

**AGENDA**

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

**Meeting: 3:15 p.m. Tuesday, January 27, 2004**  
**Glenn S. Dumke Auditorium**

Ralph R. Pesqueira, Chair  
Anthony M. Vitti, Vice Chair  
Murray L. Galinson  
Kathleen E. Kaiser  
M. Alexander Lopez

**Consent Items**

Approval of Minutes of Meeting of November 19, 2003

1. ~~Amend the 2003/2004 Capital Outlay Program, Nonstate Funded, *Action*~~  
(Item Deferred)

**Discussion Items**

2. Campus Master Plan Revision at California State University, Sacramento,  
*Action*
3. Status Report on the 2004/2005 State Funded Capital Outlay Program—  
Governor's Budget, *Information*
4. 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 Auditorium  
Office of the Chancellor  
401 Golden Shore  
Long Beach, California**

**November 19, 2003**

**Members Present**

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

**Members Absent**

Anthony M. Vitti, Vice Chair

**Other Trustees Present**

Roberta Achtenberg  
Robert G. Foster  
Eric Guerra  
William Hauck  
Shailesh J. Mehta  
Frederick W. Pierce IV  
Kyriakos Tsakopoulos

**Chancellor's Office Staff**

David S. Spence, Executive Vice Chancellor and Chief Academic Officer  
Richard P. West, Executive Vice Chancellor and Chief Financial Officer  
Jackie R. McClain, Vice Chancellor, Human Resources  
Christine Helwick, General Counsel  
Elvyra F. San Juan, Assistant Vice Chancellor, Capital Planning, Design and Construction

Chair Pesqueira greeted the audience and called the meeting to order at 9:30 a.m.

Chair Pesqueira congratulated Ms. Elyvra (Vi) San Juan on her appointment as Assistant Vice Chancellor and wished her great success in her new position. Executive Vice Chancellor Richard

West added his congratulations and briefly described the recruitment process, Ms. San Juan's CSU background, and the overwhelming support of the campus community in her selection.

### **Approval of Minutes**

The minutes of September 17, 2003, were approved as submitted.

### **Amend the 2003/2004 Capital Outlay Program, Nonstate Funded**

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

The committee recommended approval by the board of the proposed resolution (RCPBG 11-03-19).

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

Ms. San Juan, assistant vice chancellor, capital planning, design and construction, reminded the trustees that the board originally approved the Final EIR in March 2002. Subsequently, the Final EIR was challenged in court and the court found that the Final EIR satisfied CEQA in all but four areas. The supplement to the Final EIR was prepared to reanalyze the four areas, which were, construction and cumulative air quality, public service in terms of cumulative wastewater, traffic, and air quality. The impact of construction and cumulative air quality remains a significant and unavoidable environmental impact, even with mitigation measures. This is because the county is in an air quality non-attainment area, therefore any incremental contribution of the project is considered cumulatively significant. The mitigation measures addressed dust control during construction, construction equipment emission control and monitoring of traffic related to impacts to air quality. The supplement modifies the discussion of cumulative wastewater impact and proposes mitigation measures to ensure that adequate wastewater capacity will exist for the long term build out of the campus. This includes coordination with city officials to monitor and assess wastewater treatment plant capacity. The supplement also included a cumulative traffic analysis of the future faculty staff housing development at H-9 and other projects.

Trustee Kaiser commented that it was her understanding that overriding considerations were necessary because of existing air quality conditions, which could not be fully mitigated. Ms. San Juan said that was correct even with watering down the site using newer equipment for construction to reduce diesel emission.

In response to Trustee Kaiser's comments on the city's need to resolve its sewer capacity issues, Ms. San Juan indicated that there is adequate wastewater capacity for this project and near term projects, but there are capacity issues with the continual build out of the campus master plan.

Trustee Pierce asked about the magnitude of traffic mitigation dollars and how much the Cal Poly Housing Corporation had committed to paying. Ms. San Juan stated that intersection improvements

would be approximately \$300,000 and the corporation has committed to paying \$90,000. Trustee Pierce also asked if there were any remaining community issues on the Final EIR. Ms. San Juan responded that a letter had arrived from a resident this morning who had expressed concerns on whether the corporation, the city and Caltrans were committed to paying for the traffic improvements. She said that although the Cal Poly Housing Corporation was committed, the CSU had no control over the city and Caltrans.

**In response to Trustee Galinson's concerns regarding the neighborhood group and the possibility of continuing litigation, Mr. West referred to President Baker for comments. President Baker said that the community is extremely supportive of the project because of the housing shortage, escalating housing costs, and recognizing that the project improves the university's ability to recruit faculty and staff. Although the City of San Luis Obispo has not taken a public stand, they do support the project. The president said that there is a localized group of neighbors who enjoy the university's open land near them and that the campus will continue to have problems with these neighbors on any project development bordering their homes.**

The committee recommended approval by the board of the proposed resolution (RCPBG 11-03-20).

**Certify the Final Environmental Impact Report and Approve the Campus Master Plan Revision at California State University, Fullerton**

With the use of a video presentation, Ms. San Juan requested that the Board of Trustees approve an increase in the Fullerton master plan enrollment ceiling from 20,000 to 25,000 full-time equivalent students. These changes include faculty/staff and student housing, parking structures, academic and student services facilities. The Final EIR was completed in August of 2003, and an addendum was prepared to analyze the impact of the campus' proposed land use of the College Park acquisition as compared to the city's general planned use. The Final EIR identified unavoidable significant impacts related to campus generated traffic and air quality. The proposed resolution references the findings of fact, statement of overriding considerations, and mitigation monitoring program prepared for this item.

