

## AGENDA

### COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

**Meeting: 3:15 p.m., Tuesday, September 19, 2000**  
**Glenn S. Dumke Conference Center**

Stanley T. Wang, Chair  
Ralph R. Pesqueira, Vice Chair  
William D. Campbell  
Murray L. Galinson  
Harold Goldwhite  
Frederick W. Pierce, IV  
Ali C. Razi

#### **Consent Items**

Approval of Minutes of July 19, 2000 (Action)

1. Amend the 2000/01 Capital Outlay Program Nonstate Funded, *Action*
2. Amend the 2000/01 Capital Outlay Program, State Funded, *Action*
3. California Environmental Quality Act Annual Report, *Information*
4. CSU Seismic Review Board Annual Report, *Information*

#### **Discussion Items**

5. State and Nonstate Funded Capital Outlay Program 2001/02, *Action*  
Five-Year Capital Improvement Program 2001/02 Through 2005/06, *Information*  
Previous Five-Year Capital Funding Program 1996/97 Through 2000/01, *Information*
6. Approval of Schematic Plans, *Action*

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

**Trustees of The California State University  
Office of the Chancellor  
Glenn S. Dumke Conference Center  
401 Golden Shore  
Long Beach, California**

**July 18, 2000**

**Members Present**

Stanley T. Wang, Chair  
Ralph R. Pesqueira, Vice Chair  
William D. Campbell  
Murray L. Galinson  
Harold Goldwhite  
Laurence K. Gould, Jr., Chair of the Board, ex officio  
Frederick W. Pierce IV  
Ali C. Razi  
Charles B. Reed, Chancellor, ex officio

**Other Trustees Present**

Roberta Achtenberg  
Daniel Cartwright  
Martha C. Fallgatter  
Debra S. Farar  
Robert Foster  
William Hauck  
Shailesh J. Mehta  
Dee Dee Myers  
Neel I. Murarka  
Anthony M. Vitti

**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  
Douglas X. Patiño, Vice Chancellor, University Advancement  
Christine Helwick, General Counsel  
J. Patrick Drohan, Assistant Vice Chancellor, Capital Planning, Design and Construction

Chair Wang greeted the audience and called the meeting to order at 2:10 p.m.

### **Approval of Minutes**

The minutes of May 9, 2000, were approved as submitted.

### **Amend the 2000/01 Capital Outlay Program, Nonstate Funded**

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

The committee recommended approval by the board of the proposed resolution (RCPBG 07-12-00).

### **Status Report on the 2000/01 State Funded Capital Outlay Program**

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

### **Report on Updating the CSU Construction Cost Guidelines**

Chair Wang introduced Assistant Vice Chancellor Patrick Drohan, capital planning, design and construction, to present the item. Mr. Drohan stated that, in working with the Department of Finance, his office annually updates the CSU's construction cost guidelines to adjust the cost per square foot per type of building based on changes in the Engineering News Record Cost Index (ENR), actual bid results of campus projects, and changes in the building code. He said that unfortunately the ENR does not give the true picture of what major cost factors may be impacting our overall construction costs at any given point in time. For example, the indicators used by the ENR reflect increases in cost only to a yard of concrete, a 1,000 board foot of lumber, and a ton of structural steel, not fabricated. These components in a general building development represent five to six percent of the total building cost. Therefore, a very small percentage of the total cost is used for inflation adjustments and it typically does not reflect what is impacting construction costs in the industry as it pertains to the California regional settings.

In seeking to upgrade the cost guide approach used for capital budgeting, the Department of Capital Planning, Design and Construction (CPDC) set the following goals—1) develop budgets that will result in minimizing total life-cycle maintenance and operating costs, 2) effectively manage available design and construction resources, and 3) implement revised cost guides for the 2002/03 capital outlay program. CPDC formed a campus advisory committee and contracted Davis Landon Adamson (DLA) to examine the current cost guide. DLA was charged to determine major opportunities to achieve life-cycle cost savings, and create a new component cost for building types incorporating life cycle costs and cost impacts of recent codes. Mr. Drohan stated that in reviewing the existing cost guides, DLA used data from selected west coast university projects as well as CSU projects for comparison of the building component costs.

Mr. Drohan indicated that nine building types were assessed—classroom, science, library, engineering, music practice, art studies, gymnasium, theatre, and administration. During his presentation, Mr. Drohan focused on classrooms only, although staff will be proposing new base cost guidelines for all nine building types.

The study findings completed by DLA identified three areas where significant maintenance cost savings could be achieved. They are—provide a 1) hard skin building exterior, 2) 25-year versus 15-year roof, and 3) variable volume versus constant volume mechanical system. The study also found that low initial costs result in high operating costs to the state.

Trustee Pierce inquired as to whether staff needed to compare the life cycle cost on a present value basis if the front-end capital cost is a one-time cost.

Mr. Drohan said that staff did take that into consideration and in the case of exterior skins, there was a \$141,000 net present value savings on the initial investment at today's dollars, with a comparable figure for roofing and HVAC.

In closing the presentation, Mr. Drohan informed the committee members that staff plans to meet in the fall with the Department of Finance and the Legislative Analyst's Office to seek concurrence with our proposed changes. In December the new cost guide for the 2002/03 capital outlay program will be issued to the campuses. And lastly, staff will revise systemwide building standards to adopt increased life cycle of roofs, and the quality of exterior skin and heating/ventilating air conditioning systems.

Trustee Fallgatter asked if the CSU is protected against submitted change orders as the result of an architect's building plans not being code compliant.

Mr. Drohan stated that there is a plan check process that includes several agencies, e.g., Seismic Safety Peer Review Board, State Fire Marshal, Department of State Architect. Even with all of these thorough checks, the human factor does allow that occasional errors and omissions will be made, and typically found in the construction phase. The mistakes are identified; remedied, if possible; and do cost the project.

Trustee Fallgatter inquired if the CSU has any recourse when the architect is at fault.

Mr. Drohan responded that there is a provision in the contract language to seek recompense when it is determined that the architect has been negligent.

Trustee Razi stated that he was a bit confused as to the way staff categorized the life cycle costs within the guide.

Mr. Drohan said that the changes staff is recommending are broader than just life cycle costs. Code changes have been addressed. Because the CSU has not been able to keep pace with the code changes over the past 15-20 years, we have seen deterioration in the quality of our structures. This study has addressed the issues around the initial cost elements of a building in order to bring to light the impact the use of lesser quality materials has had on our building program.

Trustee Razi asked if the findings of this study are going to be carried out or are they the conclusion that staff has reached.

Mr. Drohan answered that these are the conclusions that staff has reached after examining the findings of Davis Langdon Adamson.

Trustee Murarka questioned as to whether the new life cycle costs were going to make some of the buildings more environmentally friendly.

Mr. Drohan responded that the proposed mechanical systems have the ability to not only save cost but to conserve energy, thus being environmentally sensitive. The CSU facilities comply with Title 24 and, if approval of the proposed life cycle cost systems is received, we would be on the road toward increased energy efficiency, which is an environmentally sound approach.

