

AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: 3:30 p.m., Tuesday, January 29, 2002
Glenn S. Dumke Conference Center

Stanley T. Wang, Chair
Ralph R. Pesqueira, Vice Chair
William D. Campbell
Daniel N. Cartwright
Ricardo F. Icaza
Frederick W. Pierce, IV
Kyriakos Tsakopoulos

Consent Items

Approval of Minutes of Meeting of November 13, 2001

1. Amend the 2001/2002 Capital Outlay Program, Nonstate Funded, *Action*

Discussion Items

2. Annual Report on Completed California State University Capital Outlay Projects, *Information*
3. Status Report on 2002/2003 State Funded Capital Outlay Program Governor's Budget, *Information*
4. Certify the Final Environmental Impact Report and Approve the Campus Master Plan Revision, Amendment to the Nonstate Funded Capital Outlay Program and Schematic Plans for the Campus Village Housing, Phase I at San Jose State University, *Action*

**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 13, 2001

Members Present

Stanley T. Wang, Chair
Daniel Cartwright
Ricardo F. Icaza
Laurence K. Gould, Jr., Chair of the Board
Frederick W. Pierce IV
Charles B. Reed, Chancellor
Kyriakos Tsakopoulos

Member Absent

Ralph R. Pesqueira, Vice Chair
William D. Campbell

Other Trustees Present

Martha C. Fallgatter
Debra S. Farar
Robert Foster
Murray L. Galinson
William Hauck
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
Christine Helwick, General Counsel
Louis Caldera, Vice Chancellor, University Advancement
J. Patrick Drohan, Assistant Vice Chancellor, Capital Planning, Design and Construction

Chair Wang greeted the audience and called the meeting to order at 3:08 p.m.

Approval of Minutes

The minutes of July 10, 2001, were approved as submitted.

Amend the 2001/2002 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 11-01-15).

Certify a Mitigated Negative Declaration, Approve the Campus Master Plan Revision, Amendment to the Nonstate Funded Capital Outlay Program and Schematic Plans for the Student Housing Phase I at California State University, San Marcos

Using a visual presentation, Mr. Patrick Drohan, assistant vice chancellor, capital planning, design and construction, briefly reviewed the item as printed in the agenda.

The committee recommended approval by the board of the proposed resolution (RCPBG 11-01-16).

Acceptance of Gift of Real Property –UNOCAL Pier at Avila Beach, California Polytechnic State University, San Luis Obispo

Mr. Drohan briefly presented the item regarding the UNOCAL pier structure and the regulatory approvals required with this gift. He stated that with the authorization of the Port San Luis Harbor District Board of Commissioners, Cal Poly had submitted all documents and material necessary to apply for a coastal development permit. With the CSU Board of Trustees' acceptance of the gift, the California Coastal Commission would be meeting to approve a use permit that will identify a change of use for the pier from petroleum handling to educational.

Mr. Drohan stated that the Harbor District certified the Negative Declaration, and since the Board of Trustees is a responsible agency for the project, it is required to consider the Negative Declaration in its consideration of the acquisition.

President Baker commented that this pier is a unique opportunity for Cal Poly San Luis Obispo since it is the newest pier on the coast of California and it is not likely that another one similar to it will ever be built. Cal Poly intends to develop a significant marine science program and research center that will connect with marine science programs being conducted within the 200 mile coastline between Monterey to the north and Santa Barbara to the south. President Baker believes that this gift will be the catalyst for attracting faculty and research funding to the West Coast for year-round marine research and studies.

Chancellor Reed noted the most important part of this agreement is that UNOCAL has indemnified the Board of Trustees and all of their successors.

President Baker said that this was an important point since there has been a lot of publicity given to the redevelopment of Avila Beach as a result of the oil leakage that has occurred between the pier and the tank farm. UNOCAL has indemnified the CSU for the pier and the adjacent piece of property that initially Cal Poly will lease but UNOCAL has indicated that at some future date they want to gift the property to the CSU as well.

The committee recommended approval by the board of the proposed resolution (RCPBG 11-01-17).

Approval of Schematic Plans

This item proposed the approval of the schematic plans for CSU Northridge—Parking Structure I.

With a visual presentation, Mr. Drohan briefly reviewed the item as printed in the agenda.

The committee recommended approval by the board of the proposed resolution (RCPBG 07-01-18).

Adjournment

The meeting adjourned at 3:23 p.m.

COMMITTEE ON CAMPUS PLANNING, BUILDING AND GROUNDS

Amend the 2001/2002 Capital Outlay Program, Nonstate Funded

Presentation By

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

Summary

This agenda item requests approval to add four projects to the 2001/02 nonstate funded capital outlay program.

- | | | |
|---|------------|--------------------|
| 1. California State University, Fresno
Duncan Athletic Building Addition | PWC | \$2,900,000 |
|---|------------|--------------------|

Background and Scope

CSU Fresno wishes to proceed with the design and construction of an addition to the Duncan Athletic Building. This proposed 22,990 gross square foot two-story project includes a 200-seat theater, a coaches' locker room, men and women's restrooms, a players' locker room, a storage room for football equipment, ten offices, three conference rooms, and one clerical support area. A request for a minor master plan revision was approved, and donor funds will finance the project.

- | | | |
|--|------------|--------------------|
| 2. California State University, Fresno
Athletic Strength and Conditioning Center Addition | PWC | \$1,300,000 |
|--|------------|--------------------|

Background and Scope

CSU Fresno wishes to proceed with the design and construction of an addition to the existing athletic strength and conditioning center. The proposed 6,600 gross square foot project will add administrative and student academic computer/study space to the current center. The project includes four offices, one clerical support area, a forty-station computer lab, a six-station tutorial and study hall, two meeting rooms, and restrooms. A request for a minor master plan revision was approved, and donor funds will finance the project.

3. San Jose State University
Moss Landing Marine Lab Ocean Pier Replacement **PWC** **\$3,450,000**

Background and Scope

San Jose State University wishes to proceed with the construction of a new 500-foot concrete pier at Moss Landing Marine Lab, which will replace the damaged 480-foot wooden pier. The new marine pier will provide an area to retrieve and lower equipment, instrumentation, and small submersible research vehicles. The proposed project will be built in the approximate location of the former pier, and will be financed through a combination of foundation and Federal Emergency Management Agency funds. Construction will not proceed until funds are secured.