Trustee Pesqueira thanked President Milton Gordon and the campus community for their vision and collaborative effort in updating the master plan. Statewide Academic Senate Chair Robert Cherny spoke on behalf of the Fullerton Academic Senate, stating that the campus senate was fully involved and supportive of the updated campus master plan and wanted to extend its appreciation to President Gordon for involving the senate in the process. Trustee Kaiser congratulated President Gordon for the extensive efforts on his part to involve the entire campus community. She emphasized the need to continue to maintain the high standards for the quality of life, support services and educational mission as the campus expands. Trustee Lopez also commended President Gordon on involving the students in the extensive planning efforts and expressed appreciation on behalf of the students.

**In response to Trustee Pierce's comments on enrollment ceilings, Mr. West reviewed the board's May 2002 action that removed the historic enrollment cap policy and now permits each campus to determine its own enrollment ceiling needed to meet its academic mission and related physical master planning activities. President Gordon informed the board that Fullerton's proposed increase from 20,000 to 25,000 FTES would accommodate campus growth through approximately 2010 to 2012.**

The committee recommended approval by the board of the proposed resolution (RCPBG 11-03-21).

### **Approval of Schematic Plans**

This item proposed the approval of schematic plans for the CSU Chico—Student Services Center, CSU Monterey Bay—Library, and CSU Monterey Bay—Visitor Center/Gateway. With the use of an audio-visual presentation, Ms. San Juan presented the item. She noted that all CEQA actions on the projects had been completed.

In response to Trustee Galinson's comments on the higher square footage costs for the Chico Student Service Center and the Monterey Bay Library, Ms. San Juan summarized the reasons for the higher costs as described in the printed agenda.

Trustee Kaiser commented on how important the Chico project was to the campus and the community.

Trustee Lopez asked about CSU's efforts in ensuring environmentally friendly and energy efficient buildings. Ms. San Juan responded that the Chico campus has taken a leadership role in ensuring that sustainable measures are included in the project and that the campus is participating in the Leadership in Energy and Environmental Design (LEED) Green Building Program. Ms. San Juan noted that a CSU sustainability policy would be presented at the March 2004 Board of Trustees' meeting.

Trustee Kaiser congratulated President McNall for his leadership in getting the Chico Student Services Center LEED certified.

The committee recommended approval by the board of the proposed resolutions (RCPBG 11-03-22).

### **Adjournment**

The meeting adjourned at 10:05 a.m.

**DEFERRED**

**Action Item**  
Agenda Item 1  
January 27-28, 2004  
Page 1 of 1

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

**Amend the 2003/2004 Capital Outlay Program, Nonstate Funded**

**Presentation By**

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

**Summary**

This agenda item requests approval to amend the 2003/2004 nonstate funded capital outlay program to include the following project:

- |   |            |                    |
|---|------------|--------------------|
| <b>1. California State University, Dominguez Hills<br/>Parking Lots 8 and 9</b> | <b>PWC</b> | <b>\$2,901,000</b> |
|---|------------|--------------------|

California State University Dominguez Hills wishes to amend the 2003/04 Nonstate Funded Capital Outlay Program to include \$2,901,000 for the design and construction of two parking lots and the realignment of Unity Drive to improve the flow of traffic through the east end of the campus. This project will construct approximately 125 parking spaces in Lot 8 and 908 spaces in Lot 9 for a total of 1,033 spaces. The university has scheduled the construction to start in May 2004 and to be completed in September 2004. This project will be funded by borrowing from nonstate campus trust funds and repaid from parking fee revenues.

The following resolution is presented for approval:

**RESOLVED**, By the Board of Trustees of the California State University, that the 2003/04 Nonstate Funded Capital Outlay Program is amended to include \$2,901,000 for preliminary plans, working drawings, and construction for the California State University, Dominguez Hills, Parking Lots 8 and 9 project.

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

### **Campus Master Plan Revision at California State University, Sacramento**

#### **Presentation By**

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

#### **Background and Summary**

This item requests the Board of Trustees' approval of a campus master plan revision at California State University, Sacramento. The plan maintains the campus enrollment ceiling of 25,000 full-time equivalent students (FTES). The Board of Trustees approved the original physical campus master plan in June 1964 and the last major revision was approved in May 2003. Attachment A is the proposed campus master plan with revisions indicated in hexagons and Attachment B is the existing campus master plan approved by the board in May 2003. This proposal refines and expands the development of future campus buildings and changes some existing buildings from permanent to temporary. The revision anticipates the future demolition of low-rise buildings to replace them with new more efficient multi-story buildings. Future buildings on the current master plan will be relocated to the outside edge of campus to keep traffic on the outside perimeter and foot traffic within the campus interior. Additional parking structures will take the place of surface lots and provide parking for residential halls and the campus at large. These structures provide a net increase of 4,600 parking spaces. The plan continues to promote the expansion of a prominent green mall in the campus core.

#### **Proposed Revisions**

##### *Center for Space Science (Hexagon 1)*

The proposed building (#63) is located on the master plan that was approved in May 2003. The proposed master plan has changed the location, moving it closer to Shasta Hall #9.

##### *Outdoor Amphitheater (Hexagon 2)*

The future Amphitheater #102/Performing Arts Center #96 shown on the May 2003 Master Plan has been reconfigured into the Outdoor Amphitheater (#102) only. It has been relocated to the eastern side of the campus.

*Geology Optical Lab (Hexagon 3)*

The proposal is to change the Geology Optical Lab (#29) from a permanent to a temporary building. The offices located in this 1,000 GSF facility (built in the 1950's) will be replaced in the Science II, Phase 2 building.

*Café (Hexagon 4)*

This Café (#118) is proposed to be located on the east side of the campus next to the river levee, at the Guy West Bridge.

*Science II, Phase 2 (Hexagon 5)*

The future Science II, Phase 2 building (#56A) was previously located near Sequoia Hall. The proposed new location is along the campus perimeter on State University Drive East. The building will house Chemistry, Biology and Mathematics to accommodate approximately 3,600 FTES.

*Engineering II (Hexagon 6)*

The proposed revision relocates the future Engineering II (#105) to the outside perimeter of the campus along State University Drive East. The building will house approximately 750 FTES.

