

AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: 3:15 p.m. Tuesday, July 13, 2004
Glenn S. Dumke Auditorium

Kyriakos Tsakopoulos, Chair
Anthony M. Vitti, Vice Chair
Kathleen E. Kaiser
Shailesh J. Mehta

Consent Items

Approval of Minutes of Meeting of May 18, 2004

1. Amend the 2004/2005 Capital Outlay Program, Nonstate Funded, *Action*

Discussion Items

2. Final Report on the 2004/2005 State Funded Capital Outlay Program, *Information*
3. Annual Report on Completed Capital Projects, *Information*
4. California Environmental Quality Act Annual Report, *Information*
5. Categories and Criteria for the State Funded Five-Year Capital Improvement Program, 2006/2007–2010/2011, *Action*
6. Certify a Mitigated Negative Declaration for the Campus Master Plan Revision, and Approve the Proposed Campus Master Plan Revision for California State University, San Bernardino, *Action*
7. Approval of Schematic Plans, *Action*

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

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

May 18, 2004

Members Present

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

Other Trustees Present

Roberta Achtenberg
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 Vitti greeted the audience and called the meeting to order at 1:47 p.m.

Approval of Minutes

The minutes of March 16, 2004, were approved as submitted.

Amend the 2003/2004 Capital Outlay Program, State Funded

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

The committee recommended approval by the board of the proposed resolution (RCPBG 05-04-09).

Amend the 2003/2004 Capital Outlay Program, Nonstate Funded

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

The committee recommended approval by the board of the proposed resolution (RCPBG 05-04-10).

Status Report on the 2004/2005 State Funded Capital Outlay Program

Elyra San Juan, assistant vice chancellor, capital planning, design and construction, using a handout, presented the status report on the 2004/2005 state funded capital outlay program. The handout compares the governor's budget, the recommendations by the legislative analyst's office (LAO), the senate and the assembly actions to date, and the May revise. During the May revise we reduced the request for minor capital outlay funds to augment the California Maritime Land Acquisition project, which had not been on the previous summaries. In addition, two campuses asked us to move projects from streamlined to nonstreamlined funding to account for some potential unforeseen costs that may occur during construction. Those two projects are: Dominguez Hills, Educational Resource Center Addition, due to the costs of seismically connecting to the existing building that were not previously included and may be greater than estimated; and Long Beach, Peterson Hall 3 Replacement Building, to account for unforeseen costs in demolishing the building and working in a very constrained site location.

The assembly has approved the governor's budget, including the May revise, holding open two items with regard to the Maritime Academy land acquisition and the simulation center. There are technical changes in Budget Act provisional language, which both committees have approved, as well as the extension to the use of construction funds for five projects listed in the narrative of the handout.

With the concurrence of the committee, Chair Vitti presented Agenda Item 3 as an information item.

Revised Policy on Energy Conservation, Sustainable Building Practices, and Physical Plant Management

Ms. San Juan presented this item with the use of a slide presentation. This revised policy is borne out of an existing policy that promoted the use of renewable energy sources and sought to achieve operational efficiencies and reduction in energy consumption. The policy intended to provide uniform guidelines to the campuses and the basis of a program for energy conservation. This program promoted alternate forms of energy, especially solar in the use of passive design. The trustees have supported recent increases to the cost guidelines to improve the quality of the

exterior skin and the mechanical design in order to reduce the maintenance and operational costs over the life of the building.

In addition, the 1978 energy plan included a target of 40% reduction in energy consumption measured in British Thermal Units per gross square foot compared to the 1973/74 base. In order to reduce consumption, campuses secured grants from the California Energy Commission to perform energy audits and implement conservation measures in buildings. In the late 1980's to the mid 1990's the CSU used minor capital outlay funds for projects and participated in the state energy efficiency revenue bond program. The major capital outlay projects totalled over \$68 million for 14 campuses and included campuswide conservation retrofits, such as energy efficient motors, variable speed drives, energy management systems, thermal energy storage, and reflectors for florescent lighting in order to reduce energy consumption and save costs. The savings achieved from these projects are used to pay back the amount financed for the project.

