

AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: 2:00 p.m. Tuesday, January 22, 2008
Glenn S. Dumke Auditorium

A. Robert Linscheid, Chair
George G. Gowgani, Vice Chair
Herbert L. Carter
Carol R. Chandler
Kenneth Fong
William Hauck
Peter G. Mehas
Jennifer Reimer
Kyriakos Tsakopoulos

Consent Items

Approval of Minutes of Meeting of November 14, 2007

1. Amend the 2007-2008 Capital Outlay Program, State Funded, *Action*

Discussion Items

2. Status Report on the 2008-2009 State Funded Capital Outlay Program—Governor's Budget, *Information*

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

**Trustees of the California State University
Office of the Chancellor
401 Golden Shore
Long Beach, California**

November 14, 2007

Members Present

A. Robert Linscheid, Chair
Roberta Achtenberg, Chair of the Board
Herbert L. Carter
William Hauck
Raymond W. Holdsworth
A. Robert Linscheid
Charles B. Reed, Chancellor
Jennifer Reimer

Approval of Minutes

The minutes for the September 18, 2007 meeting were approved as submitted.

Amend the 2007-2008 Capital Outlay Program, Non-State Funded

With the concurrence of the committee, Chair Linscheid presented agenda item 1 as a consent action item. The committee recommended approval by the board of the proposed resolution (RCPBG 11-07-20).

Amend the 2007-2008 Capital Outlay Program, State Funded

With the concurrence of the committee, Chair Linscheid presented agenda item 2 as a consent action item. The committee recommended approval by the board of the proposed resolution (RCPBG 11-07-21).

Approval of Schematic Plans

The proposed item on the agenda requests the approval of schematic plans for California State University, Chico—Northern California Natural History Museum, Phase I; California State University, Fullerton—Children’s Center; San Diego State University—Alumni Center; and California State University, San Marcos—Public Safety Building. With an audio-visual presentation, Ms. San Juan presented the item, stating that a letter was received from a supervisor from the Chico area questioning the adequacy of the CEQA (California Environmental Quality Act) Mitigated Negative Declaration for the Chico museum. A letter from a traffic engineer accompanied the supervisor’s letter which indicated that the completed intersection analysis that

was done between July and October of this year had not been reviewed. The university has analyzed the respective intersection at Chico and there is no significant impact that would require re-circulation of the Mitigated Negative Declaration.

All CEQA requirements on these projects have been completed and staff recommends approval.

The committee recommended approval by the board on the proposed resolution (RCPBG 11-07-22).

Certify the Final Environmental Impact Report and Approve the Campus Master Plan Revision with Enrollment Ceiling Increase at San Francisco State University

Ms. San Juan presented the item with the use of a PowerPoint visual, noting that the proposed master plan was brought before the trustees as an information item at the September board meeting. The proposed master plan will increase the enrollment ceiling from 20,000 FTE to 25,000 FTE. The campus and city have completed negotiations on off-site traffic and transit mitigations and have agreed to a memorandum of understanding. There are two traffic intersections that need improvement for which the campus will seek capital co-funding of \$175,000 as its fair share should campus transportation demand management programs not maintain the current level of single occupancy vehicles traveling to campus. The CSU cost of proposed transit improvements for two lines (M and J) negotiated with the city is \$1.825 million. Based on the city's current readiness to proceed, it is not likely that funds will be needed for the 2008/09 budget year. The resolution enables the chancellor to seek funds once the city is ready to move forward.

The committee recommended approval by the board on the proposed resolution (RCPBG 11-07-23).

