second change permits funding of the preliminary plan (P) phase separate from the working drawing (W) and construction (C) phases for complex projects, providing the WC phases are funded within the same bond cycle.

The following resolution is recommended for approval:

RESOLVED, By the Board of Trustees of The California State University, that the Categories and Criteria for the 2000/01 State Funded Capital Outlay Program, as contained in Attachment A of the trustees' Committee on Campus Planning, Buildings and Grounds Agenda Item 4, of the March 16-17, 1999, meeting of the Board of Trustees be approved; and, be it further

RESOLVED, That the chancellor is hereby directed to use these categories and criteria to prepare the 2000/01 State Funded Capital Outlay Program for The California State University. If this results in an "action year" (2000/01) request beyond reasonable expectation of available funding, the chancellor is delegated authority to adjust the number of campus projects submitted.

Categories and Criteria to Set Priorities for the 2000/01 State Funded Capital Outlay Program

General Criteria

- A campus may submit a maximum of one project for the budget year, including health and safety projects. Exceptions to this limit will be considered on an individual project basis. Equipment, seismic strengthening and telecommunication infrastructure projects are excluded from this limit.
- For the four planning years, the campus may submit a maximum of three projects per year, including health and safety projects.
- Seismic strengthening projects will be prioritized according to recommendations from the Seismic Review Board.
- Campuses are to prepare their project requests for the five-year program using PWC lump sum funding for all new project starts. Campus requests for preliminary plan (P) phase funding separate from the working drawing and construction (WC) phases will be considered on an individual project basis. Approval of a phased project will require the project be completely funded (PWC) within the expected bond cycle. Project requests for remaining projects in the five-year program that received an initial phase of funding should use the lump sum method for the balance of funds required to complete the projects with the exception of equipment funds.
- Current trustee-approved campus physical master plan enrollment ceilings apply to on-campus enrollment only. These numbers are to be used as the basis of comparison for justifying capital projects that address enrollment demand to be accommodated on campus. Enrollment estimates that exceed these figures are expected to be accommodated through distributed learning and other off-campus instructional means.

Individual Categories and Criteria

I. Funds for Projects of Systemwide Benefit

These funds are distributed among campuses for minor capital outlay projects, and preliminary planning for projects proposed in the five-year plan including: feasibility studies, master planning, utility master planning and/or energy studies based on need.

II. Renovation

A. These funds correct structural, health and safety code deficiencies by addressing life safety problems and promoting code compliance in existing facilities. Projects include seismic strengthening, correcting building code deficiencies, and addressing regulatory changes which impact campus facilities or equipment.

- B. These funds make new and remodeled facilities operable by providing equipment, renovating building systems, and replacing utility services to make buildings and the campus infrastructure operable.
- C. These funds meet campus deficiency needs by renovating or constructing new replacement buildings in response to academic and support program needs and deficiencies.

III. Growth

These funds eliminate instructional and support deficiencies, including new buildings, additions, land acquisitions, and site development.

BRIEF

Action Item

Agenda Item 5
March 16-17, 1999

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Approve the Campus Master Plan Revision and Schematic Plans for The Village at Centennial Square—San Francisco State University

Presentation By

J. Patrick Drohan, Senior Director
Capital Planning, Design and Construction

Summary

This agenda item proposes two revisions to the campus master plan and approval of schematic plans for The Village at Centennial Square at San Francisco State University. The item includes the proposed campus master plan with the revisions indicated by hexagons (Attachment A) and the previously approved campus master plan dated March 1988 (Attachment B).

Recommended Action

Approval of the resolution.

ITEM

2

Agenda Item 5
March 16-17, 1999

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Approve the Campus Master Plan Revision and Schematic Plans for The Village at Centennial Square—San Francisco State University

Background

In November 1998, the Board of Trustees reviewed and approved a concept plan for San Francisco State University to enter into a public/private partnership for the construction of The Village at Centennial Square, a mixed use project to include on-campus apartments, a new student services building, and off-street parking. The proposed project also includes the demolition of the vacant Verducci Hall residence hall damaged during the Loma Prieta earthquake. Pursuant to board policy, the campus is now requesting approval of a revision to the campus master plan as well as schematic plans for the proposed development. Separate agenda items are also being presented at this board meeting on an amendment to the nonstate capital outlay program and financing for the project.