In 1988, we reported an actual 38% decrease in consumption compared to the 1973/74 base year, largely driven by savings right after the oil embargo. The 1988 policy update included a provision for all new construction, renovation, and repair projects to design to lowest life cycle costs. This is a concept consistent with sustainable building practices. The policy also added a number of specific measures related to operations and maintenance provisions, which included the efficient scheduling of buildings, allowable ventilation rates in buildings, and use of reclaimed water. The 2001 policy update reinforced the need for strategic energy planning, including plans for short-term electrical outages, large-scale grid failures, and natural gas curtailments. The 1988 and 2001 reports to the board, indicate that we did lose some ground in our savings of BTU per consumption per gross square foot. We went from a 38% to a 33% reduction. This was likely due to a number of factors, including the increase in enrollment, increase gross square feet, and increased use of power-hungry equipment like computers.

The CSU's energy program has reduced energy costs by joining with others to increase our purchasing power for electricity and natural gas. The CSU has participated in the state Department of General Services Natural Gas Program since 1994, starting with only three campuses. The CSU has twenty campuses now participating in the statewide program, saving \$500,000 per year. Similarly, in 1998, the California State University and the University of California joined to purchase electricity directly from an energy supplier. On average the system saves roughly \$9 million per year compared to local utility company costs. The Enron contract ended in March 2001 after which the CSU and the UC have contracted with Arizona Power Service, our current energy supplier.

The CSU and UC have negotiated to include the purchase of renewable sources, known as "green power", in this joint contract. In spring 2002, the inclusion of renewable power was at a level of 10% of the total CSU and UC requirement, and this was included in the contract at no cost. During the negotiations of 2003, Arizona Power Service indicated that green power would cost 5% to 8% higher in cost than electricity generated from fossil fuel. Earlier this year the CSU and the UC again negotiated with the Arizona Power Service to potentially extend the terms of their agreement, and include an amount of green power. The cost for renewable and fossil fuel power was too high to agree to a contract extension. The current contract with Arizona Power

Service will expire in June 2005. The CSU and UC anticipate soliciting proposals prior to that date from potential energy providers to ensure continuing service at a discounted rate.

Ms. San Juan presented a picture slide of a photovoltaic (PV) installation at CSU Northridge. The PV arrays help create shade for the cars while taking solar energy and converting it into electricity. This renewable energy initiative cost \$2 million and received \$1.7 million in rebates from the Department of Water and Power. The payback without a rebate is noted at 44 years, while with the rebate it is at 6.7 years. It's a good project made financially viable with a utility rebate. There is a similar project at Sonoma State where the photovoltaic system is roof-mounted on a building converted from a library to administrative functions. The campus proactively secured incentive funding from the California Energy Commission and Pacific Gas and Electric. Similar to Northridge, the payback without the rebate exceeds the useful life of the panels. Currently, the rebates for the photovoltaic systems are limited to \$1 million per utility per year. Campus managers must assess the availability of rebate funding in deciding whether to proceed with such projects.

The process in bringing forward this proposed sustainability policy started in summer of 2003. The focus at that time was a policy on sustainable design and design practices. A subcommittee representing faculty, students and staff convened to develop goals, and attributes of sustainable building designs, and considered existing checklists of green or sustainable projects. In November 2003, we delayed coming forward to the board with the sustainable design policy, and asked that more time be given to incorporate the policy into the existing energy policy. Once the sustainable design policy components were integrated with the existing energy policy, it was shared with the subcommittee, campus administrators, the Academic Senate, and student representatives.

The goals for this policy update are to provide the best learning and working environment for students, faculty, and staff; minimize environmental impacts; implement sustainable goals in a cost effective manner; and reduce energy consumption. The policy incorporates sustainable design into planning, design, and construction. The design would consider local geographic features, the climate of the campus, and potentially look at how the building can be reused in the future. It would also consider minimizing indoor air quality concerns based on the selection of environmentally friendly products. The policy recognizes that campuses need to balance the delivery of the academic program with environmental concerns. It promotes cost effective implementation of sustainable strategies in consideration of the available budget. The policy supports the use of nonstate funds to pursue the U.S. Green Building Council's Leadership in Energy and Environmental Design, referred to as LEED. The use of state funds for this certification is not proposed, as the Department of Finance does not support these requests.