Trustee Goldwhite inquired if any other higher education group is doing something similar in discussing new cost guidelines with the state agencies. He was concerned that the CSU might be pricing itself out of the new building market.

Mr. Drohan indicated that the UC is very interested in our study and the methodology used to create the new cost guides. The UC costs have recently received a lot of attention from the legislature. It is our intent to share our information with the UC.

In trying to understand how the new cost guidelines are going to be used when submitting projects to the Department of Finance, Trustee Pierce, asked if the costs shown on the chart represent the upper limit that can be approved for funding. Also, does the CSU have the flexibility within the lump sum funding to value engineer a project in order to, for example, build a larger building. Lastly, Trustee Pierce asked when could the CSU go back to the Department of Finance if a building's program has varied.

Mr. Drohan reminded the committee that the current CSU streamlining agreement with the Department of Finance is that we will not go back to them requesting more money, and that our funded budgets provide the total cost that the CSU believes necessary to implement the projects. He said that value engineering does play into the equation when during the design phase a problem with the project estimate is determined and an adjustment is needed in order to stay within budget.

In referring to column four on the *Probable Variations in Classroom Construction Cost* chart, the bottom figure of \$177 per square foot does not represent an upper limit figure. Mr. Drohan pointed out that this chart is a guideline and is designed to be flexible if, for instance, an engineering feasibility study was performed that demonstrated that \$185 per square foot would be more appropriate. There are many variables that could affect this figure, e.g., conditions around the site and market conditions in the area. The figure could also be lower.

Trustee Pierce challenged staff to continue being flexible and explore different contracting methods and ranges of specifications in order to keep our construction costs down. On the other hand when a project is funded, Trustee Pierce inquired if the CSU has the flexibility to add more for our money rather than less.

Mr. Drohan responded that with the streamlining agreement, the CSU has the ability to retain project savings and those can be reinvested into the building program or for other uses as well.

Trustee Foster stated that there is approximately \$140 million per year of supplemental funding available statewide for energy efficient programs and wondered if the CSU has applied for such funding.

Mr. Drohan stated that Tony Valenzuela, energy and utility engineer in capital planning, design and construction, is exploring the possibility of using these monies to augment state monies in the infrastructure renovation of the Stockton Development Center.

### **Draft of the Capital Outlay Program 2001/02 and Five-Year Capital Improvement Program 2001/02 Through 2005/06, State and Nonstate Funded**

Mr. Drohan indicated that the draft capital outlay program follows the same format as in previous years and contains the campuses' requests for funding projects in the 2001-02-budget year. He reminded the committee members that this is the last year of the Prop. 1A funding. Based on previous allocations, Mr. Drohan stated that staff anticipates future funding levels to be approximately \$207 million, resulting in a sizeable differential. The staff of capital planning, design and construction will continue to evaluate the programs, refine the numbers, and bring back to the board members in September a priority list based on the anticipated funding level.

### **Concur with the Findings in the Final Supplemental Environmental Impact Report and Approve Initial Campus Physical Master Plan for Development of California State University, Channel Islands**

Executive Vice Chancellor Richard West briefly reviewed the background information for California State University, Channel Islands, as printed in the agenda. He stated that we now have \$10 million to be applied to the operating cost of the university that will open to upper division students in the fall 2002. The plan is to accommodate freshmen students in the fall 2003. To accomplish this goal, the campus's physical plant is deficient in having a science laboratory facility; therefore, we would identify this project as the initial build-out requirement for 2003.

Mr. West said that President Evans has been successful in fundraising part of the initial cost of the library building scheduled for occupancy in 2004.

Mr. West reminded the committee members that presently there are some students on the site as part of the off-campus center operated by and part of the student body of California State University, Northridge.

There is a private development plan for the east campus to build a university residential community and research and development space to support primary campus activities. Mr. West stated that it is anticipated that this development will support a portion of the capital funding needs of the university academic program. He pointed out that the estimate of building a new campus at this site would be 40 to 50 percent higher than renovating the existing space. Mr. West remarked that the quality of the renovation is quite impressive.

Trustee Vitti inquired if the development plan for the east campus included any flexibility for including an assisted living facility perhaps as a joint venture with the California State University.

Mr. West stated that since the availability of faculty and staff housing is a priority in this county's tight market, it is the university's desire to build residential housing on the east campus.

With the use of updated master plan slides, Mr. Drohan briefly reviewed the item as printed in agenda. This item requested the following committee actions for California State University, Channel Islands (CSUCI):

Concurrence with the Findings in the Final Supplemental Environmental Impact Report (SEIR) certified by the CSUCI Site Authority (Authority).

Approval of the initial campus physical master plan (master plan) for the 329-acre site to provide a blueprint for future development of the academic core campus and related university residential and support uses.

Trustee Vitti inquired as to what vehicle would be used to convey the east campus property for development of the for-sale housing.

Mr. Drohan responded that the trustees have ground leased the property to the Authority, and when needed, the Authority will ground lease it to the developer of the for-sale units.

The committee recommended approval by the board of the proposed resolution (RCPBG 07-13-00).

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

At the conclusion of a short video presentation, Mr. Drohan requested the committee's approval of the final environmental impact report and revised campus master plan for California State Polytechnic University, Pomona.

President Suzuki stated that this planning process has been two years in the developing and involved widespread consultation with the campus community. The revised master plan reflects what the campus community would like to see in the future development of the campus.

The committee recommended approval by the board of the proposed resolution (RCPBG 07-14-00).

### **Approval of Schematic Plans**

With the use of a computerized presentation, Mr. Drohan reviewed the item as printed in the agenda. This item proposed the approval of schematic plans for California State University, San Bernardino—Student Housing Expansion, Phase I and California Polytechnic State University, San Luis Obispo—Student Housing.

Trustee Pierce encouraged staff to continue looking at the use of auxiliary financing with revenue bonds in addition to the dormitory revenue fund.

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The committee recommended approval by the board of the proposed resolution (RCPBG 07-15-00).

### **Adjournment**

The meeting adjourned at 3:13 p.m.

**BRIEF**

**Action Item**

Agenda Item 1  
September 19-20, 2000

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

**Amend the 2000/01 Capital Outlay Program, Nonstate Funded**

**Presentation By**

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

**Summary**

This agenda item requests an amendment to the 2000/01 nonstate funded capital outlay program to include the following project:

California State University, Sacramento	PWCE	\$12,770,000
Regional and Continuing Education/Foundation Projects Complex		

**Recommended Action**

Approval of the resolution.