4. California Polytechnic State University, San Luis Obispo
Student Housing II **PWCE** **\$68,183,000**

Background and Scope

CPSU San Luis Obispo wishes to proceed with the design and construction of a 700-bed student housing facility (H-5 on the campus master plan). The project site is located on approximately 3.9 acres on the east side of the campus. The proposed project will include 350 double occupancy bedroom units in a suite configuration. Each suite will have four bedrooms, a living area, and two compartmentalized bathrooms. The project amenities consist of quiet study areas, group study areas, a seminar room, laundry units, and a convenience store. Additionally, the project includes a 300-space parking structure and a 100-space parking lot to replace 400 parking spaces displaced by the facility. Funding for the project will be provided through the issuance of revenue bonds to be presented for Board of Trustees' approval at a future meeting. The financial plan for the project is partially complete at this time, however approval of this item is needed to begin the planning process. The campus will continue to work with the Chancellor's staff to develop the financial plan, which will be completed before the item is brought back to the Board for financing approval.

The following resolution is recommended for approval:

RESOLVED, By the Board of Trustees of the California State University, that the 2001/02 Nonstate Funded Capital Outlay Program is amended to include: 1) \$2,900,000 for preliminary plans, working drawings and construction for the California State University, Fresno, Duncan Athletic Building Addition; 2) \$1,300,000 for preliminary plans, working drawings, and construction for the California State University, Fresno, Athletic Strength and Conditioning Center Addition; 3) \$3,450,000 for preliminary plans, working drawings, and construction for the San Jose State University, Moss Landing Marine Lab Ocean Pier

Replacement project; and 4) \$68,183,000 for preliminary plans, working drawings, construction and equipment for the California Polytechnic State University, San Luis Obispo, Student Housing II project.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Annual Report on Completed California State University Capital Outlay Projects

Presentation By

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

Summary

This item presents the annual summary report of completed capital outlay projects.

Background

In accordance with Section 7.a.4. of Chapter III of the Standing Orders of the Board of Trustees, this is an informational summary report of all capital outlay projects completed between October 1, 2000 and September 30, 2001. The report includes performance data on projects completed regardless of fund source. This represents eight projects with a combined total project cost of \$115,409,598.

The statistical differences between state and Nonstate funded projects noted below are less marked than in the 2001 report, but the Nonstate projects still show greater budget and schedule creep than state funded projects.

Report Summary	State Projects	Nonstate Projects
Budget Performance (Actual/Budget)	105.97%	118.20%
Schedule Performance (Actual/Planned)	117.27%	169.21%

The flexibility of funding Nonstate projects commonly leads to an expansion of the project as additional funds are made available to add scope desired by the ultimate users. These increases in funding generally also require increased time to design and construct the facility.

In assessing the performance of design professionals, contractors, and campus management teams, it is important to note that no simple measurement can be used to document the success or failure of a participant in something as complex as a major design and construction project. The architect and contractor will impact the campuses global performance. The contractor can impact the architect's performance measurements, e.g. Error and Omission rates, and the architect can

similarly impact the contractor's performance. Accordingly, a variety of measures are used to document the projects and their participant's performance.

- The projects total performance is measured by comparisons of the original budget to the final cost, and the projected schedule to the actual.
- Change Order data is used several ways to document the participant's performance. The rate (as a percentage of initial construction contract) of owner-initiated changes can be seen as a measure of the University's planning and budget control efforts. The rate of Error and Omission Change Orders can be used as an indicator of the adequacy of the AE firm's construction documents. And the rate of non-owner requested changes can be used as a measure of the General Contractors tendency to "low ball" their initial bid and recoup profits via change orders.
- AE firms are evaluated on a scale of 1 (noncompliant) to 5 (Excellent) by the university staff on their design quality, budget control, schedule performance, interface with users, and their construction phase responsiveness. Contractors are evaluated on the same scale on scheduling, coordination of subcontractors, effectiveness of the superintendent, proactive resolution of problems, fairness in pricing change orders, diligent pursuit of the work, completion of punch list items, and timely payment/stop notice complaints. These scores are then averaged to come up with the single rating provided on the report.

In attachment A you will note the average ratings for Architects and Contractors as well as the range of ratings. We have also included the relevant average Change Order rates, E&O for Architects, and non-owner requested for Contractors, for both. Our historic experience at the CSU and within the larger design and construction industry has provided some historic norms for Change Order performance that we consider when evaluating a vendors performance. For Architect/Engineers, we would expect Error and Omission Change Orders to be 3% or less. For Contractors we would expect to see the total amount of non-owner requested Change Orders at 5% or less.

The full report in Attachment A contains the following two elements:

1) State Projects

A summary of all state funded and an analysis of their budget and schedule performance.

2) Nonstate Projects

A summary of all nonstate projects and an analysis of their budget and schedule performance.

**2001 Annual Report
Completed Capital Outlay Projects
(State Projects)**

Campus	Project Name	Final Cost
Fresno	Infrastructure Improvement	\$7,463,004
Sacramento	Classroom Building II	\$13,059,860
San Diego	Science Laboratory Bldg.	\$32,430,099
Sonoma	Information Center	\$45,448,164
	Total	\$98,401,127

2001 Annual Report Completed Capital Outlay Projects (State Projects)

Number of projects: 4 Total cost of completed projects: \$98,401,127

Total Project Performance

<i>Actual project cost as a percentage of budgeted cost</i>	Average	Range
Total cost including design, construction and management costs	105.97%	90.76% to 113.32%
<i>Actual completed schedule as a percentage of projected schedule</i>		
Total project duration from funding to completion	117.27%	77.56% to 221.09%

Architect / Engineer Performance

Errors and omissions as a percentage of construction contract	2.20%	0.40% to 3.53%
Composite rating from A/E Evaluation	3.97	3.77 to 4.60

1 = Poor; 2 = Below Average; 3 = Average; 4 = Good; 5 = Excellent
 This is a composite score combining evaluations of design quality, user group satisfaction, sub-consultant's performance, responsiveness, timeliness and other issues.