In developing the policy and bringing our recommendations forward, we closely considered the requirement of a LEED certification. The LEED system measures the sustainable building features based on a points system from a national checklist. The subcommittee spent time discussing the merits of a CSU systemwide checklist versus a campus specific checklist. Some felt that a campus specific checklist would be more meaningful to the campus and help emphasize energy conservation and effectiveness. The LEED rating assigns points if a facility

meets certain energy requirements and is a non-smoking facility, however, some of these are already California code requirements. A building being designed and built in California will automatically qualify for a number of LEED points. The summary indicates that the consultants for LEED certification would cost a \$14 million project roughly \$180,000 to participate. The certification fee to the U.S. Green Building Council is roughly \$3,000 and the additional fees for an architect/engineer to provide the required backup documentation for LEED points would be \$177,000.

The last policy feature promotes that the CSU will assess our ability to achieve conservation goals and implement renewable energy initiatives. There is a limit on how much conservation can be achieved in the existing buildings and their existing exterior skin. In the coming year, we will look at additional conservation possibilities, the feasibility of renovating old buildings to achieve additional savings, and the establishment of new goals.

Trustee Mehta asked Ms. San Juan about establishing a goal for the future on the base line energy consumption during 1999/2000 compared to the previous years. Ms. San Juan responded that while consumption was going down, with a savings of 38% in 1988 compared to 1999, we did lose some ground in 2001.

Mr. Colin Donahue, director of facilities planning at CSU Northridge, spoke briefly about the sustainability issue. He gave his approval for this policy and urged the board to take a close look at on how to implement a checklist that would benefit each campus. He also stated that the CSU would be a leader with this policy and hopefully other university systems will follow.

Trustee Tsakopoulos asked Ms. San Juan about one of the slides that showed broad geographic categories of the campuses, and wanted to know if more individual aspects of the campuses would be taken into account. Ms. San Juan responded that the CSU is looking at potentially having a specific checklist per campus since each campus is unique.

Trustee Kaiser complimented Ms. San Juan on pulling the policy plan back in November, and having the forethought to combine energy with sustainability. Trustee Kaiser raised two concerns: how many dead buildings (buildings not being used) are currently on our campuses, and what were the benefits we would get from commissioning along the lines of LEED with regard to construction claims.

Ms. San Juan responded that while she would not guess on the number of dead buildings, the CSU, when cost effective, reuses old buildings. For example, existing science buildings that were built in the 1950's are not generally proposed to reuse and renovate for modern science programs, but that same building may be reused to support programs not requiring fume hood intensive wet labs. Even though a building may not be very functional for one purpose and very costly to renovate, it can still be used for other needs.

With regard to the question on construction claims, Ms. San Juan stated that experience has shown that the economy rather than design/architectural issues, is the greater factor driving claims. In the early 1990's when the economy was poor, a rash of litigation occurred.

Contractors were not doing well and were looking for an out. We have worked to expand our construction delivery systems as part of mitigating contractor claims. A number of campuses have implemented the CM at risk delivery method, where a contractor is selected early and used to help during the design process.

Trustee Vitti directed a question to Ms. San Juan on what exactly is the process for “moth-balling” a building, who makes the decision, and what is the process from the time it’s put into a dormant posture to renovate. Ms. San Juan responded that the campus first identifies a deficiency in a building in their five-year capital improvement program. The campus prioritizes which projects they would bring forward to the trustees after studying possible alternatives and costs to reusing the building. Project information justifying the need for a new replacement building then goes to the Department of Finance to seek approval for a state funded capital project. Visits of the project site are scheduled to explain the program to the Department of Finance. Enrollment numbers are presented, not only in the primary discipline, but also in the secondary discipline that would be occupying the vacated or “dead” building. The campus is limited to one priority project in the state funded capital program, therefore, their next project would be to renovate the “dead” building for its new function, depending on the campus priorities.

Trustee Vitti invited other outside speakers to approach.