Campus Master Plan Revision

1. Designate the use of parking lot 8 and the former corporation yard (#23) for the development of The Village at Centennial Square (Hexagon #1, Attachment A).

The proposed revision identifies this 3.7-acre site for on-campus apartments, a student services building, and off street parking. The complex will be named “The Village at Centennial Square” in recognition of the centennial of San Francisco State University. The project includes the demolition of two one-story warehouse buildings formerly used for the corporation yard. The new corporation yard was recently completed at its relocated site on-campus.

2. Designate Verducci Hall (#93) as a temporary site for future development (Hexagon #2, Attachment A).

The proposed revision identifies the demolition of the 763-bed Verducci Hall residence hall damaged in the 1989 Loma Prieta earthquake. The campus wishes to designate this as a temporary site for future development.

Fiscal Impact and Proposed Schedule

The total estimated cost of The Village at Centennial Square is \$48,790,000. The campus indicates that the project would be primarily funded from the issuance of tax-exempt non-recourse bonds by the campus foundation. The Federal Emergency Management Agency approved \$9.6 million that includes a state match toward replacing Verducci Hall. The project is scheduled to begin in spring 1999 and be completed by fall 2000.

Schematic Plans

Development Entity: Catellus Residential Group
Project Architect: Sasaki Associates

Scope

The project consists of two major elements: the demolition of Verducci Hall and the construction of The Village at Centennial Square, a mixed use project including new on-campus apartments, a student services building, and off-street parking (130 spaces). Verducci Hall is a 15-story, 763-bed residence hall that was built in 1970 and has been vacant since the Loma Prieta earthquake. It is expected that its demolition will also require abatement of asbestos and lead base paint.

The village project location is proposed for the southwestern portion of the campus on the 3.7-acre site of the formerly used corporation yard and parking lot 8. The housing portion of the project totals approximately 200,000 assignable square feet (ASF) for 763 students. The commercial/retail space included in the housing area totals approximately 5,000-11,500 ASF. This space connects to major pathways leading to an existing nearby parking structure, surrounding academic buildings, student union, health center, and city streets. The apartment buildings of two-and three-bedroom furnished units will consist of five to six stories over a 130-space parking structure. Outdoor public areas and open-air pedestrian walkways, accented by supportive landscaping, will promote cooperative learning spaces and social interaction.

The proposed new student services building will centralize and consolidate all student support services into a 58,000 gross square foot building of five to six stories to be constructed on the upper, eastern portion of the lot (former corporation yard). The student services building will be connected to the housing complex through inner courtyards. The courtyards will provide vibrant meeting spaces for students and for the commercial activity needed to support the daily services of such a "village."

Timing (Estimated)

Completion of Working Drawings	June 1999
Construction Start	June 1999
Occupancy	August 2000

Basic Statistics

Housing

Gross Building Area	272,000 square feet
Assignable Building Area (Housing)	200,000 square feet
Assignable Building Area (Retail)	11,500 square feet
Total Assignable Area	211,500 square feet
Efficiency	78 percent

<i>Student Services Building</i>	
Gross Building Area	58,000 square feet
Assignable Building Area	46,000 square feet
Efficiency	79 percent

<i>Parking Garage</i>	
Gross Building Area	41,000 square feet
Parking Spaces	130 spaces

Cost Estimate—California Construction Cost Index 3722

<i>Housing</i>	
Building Cost (\$106 per gross square foot)	\$28,928,000
Demolition & Site Development (includes landscaping)	<u>5,336,000</u>
Construction Cost	\$34,264,000
Fees and Contingency	<u>2,603,000</u>
Total Project Cost (\$136 per gross square foot)	\$36,867,000
Group II Equipment	<u>2,017,000</u>
<i>Grand Total</i>	<u><u>\$38,884,000</u></u>

<i>Student Services Building</i>	
Building Cost (\$112 per gross square foot)	\$ 6,503,000
Site Development (includes landscaping)	<u>298,000</u>
Construction Cost	\$ 6,801,000
Fees and Contingency	<u>588,000</u>
Total Project Cost (\$127 per gross square foot)	\$ 7,389,000
Group II Equipment	<u>400,000</u>
<i>Grand Total</i>	<u><u>\$ 7,789,000</u></u>