Contractor Performance

Change orders (non-owner request) as a percentage of the contract	3.22%	2.34% to 5.86%
Composite rating from contractor evaluation	3.49	1.50 to 4.88

1 = Poor; 2 = Below Average; 3 = Average; 4 = Good; 5 = Excellent
 This is a composite score combining evaluations of project staff, fairness in pricing change work, schedule performance and other issues.

**2001 Annual Report
Completed Capital Outlay Projects
(Nonstate Projects)**

Campus	Project Name	Final Cost
Dominguez Hills	Ca. Acad. of Math & Sci.	\$6,449,040
Northridge	Associated Students Children's Center	\$2,681,058
San Francisco	Tiburon Building 36 Renovation	\$2,018,653
San Jose	University Police Building	\$5,670,181
	Total	\$16,818,932

2001 Annual Report Completed Capital Outlay Projects (Nonstate Projects)

Number of projects: 4 Total cost of completed projects: \$16,818,932

Total Project Performance

Actual project cost as a percentage of budgeted cost

Average

Range

Total cost including design, construction and management costs	118.20%	89.72% to 144.92%
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Actual completed schedule as a percentage of projected schedule

Total project duration from funding to completion	169.21%	116.14% to 279.96%
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Architect / Engineer Performance

Errors and omissions as a percentage of construction contract	3.62%	1.01% to 7.65%
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Composite rating from A/E Evaluation	3.09	2.69 to 3.56
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1 = Poor; 2 = Below Average; 3 = Average; 4 = Good; 5 = Excellent

This is a composite score combining evaluations of design quality, user group satisfaction, sub-consultant's performance, responsiveness, timeliness and other issues.

Contractor Performance

Change orders (non-owner request) as a percentage of the contract	5.68%	2.69% to 10.09%
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Composite rating from contractor evaluation	3.38	1.50 to 4.63
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1 = Poor; 2 = Below Average; 3 = Average; 4 = Good; 5 = Excellent

This is a composite score combining evaluations of project staff, fairness in pricing change work, schedule performance and other issues.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Status Report on the 2002/2003 State Funded Capital Outlay Program—Governor's Budget

Presentation By

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

Summary

This item compares the CSU 2002/03 state funded capital outlay program request with the funding level included in the governor's budget.

Background

The California State University's Five-Year Capital Improvement Program 2002/03 through 2006/07 was presented at the September 2001 Board of Trustees' meeting. The trustees approved a 2002/03 priority list totaling \$461.9 million. Funding is dependent upon voter approval of a proposed General Obligation bond measure anticipated for November 2002. The Board of Trustees' 2002/03 priorities include the completion of previously funded projects, seismic strengthening, telecommunication infrastructure, renovation, and growth projects for campuses to meet enrollment demands.

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

Status Report on the 2002/03 State Funded Capital Outlay Program

January 2002



The California State University

Status Report on the 2002/03 State Funded Capital Outlay Program

The California State University's proposed 2002/03 Capital Outlay Program and Five Year Capital Improvement Program 2002/03 through 2006/07 was approved at the September 26, 2001, Board of Trustees' meeting. The trustees' budget request contained 53 projects for correcting health and safety code deficiencies, seismic strengthening, telecommunications infrastructure upgrades, building renovations to meet existing deficiencies and growth in campus student capacity. The adjusted capital program request for FY 2002/03 totaled \$447,746,000.

On January 9, 2002, the governor proposed an Economic Stimulus Package that includes \$678.3 million in public works spending using lease revenue bond funding. The package included three CSU projects totaling \$191,309,000 as follows:

- | | |
|---|-------------------|
| • San Francisco State University, Renovate/Expand J. Paul Leonard Library (Seismic) | \$89,010,000 PWCE |
| • CSU Los Angeles, Physical Science Replacement Building (Seismic) | \$75,773,000 PWCE |
| • CSU San Marcos, Academic Complex II, Building 13 | \$26,526,000 PWCE |

If approved by the legislature, the funds would become available immediately to augment the 2001/02 Capital Outlay Program. Of the above amount, \$104,901,000 is being considered by the Department of Finance as an advance against the CSU share of the anticipated November 2002 general obligation bond measure. The remaining \$86,408,000 will be counted against future CSU general obligation bond funds anticipated for the 2004 and 2006 calendar years.

The governor's budget was published on January 10, 2002, and included \$258.8 million for CSU based on the trustees following adjusted budget request:

- Adjusted Project Budgets
 - Minor Capital Outlay, increased by \$2,000,000
 - CSU Long Beach, Peterson Hall Equipment, reduced by \$2,000
 - San Francisco State University, Telecommunications Infrastructure, reduced by \$613,000
 - CPSU San Luis Obispo, Engineering /Architecture Renovation & Replacement, Phase 2, adjusted scope and reduced budget by \$16,462,000
 - CSU Chico, Student Services Center, reduced by \$50,000
 - CSU Long Beach, Library Addition and Renovation, increased by \$462,000
- Sonoma requested deferral of the Renovate Darwin Hall HVAC/Electrical to evaluate an expanded scope.
- Funding for Humboldt's Forbes P.E. Complex Renovation and Addition was deferred in anticipation of funding \$28,000,000 for the construction of Humboldt's Behavioral and Social Science Building during the May Revise (pending resolution of on going litigation).
- CSU San Bernardino, Science Renovation was deferred to bring project timing in closer sequence with the completion of the new Science Addition construction.

Trustees' priorities 24, 35, 36, and 38 through 53, totaling \$161.4 million were not included in the Governor's Budget and will be resubmitted for consideration by the Board of Trustees for the 2003/04 State Funded Capital Outlay Program pending the individual campus priority submittal for 2003/04.