**ITEM**

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Agenda Item 1  
September 19-20, 2000

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

**Amend the 2000/01 Capital Outlay Program, Nonstate Funded**

This item amends the 2000/01 nonstate funded capital outlay program to include the following project:

<b>California State University, Sacramento</b>	<b>PWCE</b>	<b>\$12,770,000</b>
<b>Regional and Continuing Education/Foundation Projects Complex</b>		

CSU Sacramento wishes to proceed with the design and construction of the regional and continuing education/foundation projects complex. This project will provide 55,464 gross square feet of administrative support, office, laboratory, lecture, and conference room space. The laboratory and lecture space will be used primarily by regional and continuing education (RCE). The facility will house CSU Sacramento Foundation projects (e.g., Office of Water Programs) plus provide support staff space for the foundation and the United States Geological Survey Water Quality Division. The Office of Water Programs offers training for water and wastewater treatment with a certificate of completion through RCE. It also employs graduate students in civil engineering providing an opportunity for advanced external degree programs in engineering through RCE. The USGS Water Quality Division has been located on campus since 1996 and provides internship and employment opportunities for students in addition to joint research with the faculty. The proposed project is facility #81 on the master plan. It is immediately adjacent to the regional and continuing education building that is being presented for approval of schematic plans at this meeting.

The foundation will provide funding for the project through the sale of bonds. This project is the second phase in a series of RCE campus facility improvements over the next fifteen years.

The following resolution is recommended for approval:

**RESOLVED**, By the Board of Trustees of The California State University, that the 2000/01 Nonstate Funded Capital Outlay Program be amended to include \$12,770,000 for preliminary plans, working drawings, construction and equipment for the California State University, Sacramento, Regional and Continuing Education/Foundation Projects Complex.

## **BRIEF**

**Action Item**

Agenda Item 2  
September 19-20, 2000

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

#### **Amend the 2000/01 Capital Outlay Program, State Funded**

#### **Presentation By**

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

#### **Summary**

This agenda item requests approval to amend the 2000/01 state funded capital outlay program to include the following project:

San Jose State University—Energy Infrastructure Upgrade	PWCE	\$12,941,000
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#### **Recommended Action**

Approval of the resolution.

**ITEM**

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Agenda Item 2

September 19-20, 2000

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

**Amend the 2000/01 Capital Outlay Program, State Funded**

This item amends the 2000/01 state funded capital outlay program to include the following project:

**San Jose State University—Energy Infrastructure Upgrade                      PWCE                      \$12,941,000**

San Jose State University wishes to proceed with a design/bid/build project to provide a comprehensive retrofit to the university's energy inefficient infrastructure by replacing equipment and maximizing the use of the existing central plant assets. Project components include the installation of an energy efficient chiller, expansion of an existing cooling tower, energy efficiency equipment upgrades and associated piping and trenching to enhance energy conversion to campus space. The proposed chiller and hydraulic loop enhancements will provide additional capacity to compliment the existing steam/cogeneration plant and the new electrical substation. The proposed project will also provide the campus with the needed operational flexibility to mitigate the ever-increasing cost of power and gas. University plans are to finance the cost of the project using the equipment lease-financing procurement process. Annual financed costs would be paid from captured energy savings and charge backs to nonstate auxiliaries.

The following resolution is recommended for approval:

**RESOLVED**, By the Board of Trustees of The California State University, that the 2000/01 State Funded Capital Outlay Program be amended to include \$12,941,000 for preliminary plans, working drawings, construction and equipment for the San Jose State University, Energy Infrastructure Upgrade.

## **BRIEF**

**Information Item**

Agenda Item 3  
September 19-20, 2000

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

#### **California Environmental Quality Act Annual Report**

#### **Presentation By**

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

#### **Summary**

Pursuant to Board of Trustees' policy, this information item provides the annual report on CSU's compliance actions required by the California Environmental Quality Act.

## ITEM

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Agenda Item 3  
September 19-20, 2000

### COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

#### California Environmental Quality Act Annual Report

The Board of Trustees must comply with the California Environmental Quality Act (CEQA) in assessing the potential environmental impacts of CSU development projects. The Board is the "Lead Agency" for CEQA approval actions, and the chancellor is delegated responsibility for implementing actions to ensure compliance. The assistant vice chancellor of Capital Planning, Design and Construction has delegated authority to approve certain capital projects and their related environmental compliance documents (primarily Negative Declarations).

Attachment A lists CSU compliance actions during 1999. In summary:

- One Mitigated Negative Declaration and four Negative Declarations were certified.
- Three new Environmental Impact Reports were certified for significant master plan revisions at Fresno, San Bernardino and San Diego. Previously certified Environmental Impact Reports (EIRs) covered major capital outlay projects at Northridge, San Diego and San Marcos.
- Sixteen Categorical Exemptions were filed by campus staff for minor capital projects that are not included on Attachment A.

No substantial amendments to the basic statutes were enacted during the 1999/2000 legislative session. A 1999 court decision affirmed that a nine-year old CEQA document may be sufficient analysis for compliance if no other circumstances have significantly changed the environment in the project area. This action avoids duplication of work for approval of delayed construction projects.

During the past year, Fresno, Pomona, San Diego and San Francisco participated in public/private and public/public joint-venture projects. As reported in the past, EIRs for public/private projects continue to be subject to added scrutiny from the local community.

Capital Planning, Design and Construction has undertaken a major update of the Board of Trustees' CEQA Guidelines in the State University Administrative Manual. The CEQA Handbook is also being revised and will continue to serve campus facilities administrators in dealing with the changing complexities of compliance with environmental review procedures. This effort is scheduled to be completed in mid-2001.

THE CALIFORNIA STATE UNIVERSITY  
 CALIFORNIA ENVIRONMENTAL QUALITY ACT ANNUAL REPORT

January 1999 through December 1999

	CEQA Action Prepared					
	EXEMPT	MIT. N.D.	N.D.	E I R	BOT ACTION	NOD FILED
<b>CALIFORNIA STATE UNIVERSITY, BAKERSFIELD</b> Classroom/Office II Complex Schematic Plans		v			7/8/1999	7/9/1999
<b>CALIFORNIA STATE UNIVERSITY, CHANNEL ISLANDS</b>						
<b>CALIFORNIA STATE UNIVERSITY, CHICO</b>						
<b>CALIFORNIA STATE UNIVERSITY, DOMINGUEZ HILLS</b>						
<b>CALIFORNIA STATE UNIVERSITY, FRESNO</b> Master Plan & Event Center Schematic Plans				v	11/17/1999	11/19/1999
<b>CALIFORNIA STATE UNIVERSITY, FULLERTON</b>						
<b>CALIFORNIA STATE UNIVERSITY, HAYWARD</b>						
<b>HUMBOLDT STATE UNIVERSITY</b>						
<b>CALIFORNIA STATE UNIVERSITY, LONG BEACH</b>						
<b>CALIFORNIA STATE UNIVERSITY, LOS ANGELES</b>						
<b>CALIFORNIA MARITIME ACADEMY</b>						
<b>CALIFORNIA STATE UNIVERSITY MONTEREY BAY</b>						
<b>CALIFORNIA STATE UNIVERSITY, NORTHRIDGE</b> Arts, Media and Communication Building Assoc. Students Children's Center University Club				v v v	1/27/1999 5/12/1999 5/12/1999	2/3/1999 5/26/1999 5/26/1999
<b>CALIFORNIA STATE POLYTECHNIC UNIVERSITY, POMONA</b> Collins Center for Hospitality Management Phase II Schematic Plans Technology & Training Center Schematic Plans			v v		3/17/1999 3/17/1999	3/18/1999 3/18/1999
<b>CALIFORNIA STATE UNIVERSITY, SACRAMENTO</b> Master Plan Revision			v		9/15/1999	9/17/1999
<b>SAN DIEGO STATE UNIVERSITY</b> Master Plan Revision/Aztec Walk Residential Suites & Dining Complex Schematic Plans				v v	5/12/1999 11/17/1999	5/26/1999 11/19/1999
<b>SAN FRANCISCO STATE UNIVERSITY</b> Master Plan Revision & Centennial Square Schematic Plan			v		3/17/1999	3/18/1999
<b>SAN JOSE STATE UNIVERSITY</b>						
<b>CALIFORNIA STATE UNIVERSITY, SAN BERNARDINO</b> Master Plan Revision				v	1/27/1999	2/3/1999
<b>CALIF. POLYTECHNIC STATE UNIVERSITY, SAN LUIS OBISPO</b>						
<b>CALIFORNIA STATE UNIVERSITY, SAN MARCOS</b> Library Information Center Schematic Plan				v	11/17/1999	11/19/1999
<b>SONOMA STATE UNIVERSITY</b>						
<b>CALIFORNIA STATE UNIVERSITY, STANISLAUS</b>						