*Art Complex (Hexagon 7)*

The future Art Complex (#51) will be relocated from Parking Lot 6 to the perimeter of the campus and will house approximately 300 FTES.

*Classroom III (Hexagon 8)*

The Art, Lecture Halls and Faculty Offices facility (#97) has been renamed to Classroom III and relocated along the campus perimeter. The building will house the School of Education, Nursing, the ROTC program and Public Safety to accommodate approximately 3,400 FTES. It is proposed that the two-story Public Service (#58) building and the one-story El Dorado Hall (#59), both built in the 1950's, be identified as temporary buildings.

*Parking Structure IV (Hexagon 9)*

The 3,800-space Parking Structure IV (#115) will be located adjacent to Parking Structure III.

*South Campus Entrance (Hexagon 10)*

This new southerly entrance/exit to the campus will improve traffic flow to the campus and relies on the city's plan to widen Folsom Boulevard.

*Performing Arts Center (Hexagon 11)*

The future Performing Arts Center (#30) was previously shown as an addition to Shasta Hall. The proposed project is now identified as a separate building to be located on Parking Lot 10. It will include a 1,200-seat auditorium and academic space for approximately 600 FTES.

*Classroom Laboratory Building, Tahoe Hall (Hexagon 12)*

The Classroom Laboratory Building, Tahoe Hall (#34) is on the current master plan. The proposed master plan changes the footprint of the building to better reflect the proposed facility.

*Baseball Storage Facility, Phase II (Hexagon 13)*

The proposed master plan will add an addition (#119) to the existing baseball storage facility.

*Classroom Building IV (Hexagon 14)*

A new Classroom Building IV (#114) is proposed to be located between Lassen and Mariposa Halls to accommodate future enrollment growth of approximately 1,600 FTES.

*Gazebo (Hexagon 15)*

The Gazebo (#116) is proposed to be located at the northerly entrance of the main campus. The project will provide a small area for outdoor entertainment.

*Parking Structure V (Hexagon 16)*

The 2,000-space Parking Structure V (#117) is proposed to be located adjacent to the housing complex at the north side of the campus.

*Eureka Hall Addition #111*

The university has determined that the Eureka Hall Addition (#111) is no longer needed and has removed it from the proposed master plan.

*Administration Building #93*

The university has determined that the proposed Administration Building (#93) is no longer needed and has removed it from the master plan.

**Fiscal Impact**

Implementation of the proposed master plan revision adds state funded projects at an estimated cost of \$45 million and nonstate projects at an estimated cost of \$81 million in current dollars.

**California Environmental Quality Act (CEQA) Action**

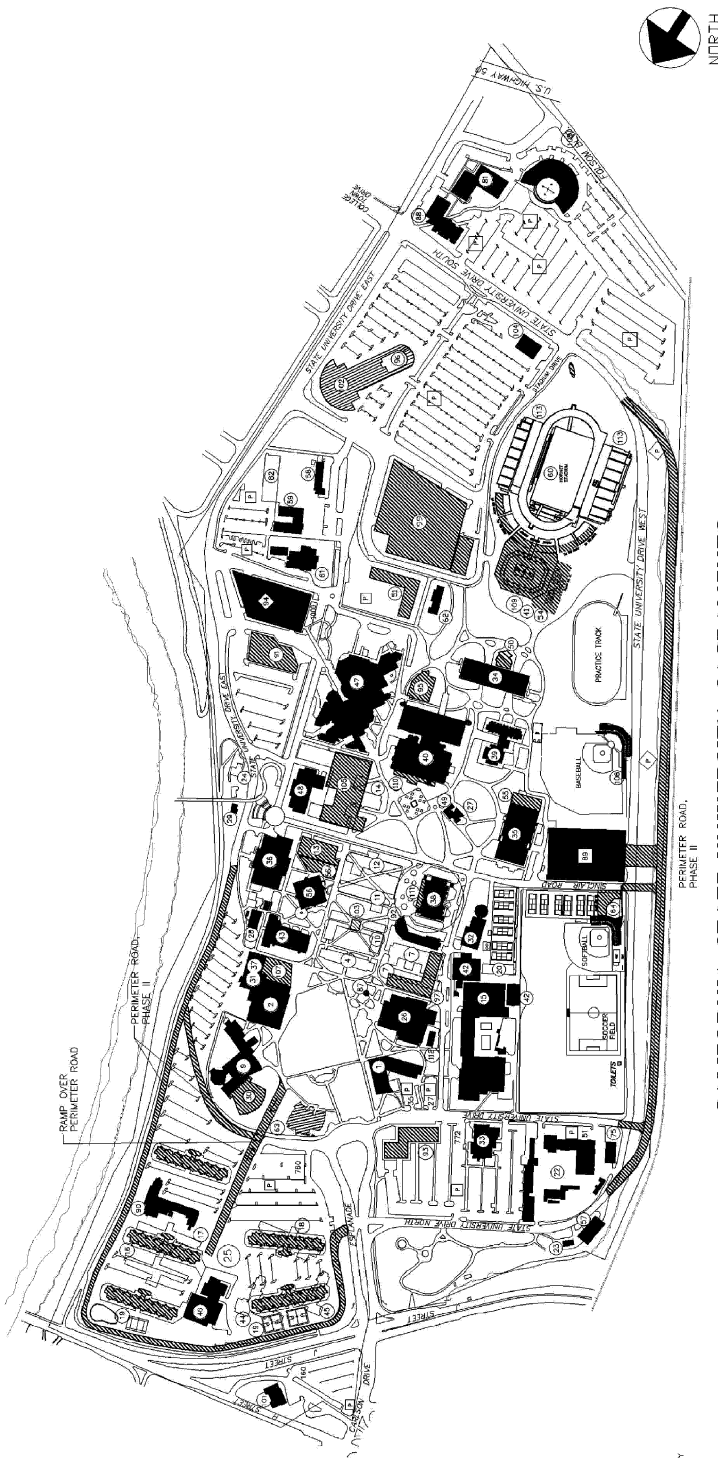
An initial study was prepared and a Negative Declaration was filed with the State Clearinghouse on December 3, 2003, pursuant to the California Environmental Quality Act. The 30-day public review period ended on January 2, 2004, and no adverse public comments were received. A copy of the Negative Declaration will be available at the board meeting.