The California State University Priority List for the State Funded Capital Outlay Program 2002/03

Trustees' Priority	Campus	Project Title	Trustees		Governor's Budget	
			Adjusted Request Phase	Dollars	Phase	Dollars
1	Statewide	Minor Capital Outlay Program	PWC	20,000,000 a	PWC	20,000,000
2	Stanislaus	Seismic Upgrade, Drama Ceiling	PWC	675,000	PWC	675,000
3	Fullerton	Life Safety Modifications Campuswide	PWC	9,649,000	PWC	9,649,000
4	San Francisco	Renovate Hensill Hall (Seismic)	E	225,000	E	225,000
5	Long Beach	Peterson Hall Addition (Equipment)	E	3,780,000 a	E	3,780,000
6	Los Angeles	Remodel Music Building	E	795,000	E	795,000
7	San Diego	Chem/Geo/Business Adm. Math Bldgs. Reno.	E	3,805,000	E	3,805,000
8	San Luis Obispo	Engineering/Architecture Reno. & Replace., Ph. I	E	2,430,000	E	2,430,000
9	Maritime Academy	Engineering Building Renovation/Addition	E	1,037,000	E	1,037,000
10	San Jose	Joint Library ◇	E	8,095,000	E	8,095,000
11	Dominguez Hills	Technology Center, Health & Admin. Services Bldg.	E	3,802,000	E	3,802,000
12	Chico	Education Classroom/Faculty Office Addition (Ph. I)	E	678,000	E	678,000
13	Channel Islands	Science Lab Building	E	1,262,000	E	1,262,000
14	Fullerton	Physical Education Addition/Renovation	E	987,000	E	987,000
15	San Marcos	Library Information Center ◇	E	7,431,000	E	7,431,000
16	Bakersfield	Telecommunications Infrastructure	C	5,336,000	C	5,336,000
17	Fresno	Telecommunications Infrastructure	C	18,149,000	C	18,149,000
18	Fullerton	Telecommunications Infrastructure	C	6,724,000	C	6,724,000
19	Monterey Bay	Telecommunications Infrastructure	C	10,988,000	C	10,988,000
20	San Diego	Telecommunications Infrastructure	C	11,248,000	C	11,248,000
21	San Francisco	Telecommunications Infrastructure	C	14,593,000 a	C	14,593,000
22	San Jose	Telecommunications Infrastructure	C	7,008,000	C	7,008,000
23	San Marcos	Telecommunications Infrastructure	C	1,986,000	C	1,986,000
24	Sonoma	Renovate Darwin Hall HVAC/Electrical	PWC	0 b		
25	Dominguez Hills	Renovate and Upgrade Electrical Infrastructure	PWC	2,855,000	PWC	2,855,000
26	San Francisco	Renovate/Expand J.P.L. Library, Ph. I & II (Seismic) ◇	P	1,992,000		c

Priority List for the State Funded Capital Outlay Program 2002/03

Trustees' Priority	Campus	Project Title	Trustees		Governor's Budget	
			Adjusted Request Phase	Dollars	Phase	Dollars
27	Los Angeles	Physical Science Replacement Building (Seismic)	P	1,375,000 a		c
28	San Marcos	Academic Hall II, Building 13	PWC	24,215,000 a		c
29	San Luis Obispo	Engineering/Architecture Reno. & Replace., Ph. II	PWC	34,948,000 a	PWC	34,948,000
30	Hayward	Business and Technology Building ◊	PWC	11,500,000	PWC	11,500,000
31	Chico	Student Services Center	P	811,000 a	P	811,000
32	Pomona	Library Addition and Renovation	PWC	33,209,000	PWC	33,209,000
33	Stanislaus	Science II (Seismic)	P	922,000	P	922,000
34	Northridge	Engineering Renovation, Phase II	PWC	14,739,000	PWC	14,739,000
35	Humboldt	Forbes PE Complex Renovation and Addition	P	751,000		d
36	San Bernardino	Science Buildings Renovation/Addition, Phase II	PWC	21,690,000		e
37	Long Beach	Library Addition and Renovation	PWC	19,083,000 a	PWC	19,083,000
51	Humboldt	Behavioral and Social Sciences Building	wC	28,000,000 a		d
TOTAL				\$336,773,000		\$258,750,000

Governor's Economic Stimulus Package Capital Outlay Program 2001/2002

	San Francisco	Renovate/Expand J.P.L. Library, Ph. I & II (Seismic) ◊	P	1,992,000	PWCE	89,010,000 c
	Los Angeles	Physical Science Replacement Building (Seismic)	P	1,375,000 a	PWCE	75,773,000 c
	San Marcos	Academic Hall II, Building 13	PWC	24,215,000 a	PWCE	26,526,000 c
TOTAL				\$27,582,000		\$191,309,000

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

◊ This project is dependent upon state and nonstate funding.

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

Priority List for the State Funded Capital Outlay Program 2002/03

Trustees' Priority	Campus	Project Title	Trustees		Governor's Budget	
			Adjusted Request Phase	Dollars	Phase	Dollars
Notes:		Governor's Budget				
		a. Final budget adjustments.				
		b. Campus requested deferral of project to evaluate expanded scope.				
		c. Proposed full funding in Economic Stimulus Package for Lease Revenue Bond funds.				
		d. Forbes P.E Renovation and Addition deferred in anticipation of funding for the Humboldt Behavioral and Social Science Building during the May revise.				
		e. Renovation deferred to bring project timing in closer sequence with the pending completion of the new Science Addition construction.				

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Certify the Final Environmental Impact Report and Approve the Campus Master Plan Revision, Amendment to the Nonstate Funded Capital Outlay Program and Schematic Plans for the Campus Village Housing, Phase I at San Jose State University

Presentation By

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

Summary

This item requests the following actions by the Board of Trustees for San Jose State University:

- Certification of a Final Environmental Impact Report (FEIR)
- Approval of a Campus Master Plan Revision
- Approval of an Amendment to the 2001/02 Nonstate Funded Capital Outlay Program
- Schematics Plans for Phase I of the Campus Village Housing

The proposed master plan revisions for San Jose State University (SJSU) maintain a maximum of 25,000 full-time equivalent students. Attachment A is the proposed campus master plan dated January 2002 and Attachment B is the existing campus master plan dated November 1998. The revision proposes the addition of campus housing and the expansion of the campus central plant.

The FEIR and the Findings of Fact and Statement of Overriding Considerations with the Environmental Mitigation Monitoring and Reporting Program is available for review by the Board and the public at <http://planning.sjsu.edu/guide.htm>

Purpose of the EIR

The FEIR is a combined Tier 1 Program and Project Level EIR. The concept of “tiering” refers to the analysis of environmental issues at a “program-level” with subsequent focused environmental documents for future individual projects. The FEIR would therefore be the basis for future environmental review of specific proposed facilities under the revised master plan. The FEIR also contains a “project-level” analysis of two specific projects - the Campus Village Housing and Central Plant Expansion projects that are identified in the revised campus master plan. This level of analysis provides environmental information in sufficient detail to allow the Board of Trustees to approve schematic plans for both projects at this time, without requiring further review.