Ms. Shakti Maisen, a student attending CSU Northridge, stated that during the last three months the students’ campaign had seen enormous support for the California State Student Association’s (CSSA) green building and clean energy goals. These goals would make the CSU a national leader in sustainability and bring us in line with Governor Schwarzenegger’s renewable energy goals for the state. Over 3,500 students and faculty have signed petitions, written letters, and phoned the chancellor’s office to support this platform. Numerous state officials, including Terry Tinerman, Secretary of the Cal EPA, State Treasurer Phillip Angelides, and Fabian Nuñez, speaker of the assembly and ex officio trustee have also endorsed the goals. Thanks to the efforts of AVC San Juan, we have the first step to what can become the cutting edge sustainable policy. The students are glad that the chancellor’s office is demonstrating this commitment to sustainability. To ensure a timely and cost saving transition, the students had two suggestions for the board to consider: 1) set the January 2005 board meeting as a goal for completion of a feasibility study, and 2) create a task force of students, faculty, and sustainability professionals both internal and external to the CSU to oversee the study. These two measures will ensure the strong support of CSU students and show the strength of the CSU’s commitment to the sustainability policy.

Dr. Woodrow Clark, a renewable energy consultant and former professor, stated the importance of the sustainability energy policy and urged the trustees to vote for the students’ resolutions and to continue to be engaged in it’s goals.

Mr. Larry Eisenberg, a staff member from the Los Angeles Community College District (LACCD), using a handout, spoke about the opportunity to transform the marketplace in California and orient the design profession to the concepts of sustainability. He spoke about the

LACCD policy that basically calls for all the buildings to be sustainable and specifically to be LEED certified.

Mr. Erik Roper, the environmental affairs officer for the California State Student Association, emphasized the importance of the passage of this policy and the student resolution. He stressed that the deadline of January 2005 to complete the study, along with the creation of a task force, would ensure the students could continue to help the CSU in developing this policy and make it more cutting edge and efficient.

Dr. Robert Cherny, chair of the academic senate, expressed his gratitude to Ms. San Juan and Erik Roper for bringing this issue to the attention of the Academic Senate. He commented on the revised policy on energy conservation, Sustainable Building Practices, and the importance of policies that continue the building performance improvements achieved over the past 25 years. While meeting the needs of the academic programs, the CSU's first priority should be to strive in every way it can to ensure energy conservation and sustainability. The Academic Senate resolution was approved at their March 11-12, 2004, meeting and addressed to the Chancellor (resolution AS-2639-04/EX.).

Trustee Lopez asked Ms. San Juan how realistic is it for the CSU to explore the option to adopt LEED standards without certification, and follow it as a way to measure or implement sustainable energy. Ms. San Juan responded that we can adopt LEED certification but it does not necessarily drive the most energy savings features in a building. Our recommendation is not to adopt it because of the need to balance the academic program delivery, energy conservation, and sustainability options in a building. The buildings that are about to start design were budgeted two years ago; the extreme increases in construction costs and energy prices are a significant and unfunded cost factor right now. Costs for construction have gone up dramatically and having budgeted for these projects two years ago, it's going to be a key factor for campuses that are now designing buildings.

José Solache, chair of the California State Student Association, thanked the CSU and the Academic Senate for bringing forward the sustainability policy, and urged the trustees to support the student resolution.

Trustee Galinson made a motion to amend the proposed resolution per the students' recommendations to provide a full report to the board in July 2005, following an update in January 2005.

The committee recommended approval by the board of the proposed resolution as amended (RCPBG 05-04-11).

Approval of Schematic Plans

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CPB&G

This item proposed the approval of a schematic plan for the San Diego State University—Student Health Services Building. With the use of an audio-visual presentation, Ms. San Juan presented the item. She stated that all CEQA actions on the project have been completed and that the land acquisition necessary to site the building had closed escrow, therefore staff recommended approval.

The committee recommended approval by the board of the proposed resolution (RCPBG 05-04-12).

Adjournment

The meeting adjourned at 2:58 p.m.

this location has been approved for the project. The university has scheduled the construction to start in February 2005 and to be completed in May 2005. The project will be funded from the parking reserve fund.