The following resolution is presented for approval:

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

1. Upon consideration of the information provided in the Negative Declaration for the California State University, Sacramento, campus master plan revision, the Negative Declaration has been prepared pursuant to the requirements of the California Environmental Quality Act.
2. The proposed California State University, Sacramento, campus master plan revision will not have a significant effect on the environment.
3. The revision will benefit the California State University.
4. The chancellor or his designee is directed under the Delegation of Authority granted by the Board of Trustees to file the Notice of Determination for the California State University, Sacramento, campus master plan revision.
5. The California State University, Sacramento, campus master plan revision dated January 2004 is approved.





CALIFORNIA STATE UNIVERSITY, SACRAMENTO  
 CAMPUS MASTER PLAN

APPROVED MAY 2003

- CAMPUS BOUNDARY**  
 ——— EXISTING  
 - - - - FUTURE
- PARKING**  
 □ EXISTING LOT  
 ◇ FUTURE LOT
- BUILDINGS**  
 [Solid Black] EXISTING  
 [Hatched] FUTURE  
 [Dotted] TEMPORARY
- EXISTING STRUCTURE**  
 [Solid Black] EXISTING STRUCTURE  
 [Hatched] FUTURE STRUCTURE

**FACILITY LEGEND: EXISTING FACILITY; Proposed Facility**

1. SACRAMENTO HALL
2. RIVER FRONT CENTER
4. DOUGLAS HALL - TEMPORARY BUILDING
7. CADEWA HALL - TEMPORARY BUILDING
8. CALAVERAS HALL - TEMPORARY BUILDING
10. ALPINE HALL - TEMPORARY BUILDING
11. BRIGHTON HALL - TEMPORARY BUILDING
12. HUMBOLDT HALL - TEMPORARY BUILDING
13. SANTA CLARA HALL - TEMPORARY BUILDING
14. YOSEMITE HALL
15. DRAPER HALL (TEMPORARY BUILDING)
16. JENKINS HALL (TEMPORARY BUILDING)
17. FOLEY HALL (TEMPORARY BUILDING)
18. RECREATION FACILITY (HOUSING COMPLEX)
19. HANDBALL COURTS - TEMPORARY BUILDING
20. PHYSICAL PLANT SERVICE CENTER
21. CORPORATION YARD ADDITION
22. NON-DESTRUCTIVE LABORATORY - TEMPORARY BUILDING
23. Student Housing Complex (Apartment Style Units)
24. LASSEN HALL
25. OUTDOOR THEATER
26. GREENHOUSES
27. GEOLOGY OPTICAL LAB
- 28.

30. Performing Arts Center
31. HORNET FOUNDATION OFFICE
32. CENTRAL HEATING & COOLING PLANT
33. STUDENT HEALTH CENTER
34. TAHOE HALL
35. CAPISTRANO HALL
36. SEQUOIA HALL
37. BOOKSTORE
38. EUREKA HALL
39. AMADOR HALL
40. LIBRARY I / LIBRARY II / MEDIA CENTER
41. FIELD HOUSE (TEMPORARY BUILDING)
42. SOLANO HALL
43. MENDOCINO HALL
44. SIERRA HALL (TEMPORARY BUILDING)
45. SUTTER HALL (TEMPORARY BUILDING)
46. DINING COMMONS (HOUSING COMPLEX)
47. UNIVERSITY UNION
48. RIVERSIDE HALL
49. FOOD SERVICE OUTPOST
50. Classroom Laboratory Building
51. Art Complex
52. Physical Education Classroom - Locker II
53. Capistrano Hall Addition
54. PLACER HALL
- 55.
- 56.

- 56A. Science II, Phase II
57. STORAGE BUILDING
58. PUBLIC SERVICE
59. EL DORADO HALL
60. HORNET STADIUM
61. CHILD DEVELOPMENT CENTER
62. SURGE BUILDING
63. Center for Space Science
64. Athletic Support - Vending
65. RECEIVING WAREHOUSE
66. Modco Hall
67. ART SCULPTURE LABORATORY - ROUNDHOUSE
68. NAPA HALL
69. PARKING STRUCTURE I
70. DESMOND HALL (HOUSING COMPLEX)
71. New Bookstore & Foundation Offices
72. MARIPOSA HALL
73. Administration Building
74. PARKING STRUCTURE II
75. Academic Information Resource Center, Phase I
76. Performing Arts Theater
77. Art, Lecture Halls & Faculty Offices
78. Parking Structure II and Parking Office
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101. CITY FIRE STATION
102. Amphitheater
103. Theme Structure
104. STEVEN LEE YAMSHON ALUMNI CENTER
105. Engineering II
106. BASEBALL STORAGE FACILITY
107. CSUS Foundation Food Service Building Addition
108. Capital Public Radio Building
109. Student Health Recreation/Convocation Center Arena
110. Library Addition/Remodel
111. Eureka Hall Addition
112. TEMPORARY P BUILDING
113. Stadium Upgrade and Athletic Space

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

**Status Report on the 2004/2005 State Funded Capital Outlay Program—Governor's Budget**

**Presentation By**

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

**Summary**

This item presents a comparison between the CSU 2004/05 state funded capital outlay program request and the funding level included in the governor's budget.