Potential Contested Issues

The following is provided pursuant to the trustees' request that potential contested issues be noted early in the agenda material:

1. Traffic. Several comments indicated concerns about traffic impacts to regional and local roadways.

CSU Response: The master plan as originally proposed included up to 2.5 million square feet of leased commercial space, and would have resulted in significant long term and near term traffic impacts to local and regional roadways. Due to recent changes in both the local and national economy, as well as recent world events, the commercial component has been eliminated. As a result, traffic impacts will be reduced to a less than significant level, with the exception of eleven long-term and one near-term freeway segment impacts that would remain at significant unavoidable levels.

2. Neighborhood Intrusion. Neighborhood community associations and individuals expressed concern about traffic and parking intrusion on the nearby streets.

CSU Response: The master plan as originally proposed included up to 2.5 million square feet of leased commercial space, and would have resulted in potentially significant traffic and parking impacts to the surrounding neighborhoods. However, with the removal of the commercial component from the master plan, the potential for intrusion would be reduced to a less than significant level. Nevertheless, the university will continue to work with the city and surrounding neighborhoods on issues of traffic and parking, encouraging the use of alternative means of transportation to the campus by offering public transit passes and providing increased shuttle service to and from the park and ride lot.

3. Cumulative Impacts. Several comments indicated concerns about the cumulative impacts of the project, specifically with regards to traffic and air quality.

CSU Response: Cumulative impacts of the proposed project are discussed extensively in Section 4 of the DEIR. Both a list-based approach and a projections-based approach were used to analyze cumulative impacts. A list-based approach is generally used to assess near-term impacts, utilizing approved projects proposed for implementation in the next year or two as the basis for determining "background" conditions. The list of approved projects, provided by the City of San Jose, that were included in the cumulative analysis for near-term traffic conditions is included in the Appendix of the FEIR. The projections-based approach used in the EIR is generally more appropriate for analyzing far-term cumulative impacts. This approach accounts for "background" projects that have

not yet been approved but are expected to be implemented over a longer time frame (10 years or longer) by applying a 1.2 percent per year (12 percent total over 10 years) growth rate to existing traffic volumes. Traffic projections of approved projects were then added to this projected rate to obtain estimated far-term “background” volumes.

Project Background

San Jose State University recently completed the *Master Plan 2001 Update*, a detailed land use plan that will allow the university to improve and expand facilities over the next 10 years. The plan will guide future development of the university to accommodate the existing master plan ceiling of 25,000 FTES, providing a framework for decisions the university must make regarding the allocation and management of space, capital outlay programs and planning for new and renovated facilities necessary to accommodate this growth. The revisions to the campus master plan being proposed as part of this Agenda Item are a result of the *Master Plan 2001 Update*. In order to continue its growth and to meet its mission of providing quality education with up-to-date teaching facilities, the University investigated the feasibility of a public/private partnership that would provide replacement classrooms, laboratories and faculty offices along with market rate office space available for educationally compatible uses. This plan would have significantly increased the density and gross building space on the campus. The recent changes in both the local and national economy, however, as well as recent world events have prompted a rethinking of this plan. The University continues to believe in the vision of partnerships that bridge the needs of both the institution and the community. For the immediate future, however, the University will not consider the addition of commercial space but instead will concentrate on meeting the academic and housing space requirements to accommodate its master plan ceiling of 25,000 FTES.

Master Plan 2001

The *Master Plan 2001* represents the culmination of a two-year planning process that included the participation of students, faculty and staff as well as representatives from the City of San Jose. It provides an overall evaluation of existing campus conditions, assesses the influence of enrollment growth, and recommends capacity limits for future construction. It also includes guidelines and recommendations for future projects on the campus, giving special emphasis to the process of establishing public-private partnerships.

Specifically, the intent of the *Master Plan 2001* is to:

- a. Provide the highest quality teaching and research space to support the university’s academic mission.
- b. Maintain the campus character.

- c. Preserve the existing balance of open space.
- d. Blend with the surrounding community and create linkages with the City of San Jose.

Proposed Revisions

The proposed master plan revision will allow for an increase in the housing capacity to 5,700 beds and the expansion of the central plant. The proposed revisions are shown on Attachment A and are identified with a hexagon numbering system. The proposed revisions include the following:

- Hexagon 1: Expanded Central Plant
- Hexagon 2: Campus Village Housing

Fiscal Impact

Implementation of the proposed master plan revision adds nonstate funded improvements at an estimated \$625 million in current dollars.

California Environmental Quality Act (CEQA) Action

An FEIR has been prepared to analyze the potential significant environmental effects of the proposed project in accordance with the requirements of CEQA and the state CEQA Guidelines. The FEIR is presented to the Board of Trustees for review and certification as part of this agenda item. To determine the scope of the environmental topics to be addressed in the Draft EIR, a Notice of Preparation was prepared and circulated to interested public agencies, organizations, community groups and persons in order to receive input on the proposed project. The subsequent Draft EIR was made available for public and agency comment on July 16, 2001, to begin the required 45-day review period. During the review period, interested public agencies, organizations, community groups and individuals submitted written comments concerning the adequacy of the Draft EIR to university's Department of Planning, Design and Construction office. In addition, notice of the availability of the Draft EIR was published in the San Jose Mercury News, and made available for public review at the University library and the City's Main Library. The public review period ended on September 3, 2001. The EIR addresses potential impacts associated with the proposed master plan revisions. As previously mentioned the master plan as originally proposed included up to 2.5 million square feet of leased commercial space, and would have resulted in a number of potentially significant impacts. With the removal of the commercial component from the master plan, however, most impacts were reduced. Even so, the EIR has identified the following resources with unavoidable significant impacts for which mitigation measures are included and for which the resolution includes the required overriding considerations:

Freeway Traffic – Near Term and Long Term Freeway Segment Congestion

Air Quality – Vehicular Emissions

The EIR identified the following resources with potentially significant impacts for which mitigation measures are included that reduce impacts to less than significant levels:

- Intersection Traffic
- Noise
- Cultural Resources
- Hazards and Hazardous Materials
- Utilities, Infrastructure and Community Services
- Hydrology and Water Quality
- Geology, Soils and Seismicity
- Biological Resources

The EIR identified the following resources with no potential for significant impacts and for which no mitigation measures are required:

- Land Use
- Visual Quality / Aesthetics
- Population, Employment and Housing

Alternatives

The EIR includes an analysis of various alternatives to the proposed project in accordance with the requirements of CEQA and the state CEQA Guidelines. The preferred alternative is the proposed project, including revisions to the SJSU campus master plan as indicated on Attachment A. The alternatives shown below were analyzed and compared to the proposed project in the Draft EIR.