The following resolution is presented for approval:

RESOLVED, By the Board of Trustees of the California State University, that the 2004/2005 Nonstate Funded Capital Outlay Program is amended to include: 1) \$20,586,000 for preliminary plans, working drawings, construction, and equipment for the California State University, Sacramento, Foundation/Bookstore Building project; and 2) \$2,292,000 for preliminary plans, working drawings, and construction for the California Polytechnic State University, San Luis Obispo, Mount Bishop Road Parking project.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Final Report on the 2004/2005 State Funded Capital Outlay Program

Presentation By

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

Summary

Attachment A provides a status report on the trustees' 2004/05 capital outlay budget request. The legislature has approved all 22 projects requested by the trustees and included in the governor's budget proposal and May Revision. A final report will be presented if the 2004/05 Budget Act has been enacted.

2004/05 State Funded Capital Outlay Program Budget Summary

<i>Trustees' Request</i>	<i>Governor's Budget with May Revision</i>	<i>Legislative Analyst</i>	<i>Senate</i>	<i>Assembly</i>
<i>\$394.2 M</i>	<i>\$312.7 M</i>	<i>\$333.1 M</i>	<i>\$312.7 M</i>	<i>\$312.7 M</i>

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	Cat.	Campus	Project Title	Trustees' Request		Governor's May Revise Budget		Legislative Analyst's Office		Senate		Assembly		
				FTE	Phase	Dollars	Phase	Dollars	Phase	Dollars	Phase	Dollars	Phase	Dollars
1	IB	Statewide	Minor Capital Outlay	N/A	PWC	25,000,000	PWC	15,225,000 (a)	PWC	17,139,000	PWC	15,225,000	PWC	15,225,000
2	II	Fullerton	Aud./Fine Arts Instructional Facility	N/A	E	3,625,000	E	3,625,000	E	3,625,000	E	3,625,000	E	3,625,000
3	IB	Northridge	Engineering Renovation Phase II	N/A	E	3,429,000	E	3,429,000	E	3,429,000	E	3,429,000	E	3,429,000
4	II	San Bernardino	Sci. Bldg. Reno./Add., Phase I Annex	N/A	E	2,556,000	E	2,556,000	E	2,556,000	E	2,556,000	E	2,556,000
5	II	San Bernardino	Palm Desert Campus, Phase II	N/A	E	1,382,000	E	1,382,000	E	1,382,000	E	1,382,000	E	1,382,000
6	II	San Marcos	Academic Hall II, Building 13	N/A	E	3,425,000	E	3,425,000	E	3,425,000	E	3,425,000	E	3,425,000
7	IA	Hayward	Seismic Upgrade, Warren Hall	N/A	P	675,000	P	675,000	P	675,000	P	675,000	P	675,000
8	IB	Monterey Bay	Infrastructure Improvements	N/A	PWC	18,515,000	PWC	18,515,000	PWC	18,515,000	PWC	18,515,000	PWC	18,515,000
9	IB	Los Angeles	Science Replacement Bldg. - Wing B	849	PWC	31,082,000	PWC	31,082,000	PWC	31,082,000	PWC	31,082,000	PWC	31,082,000
10	II	Dominguez Hills	Educational Resource Ctr. Addition	N/A	PWC	34,057,000	PW	1,725,000 (d)	PWC	34,057,000	PW	1,725,000	PW	1,725,000
11	II	Fresno	Library Addition and Renovation	0	P	1,677,000	P	1,677,000	P	1,677,000	P	1,677,000	P	1,677,000
12	II	San Bernardino	College of Education	1,531	PWC	48,697,000	PWC	48,697,000	PWC	48,697,000	PWC	48,697,000	PWC	48,697,000
13	II	Fullerton	College of Business & Economics	3,346	PWC	47,417,000	PWC	47,417,000	PWC	35,546,000 (c)	PWC	47,417,000	PWC	47,417,000
14	II	Bakersfield	Math & Computer Science Building	877	PWC	18,975,000	PWC	18,975,000	PWC	18,975,000	PWC	18,975,000	PWC	18,975,000
15	IB	Pomona	Science Renovation (Seismic)	107	PWC	20,298,000	PWC	20,298,000	PWC	20,298,000	PWC	20,298,000	PWC	20,298,000
16	IB	Humboldt	Forbes PE Complex Renovation	40	PWC	42,678,000	P	1,313,000 (b)	P	1,313,000	P	1,313,000	P	1,313,000
17	II	San Luis Obispo	Engineering/Architecture R&R, Ph. IIB	517	WC	28,589,000	WC	28,589,000	WC	28,589,000	WC	28,589,000	WC	28,589,000
18	II	Northridge	Science I Replacement	1,863	PWC	46,193,000	PWC	46,193,000	PWC	46,193,000	PWC	46,193,000	PWC	46,193,000
19	II	Long Beach	Peterson Hall 3 Replacement	1,177	P	1,284,000	P	1,361,000 (e)	P	1,284,000	P	1,361,000	P	1,361,000
20	II	Maritime Academy	Simulation Center	119	PWC	8,306,000	PWC	8,306,000	PWC	8,306,000	PWC	8,306,000	PWC	8,306,000
21	IB	San Marcos	Craven Hall Renovation	0	PWC	6,366,000	PWC	6,366,000	PWC	6,366,000	PWC	6,366,000	PWC	6,366,000
22	II	Maritime Academy	Land Acquisition	N/A			A	1,914,000 (f)			A	1,914,000	A	1,914,000
Totals				10,426		\$394,226,000		\$312,745,000		\$333,129,000		\$312,745,000		\$312,745,000