EXEMPT      Categorical Exemption  
 MIT. N.D.    Mitigated Negative Declaration  
 N.D.        Negative Declaration  
 EIR         Environmental Impact Report  
 BOT Action   Meeting Date Action Taken (or Delegated Approval)  
 NOD Filed    Date Notice of Determination Filed with State Clearinghouse Office of Planning and Research

## **BRIEF**

**Information Item**

Agenda Item 4  
September 19-20, 2000

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

**CSU Seismic Review Board Annual Report**

**Presentation By**

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

**Summary**

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

## ITEM

2

Agenda Item 4

September 19-20, 2000

### COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

#### CSU Seismic Review Board Annual Report

##### *CSU Seismic Review Board (SRB)*

The CSU has worked to address seismic safety concerns throughout its existence. The Board of Trustees' categories and criteria for prioritizing capital outlay projects have historically placed seismic safety as a high priority. In 1981, the California Seismic Safety Commission conducted a statewide seismic safety assessment of buildings that also included CSU facilities.

In 1992, the CSU established the Seismic Review Board (SRB) to comprehensively assess the seismic hazards posed by facilities, and to develop a mitigation program. This was done in response to Governor Deukmejian's Executive Order D-86-90 issued following the Loma Prieta Earthquake. Capital Planning, Design and Construction, through a consultative process with California's Division of the State Architect and other state agencies, selected the SRB members from a group of professionals with advanced expertise in multiple facets of structural engineering. The SRB is a group of highly respected practicing engineers that are also involved in national code updates, engineering practice guides, and seismic safety policies for other state agencies and municipalities. The board is comprised of the following members:

- Charles Thiel Jr., Ph.D., President, Telesis Engineers and Consulting
- John A. Martin Jr., S.E., President, John A. Martin and Associates,
- Greg Brandow, Ph.D., President, Brandow and Johnson, Adjunct Professor USC
- Ted Zsutty, Ph.D., S.E., Professor, San Jose State University, retired
- James Hill, S.E., President, James Hill and Associates
- Sven Nielson, S.E., Principal, Johnson and Nielsen Associates
- John Egan, G.E., Geomatrix Consultants  
(replaced Nevil Donovan, G.E., Dames and Moore in 1999)

##### *CSU Seismic Retrofit Program*

The premise of SRB's list of potential CSU seismic hazards has been the preservation of the lives of the building occupants. Neither the initial list of facilities identified by the SRB, nor any subsequent actions of the SRB are addressed to preventing earthquake damage per se, but rather to mitigate the potential collapse or other building failures that would threaten the lives of the occupants. To address the life-safety hazards posed to students, staff and faculty by existing buildings, the SRB developed the

earthquake hazard risk evaluation and reduction program for the twenty campuses and off-campus centers as follows:

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CPB&G  
Agenda Item 4  
September 19-20, 2000

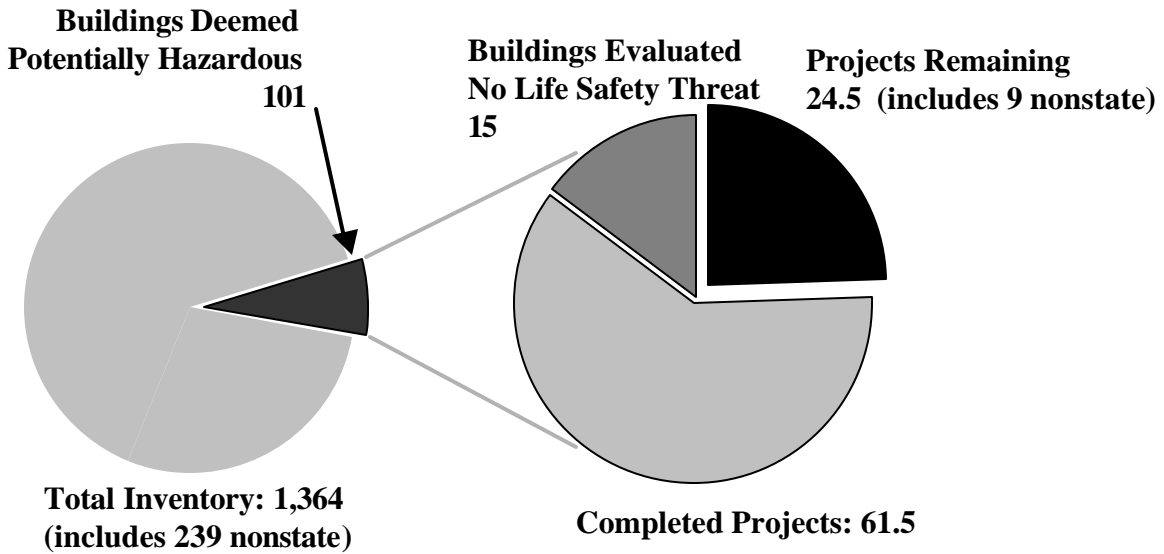
- Reviewed the inventory of buildings and facilities at risk at twenty campuses and numerous off-campus centers. There were 1,364 major facilities including classrooms, offices, laboratories, and support buildings (*this number does not include minor structures and utilities that were also reviewed*).
- Determined those facilities posing the highest life-safety risk to occupants that warranted further investigation. Major nonstructural life-safety hazards were segregated and addressed first.
- Developed specific site and building evaluation criteria for the individual facility. This required development of specific building code requirements since there were no applicable retrofit codes at the time. The provisions developed by the SRB were later adopted by the State of California as part of the State Building Code.
- Peer reviewed engineering investigations of the expected seismic performance of each facility and site that was evaluated as posing a high life-safety hazard.
- Recommended priorities for capital investment to reduce the earthquake hazard posed by the inventory of facilities. These were risk-based assessments reflecting the site-specific probabilistic seismic hazard, the vulnerability of the building, the occupancy and use, costs of rehabilitation and options for retrofit.
- Provided technical peer review of the preparation of seismic retrofit and mitigation plans by the assigned engineering firms, including selection of the most economically efficient approaches from alternatives.
- Observed services and modification of approved plans to accommodate conditions discovered in the field.