Alternative 1 - Reduced Project would provide for the projected increase in academic space but reduce the commercial space from 2.5 million to 1.2 million square feet. As previously mentioned, however, the master plan as originally proposed has been revised to eliminate the commercial component from the master plan, so this alternative is no longer applicable.

Alternative 2 - Reduced Project would provide for the projected increase in academic space but reduce the commercial space from 2.5 million to 1.9 million square feet. As previously mentioned, however, the master plan as originally proposed has been revised to eliminate the commercial component from the master plan, so this alternative is no longer applicable.

Alternative 3 - No Project would not adopt the proposed master plan revisions resulting in no new development on the campus and continuation under the current master plan. This alternative would reduce but not totally avoid the significant unavoidable impacts of the proposed project, and would

not allow the campus to meet the project objectives of providing additional space for projected enrollment increases.

Two other alternatives – Alternate Location and Reduced Campus Village Housing - were also considered but rejected because they would either not reduce environmental impacts or would not be feasible. And finally, a reduced enrollment alternative was considered and rejected because it would not be consistent with the University's mission to meet the future enrollment demand of 25,000 FTES. A complete listing and discussion of project impacts and proposed mitigation measures are included in the FEIR, Section 3.

Amend the 2001/02 Nonstate Funded Capital Outlay Program

San Jose State University wishes to amend the 2001/02 Nonstate Funded Capital Outlay Program to include \$215 million for the design and construction of the Campus Village Housing, Phase I project to be financed through the issuance of revenue bonds to be presented to the Board of Trustees' for approval at a future meeting.

Approval of Schematic Plans – Campus Village Housing, Phase I

Project Architects: Niles Bolton Associates, Inc., Architect of Record
Anderson Brulé Architects, Associate Architects

Background

In 1999, San Jose State University commissioned a comprehensive study to determine the housing needs on-campus for students, faculty and staff. The study was completed in February 2000 and indicated a demand for student housing ranging from a low of 5,000 beds to a high of 8,000 beds. Existing on-campus residence halls are operating at capacity and only provide 1,800 beds in facilities that are over 25 years old. The proposed project is Phase I of an overall project that will ultimately be built in three phases, consisting of 5,700 beds. The total cost of all three phases is expected to be approximately \$625 million. As a financial risk mitigation strategy, each phase will be built independently, with no requirement to build future phases. Each phase requires the partial demolition of existing housing. Details of each phase follow:

Phase I. The cost of the first phase is estimated to be \$215 million. There will be 2,281 beds accommodating freshman, seniors and apartments for faculty/staff. The project will include an activity center, retail space, housing offices and 700 parking spaces. Construction is estimated to start in January 2003 and to be completed in 2005.

Phase II. The cost and bed mix is similar to that identified in Phase I, with a small increase to the

quantity of senior apartments, bringing the total in this phase to 2,319 beds. Additional retail space and 700 parking spaces are also included. Construction is scheduled to start in January 2005 and to be completed in August 2007. The cost of this phase is estimated at \$220 million.

Phase III. The smallest of the three phases has a projected cost of \$190 million. A total of 1,100 student beds, retail space dining facility and 300 parking spaces make up this final phase. Construction is scheduled to start in June 2007 and completed in August 2009.

Scope

The project (Phase I) will consist of a total of 2,281 beds including 597 beds in 76 freshman suites, 1,488 beds in 356 student apartments and 196 faculty / staff apartments. The project also includes an activity center, retail space, housing offices and 700 parking spaces. The project consists of three buildings that range in height from seven to fifteen stories. The three structures are located on a podium that covers the entire four-acre project area. Two decks of parking for 700 cars and service areas are below the residence halls. The two lower floors of all three buildings are brick and compatible with other campus buildings. The upper floors are GFRC (glass fiber reinforced concrete) in a color palette to blend with other campus structures. The three buildings are arranged to maximize the availability of open space and pedestrian areas on the site. Two landscaped central courtyards are connected to the campus pedestrian system and form the focus of the complex.

Timing (Estimated)

Completion of Preliminary Drawings	February 2002
Completion of Working Drawings	June 2002
Construction Start	January 2003
Occupancy Building 'A' Faculty/Staff	March 2005
Occupancy Building 'B' Senior	June 2005
Occupancy Building 'C' Freshmen	August 2005

Basic Statistics

Site Area	196,063 square feet
Gross Building Area–Total	972,262 square feet
Assignable Building Area–Housing and Parking	830,517 square feet
Efficiency–Total	85 percent
Gross Building Area–Housing only	681,350 square feet
Assignable Building Area–Housing only	539,605 square feet

Efficiency—Total 79 percent
 Gross Building Area—Parking only 290,912 square feet

Cost Estimate—California Construction Cost Index ENR 4019

Housing Component Cost including Group I Equipment (\$166 per GSF) \$113,080,000

<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 2.36
b. Shell (Structure and Enclosure)	\$66.82
c. Interiors (Partitions and Finishes)	\$37.82
d. Services (HVAC, Plumbing, Electrical, Fire)	\$53.54
e. Furnishings	\$ 5.42

Parking Component Cost (\$72 per GSF) \$ 20,964,000

<i>System Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$30.50
b. Shell (Structure and Enclosure)	\$28.93
c. Interiors (Partitions and Finishes)	\$ 4.00
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 8.63

Site Demolition and Development 33,547,000

Construction Cost \$167,591,000

Fees and Contingency 40,909,000

Total Project Cost (\$214 per gross square foot) \$208,500,000

Group II Equipment 6,500,000

Grand Total \$215,000,000

Cost Comparison

The comparison of cost for this project with other California State University housing development reveals the effect of material choices based on life cycle cost considerations and construction type will have in providing residence facilities for the San José State University campus. The \$166 gross square foot cost of the housing component is higher than recent San Marcos, Sonoma, San Bernardino and San Luis Obispo's housing projects at \$87, \$93, \$101 and \$103 respectively (CCCI

4019). The brick and GFRC exterior adds to the initial cost of this project, but reduces long term maintenance costs in the northern California climate. Additionally, the high-rise structure incurs added costs in building systems such as foundation, structure, elevators, fire safety, and heating and ventilation. The combination of housing and below grade parking construction also results in added costs per gross square foot in comparison to above listed projects. While the inclusion of parking influences the total cost of construction, it is considered important in maintaining an acceptable ratio of parking spaces per student on a site-constrained campus. The complex urban setting of the SJSU campus was a prime consideration in providing parking facilities, and in placing the structure below grade. It is the same urban setting that contributes to the higher cost of development due to site access, traffic routing and utility adjustments. The inability to acquire land in the surrounding neighborhood prompted the decision for both structured parking and the high density, high-rise development.