Notes: Governor's May Revise Budget

- (a) Amount reduced by the Department of Finance.
- (b) Reflects campus request to proceed with P phase only.
- (d) Amount reduced due to changing from a (PWC) streamlined to a (PW) nonstreamlined project.
- (e) Amount increased due to changing from a (P) streamlined to a (P) nonstreamlined project.
- (f) New appropriations to cover increased costs.

Legislative Analyst's Office

- (c) LAO recommendation to shift \$11.871 M to nonstate (donor) funds.

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, BUILDINGS AND GROUNDS

Annual Report on Completed Capital Projects

Presentation By

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

Summary

This agenda item will present an annual report on completed capital projects. The report is designed to present a high-level summary on our capital project development program. The information will compare the twenty-four projects in this reporting period by project type, delivery method, final costs and schedule performance. The annual report will be distributed as a handout at the meeting.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

California Environmental Quality Act Annual Report

Presentation By

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

Summary

Pursuant to the Board of Trustees' policy, this information item provides the annual report on the University's compliance actions required by the California Environmental Quality Act (CEQA). The Board must approve all Environmental Impact Reports (EIRs) and other CEQA compliance documents for major capital projects. Certain minor projects are delegated for approval administratively to the assistant vice chancellor, capital planning, design and construction.

Background

CEQA became law in 1970 and is codified in the Public Resources Code, Division 13. It is further implemented with administrative procedures (State CEQA Guidelines) published in the California Code of Regulations, Title 14, and University CEQA procedures. The Board of Trustees must comply with CEQA in assessing the potential environmental impacts of CSU development projects. The Board is the "Lead Agency" for all CEQA approval actions involving projects sited on Trustee property. The chancellor is delegated responsibility for implementing actions to ensure compliance for campus development projects. The assistant vice chancellor, capital planning, design and construction (CPDC), is delegated authority to approve certain capital projects (e.g., architecturally not significant or utility projects) and their related environmental compliance documents (primarily Negative Declarations). A Negative Declaration signifies that a determination has been made that a project does not have the potential for adverse environmental impacts. Minor changes and adjustments to facilities typically are exempt from CEQA analysis.

CSU Compliance Actions

Attachment A lists activity during 2003. In summary:

- An Environmental Impact Report (EIR) was certified for the master plan revision for Long Beach. An EIR also was certified with an addendum for a master plan revision at Fullerton. Environmental Impact Reports also were certified for

projects at Channel Islands, Long Beach, San Bernardino, San Diego, San Luis Obispo, San Marcos, Sonoma and Stanislaus.

- Seven Mitigated Negative Declarations and five Negative Declarations were certified.
- Nine Categorical Exemptions were submitted by Humboldt, Los Angeles, Northridge, Pomona, San Bernardino (two), San Francisco (two) and San Jose for major capital outlay projects and minor master plan revisions that are included on Attachment A.
- Not included in Attachment A are fifteen minor capital outlay projects for which a Notice of Exemption was submitted by the respective campus.