Since the comprehensive listing of ranked projects was established in 1992, the majority of those buildings identified by the SRB as posing a life safety hazard to the CSU students, staff and faculty have been mitigated, and all major nonstructural seismic safety falling hazards have been mitigated at all campuses.

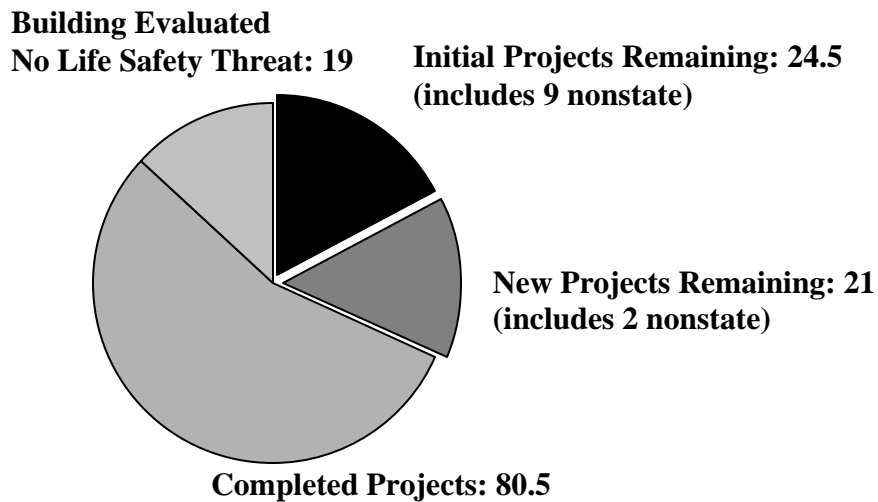
*Status of the Initial List of Potential Seismic Hazards:* Of the 1,364 CSU major facilities, 101 were identified as requiring a detailed engineering assessment and possible retrofit. The chart below shows the status of those initial 101 projects.

**1992 Assessment of Facilities**

**Current Status of 92 List**



*Current List of Potential Seismic Hazards:* The SRB's list of CSU facilities requiring assessment is dynamic, and changes with improved understanding of seismic forces, code updates, discovery of unforeseen site conditions, and the addition of new campuses. The current list identifies 145 facilities, including the initial 101. The chart below shows the status of the current list of 145 projects.





The following summarizes the status of the forty-five remaining projects noted on the preceding chart:

- Thirteen engineering assessments in progress
- Seven retrofits in bidding/construction phase
- Three retrofit designs completed and construction pending
- Five minor capital outlay retrofit projects pending
- Fourteen retrofit designs pending
- Two replacement facilities pending
- One facility vacated and awaiting demolition

*SRB—CSU Activities in 1999/2000*

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

1. Initiated the development of a comprehensive seismic safety policy manual for use by project architects, engineers, and campus staff involved in the CSU design and construction program.
2. Implemented systemwide seismic peer review agreements for campus administered building projects.
3. Assisted Capital Planning, Design and Construction with systemwide code enforcement seminars to educate campus staff on the Board of Trustees' seismic safety policy and its peer review process.
4. Developed improved code review and enforcement procedures for design-build projects.
5. Assisted the Division of the State Architect with committee work and presentations on building code issues before the Building Standards Commission.
6. Performed building and construction reviews for new and existing construction projects for all CSU campuses.
7. Initiated seismic safety review of several new CSU buildings where seismic performance was questioned due to recent research findings and observations.
8. Revised the 1999 seismic evaluation of all CSU buildings and developed an updated priority list of seismic retrofit projects. The list only includes the major life-safety retrofit projects to be completed. Each year, new seismic retrofit projects are selected for implementation based on the ranking and available resources.
9. Created a CSU Building Data Base to record the status of the seismic condition of all CSU buildings. Population of the database with building specific information is continuing.

10. Completed a study of the San Jose fault at the Pomona campus. The study concluded that the fault is potentially active with evidence that its last movement was less than 10,000 years ago. Upon determination of possible activity, the SRB initiated four steps:

- Required that all new construction have detailed geologic studies of the site to determine if a fault trace passes through the site.
- Required all new construction to utilize structural systems that can accommodate fault rupture within the supporting soils without posing a life-safety risk to the occupants.
- Initiated more detailed geological investigations to quantify the risk and identify the specific sites at risk of fault rupture.
- Initiated a building-by-building engineering assessment to determine those buildings that are at risk of collapse if fault rupture occurs beneath the foundation.

The development of specific mitigation plans for individual buildings will await more definitive information on where fault traces are, or can be expected. Additional geo-technical studies are being performed to more accurately trace the line of the fault through the campus. Further assessment of each existing building's potential seismic risk due to the fault location is also underway.

#### *SRB—Other Activities*

The SRB has performed several functions outside of the CSU that has furthered seismic safety and provided a broadening of experience that benefits the CSU system. Among these are:

1. Prepared the seismic retrofit standards for existing buildings adopted by the California Building Standards Commission as part of the California Building Code. At the request of the Division of the State Architect (DSA), the SRB modified and extended the standards used for CSU buildings so they could be applied to all state buildings. This is the first seismic retrofit standard adopted into a widely applicable building code and complied with a DSA legislative mandate contained in SB 597 and AB 3313.
2. Prepared the seismic evaluation and retrofit standards for critical care hospitals adopted by the California Building Standards Commission as part of the California Building Code. At the request of the Office of Statewide Hospital Planning and Development, the SRB modified and extended the standards developed for state buildings so they could be applied to critical care hospitals whose seismic performance standards require continued functioning of the hospital.

3. Provided peer review of the Community Colleges' evaluation of the seismic hazards posed by college buildings. The SRB reviewed and advised the DSA as they conducted this program. It was similar to the first step in the CSU evaluation program.

## **BRIEF**

**Action Item**

Agenda Item 5  
September 19-20, 2000

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

**State and Nonstate Funded Capital Outlay Program 2001/02 (Action)**

**Five-Year Capital Improvement Program 2001/02 Through 2005/2006 (Information)**

**Previous Five-Year Funding Program 1996/97 Through 2000/01 (Information)**

#### **Presentation By**

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

#### **Summary**

##### *Action*

Approval by the Board of Trustees is requested for the 2001/02 State Funded Capital Outlay Program in the amount of \$207 million.

Approval is also requested for the 2001/02 Nonstate Funded Capital Outlay Program in the amount of \$198.5 million.