**Background**

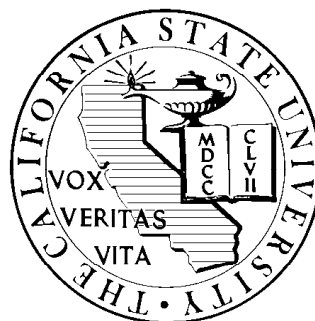
The California State University's proposed 2004/05 Capital Outlay Program and the Five-Year Capital Improvement Program 2004/05 through 2008/09 were presented at the September 2003 Board of Trustees' meeting. The trustees approved a 2004/05 priority list totaling \$509.3 million to complete previously approved projects, seismic upgrades, renovate older facilities and to provide academic space for existing and projected campus enrollments.

Funding for the program is dependent upon voter approval of Proposition 55 on the March 2, 2004 ballot. The \$12.3 billion general obligation bond measure will provide \$10 billion for K-12 school facilities and \$2.3 billion for higher education facilities in 2004/05 and 2005/06. With passage of the bond measure, CSU and UC will receive \$690 million each, and \$920 million will go to the Community Colleges.

The governor's proposed budget will be published prior to the January board meeting. A handout will be presented at the meeting comparing the trustees' budget request with that of the governor's budget.

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

January 2004



*The California State University*

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

The California State University's proposed 2004/05 Capital Outlay Program and Five Year Capital Improvement Program 2004/05 through 2008/09 was approved at the September 16-17, 2003 Board of Trustees' meeting. The trustees' budget request totaled \$509 million for 28 projects. The Department of Finance considered the first 21 projects totaling \$394 million based on the trustees' priority list and the CSU share of the proposed Proposition 55 general obligation bond amount.

Passage of Proposition 55 would provide the CSU \$690 million for capital outlay to fund the 2004/05 and 2005/06 capital programs. Of this amount, we anticipate roughly \$675 million will be available for campus projects once the cost of issuance and reserves are considered.

The governor's budget was published on January 9, 2004, and included \$345 million for twenty-one CSU projects based on the following adjustments:

- Minor Capital Outlay reduced by \$7,861,000 by the Department of Finance.
- Humboldt State University, Forbes PE Complex Renovation (PWC) was reduced by \$41,365,000 at the request of the campus to proceed with the P phase only for \$1,313,000.

Trustees' priorities 22 through 28 totaling \$115 million were not included in the governor's budget. They may be resubmitted for the Board of Trustees' consideration for the 2005/06 State Funded Capital Outlay Program pending the individual campus priority submittal for 2005/06.

## State Funded Capital Outlay Program 2004/05 Priority List

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

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

**Notes: Governor's Budget**

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

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

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

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

### **Approval of Schematic Plans**

#### **Presentation By**

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

#### **Summary**

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

- 1. CSU Long Beach—Parking Structures 2 and 3**  
*Project Architect: Watry Design Inc.*

#### **Background and Scope**

The CSU Long Beach, Parking Structures 2 and 3 are proposed for the westerly portion of Parking Lot 11 near the intersection of Palo Verde Avenue and Atherton Street. The two parking structures will be constructed in two phases in order to alleviate the interim loss of parking lots. Additionally, students will be provided with alternate parking off campus with shuttle services to the campus. Each structure will consist of four levels, including the top level, which is open to the sky. Phase I will include the south Parking Structure 2 (1,277 parking spaces) and roadway improvements. Phase II will include the north Parking Structure 3 (1,308 parking spaces) as well as vehicle and pedestrian bridges between the north and south structures. The project will provide approximately 1,500 net new spaces at the completion of both phases. Project components also include modifications to the adjacent surface parking lots, re-alignment of the access roadways and entrances into Lot 11 plus extensive landscaping along Palo Verde Avenue. Additional improvements in this area include the development of new pedestrian and fire access routes. The project will utilize a structural moment frame to promote openness and visibility interior to the structure, while also including features to mitigate noise and light spillage from the structure at night. The architectural design of the structures is consistent with the campus architectural standards and utilizes poured-in-place concrete, precast concrete, and peach colored brick veneer exterior design elements.

**Timing (Estimated)**

Completion of Preliminary Drawings	May 2004
Completion of Working Drawings	November 2004
Construction Start (Phase 1, Parking Structure 2)	April 2005
Occupancy	August 2006
Construction Start (Phase 2, Parking Structure 3)	September 2006
Occupancy	October 2007

**Basic Statistics**

Gross Building Area (Parking Structures 2 and 3)	850,300 square feet
Total Parking Spaces	2,585 spaces

**Cost Estimate—California Construction Cost Index 4019**

Building Cost (\$10,168 per space)	\$26,285,000
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<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 6.06
b. Shell (Superstructure and Enclosure)	\$20.04
c. Interiors (Partitions and Finishes)	\$ 0.84
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 3.82

Site Development (includes landscaping)	<u>3,744,000</u>
Construction Cost	\$30,029,000
Fees, Contingency and Services	<u>8,164,000</u>
Grand Total	<u>\$38,193,000</u>

**Cost Comparison**

This project's building cost of \$10,168 is higher than the CSU construction cost guidelines of \$8,228 per space by \$1,940 per space due to unique site conditions. This includes costs for deep foundations (70 foot piles) and a moment frame structural system design in recognition of the structure's close proximity to the Newport-Inglewood fault. These two building systems account for 87% of the increased cost per space. Also, the site's extremely high water table of 12 feet has resulted in the use of traction elevators versus hydraulic elevators.

## **Funding Data**

The campus plans to request Board of Trustees' approval at a future meeting to issue bonds through the Systemwide Revenue Bond (SRB) program to finance construction of the project.

## **California Environmental Quality Act Action**

Development of this new support facility was analyzed as part of the CSU Long Beach, campus master plan revision (Northeast Campus Improvements Project), which was the subject of a Final Environmental Impact Report (FEIR) and certified by the Board of Trustees at the July 15-16, 2003, meeting. No adverse comments were received. A copy of the FEIR will be available at the meeting.