Funding Data

Project financing will be through the issuance of trustee revenue bonds which will be presented to the board for approval at a future meeting. Spartan Shops, Inc. will be the project owner under a 40-year ground lease with the university. The project will be self-supporting, financed solely through project revenues including income from tenant rentals, food services, parking and retail. Operating agreements between the university and Spartan Shops will be developed with the objective of providing maximum operational and financial benefit and flexibility to the university while maintaining the auxiliary's capacity to provide the necessary goods and services to the campus community.

California Environmental Quality Act (CEQA) Action

The FEIR was prepared to analyze the potential significant environmental effects of the proposed master plan revisions in accordance with the requirements of CEQA and the state CEQA Guidelines. A project level analysis for the campus village housing project and central plant are included in the Final EIR presented to the Board of Trustees for review and certification as part of this agenda item. Public comments received specific to the campus village housing project focused on the height and mass of the proposed buildings as well as traffic and parking impacts to the adjacent neighborhood. The potential impacts of each of these issues were studied in detail as part of the EIR analysis and were determined to be less than significant, with the exception of eleven far-term and one near-term freeway segments that would be impacted to significant unavoidable levels.

The following resolution is presented for approval:

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

1. The FEIR was been prepared to address the potential significant environmental impacts, mitigation measures, project alternatives, comments and responses to comments associated with approval of the proposed campus master plan revision, as well as the Campus Village Housing and Central Plant expansion projects, and all discretionary actions related thereto, as identified on page 2-1 of the FEIR.
2. The FEIR (State Clearinghouse No. 2001022002) was prepared pursuant to the California Environmental Quality Act and the state CEQA Guidelines.
3. This resolution is adopted pursuant to the requirements of Section 21081 of the Public Resources Code and Section 15091 of the state CEQA Guidelines, which requires that the Board of Trustees make findings prior to the approval of a project (along with a statement of facts supporting each finding).
4. This board hereby adopts the findings of fact and related mitigation measures provided under separate cover for Agenda Item 4 of the January 29-30, 2002 meeting of the Committee on Campus Planning, Buildings and Grounds, which identify specific impacts of the proposed project and related mitigation measures which are hereby incorporated by reference.
5. The board's findings include specific overriding considerations that outweigh certain remaining significant impacts.
6. Prior to the certification of the FEIR, the Board of Trustees has reviewed and considered the above-mentioned FEIR. The board hereby certifies the FEIR for the San Jose State University campus master plan revision as complete and adequate in that the FEIR addresses all environmental impacts of the proposed project and fully complies with the requirements of CEQA and the state CEQA Guidelines. For the purposes of CEQA, the record of the proceedings for the project comprised the following:
 - A. The DEIR for the San Jose State University campus master plan revision;
 - B. The FEIR, including comments received on the DEIR and responses to comments;
 - C. The proceedings before the Board of Trustees relating to the subject project, including testimony and documentary evidence introduced at the proceedings; and

D. All attachments, documents incorporated, and references made in the documents as specified in items A through C above.

All of the above information is on file with The California State University, Office of the Chancellor, Capital Planning, Design and Construction, 401 Golden Shore, Long Beach, California 90802-4210, and San Jose State University, Department of Planning, Design and Construction, Corporation Yard Building, Room 103, 404 E. San Fernando Street, San Jose, CA 95192-0010.

7. The board certifies the FEIR for the San Jose State University campus master plan revision, and for the construction of the Campus Village Housing and Central Plant Expansion projects.
8. The board finds that the FEIR has sufficiently analyzed the environmental impacts and mitigation measures for the campus master plan revision, and the Campus Village Housing and Central Plant Expansion projects. The board shall consider the FEIR in connection with any future project approvals.
9. The mitigation measures identified in the Mitigation Monitoring and Reporting Plan are hereby adopted and shall be monitored and reported in accordance with the Mitigation Monitoring and Reporting Plan, which is under separate cover for Agenda Item 4 of the January 29-30, 2002 meeting of the Committee on Campus Planning, Building and Grounds, which meets the requirements of CEQA (Public Resources Code Section 21081.6).
10. The chancellor or his designee is requested under Delegation of Authority by the Board of Trustees to file the Notice of Determination for the project.
11. The San Jose State University campus master plan revision dated January 2002 is hereby approved.
12. The 2001/02 Nonstate Funded Capital Outlay Program is amended to include \$215,000,000 for preliminary plans, working drawings, construction and equipment for Phase I of the Campus Village Housing project.
13. The schematic plans for the San Jose State University, Campus Village Housing, Phase I project are approved at a project cost of \$215,000,000 at CCCI 4019.