##### *Information*

The last four years of the Five-Year Capital Improvement Program and the Previous Five-Year Capital Funding Program are presented for information.

A copy of the annual capital outlay document is enclosed with the agenda.

#### **Recommended Action**

Approval of the resolution.

## ITEM

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Agenda Item 5

September 19-20, 2000

### COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

**State and Nonstate Funded Capital Outlay Program 2001/02 (Action)**

**Five-Year Capital Improvement Program 2001/02 Through 2005/2006 (Information)**

**Previous Five-Year Funding Program 1996/97 Through 2000/01 (Information)**

#### **Background**

The Board of Trustees adopted the categories and criteria to be used in setting project priorities for the 2001/02 State Funded Capital Outlay Program at its March 2000 meeting. A draft of the State and Nonstate Funded Capital Outlay Program and Five-Year Capital Improvement Program was presented at the June 2000 Executive Council retreat and the July 2000 trustees' meeting. The Chancellor's Office has now revised these programs based on an updated equipment price index and additional project reviews with the campuses.

#### **State and Nonstate Funded Capital Outlay Program 2001/02**

The State Funded Capital Outlay Program for 2001/02, identifying all projects that campuses need, totals \$555.8 million. However, we anticipate receiving \$207 million from Proposition 1A. This is the final year of funding to be provided by the November 1998 voter-approved four-year general obligation bond measure. A revised project priority list, addressing the gap between needed projects and available funding, will be distributed at the meeting. The priorities include the completion of previously funded projects, telecommunication infrastructure, renovation, and growth projects for campuses to meet enrollment demands.

The Nonstate Funded Capital Outlay Program for 2001/02, totals \$198.5 million. Funding is from campus auxiliary organizations, public/public and public/private partnerships, donations, federal grants, and the student union and housing programs. The student union and housing programs rely on user fees to repay bonds issued by the Board of Trustees.

#### **Five-Year Capital Improvement Program 2001/02 Through 2005/2006**

The Five Year Capital Improvement Program identifies state and nonstate campus projects estimated at \$3 billion and \$1.1 billion respectively. Because of the length of the planning horizon, the projects in the out years are less certain of timing, costs and actual implementation.

#### **Previous Five-Year Funding Program 1996/97 Through 2000/2001**

The Previous Five-Year Funding Program identifies state and nonstate CSU capital outlay expenditures over the last five years totaling \$956 million and \$775 million respectively.

**Action**

Approval by the board is requested for the 2001/02 State Funded Capital Outlay Program for \$207 million. The priority list will be presented as a handout at the meeting. In order to keep funding options open, the resolution directs staff to negotiate with the Governor's Office during the fall 2000 budget process to maximize funding opportunities for the campuses. Approval is also sought for the Nonstate Funded Capital Outlay Program. A summary of both programs follows:

<b>State Funded Capital Outlay Program 2001/02 at CCCI 4019 Summary</b>		
<b>Request</b>	<b>Amount</b>	<b>% of Total</b>
Funds for Systemwide Benefit (Category 1)	\$ 25,000,000	4.5%
Renovation (Category 2)		
A. Funds to Correct Structural, Health and Safety Code Deficiencies	0	0
B. Funds to Make New and Remodeled Facilities Operable	80,752,000	14.6
C. Funds to Meet Campus Deficiency Needs	328,238,000	59.0
Growth (Category 3)	121,760,000	21.9
<i>Grand Total State Funded Request</i>	<i>\$555,750,000</i>	<i>100.0%</i>

<b>Nonstate Funded Capital Outlay Program 2001/02 at CCCI 4019 Summary</b>		
<b>Program</b>	<b>Amount</b>	<b>% of Total</b>
Donor Funding/Grants/Other	\$179,191,000	90.3%
Student Union Program	9,378,000	4.7
Housing Program	9,979,000	5.0
<i>Grand Total Nonstate Funded Request</i>	<i>\$198,548,000</i>	<i>100.0%</i>

CCCI: California Construction Cost Index

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Agenda Item 5

September 19-20, 2000

The following resolution is recommended for approval:

**RESOLVED**, By the Board of Trustees of The California State University, that the 2001/02 State Funded Capital Outlay Program identified in Attachment A of Agenda Item 5 as distributed at the September 19-20, 2000 meeting of the trustees' Committee on Campus Planning, Buildings and Grounds is approved; and, be it further

**RESOLVED**, That the 2001/02 Nonstate Funded Capital Outlay Program including authorization to the chancellor to proceed in 2000/01 with design documents on fast-track projects in the 2001/02 program is approved; and, be it further

**RESOLVED**, That the chancellor is requested to explore all reasonable funding methods available and communicate to the governor and the legislature the need to provide funds for the state program totaling \$555,750,000 in order to develop the facilities necessary to serve all eligible students; and, be it further

**RESOLVED**, That the chancellor is authorized to make adjustments, as necessary, including priority sequence, scope, phase, project cost, and total budget request for the 2001/02 State Funded Program within the \$555,750,000.

### State Funded Capital Outlay Program 2001/2002 Priority List

*Cost Estimates are at Engineering News-Record California Building Construction Cost Index 4019 and Equipment Price Index 2564*

Trustees' Priority	Campus	Project Title	Phase	Dollars	Funds To Complete
<b>I. Funds for projects of systemwide benefit</b>					
1	Statewide	Minor Capital Outlay Program	PWC	5,488,000	0
<b>Subtotal</b>				<b>\$5,488,000</b>	<b>\$0</b>
<b>II.a. Renovation - Funds to correct structural, health, and safety code deficiencies</b>					
None					
<b>II.b. Renovation - Funds to make new and remodeled facilities operable</b>					
2	Northridge	University Instructional Equipment ?	E	5,215,000	
3	San Francisco	Renovate Hensill Hall (Seismic)	E	635,000	225,000
4	Bakersfield	Classroom/Office Building III ?	E	428,000	
5	San Bernardino	Coachella Valley Center, Phase I ?	E	903,000	
6	Sonoma	Remodel Salazar Building ?	E	1,651,000	
7	San Marcos	Academic II, Bldgs 26/27 & 37	E	5,578,000	
8	Hayward	Telecommunications Infrastructure, Phase II	wC	8,971,000	
9	Humboldt	Telecommunications Infrastructure	wC	6,395,000	
10	Maritime Academy	Telecommunications Infrastructure	wC	2,077,000	
11	Sacramento	Telecommunications Infrastructure	wC	17,603,000	
12	San Luis Obispo	Telecommunications Infrastructure	wC	15,102,000	
13	Stanislaus	Telecommunications Infrastructure	wC	6,727,000	
14	Bakersfield	Telecommunications Infrastructure	W	276,000	5,336,000
15	Fresno	Telecommunications Infrastructure	W	655,000	18,149,000
16	Fullerton	Telecommunications Infrastructure	W	321,000	6,724,000
17	Monterey Bay	Telecommunications Infrastructure	W	420,000	10,988,000
18	San Diego	Telecommunications Infrastructure	W	300,000	11,248,000
19	San Francisco	Telecommunications Infrastructure	W	509,000	11,672,000
20	San Jose	Telecommunications Infrastructure	W	296,000	7,008,000
21	San Marcos	Telecommunications Infrastructure	W	141,000	1,986,000
22	Chico	Utility Infrastructure Expansion ?	C	4,000,000	
<b>Subtotal</b>				<b>\$78,203,000</b>	<b>\$73,336,000</b>
<b>II.c. Renovation - Funds to meet campus deficiency needs</b>					
23	Fresno	Science II Replacement Building	PWC	22,776,000	1,958,000
24	Sacramento	Academic Information Resource Center ?	PWC	25,675,000	
25	Bakersfield	Computing/Telecom Center Facilities Renovation/Addition	PWC	2,335,000	
<b>Subtotal</b>				<b>\$50,786,000</b>	<b>\$1,958,000</b>
<b>III. Growth</b>					
26	Channel Islands	Science Laboratory Facility	PWC	10,000,000	1,000,000
27	San Bernardino	Science Building Renovation/Addition, Phase I Annex	PWC	23,604,000	2,422,000
28	Fullerton	Auditorium/FineArts Instructional Facility ?	WC	38,919,000	3,538,000
<b>Subtotal</b>				<b>\$72,523,000</b>	<b>\$6,960,000</b>
<b>Total Capital Outlay Program</b>				<b>\$207,000,000</b>	<b>\$82,254,000</b>