CEQA Updates

In January 2004, CPDC staff conducted a training seminar in CEQA compliance procedures as part of the ongoing systemwide Capital Facilities Training Program. The seminar provided review of the technical and practical aspects of CEQA compliance that can reduce the time and costs to meet environmental review requirements. In this regard, no substantial amendments to the basic statutes were enacted during 2002/2003. The Trustees, as a Lead Agency under CEQA, can certify CEQA compliance for some major capital construction projects on the basis of previously certified CEQA documents, reducing time to start of construction. This approach is based on prior court decisions and an adequate level of specific project analysis included in the previously certified documents.

Several campuses are pursuing development of faculty/staff and student housing projects, as the need for campus housing grows. CEQA compliance for these projects continues to be subject to legal challenges from local community interests, particularly regarding traffic and utility infrastructures (such as sewer and water capacity), which has delayed the construction of needed campus housing.

Regularly legislative bills are introduced that propose changes to CEQA compliance requirements that effect CSU policies and procedures. Of particular concern have been a number of initiatives dealing with the issue of responsibility for the costs of off-site mitigation. Based on statute, the CSU is prohibited from funding, and by policy does not pay for or construct, off-site local infrastructure improvements required as a result of impacts from capital projects. These include all off-site street, traffic, infrastructure, and mass transit improvements.

The state constitution and policies established by the legislature for taxation and responsibility for the use of tax revenues defines a broad concept for the development of both local and

statewide infrastructure. Under this plan, tax revenues from gasoline, utilities, sales, and property are allocated for specific purposes to both state and local agencies. These agencies receive these tax revenues along with a mandate to effectively plan, prioritize, and implement specific public benefit improvements, such as roads and highways, flood control, utility, and other similar facilities. There was an explicit assumption that local jurisdictions benefited from having a university within its boundaries through access to the programs and activities hosted at the campus, programs not readily available to citizens who did not have a university nearby. Along with this benefit came additional costs associated with the larger infrastructure needed to host the state institution, which were considered a fair trade between the state and local government.

The CSU (and other educational entities) are provided funding from state and local tax revenues with a mandate to meet a specific educational mission. It is within this scheme that the CSU operates; its mission is higher education. The University is not provided tax revenues nor given any other funding or mandate to carry out local infrastructure planning or implementation. The revenues described above have been identified to meet those local needs, utilities and other infrastructure requirements for all impacts regardless of the entity that generates the impact.

Despite these clear statutory principles the University is consistently involved in litigation that attempts to exact monetary contributions and fees from the CSU for mitigation costs that legally are the recognized responsibility of other public agencies. Existing University policies and procedures are designed to ensure appropriate consideration is given to the concerns of local jurisdictions that must balance competing demands on the revenues they have available for infrastructure improvements, but still ensure necessary construction projects on the campuses can proceed.

For example, a case involving Monterey Bay is pending a hearing before the California Supreme Court, addressing the issue of off-campus mitigation requirements. The essential issue is whether a local jurisdiction (city, county, special district) can compel CSU to fund or otherwise participate in shared funding for major roadway and related infrastructure improvements that are identified in an EIR as necessary to mitigate potential future impacts of the growth and development of any CSU campus.

The goal of the University's approach to its responsibilities under CEQA is to allow the campuses to respond to enrollment and programmatic demands, with appropriate consideration of the environmental and community consequences of university development.

THE CALIFORNIA STATE UNIVERSITY
 CALIFORNIA ENVIRONMENTAL QUALITY ACT ANNUAL REPORT
 January 2003 through December 2003