<i>Parking Garage</i>	
Building Cost (\$14,908 per space)	\$ 1,938,000
Landscaping	<u>20,000</u>
Construction Cost	\$ 1,958,000
Fees and Contingency	<u>159,000</u>
Total Project Cost (\$16,285 per space)	\$ 2,117,000
Group II Equipment	<u>0</u>
<i>Grand Total</i>	<u><u>\$ 2,117,000</u></u>

Funding Data

The Federal Emergency Management Agency is funding \$7.2 million of the project cost and the identified state share is \$2.4 million (totaling \$9.6 million). The remainder will be provided by the issuance of tax-exempt non-recourse bonds by the campus foundation payable from project revenues and secured with developer construction and rent guarantees. Construction will not proceed until funds have been secured.

California Environmental Quality Act Action

An initial study has been completed and a Negative Declaration prepared pursuant to the requirements of the California Environmental Quality Act. The Negative Declaration was filed with the State Clearinghouse on December 23, 1998. The 30-day public review period ended on January 21, 1999. No adverse comments were received.

The following resolution is recommended for approval:

RESOLVED, By the Board of Trustees of The California State University, that upon consideration of the information provided in the Negative Declaration prepared for the San Francisco State University Campus Master Plan Revision and The Village at Centennial Square Schematic Plans, the board finds that:

1. The Negative Declaration has been prepared for the project pursuant to the requirements of the California Environmental Quality Act; and
2. The proposed project will not have a significant effect on the environment; and
3. The project will benefit The California State University; and, be it further

RESOLVED, That the chancellor is requested under Delegation of Authority granted by the Board of Trustees, to file the Notice of Determination for the San Francisco State University Campus Master Plan Revision and The Village at Centennial Square Schematic Plans; and, be it further

RESOLVED, That the San Francisco State University Campus Master Plan Revision dated March 16-17, 1999, be approved; and, be it further

RESOLVED, That the schematic plans for San Francisco State University, The Village at Centennial Square project are approved at a project cost of \$48,790,000 at CCCCI 3722.

See Printed Agenda for
Item 5
Attachment A (*2 pages*)
Attachment B (*2 pages*)

BRIEF

Action Item

Agenda Item 6
March 16-17, 1999

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Approval of Schematic Plans

Presentation By

J. Patrick Drohan, Senior Director
Capital Planning, Design and Construction

Summary

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

1. California State Polytechnic University, Pomona—James and Carol Collins Center for Hospitality Management, Phase II
2. California State Polytechnic University, Pomona—Technology and Training Center

Recommended Action

Approval of the resolutions.

ITEM

2

Agenda Item 6
March 16-17, 1999

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Approval of Schematic Plans

1. California State Polytechnic University, Pomona—James and Carol Collins Center for Hospitality Management, Phase II

Project Architect: Holmes and Narver

Background and Scope

The James and Carol Collins Center for Hospitality Management, Phase I project was completed in August 1989 for the School of Hotel and Restaurant Management. The program has experienced steady growth, with 236 full-time equivalent students (FTE) enrolled in 1998 and a projected increase to 304 FTE in 2000/2001. The proposed Phase II project will provide additional classroom facilities, administrative/faculty offices, and a conference center. The project includes two new buildings for four primary areas: (1) classroom and faculty office facilities, (2) Professional Development Institute, (3) administration, and (4) conference center. The main building is a two-story 20,668 gross square foot (GSF) facility northeast of the existing school accommodating classrooms and student career development on the first level and administrative and faculty offices on the second level. A two-story lobby within sight of the parking lot provides visual access and direction. The second building is a one-story 2,781 GSF facility with a basement for lecture conference facilities and storage. Construction is Type II N light gauge steel. The exterior is a stucco curtain wall with a tile and built-up roofing system to match the existing Phase I project.

Timing (Estimated)

Completion of Preliminary Drawings	May 1999
Completion of Working Drawings	October 1999
Construction Start	February 2000
Occupancy	January 2001

Basic Statistics

Gross Building Area	23,449 square feet
Assignable Building Area	16,080 square feet
Efficiency	68.5 percent

Cost Estimate—California Construction Cost Index 3722

Building Cost (\$164 per gross square foot)	\$3,855,000
Site Development	<u>476,000</u>

Construction Cost	\$4,331,000
Fees & Contingency	<u>1,542,000</u>
Total Project Cost (\$250 per gross square foot)	\$5,873,000
Group II Equipment	<u>204,000</u>
Grand Total	<u><u>\$6,077,000</u></u>

Funding Data

Funding for the project will be entirely from nonstate donor funds. Initial funding to complete design is in hand. Construction will not proceed until funds have been secured.