? This project is dependent upon state and nonstate funding.

P = Preliminary plans    W = Working drawings    w = Funds to complete working drawings    C = Construction    E = Equipment

**BRIEF**

**Action Item**

Agenda Item 6  
September 19-20, 2000

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

**Approval of Schematic Plans**

**Presentation By**

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

**Summary**

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

1. California State University, Sacramento—Regional and Continuing Education Building
2. California Polytechnic State University, San Luis Obispo—Engineering and Architecture Renovation/Replacement, Phase I

**Recommended Action**

Approval of the resolutions.

**ITEM**

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Agenda Item 6  
September 19-20, 2000

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

**Approval of Schematic Plans**

**1. California State University, Sacramento—Regional and Continuing Education Building  
Project Architect: Dreyfuss and Blackford Architects**

**Background and Scope**

In November 1999, the Board of Trustees amended its 1999/2000 Nonstate Funded Capital Outlay Program to include the CSU Sacramento, regional and continuing education building. The proposed project is a 33,932 gross square foot two-story facility that will provide lecture, computer laboratory and administrative support space. The RCE program provides professional and continuing education for local and regional constituents. The project is the first in a series of RCE facility improvements over the next several years.

**Timing (Estimated)**

Completion of Preliminary Drawings	December 2000
Completion of Working Drawings	May 2001
Construction Start	August 2001
Occupancy	June 2002

**Basic Statistics**

Gross Building Area	33,932 square feet
Assignable Building Area	25,331 square feet
Efficiency	75 percent

**Cost Estimate—California Construction Cost Index CCCI 3909**

Building Cost (\$147 per gross square feet) \$4,981,000

<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 7.85
b. Shell (Structure and Enclosure)	\$57.85
c. Interiors (Partitions and Finishes)	\$26.53
d. Services (HVAC, Plumbing, Electrical, Fire Pro.)	\$54.57

Site Development (includes landscaping) 632,000  
Group I Equipment 241,000

Construction Cost	\$5,854,000
Fees and Contingency	<u>1,144,000</u>
Total Project Cost (\$206 per gross foot)	\$6,998,000
Group II Equipment	<u>151,000</u>
Grand Total	<u>\$7,149,000</u>

### **Cost Comparison**

This project's \$147 per GSF building cost is comparable to the Dominguez Hills extended education project approved by the Board of Trustees in 1996 at \$150 per GSF (\$164 at CCCI 3909), and is within the CSU construction cost guidelines.

### **Funding Data**

The CSU Sacramento Foundation will fund the facility through the sale of bonds.

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

An initial study has been completed and a Negative Declaration was prepared and filed with the State Clearinghouse on April 27, 2000. Pursuant to CEQA, the 30-day public review period ended on May 26, 2000, and no adverse public comments were received. After the review period ended, CalTrans submitted a letter requesting supplemental traffic analysis data. The university's response is included in the final document. A copy of the Negative Declaration will be available at the meeting.

The following resolution is recommended for approval:

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

1. The board finds that the Negative Declaration for the California State University, Sacramento, Regional and Continuing Education Building has been prepared in accordance with the requirements of the California Environmental Quality Act; and
2. The proposed project will not have a significant effect on the environment; and the project will benefit The California State University; and
3. The chancellor is requested, under Delegation of Authority granted by the Board of Trustees to file the Notice of Determination for the project; and
4. The schematic plans for the California State University, Sacramento, Regional and Continuing Education Building are approved at a project cost of \$7,149,000 at CCCI

**2. California Polytechnic State University, San Luis Obispo—Engineering and Architecture Renovation/Replacement, Phase I  
Project Architect: MBT Architecture**

**Background and Scope**

This project is Phase I of a joint collaborative approach between the Colleges of Engineering and Architecture and Environmental Design. The project will replace unsafe and substandard structures with a new approximately 41,000 gross square foot (GSF) engineering building. This along with the future Phase II, which includes the demolition of older temporary buildings and renovation of existing buildings, will accommodate the projected enrollment increase for the two colleges. Engineering III will provide classroom, office, and laboratory space in two one-story buildings and one two-story building arranged around an outdoor courtyard space. The building footprint has been sited to accommodate the future improvements and expansion of California Boulevard as it connects to Highland Avenue.

**Timing (Estimated)**

Completion of Preliminary Drawings	September 2000
Completion of Construction Drawings	April 2001
Construction Start	June 2001
Occupancy	September 2002

**Basic Statistics**

Gross Building Area (Enclosed Area)	39,030 square feet
Covered Area at 1/2 Value (Colonnade, East Porch)	1,970 square feet
Total Gross Building Area	41,000 square feet
Total Assignable Building Area	26,611 square feet
Efficiency	65 percent

**Cost Estimate—California Construction Cost Index 3847**

Building Cost (\$190 per gross square foot)	\$7,797,000
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<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$20.37
b. Shell (Structure and Enclosure)	\$69.12
c. Interiors (Partitions and Finishes)	\$24.56
d. Services (HVAC, Plumbing, Electrical, Fire Pro.)	\$71.37

e. Other Building Construction	\$ 4.76	
Site Development		689,000
Group I Equipment		<u>96,000</u>
Construction Cost		\$ 8,582,000
Fees and Contingency		<u>1,789,000</u>
Total Project Cost (\$253 per gross square foot)		\$10,371,000
Group II Equipment		<u>2,290,000</u>
Grand Total		<u>\$12,661,000</u>

### Cost Comparison

This project's \$190 per GSF building cost is comparable to the Pomona engineering project approved by the Board of Trustees in 1996 at \$144 per GSF (\$184 at CCCI 3847), and is within the CSU construction cost guidelines.