San Jose State University

Campus Master Plan

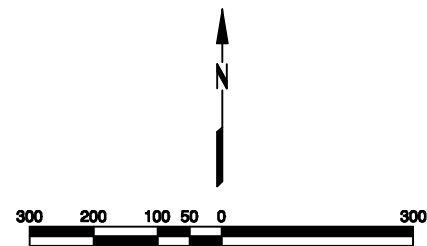
Master Plan Enrollment: 25,000 FTE

Proposed Revision Date: January 2002

Main Campus Acreage: 92

FACILITY LEGEND: EXISTING FACILITY; Proposed Facility

- | | |
|--|---|
| <ul style="list-style-type: none"> 1 AUTOMATED BANK TELLER FACILITY 3 STUDENT UNION 4 CENTRAL PLANT 6 SPARTAN MEMORIAL 7 FACULTY OFFICE BUILDING 11 BUILDING Q 12 CORPORATION YARD 16 Classroom Building 19 UNIVERSITY HOUSE 20 WASHINGTON SQUARE HALL 21 DWIGHT BENTEL HALL 23 BUILDING BB 25 MORRIS DAILEY AUDITORIUM 27 COMPUTER CENTER 28 CAFETERIA 30 ADMINISTRATION 31 ART 33 IRC, RICHARD B. LEWIS 34 DUDLEY MOORHEAD HALL 35 ENGINEERING 36 SWEENEY HALL 38 HEALTH BUILDING 39 INDUSTRIAL STUDIES 44 MUSIC 45 YOSHIHIRO UCHIDA HALL 46 SPX EAST 47 SPX CENTRAL 48 SCIENCE I 49 HUGH GILLIS HALL 52 DUNCAN HALL 53 NORTH PARKING FACILITY / STUDENT SERVICES CENTER 54 SOUTH PARKING FACILITY 55 WEST PARKING FACILITY | <ul style="list-style-type: none"> 59 CLARK LIBRARY 71 CENTRAL CLASSROOM BUILDING 72 TOWER HALL 78 MACQUARRIE HALL 84 ALLEN HALL (STUDENT RESIDENCE) 85 MARKHAM HALL (STUDENT RESIDENCE) 86 MOULDER HALL (STUDENT RESIDENCE) 87 HOOVER HALL (STUDENT RESIDENCE) 88 ROYCE HALL (STUDENT RESIDENCE) 89 WASHBURN HALL (STUDENT RESIDENCE) 90 JOE WEST HALL (STUDENT RESIDENCE) 91 DINING COMMONS 92 BOCCARDO BUSINESS CLASSROOM BUILDING 92 T BUSINESS TOWER 100 STUDENT UNION RECREATION CENTER 110 STUDENT UNION AQUATICS CENTER 112 Science Addition 113 Residence Hall I / Health Center 114 Residence Hall II 115 SPX Addition 131 GATEWAYS 133 UPD BUILDING 134 Dr. MARTIN LUTHER KING Jr. LIBRARY 140 TEMPORARY MODULAR BLDGS A-G |
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- Proposed Residence Halls*
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| <ul style="list-style-type: none"> 151 Residence Hall Phase 1 - A 152 Residence Hall Phase 1 - B 153 Residence Hall Phase 1 - C | <ul style="list-style-type: none"> 154 Residence Hall Phase 3 - A 155 Residence Hall Phase 3 - B |
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| <ul style="list-style-type: none"> 156 Residence Hall Phase 2 - A 157 Residence Hall Phase 2 - B 158 Residence Hall Phase 2 - C |
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Scale: 1" = 300'
 when printed on 11 x 17 sheet

CAMPUS BOUNDARY

----- EXISTING

PARKING

15 EXISTING STRUCTURE

5,983 TOTAL SPACES

BUILDINGS

40 EXISTING

25 FUTURE

22 TEMPORARY



San Jose State University

Campus Master Plan

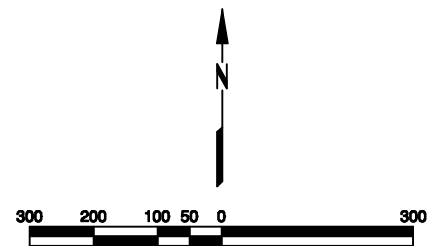
Master Plan Enrollment: 25,000 FTE

Approval Date: November 1998

Main Campus Acreage: 92

FACILITY LEGEND: EXISTING FACILITY; Proposed Facility

- | | |
|---|---|
| 1 AUTOMATED BANK TELLER FACILITY | 59 CLARK LIBRARY |
| 3 STUDENT UNION | 71 CENTRAL CLASSROOM BUILDING |
| 4 CENTRAL PLANT | 72 TOWER HALL |
| 6 SPARTAN MEMORIAL | 78 MACQUARRIE HALL |
| 7 FACULTY OFFICE BUILDING | 84 ALLEN HALL (STUDENT RESIDENCE) |
| 11 BUILDING Q | 85 MARKHAM HALL (STUDENT RESIDENCE) |
| 12 CORPORATION YARD | 86 MOULDER HALL (STUDENT RESIDENCE) |
| 16 Classroom Building | 87 HOOVER HALL (STUDENT RESIDENCE) |
| 19 UNIVERSITY HOUSE | 88 ROYCE HALL (STUDENT RESIDENCE) |
| 20 WASHINGTON SQUARE HALL | 89 WASHBURN HALL (STUDENT RESIDENCE) |
| 21 DWIGHT BENTEL HALL | 90 JOE WEST HALL (STUDENT RESIDENCE) |
| 23 BUILDING BB | 91 DINING COMMONS |
| 25 MORRIS DAILEY AUDITORIUM | 92 BOCCARDO BUSINESS CLASSROOM BUILDING |
| 27 COMPUTER CENTER | 92 T BUSINESS TOWER |
| 28 CAFETERIA | 100 STUDENT UNION RECREATION CENTER |
| 30 ADMINISTRATION | 110 STUDENT UNION AQUATICS CENTER |
| 31 ART | 112 Science Addition |
| 33 IRC, RICHARD B. LEWIS | 113 Residence Hall I / Health Center |
| 34 DUDLEY MOORHEAD HALL | 114 Residence Hall II |
| 35 ENGINEERING | 115 SPX Addition |
| 36 SWEENEY HALL | 131 GATEWAYS |
| 38 HEALTH BUILDING | 133 UPD BUILDING |
| 39 INDUSTRIAL STUDIES | 134 Dr. MARTIN LUTHER KING Jr. LIBRARY |
| 44 MUSIC | 140 TEMPORARY MODULAR BLDGS A-G |
| 45 YOSHIHIRO UCHIDA HALL | |
| 46 SPX EAST | |
| 47 SPX CENTRAL | |
| 48 SCIENCE I | |
| 49 HUGH GILLIS HALL | |
| 52 DUNCAN HALL | |
| 53 NORTH PARKING FACILITY / STUDENT SERVICES CENTER | |
| 54 SOUTH PARKING FACILITY | |
| 55 WEST PARKING FACILITY | |



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