The following resolution is presented for approval:

**RESOLVED**, By the Board of Trustees of the California State University, that upon consideration of the information provided in the previously approved FEIR prepared for the California State University, Long Beach, campus master plan revision (Northeast Campus Improvements Project), the board finds that:

1. The FEIR was prepared to specifically include the Parking Structures 2 and 3 project and was previously approved by the Board of Trustees at the July 15-16, 2003 meeting pursuant to the requirements of the California Environmental Quality Act.
2. Based on the information contained in the previously approved FEIR and the mitigation measures identified therein and previously adopted, the proposed project will not have a significant effect on the environment.
3. The project does not propose substantial changes, which would require revision of the previously approved FEIR.
4. The project does not involve any substantial changes in the circumstances under which the previous FEIR was certified for the California State University, Long Beach, campus master plan revision (Northeast Campus Improvements Project).
5. No substantial new information has been identified, which shows that the project would have one or more significant effects not discussed in the previous FEIR.

6. No additional mitigation measures are necessary.
7. The mitigation measures and implementation of the recommended improvements specified in the FEIR for the campus master plan revision (Northeast Campus Improvements Project) are hereby adopted as part of this approval of the California State University, Long Beach, Parking Structures 2 and 3 project.
8. The project will benefit the California State University.
9. The chancellor is requested under the Delegation of Authority granted by the Board of Trustees to file the Notice of Determination for the project.
10. The schematic plans for the California State University, Long Beach, Parking Structures 2 and 3 project are approved at a project cost of \$38,193,000 at CCCI 4019.

**2. CSPU Pomona—Parking Structure 1**  
*Project Architect: Fields/Devereaux*

**Background and Scope**

The Board of Trustees approved a Cal Poly Pomona campus master plan revision in July 2000 that included three proposed parking structures. This project represents the first parking structure, which will be located in Parking Lot F east of the Classroom/Laboratory/Administration building. The six level structure will be poured-in-place concrete with post-tensioned slabs utilizing a shear wall system for seismic lateral stabilization. The structure is comprised of three segments that are connected but are seismically independent. This project will provide 2,438 parking spaces and will displace 686 existing spaces for a campus net increase of 1,752 parking spaces. A component of the project includes a new 14,700 gross square foot facility for University Police, and Parking and Transportation Services, which are currently housed in a modular building. Spaces have been designated in the new parking structure for official state vehicles for police and parking services. The project also consists of landscape improvements, signalization at the intersection of Red Gum Lane and Kellogg Drive, and reconfiguration of turn lanes on Red Gum Lane and University Avenue.

**Timing (Estimated)**

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

**Basic Statistics**

Gross Building Area (Parking Structure)	731,100 square feet
Public Safety/Parking Services Building	14,700 square feet
Assignable Building Area (Public Safety/Parking Services Building)	10,000 square feet
Total Parking Spaces	2,438 spaces

**Cost Estimate—California Construction Cost Index 4019**

Parking Structure (\$8,751 per space)	\$21,336,000
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<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 3.96
b. Shell (Superstructure and Enclosure)	\$19.60
c. Interiors (Partitions and Finishes)	\$ 2.11
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 3.51

Site Development (includes off-site landscaping)	2,567,000
Public Safety/Parking Services Building (includes Group 1 equipment)	<u>2,632,000</u>

Construction Cost	\$26,535,000
Fees, Contingency, and Services	<u>5,644,000</u>

Total Project Cost	\$32,179,000
Group II Equipment	<u>200,000</u>

Grand Total	<u><u>\$32,379,000</u></u>
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**Cost Comparison**

This project's building cost of \$8,751 per space is slightly over the CSU cost guidelines of \$8,228 by \$523 due to the project's site conditions. This includes costs for the foundation and structural system design to respond to the San Jose fault.

## **Funding Data**

The project is funded from two sources: a campus request for the Board of Trustees' approval at a future meeting to issue bonds through the Systemwide Revenue Bond (SRB) program which would be serviced with parking fee revenue, and \$5 million from campus parking program reserves.

## **California Environmental Quality Act Action**

This project was included in the Final Environmental Impact Report prepared in conjunction with the campus master plan revision approved by the Board of Trustees in July 2000. A project level initial study was prepared and a Negative Declaration was filed with the State Clearinghouse on July 17, 2003. The 30-day public review period ended on August 15, 2003 and no adverse comments were received. A copy of the Negative Declaration will be available at the meeting.

The following resolution is presented for approval:

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

1. The board finds that the Negative Declaration for the California State Polytechnic University, Pomona, Parking Structure 1 project and associated infrastructure improvements has been prepared pursuant to the requirements of the California Environmental Quality Act.
2. The proposed project will not have the potential for significant adverse impacts on the environment, and the project will benefit the California State University.
3. The chancellor is requested under the Delegation of Authority granted by the Board of Trustees to file the Notice of Determination for the project.
4. The schematic plans for the California State Polytechnic University, Pomona, Parking Structure 1 project are approved at a project cost of \$32,379,000 at CCCCI 4019.

**3. San Diego State University—Social Sciences/Parking Structure 8**  
*Project Architect: HMS Architects*  
*Design-Build Contractor: Douglas E. Barnhart, Inc.*

**Background and Scope**

The San Diego State University, Social Sciences/Parking Structure 8 project is a design/build project intended to meet the goal of providing new faculty and departmental offices and large lecture halls for the College of Arts and Letters. The building design will be consistent with the campus architectural vocabulary with a focus on neutral colored stucco, stone base, and punched window openings. The proposed facility will demolish the existing Family Studies Building (#7) constructed in 1957 and clear the balance of the site previously occupied by the Campus Children’s Center. The project proposes the construction of a new 105,000 GSF state funded building which will house 1,840 FTES of lecture classrooms, two computer labs, 215 single station faculty offices, eleven departmental office complexes, and other academic office and support space. The project results in a net increase of 948 FTES and 210 faculty offices. The program also incorporates a nonstate funded 219 space parking garage of approximately 68,000 GSF to support the need for inner core campus parking.