### Funding Data

Funding for the state supported Engineering and Architecture Renovation/Replacement, Phase I project is from the 1999 Budget Act.

### California Environmental Quality Act Action

An initial study has been completed and a Mitigated Negative Declaration was prepared and filed with the State Clearinghouse on November 1, 1999. Pursuant to CEQA, the 30-day public review period ended on November 30, 1999, and no adverse public comments were received. A copy of the Mitigated Negative Declaration will be available at the meeting.

The following resolution is recommended for approval:

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

1. The Mitigated Negative Declaration for the California Polytechnic State University, San Luis Obispo, Engineering and Architecture Renovation/ Replacement, Phase I project was prepared pursuant to the requirements of the California Environmental Quality Act; and
2. With the implementation of the mitigation measures set forth in the Mitigated Negative Declaration, which are hereby adopted and specifically identified in Attachment A

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Agenda Item 6

September 19-20, 2000

- herein, the proposed project will not have a significant effect on the environment, and the project will benefit The California State University; and
3. The mitigation measures shall be monitored and reported in accordance with the plan included as Attachment A herein which meets the requirements of the California Environmental Quality Act (Public Resources Code, Section 21081.6); and
  4. The chancellor is requested under Delegation of Authority by the Board of Trustees to file the Notice of Determination for the project; and
  5. The schematic plans for the California Polytechnic State University, San Luis Obispo, Engineering and Architecture Renovation/Replacement, Phase I project are approved at a project cost of \$12,661,000 at CCCI 3847.

**Environmental Mitigation Measures Monitoring and Reporting Plan for  
California Polytechnic State University, San Luis Obispo  
Engineering and Architecture Renovation/Replacement, Phase I**

1. The chancellor or his designee is delegated responsibility for implementation and any revisions to this plan.
2. An annual Environmental Mitigation Measures Monitoring Report based on the attached Mitigation Monitoring and Reporting Plan shall be prepared for this project by campus staff until project completion or until compliance with the required mitigation measures is complete, whichever occurs first. The report shall be on file at the Office of the Chancellor, The California State University, Capital Planning, Design and Construction, 401 Golden Shore Avenue, Long Beach, California 90802-4210 and the California Polytechnic State University, San Luis Obispo, Office of Facilities Planning, 1 Grand Avenue, San Luis Obispo, California 93407.
3. Once significant construction is begun and underway at the site, monitoring of the mitigation measures associated with construction shall be included in the responsibilities of the designated university construction supervision staff, who shall prepare or cause to be prepared reports of such monitoring no less than once a year until the project is complete and occupied.
4. Any substantive change in the monitoring and reporting plan made by campus staff shall be reported in writing to the executive vice chancellor and chief financial officer, business and finance. Reference to such changes shall be made in the annual Environmental Mitigation Measures Monitoring Report prepared by the campus staff.

The Board of Trustees finds this plan adequate to meet the requirements of CEQA (Public Resources Code Section 21081.6).

Mitigation Measure	Discussion	When to Implement	Responsible Person/Agency	Report Due
Visual Resources				
VR-1	Removal of Poly Grove Trees. Limited to recommendation of Landscape Advisory Committee, May 1999.	planning/design	Cal Poly, Director of Facilities Planning	completion
VR-2	Street lighting. Hooded to reduce glare and spillover to adjacent areas.	planning/design	Cal Poly, Director of Facilities Planning	completion
Air Quality				
AQ-1	Construction equipment: maintained and tuned per manufacturers recommendations.	construction	Contractor	initiation
AQ-2	Equipment shall not be left idling when not in use.	construction	Contractor	completion
AQ-3	The contractor shall (where feasible) utilize construction equipment certified to meet the 1996 Federal nonroad standards.	construction	Contractor	initiation
AQ-4	PM10 emissions shall be mitigated through listed dust control measures.	construction	Cal Poly, Director of Facilities Planning	completion
Biological Resources				
BR-1	Implement erosion control measures before and during construction activities.	construction	Cal Poly, Director of Facilities Planning	initiation
Cultural Resources				
CR-1	Avoid disruption of archaeological, paleontological or historical sites.	construction	Cal Poly, Director of Facilities Planning	upon discovery

Mitigation Measure	Discussion	When to Implement	Responsible Person/Agency	Report Due
Geology and Soils				
GS-1	Comply with state and local government regulations associated with geologic hazards.	planning	Cal Poly, Director of Facilities Planning	completion
GS-2	Timing of construction activities / erosion control.	construction	Cal Poly, Director of Facilities Planning	completion
GS-3	Removal of buried athletic track to ensure a stable building foundation.	construction	Cal Poly, Director of Facilities Planning /Contractor	completion
Hazardous Materials				
HM-1	Implement spill prevention and containment measures during construction	construction	Cal Poly, Director of Facilities Planning	initiation
Hydrology and Water Quality				
WQ-1	Comply with regulations regarding hazardous materials disposal and containment.	construction / operation	Cal Poly, Director of Facilities Planning	completion of construction
Noise				
N-1	To reduce the impact of construction truck noise, a construction-related traffic plan shall be required	planning	Cal Poly, Director of Facilities Planning	initiation
N-2	The contractor shall comply with all applicable City and County of San Luis Obispo noise regulations.	planning/ construction	Cal Poly, Director of Facilities Planning	completion
N-3	All equipment shall be properly maintained to eliminate the generation of additional noise; electric hand-tools would be used instead of gas-powered, whenever possible.	construction	Contractor	initiation

Mitigation Measure	Discussion	When to Implement	Responsible Person/Agency	Report Due
N-4	Stockpiling and vehicle staging areas shall be located as far as practical from occupied structures.	construction	Cal Poly, Director of Facilities Planning	initiation
N-5	Use effective temporary noise attenuation barriers.	construction	Cal Poly, Director of Facilities Planning	initiation
N-6	Noisier construction activities shall be scheduled to occur when the fewest classes in nearby buildings will be held (i.e., quarter breaks and summer sessions) and during normal business hours.	construction / planning	Cal Poly, Director of Facilities Planning	initiation
N-7	Cal Poly shall notify nearby residents in advance of any and all construction activities through one or more outreach methods.	planning / prior to construction	Cal Poly, Director of Facilities Planning	prior to construction initiation
N-8	The demolition and construction contractors shall be required to hire a mitigation monitor to monitor construction noise if it is determined that construction noise is reaching a nuisance level (i.e., complaints are lodged)	construction	contractor	whenever deemed necessary by complaints
N-9	One of the following options shall be exercised by Cal Poly: 1) The jet propulsion engine will housed either in its current location, or at another remote site where it will not disturb sensitive receptors 2) Effective acoustical barriers will be designed to reduce noise levels to acceptable levels for surrounding receptors. In addition, adjacent spaces and persons shall be notified in advance of all planned tests, and scheduling of such tests will be made at appropriate times to minimize impacts on adjacent spaces.	design/planning	Cal Poly, Director of Facilities Planning	completion