Certify the Final Environmental Impact Report and Approve the Campus Master Plan Revision with Enrollment Ceiling Increase at San Diego State University

Ms. San Juan introduced the item indicating that it was originally presented to the board in September 2005. Due to the City of Marina v. CSU Board of Trustees decision, the environmental impact report (EIR) is no longer considered certified, and thus it has been brought forward once again for board certification and approval. Using a PowerPoint visual, Ms. San Juan presented the key changes proposed in the master plan. For off-site mitigation, the university and the City of La Mesa have agreed to the cost of \$45,686 for two intersection improvements. The campus and Caltrans came to agreement on the amount of \$10.1 million to study the College Avenue/Interstate 8 interchange, and implement various near term and horizon year traffic mitigation measures. It is proposed that the CSU not seek funds from the governor or legislature to pay another state agency as highway mitigation measures should be funded from voter approved bonds for highway road improvements versus higher education facilities. The

CSU would support Caltrans should they make a request for the funds to the governor or the legislature. However, a letter received just prior to the board meeting, jointly signed by the City of San Diego, SANDAG (San Diego Association of Governments), and Caltrans, states that requests from Caltrans to the legislature for mitigation of another agency's development is not practical or feasible; there are no voter approved bond funds that can be used for this purpose; and that it is not Caltrans' responsibility to request funding through the state budget process to mitigate state transportation facilities. This issue will require ongoing discussions with the Department of Finance and Caltrans.

The City of San Diego and the university have not come to agreement on city mitigation improvements. The university determined that \$6,437,860 was required for off-site mitigation. This figure contrasts to the city's initial number of \$21.8 million as the campus share, later countered with two proposals.

A letter received from the Mayor of San Diego specified a number of disagreements with the university calculation: 1) the campus trip generation rates used high transit projections which are not feasible without funding of transit improvements; 2) disagreement with a proposed university credit of \$900,000 for CSU land needed by the city for a right of way; 3) the cost to improve infeasible road segments should be added to the cost of mitigation; and 4) the campus should pay for city parks, costs ranging from \$6,000 to \$740,000. Countering, the university retains the position that the CSU should get a credit for the land that must be given up for a right of way; San Diego State has documented significant acreage and recreation facilities available for public use; the university does not believe the roads are feasible to improve, and therefore should not be used to increase the amount owed by the campus and the CSU does not want to contribute funds to the city absent additional funds approved for this purpose by others who should be co-funding the improvements.

SANDAG, the agency responsible for regional transit improvements, contends the university is responsible for \$193 million in improvements. However, as the draft EIR found the proposed project would not result in significant impacts to regional transit, the university's position is that no mitigation is required.

The unavoidable significant impacts include aesthetics and visual quality, air quality impacts, and transportation and circulation.

Trustee Linscheid introduced President Weber, San Diego State University, who presented his remarks on behalf of the proposed master plan revision. President Weber stated that the campus must increase its enrollment from 25,000 FTE to 35,000 FTE in order to provide access to CSU-eligible applicants and to respond to the greater San Diego region's future workforce need. Due to enrollment constraints, SDSU was unable to admit more than 12,000 CSU-eligible applicants. The proposed master plan will meet the growing demand for higher education by providing increased academic space, student housing and services, and faculty and staff housing. The

master plan proposes 2,976 new student beds, nearly 10 times the amount approved in 2005. This would nearly double the current number of available beds. Also, in response to Adobe Falls traffic concerns, the number of faculty/staff homes has been substantially reduced from 540 homes to 348 homes, and perhaps to 172 homes if an alternative traffic access is not secured. He added that the most significant difference between the 2005 and the 2007 proposed master plans was the inclusion of CSU fair share contribution toward the mitigation of off-site impacts as a result of the City of Marina v. CSU Board of Trustees decision. President Weber introduced General Counsel Christine Helwick for her perspective on the impacts of the Marina decision.