**Timing (Estimated)**

Completion of Working Drawings	April 2004
Construction Start	May 2004
Occupancy	December 2005

**Basic Statistics**

Parking Structure 8 Gross Building Area	68,000 square feet
Total Parking Spaces	219 spaces
Social Sciences Gross Building Area	105,000 square feet
Assignable Building Area	62,100 square feet
Efficiency	59 percent

**Cost Estimate—California Construction Cost Index 4019**

Parking Structure Cost (\$11,187 per space)	\$ 2,450,000
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<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 8.00
b. Shell (Superstructure and Enclosure)	\$17.00

c. Interiors (Partitions and Finishes)	\$ 3.00
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 4.00
e. Equipment and Furnishings	\$ 4.00

Social Sciences Building Cost (\$188 per GSF including Group I equipment) 19,696,000

<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$38.08
b. Shell (Superstructure and Enclosure)	\$35.48
c. Interiors (Partitions and Finishes)	\$50.28
d. Services (HVAC, Plumbing, Electrical, Fire)	\$48.60
e. Equipment and Furnishings	\$12.76
f. Special Construction and Demolition	\$ 2.38

Site Development (includes landscaping) 1,505,000

Construction Cost \$23,651,000  
 Fees, Contingency and Services 5,202,000

Total Project Cost \$28,853,000  
 Group II Equipment 1,507,000

Grand Total \$30,360,000

**Cost Comparison**

This project's building cost of \$188 per GSF is slightly higher than the CSU construction cost guidelines of \$185 per GSF. The parking structure building cost of \$11,187 per space is higher than the CSU construction cost guidelines of \$8,228 per space by \$2,959. This is due in part to decreased efficiencies of scale related to the small size (219 spaces) of the structure and the site's steep hillside.

**Funding Data**

The project is funded from nonstate parking reserves and state financed General Obligation bonds approved by the voters in November 2002 (Proposition 47).

### **California Environmental Quality Act**

Development of this new project was analyzed as part of the San Diego State University, master plan revision, which was the subject of a FEIR and certified by the Board of Trustees in March 2001. A copy of the FEIR will be available at the meeting.

The following resolution is presented for approval:

**RESOLVED**, By the Board of Trustees of the California State University, that upon consideration of the information provided in the previously approved FEIR prepared for the San Diego State University, campus master plan revision, the board finds that:

1. The FEIR was prepared to specifically include the Social Sciences/Parking Structure 8 project and was previously approved by the Board of Trustees at the March 2001 meeting pursuant to the requirements of the California Environmental Quality Act.
2. Based on the information contained in the previously approved FEIR and the mitigation measures identified therein and previously adopted, the proposed project will not have a significant effect on the environment.
3. The project does not propose substantial changes, which would require revision of the previously approved FEIR.
4. The project does not involve any substantial changes in the circumstances under which the previous FEIR was certified for the San Diego State University, campus master plan revision.
5. No substantial new information has been identified, which shows that the project would have one or more significant effects not discussed in the previous FEIR.
6. No additional mitigation measures are necessary.
7. The mitigation measures and implementation of the recommended improvements specified in the FEIR for the campus master plan revision are hereby adopted as part of this approval of the San Diego State University, Social Sciences/Parking Structure 8 project.

8. The project will benefit the California State University.
9. The chancellor is requested under Delegation of Authority granted by the Board of Trustees to file the Notice of Determination for the project.
10. The schematic plans for the San Diego State University, Social Sciences/Parking Structure 8 project are approved at a project cost of \$30,360,000 at CCCI 4019.

**4. San Francisco State University—Joint Library: J. Paul Leonard Library/Sutro Library**  
*Project Architect: Simon Martin-Vegue Winklestein Moris Architects*

**Background and Scope**

The existing San Francisco State University, J. Paul Leonard Library provides 68 percent of space required by the CSU library standards. In 1982, the Sutro Library of the California State Library was relocated in modular buildings to the campus. The modulares are inadequate for the proper functioning of this public research library, the largest genealogical library west of Salt Lake City, Utah. The proposed joint library will be completed in two phases and consists of a 155,037 GSF addition and renovates 272,088 GSF. The California State Library will fund the Sutro Library component of the project (28,961 GSF). The six-story addition will be built on the site of the Franciscan Building, which will be demolished. It will include a deep basement housing an automated retrieval system (ARS), which, due to the project-phasing plan, will temporarily hold the entire library's collection during the renovation. This project will also seismically strengthen the existing facility and correct building code deficiencies. The three separate buildings of the existing library will be joined structurally. New service towers will provide code-compliant exit stairs, mechanical shafts and structural shear walls for the building. A central vertical light well is included to significantly improve way finding within the renovated library and provide natural light within the large existing floor plate. As the ARS will house the majority of the library's collection, floor space will be freed to increase student study areas and computer workstations. Architectural elements of the addition and exterior improvements are consistent with adjacent campus buildings.

**Timing (Estimated)**

Completion of Preliminary Plans	April 2004
Completion of Working Drawings	November 2004
Construction Start	April 2005
Occupancy	August 2008

**Basic Statistics**

*Addition:*

Gross Building Area	155,037 square feet
Assignable Building Area	108,078 square feet
Efficiency	70 percent

*Renovation:*

Gross Building Area	272,088 square feet
Assignable Building Area	191,622 square feet
Efficiency	70 percent

**Cost Estimate—California Construction Cost Index 4019**

Building Addition (\$178 per GSF)	\$27,546,000
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<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$19.45
b. Shell (Superstructure and Enclosure)	\$45.08
c. Interiors (Partitions and Finishes)	\$17.38
d. Services (HVAC, Plumbing, Electrical, Fire)	\$62.25
e. Equipment and Furnishings	\$ 7.57
f. Special Construction & Demolition (ARS)	\$25.95

Building Renovation (\$143 per GSF)	39,014,000
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<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 9.33
b. Shell (Superstructure and Enclosure)	\$38.86
c. Interiors (Partitions and Finishes)	\$31.96
d. Services (HVAC, Plumbing, Electrical, Fire)	\$53.17
e. Equipment and Furnishings	\$10.06

Site Development	<u>5,181,000</u>
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Construction Cost	71,741,000
Fees, Contingency and Services	<u>23,781,000</u>

Total Project Cost (\$224 per GSF)	\$95,522,000
Group II Equipment	<u>4,073,000</u>

Grand Total	<u>\$99,595,000</u>
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### **Cost Comparison**

This project's new building cost of \$178 per GSF is higher than the CSU cost guidelines of \$168 per GSF because it contains an automated retrieval system (ARS).