California Environmental Quality Act

An initial study has been completed and a Negative Declaration has been prepared pursuant to the requirements of the California Environmental Quality Act. The Negative Declaration was filed with the State Clearinghouse on December 24, 1998. The 30-day public review period ended on January 26, 1999. No adverse public comments were received.

The following resolution is recommended for approval:

RESOLVED, By the Board of Trustees of The California State University, upon consideration of the information provided in the Negative Declaration prepared for the California State Polytechnic University, Pomona, James and Carol Collins Center for Hospitality Management, Phase II project, the board finds that:

1. The Negative Declaration has been prepared for the project pursuant to the requirements of the California Environmental Quality Act; and
2. The proposed project will not have a significant effect on the environment; and
3. The project will benefit The California State University; and, be it further

RESOLVED, That the chancellor is requested, under Delegation of Authority granted by the Board of Trustees, to file the Notice of Determination for the California State Polytechnic University, Pomona, James and Carol Collins Center for Hospitality Management, Phase II project; and, be it further

RESOLVED, That the schematic plans for the California State Polytechnic University, Pomona, James and Carol Collins Center for Hospitality Management, Phase II project are approved at a project cost of \$6,077,000 at CCCI 3722.

2. California State Polytechnic University, Pomona—Technology and Training Center

Project Architect: HMC Group

Background and Scope

The proposed technology and training center is one of seven business incubators selected to be developed within the Los Angeles County Incubator Network as part of the Los Angeles County Defense Conversion Program and one of three National Aeronautics Space Administration/Jet Propulsion Lab (NASA/JPL) technology transfer projects. The project is consistent with the university's community outreach program with an objective to significantly contribute to the economic revitalization of the region. The building includes: 26,700 GSF of classroom, lab and administrative facilities for the continuing education center and the college of extended university; 24,500 GSF of lease space for business incubator facilities; and a foundation bookstore and cafe. Construction is Type II N steel moment frame. The exterior finish is fiber cement panels with aluminum panel accents and a standing seam metal roof.

Timing (Estimated)

Completion of Preliminary Drawings	May 1999
Completion of Working Drawings	December 1999
Construction Start	April 2000
Occupancy	May 2001

Basic Statistics

Gross Building Area	51,200 square feet
Assignable Building Area	35,000 square feet
Efficiency	68 percent

Cost Estimate—California Construction Cost Index 3722

Building (\$125 per gross square foot)	\$6,406,000
Site Development (includes landscaping)	<u>928,000</u>
Construction Cost	\$7,334,000
Fees & Contingency	<u>2,110,000</u>
Total Project Cost (\$184 per gross square foot)	\$9,444,000
Group II Equipment	<u>0</u>
Grand Total	<u>\$9,444,000</u>

Funding Data

Funding is provided entirely from nonstate sources through grants from the State of California, NASA, and the U. S. Department of Commerce Economic Development Agency, plus private

financing through the Cal Poly Pomona Foundation. Construction will not proceed until funds have been secured.

California Environmental Quality Act

An initial study has been completed and a Negative Declaration has been prepared pursuant to the requirements of the California Environmental Quality Act. The Negative Declaration was filed with the State Clearinghouse on December 23, 1998. The 30-day public review period ended on January 25, 1999. No adverse public comments were received.

The following resolution is recommended for approval:

RESOLVED, By the Board of Trustees of The California State University, upon consideration of the information provided in the Negative Declaration prepared for the California State Polytechnic University, Pomona, Technology and Training Center, the board finds that:

1. The Negative Declaration has been prepared for the project pursuant to the requirements of the California Environmental Quality Act; and
2. The proposed project will not have a significant effect on the environment; and
3. The project will benefit The California State University; and, be it further

RESOLVED, That the chancellor is requested, under Delegation of Authority granted by the Board of Trustees, to file the Notice of Determination for the California State Polytechnic University, Pomona, Technology and Training Center; and, be it further

RESOLVED, That the schematic plans for the California State Polytechnic University, Pomona, Technology and Training Center are approved at a project cost of \$9,444,000 at CCCI 3722.