Ms. Helwick remarked that the Marina decision requires that CSU campuses have a responsibility to contribute their fair share to cover the cost of local infrastructure improvements necessitated by the university expansion. San Diego State has been meeting with city officials for some time to negotiate a mutual understanding of what constitutes an appropriate fair share. The Supreme Court made clear however, that where agreement cannot be reached after good faith negotiation, CSU has the ultimate power to determine its fair share, subject to challenge only on the basis of the decision being arbitrary or capricious. The Supreme Court also obligated CSU to seek from the legislature whatever is necessary to fund its fair share. Where that funding is not forthcoming, then the infeasibility exception that has always applied to state agencies in this situation kicks in, and CSU is empowered to proceed with the project even without making a fair share contribution. There is no money in the CSU budget for environmental impact costs, as the legislature has not yet funded CSU for this purpose. The Supreme Court opinion does not require CSU to take money that has been allotted for educating students for an entirely different purpose. Therefore, the item's resolution provides direction to the chancellor to make a funding request of the legislature, and a simultaneous authorization in the event that the legislature does not approve that request that the project can proceed.

President Weber summarized the proposed off-site mitigation measures and noted the number of master plan endorsements from organizations and individuals.

A campus video highlighting the proposed master plan revision was shown following President Weber's and General Counsel Helwick's remarks. Trustee Linscheid then introduced the public speakers, beginning with those speaking against the proposed master plan.

Ms. Marti Emerald, San Diego City Council Trouble Shooter, stated that the new master plan for San Diego State will have a lasting impact on surrounding communities and the San Diego region. Ms. Emerald requested the trustees postpone their decision on the San Diego State master plan in order to hold hearings in San Diego and hear and see firsthand the negative impact that growing the campus will have on the surrounding neighborhoods.

Ms. Ann Cottrell, College Area Community Council (CACC), read a prepared letter (provided to the trustees) from Mr. Doug Case, President of CACC, which highlighted the inadequacy of the environmental impact report. The letter went on to state that as there was no guarantee to that the

state legislature would fully fund the CSU's fair share of the mitigations, CACC recommended a 5,000 FTE increase [versus 10,000 FTE] to keep growth at a reasonable level.

Ms. Sally Ellis, representing College View Estates Association, summarized a letter that was included in the trustees' packets, which addressed the proposed master plan revision in three parts: 1) supports the construction of new student housing on the campus; 2) does not support the environmental impact report, suggesting the mitigation may not be needed, but all mitigation funding be in place prior to construction; and 3) requests that the master plan be approved without the proposed enrollment increase.

Ms. Cathleen Kenney, representing El Cerrito Community, located south of the campus, proposed that new students be redirected to other campuses that are not impacted. She stated that her neighborhood is disturbed by traffic jams, street noise, and trash, and that the City of San Diego does not have the resources to address or resolve the resultant problems.

Ms. Coleen Clementson, SANDAG (San Diego Association of Governments), the regional transportation planning agency for the San Diego region, requested that the vote on the proposed master plan revision be delayed until the university and SANDAG have entered into real negotiations to determine San Diego State's fair share contribution. Ms. Clementson added that the \$193 million figure, reported earlier, was a starting point for negotiations; a number released by SANDAG upon very short notice. To date, SANDAG and the university have not had discussions although there have been several attempts made by SANDAG.

Mr. Travis Cleveland, SANDAG, ceded his speaking time to Mr. Conan Cheung, the next speaker.

Mr. Conan Cheung, Director of Planning and Scheduling for the San Diego Metropolitan Transit System (MTS), noted that the proposed master plan revision would result in an estimated 64% increase in transit ridership, which in turn would demand that both trolley and bus services be expanded. Unfortunately with their funding situation, including the state's diversion of \$17 million in 2007, they cannot fund the \$27 million for capital improvements and \$1 million for operating funds to serve the university at buildout. MTS would like to partner with San Diego State University to seek other sources of funding for the expanded level of transportation services.

Ms. Mary P. Wright, AICP, Deputy Director, Planning Division, City of San Diego, referenced a letter from Mayor Sanders and a jointly signed letter with SANDAG and Caltrans. Ms. Wright stated that the proposed \$6.4 million mitigation amount is about a third of what is needed and the difference is due to differences in the traffic assumptions. Ms. Wright continued that the funding should be placed in an escrow account while real traffic data is collected and analyzed, and she repeated the request in the city's letter for \$21.8 million for mitigation.