### **Funding Data**

Project funding is from lease revenue bonds authorized in the Governor's Economic Stimulus Package approved in March 2002. The stimulus package included \$10,487,000 for the Sutro Library and \$85,035,000 for the J. Paul Leonard Library. Equipment funding in the amount of \$4,073,000 is proposed to be funded from a future bond measure.

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

An initial study was prepared and a Mitigated Negative Declaration was filed with the State Clearinghouse on March 23, 2003 in accordance with the California Environmental Quality Act. The 30-day public review period ended on June 23, 2003 and no adverse comments were received. A copy of the Mitigated Negative Declaration will be available at the meeting.

The following resolution is presented for approval:

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

1. The board finds that the Mitigated Negative Declaration for the San Francisco State University, J. Paul Leonard Library/Sutro Library project has been prepared in accordance with the requirements of the California Environmental Quality Act.
2. With implementation of the recommended Mitigation Measures, the proposed project will not have the potential for significant adverse impacts on the environment, and the project will benefit the California State University.
3. The recommended Mitigation Measures are hereby approved and incorporated as a requirement for implementation of the project, along with the Mitigation Monitoring Plan which is also approved and incorporated by reference, and which meets the requirements of Public Resources Code Section 21081.6.
4. The chancellor is requested under Delegation of Authority granted by the Board of Trustees to file the Notice of Determination for the project.

5. The schematic plans for the San Francisco State University, J. Paul Leonard Library/Sutro Library project are approved at a project cost of \$99,595,000 at CCCI 4019.

**5. CPSU San Luis Obispo—Engineering/Architecture Renovation and Replacement, Phase IIA**  
*Project Architect: AC Martin Partners, Inc.*

**Background and Scope**

This project is phase IIA of a joint collaborative approach between the College of Engineering and the College of Architecture and Environmental Design. The project will construct new and replacement space for the College of Engineering and will consolidate many of the College of Engineering programs into one general area on campus. It includes laboratory, classroom and office space and in addition to the College of Engineering functions, the new building will provide for interdisciplinary lecture space. This will allow the college to grow to meet the projected growth as outlined in the master plan approved by the Board of Trustees in March 2001. The new building will be a two and three-story modified L-shaped structure with a section of high bay laboratories sharing the yard of the new Engineering III facility. The building will be a drilled pier slab on grade, with a steel braced frame structure. The exterior will include ribbed metal panels and architectural finishes that are consistent with adjacent buildings in the engineering quadrant on campus.

**Timing (Estimated)**

Completion of Preliminary Drawings	March 2004
Completion of Working Drawings	August 2004
Construction Start	September 2004
Occupancy	August 2006

**Basic Statistics**

Gross Building Area	98,991 square feet
Assignable Building Area	68,308 square feet
Efficiency	69 percent

**Cost Estimate—California Construction Cost Index 4019**

Building (\$239 per GSF)	\$23,609,000
<i>Systems Breakdown</i>	
	<i>(\$ per GSF)</i>
a. Substructure	\$16.58
b. Shell (Superstructure and Enclosure)	\$80.42
c. Interiors (Partitions and Finishes)	\$36.87
d. Services (HVAC, Plumbing, Electrical, Fire)	\$99.59
e. Equipment and Furnishings	\$ 5.03
Site Development	<u>1,920,000</u>
Construction Cost	\$25,529,000
Fees, Contingency and Services	<u>5,176,000</u>
Total Project Cost (\$310 per GSF)	\$30,705,000
Group II Equipment	<u>5,394,000</u>
Grand Total	<u>\$36,099,000</u>

**Cost Comparison**

This project's building cost of \$239 per GSF is consistent with the CSU construction cost guidelines of \$234 per GSF for engineering buildings.

**Funding Data**

Proposition 47, approved by the voters in November 2002, provides General Obligation bonds to fund this project. Funding for the Group II equipment (\$5,394,000) is proposed to come from a future bond measure.

**California Environmental Quality Act**

A Finding of Consistency has determined that the project is consistent with the FEIR prepared in conjunction with the campus master plan revision approved by the Board of Trustees in March 2001 and no new environmental analysis is required because the project is fully analyzed in the 2001 FEIR. A copy of the 2001 FEIR and the Finding of Consistency will be available at the meeting.

The following resolution is presented for approval:

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

1. The board finds that the California Polytechnic State University, San Luis Obispo, Engineering/Architecture Renovation and Replacement, Phase IIA project is consistent with the campus master plan revision approved in March 2001 and a Letter of Compliance documenting the Finding of Consistency was prepared pursuant to the requirements of the California Environmental Act.
2. With the implementation of the mitigation measures set forth in the Master Plan previously approved by the Board of Trustees, the proposed project will not have a significant effect on the environment, and the project will benefit the California State University.
3. The mitigation measures shall be monitored and reported in accordance with the requirements of the California Environmental Quality Act (Public Resources Code, Section 21081.6).
4. The Chancellor is requested under Delegation of Authority by the Board of Trustees to file a Notice of Determination for the project.
5. The schematic plans for the California Polytechnic State University, San Luis Obispo, Engineering/Architecture Renovation and Replacement, Phase IIA project are approved at a project cost of \$36,099,000 at CCCI 4019.