Mr. Bill Figge, Deputy District Director for Planning, Caltrans, requested that the trustees postpone action on the proposed master plan revision to allow time for the university and Caltrans to agree on the impacts and appropriate migration strategies. Mr. Figge remarked that the university's position that the increased student enrollment would trigger a 50% increase in transit usage was very high and would require additional validation. He also stated that SDSU should pursue mitigation funding directly rather than turn to CalTrans, and that voter approved transportation bonds are not a viable funding alternative as those funds are not something Caltrans has control over and they are intended to address existing conditions not mitigate future impacts.

Trustee Linscheid introduced the public speakers who would be speaking in favor of the proposed master plan.

Mr. Scott Alevy, Vice President of Public Policy for the San Diego Regional Chamber of Commerce, stated that the Chamber actively supports the proposed master plan revision, citing the university as an economic engine which supplies educated workers for the greater growing community.

Mr. Raymond Uzeta, President/CEO of the Chicano Federation, expressed the organization's support of the proposed master plan revision, stating that an affirmative vote would ensure that San Diego State University becomes a 'beacon of hope' for future Latino generations.

Mr. James Poet, Associated Students President, San Diego State University, expressed the students' support of the proposed master plan revision, stating that it will maintain and grow the college experience beyond the classroom for future students and faculty. Mr. Poet also noted that the students approved a fee increase in 2006 to pay for the renovation and expansion of the Aztec Center, the student union, a project they are ready to see move forward.

Mr. Harold Brown, Community Member, former San Diego State faculty member for 33 years, and resident of Del Cerro for over 34 years, expressed his support for the proposed master plan revision, noting the changes the university made to the proposed plan since its initial presentation in September 2005, in response to concerns expressed by his community.

Ms. Edith Benkov, Chair, Academic Senate, San Diego State, expressed the senate's support for the proposed master plan revision, noting the importance of affordable faculty/staff housing in the recruitment and retention of faculty.

Mr. Cecil Steppe, retired President/CEO, Urban League, San Diego County, Del Cerro resident, expressed his support of the proposed master plan revision in order that the university may continue to provide access to and graduate students who are ready to join the workforce.

Dr. Jesus Gandara, Superintendent, Sweetwater Union High School District, conveyed the district's support of the proposed master plan revision, noting its importance for offering higher education opportunities for its diverse and growing student body population. Dr. Gandara urged the board not to postpone the vote on the item.

Ms. Jennifer Henry, San Diego Regional Economic Development Corporation, spoke for its Board of Directors, who voted to support the proposed master plan revision in light of three key elements: 1) the essential role that the university plays in the economic and social well being of the community; 2) the university's key role in preparing tomorrow's workforce; and 3) the need for educational and residential facilities in order for the university to better serve the region.

Chancellor Reed informed the board that he received a letter from Senator Christine Kehoe the prior day that was included in their packets. The letter requested the board to delay action on the item, which he was not recommending but did want to call to their attention.

Trustee Hauck gave his support to the item but asked that Chancellor Reed keep the board updated on progress related to securing mitigation funding for this master plan.

The committee recommended approval by the board on the proposed resolution (RCPBG 11-07-24).

Trustee Linscheid adjourned the meeting.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Amend the 2007-2008 Capital Outlay Program, State Funded

Presentation By

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

Summary

This item requests approval to amend the 2007-2008 state funded capital outlay program to include the following project:

**California State University, San Marcos
Energy Infrastructure Improvements**

PWC \$7,571,000

California State University, San Marcos wishes to proceed with the design and implementation of energy conservation improvements to the campus utilities infrastructure. Proposed upgrades and improvements to the central plant include replacing existing chillers with high efficiency chillers, replacing and renovating system piping and ancillary equipment, and upgrading the heating hot water system. Modifications will also be made in connected building mechanical rooms to improve effectiveness of the overall campus hydraulic system. Additional improvements will be made to the science building controls, campus-wide improvements to lighting and irrigation, as well as the installation of energy management software for faculty and staff computers.

The project will be funded from utility incentive funding with a payback of 15 years or less, and equipment-lease financing over a maximum 15-year term. The loan will be repaid from the projected annual avoided utility costs.

The following resolution is presented for approval:

RESOLVED, By the Board of Trustees of the California State University, that the 2007-2008 state funded capital outlay program is amended to include \$7,571,000 for preliminary plans, working drawings, and construction for the California State University, San Marcos, Energy Infrastructure Improvements project.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Status Report on the 2008-2009 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 will present a comparison between the CSU 2008-2009 state funded capital outlay program request and the funding level included in the governor's budget. A handout will be provided upon release of the governor's budget.

Background

The California State University's proposed 2008-2009 Capital Outlay Program and the Five-Year Capital Improvement Program 2008-2009 through 2012-2013 were presented at the September 2007 Board of Trustees' meeting. The trustees approved a 2008-2009 priority list totaling \$452.6 million to complete previously approved projects, perform seismic upgrades, renovate older facilities, and provide new academic space for existing and projected campus enrollments.

Of the \$452.6 million in campus requests, \$419.9 million were forwarded to the Department of Finance for approval. A lesser amount was forwarded at the direction of Finance to budget for projects at the lower amount. A 2008 general obligation capital outlay bond will require voter approval and is anticipated to fund the 2008-09 and 2009-10 capital outlay programs.

**Status Report on the 2008-2009
State Funded Capital Outlay Program
January 2008**



Status Report on the 2008-2009 State Funded Capital Outlay Program

The California State University's proposed 2008-2009 Capital Outlay Program and the Five-Year Capital Improvement Program 2008-2009 through 2012-2013 were presented at the September 2007 Board of Trustees' meeting. The trustees approved a 2008-2009 priority list totaling \$452.6 million to complete previously approved projects, perform seismic upgrades, renovate older facilities, and provide new academic space for existing and projected campus enrollments. Based on existing bond funds and in support of a new general obligation bond fund of \$400 million per year, 25 projects totaling \$419.97 million were submitted to the Department of Finance for consideration in the governor's budget.

The governor's budget was published on January 10, 2008, and includes \$358 million for 24 CSU projects. The main adjustment made to a number of projects was to recognize the schedule impact of a November 2008 ballot initiative versus a June 2008 initiative. The specific adjustments include:

- Statewide Mitigation of Off-Campus Impacts – The request for \$15,000,000 to fund anticipated systemwide mitigations related to campus master plan growth was not supported.
- Monterey Bay, Academic Building II – The project construction phase of \$35,947,000, was deferred due to bond timing and not approved as a streamlined project.
- San José, Spartan Complex Renovation (Seismic) – The project working drawing phase of \$1,607,000, was deferred due to bond timing.
- Maritime Academy, Physical Education Replacement – The project working drawing phase of \$1,011,000, was deferred due to bond timing.
- Chico, Taylor II Replacement Building – The initial construction phase for sitework of \$2,345,000, was deferred due to bond timing and pending Public Works Board approval of preliminary plans.
- Sacramento, Science II, Phase 2 – The initial construction phase for lecture space of \$6,139,000 was deferred due to bond timing and pending Public Works Board approval of preliminary plans.

Trustees' priorities 26 through 38 totaling \$32.6 million were not included in the governor's budget. They may be resubmitted for the Board of Trustees' consideration for the 2009-2010 state funded capital outlay program pending the individual campus priority submittal for that budget year.

State Funded Capital Outlay Program 2008/09 Priority List

Cost Estimates are at Engineering News Record California Building Construction Cost Index **5179** and Equipment Price Index **2799**

Rank Order	Category	Campus	Project Title	Trustee's Request			Governor's Budget	
				FTE	Phase	Dollars	Phase	Dollars
1	IA	Statewide	Minor Capital Outlay		PWC	25,000,000	PWC	25,000,000
2	IA	Statewide	Capital Renewal		PWC	50,000,000 (a)	PWC	50,000,000 (b)
3	IA	Statewide	Mitigation of Off-Campus Impacts		PWC	15,000,000		0 (c)
4	II	Los Angeles	Forensic Science Building	N/A	E	575,000	E	575,000
5	IB	Chico	Student Services Center	N/A	E	2,432,000	E	2,432,000
6	II	Northridge	Science I Replacement	N/A	E	4,499,000	E	4,499,000
7	IA	East Bay	Student Services Replacement Building	N/A	E	1,963,000	E	1,963,000
8	II	Dominguez Hills	Educational Resource Center Addition	N/A	E	3,664,000	E	3,664,000
9	II	Northridge	Performing Arts Center ◊	N/A	E	6,032,000	E	6,032,000
10	IA	Channel Islands	Entrance Road	N/A	C	23,822,000	C	23,822,000 (d)
11	IA	San Bernardino	Access Compliance Barrier Removal	N/A	PWC	10,510,000	PWC	10,510,000 (d)
12	IA	East Bay	Warren Hall (Seismic) ◊	-526	PW	3,468,000	PW	3,468,000 (d)
13	IA	East Bay	Warren Hall Telecommunications Relocation	N/A	PWC	2,003,000	PWC	2,003,000 (e)
14	IA	Humboldt	Library Seismic Safety Upgrade	N/A	PW	454,000	PW	454,000
15	II	Channel Islands	Classroom/Faculty Office Reno/Add	1,050	C	30,128,000	C	30,128,000
16	IB	San Diego	Storm/Nasatir Halls Renovation ◊	-2,196	C	47,169,000	C	47,169,000
17	IB	Bakersfield	Art Center and Satellite Plant	177	WC	17,292,000	WC	17,292,000
18	IB	Stanislaus	Science I Renovation (Seismic)	422	C	16,731,000	C	16,731,000
19	IB	San Luis Obispo	Center for Science ◊	66	C	99,620,000	C	99,620,000
20	II	Monterey Bay	Academic Building II	1,243	PWC	38,092,000	PW	2,145,000 (f)
21	IB	San José	Spartan Complex Renovation (Seismic)	62	PW	2,769,000	P	1,162,000 (g)
22	IB	Maritime	Physical Education Replacement	0	PW	1,928,000	P	917,000 (g)
23	II	Channel Islands	West Hall	438	P	868,000	P	868,000
24	II	Chico	Taylor II Replacement Building	751	PWc	4,982,000	PW	2,637,000 (h)
25	IB	Sacramento	Science II, Phase 2	924	PWc	10,965,000	PW	4,826,000 (i)
Totals				2,411		\$419,966,000		\$357,917,000

- Notes:
- (a) \$2,000,000 funded by Higher Education Capital Outlay Bond Fund (HECOBF) of 2004
 - (b) Funded by University Capital Outlay Bond Fund (UCOBF) of 2008
 - (c) Not included in Governor's Budget
 - (d) Funded by HECOBF of 2004
 - (e) \$241,000 (PW) funded by HECOBF of 2004
 - (f) Funded as a non-streamlined project; C phase deferred (\$35,947,000)
 - (g) W phase deferred (San Jose: \$1,607,000; Maritime Academy: \$1,011,000)
 - (h) c phase deferred (\$2,345,000)
 - (i) Funded by HECOBF of 1988; c phase deferred (\$6,139,000)

◊ This project is dependent upon state and non-state funding.

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

Phases: A = Acquisition P = Preliminary plans W = Working drawings c = Initial phase construction C = Construction E = Equipment