CAMPUS/Project	CEQA Action Prepared					
	Exempt	MIT. N.D.	N.D.	E I R	BOT Action	NOD Filed
CALIFORNIA STATE UNIVERSITY, CHANNEL ISLANDS Student Housing, Phase I <i>Schematic Plan Approval</i>				√	3/12/2003	3/13/2003
CALIFORNIA STATE UNIVERSITY, CHICO Student Services Center <i>Schematic Plan Approval</i>		√			11/19/2003	11/20/2003
CALIFORNIA STATE UNIVERSITY, FULLERTON Parking Structure I <i>Schematic Plan Approval</i> Certify FEIR and Approve the Campus Master Plan Revision		√		√	1/29/2003 11/19/2003	1/30/2003 11/20/2003
CALIFORNIA STATE UNIVERSITY, HAYWARD Business and Technology Building <i>Schematic Plan Approval</i> Pioneer Heights Phase II Student Housing <i>Schematic Plan Approval</i>			√ √		5/14/2003 9/17/2003	5/15/2003 9/18/2003
HUMBOLDT STATE UNIVERSITY Energy Conservation Projects Wireless Communication Facility	√		√		8/27/2003 12/24/2003	8/27/2003 12/24/2003
CALIFORNIA STATE UNIVERSITY, LONG BEACH Certify FEIR and Approval of the Campus Master Plan Revision Parking Office Building <i>Schematic Plan Approval</i>				√ √	7/16/2003 9/17/2003	7/18/2003 9/18/2003
CALIFORNIA STATE UNIVERSITY, LOS ANGELES Campus Minor Master Plan Revision	√				4/4/2003	4/7/2003
CALIFORNIA STATE UNIVERSITY, NORTHRIDGE Engineering Building Renovation Phase II <i>Schematic Plan Approval</i> Parking Structure Phase II, Parking and Public Safety Building <i>Schematic Plan Approval</i>	√	√			2/25/2003 5/14/2003	2/25/2003 5/15/2003
CALIFORNIA STATE POLYTECHNIC UNIVERSITY, POMONA American Red Cross Regional Hdqtrs. <i>Schematic Plan Approval</i> University Village Phase III <i>Schematic Plan Approval</i> Campus Minor Master Plan Revision South Campus Drive Extension <i>Schematic Plan Approval</i>		√ √ √			5/14/2003 7/16/2003 6/30/2003 11/19/2003	5/15/2003 7/18/2003 6/30/2003 11/20/2003
CALIFORNIA STATE UNIVERSITY, SACRAMENTO Parking Structure III <i>Schematic Plan Approval</i>			√		7/16/2003	7/18/2003
CALIFORNIA STATE UNIVERSITY, SAN BERNARDINO Campus Minor Master Plan Revision Campus Minor Master Plan Revision Student Union Expansion <i>Schematic Plan Approval</i>	√ √			√	1/30/2003 5/30/2003 1/29/2003	1/30/2003 5/30/2003 1/30/2003
SAN DIEGO STATE UNIVERSITY Student Health Services Facility Campus Master Plan 2003 Campus Master Plans for Imperial Valley Off-Campus Ctr, Brawley & Revision for Calexico		√		√	1/13/2003 9/17/2003	1/14/2003 9/19/2003
SAN FRANCISCO STATE UNIVERSITY Park Merced Lot #41 Property Acquisition Telecommunication Infrastructure Upgrade	√ √				2/28/2003 10/13/2003	2/28/2003 10/13/2003
SAN JOSE STATE UNIVERSITY Joint Library Secondary Effects (Clark Library)	√				9/30/2003	10/2/2003
CALIF. POLYTECHNIC STATE UNIVERSITY, SAN LUIS OBISPO Student Housing North Project <i>Schematic Plan Approval</i> Supplement to FEIR for the Faculty and Staff Housing H-8				√ √	9/17/2003 11/19/2003	9/18/2003 11/20/2003
CALIFORNIA STATE UNIVERSITY, SAN MARCOS Academic Hall II, Building 13 <i>Schematic Plan Approval</i>				√	1/29/2003	1/30/2003
SONOMA STATE UNIVERSITY Student Housing Phase II <i>Schematic Plan Approval</i>				√	9/17/2003	9/18/2003
CALIFORNIA STATE UNIVERSITY, STANISLAUS Science II Seismic Replacement Building <i>Schematic Plan Approval</i> Student Housing North Project <i>Schematic Plan Approval</i>			√	√	5/14/2003 9/17/2003	5/15/2003 9/18/2003

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

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

**Categories and Criteria for the State Funded Five-Year Capital Improvement Program,
2006/2007–2010/2011**

Presentation By

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

Summary

The Board of Trustees annually adopts categories and criteria that are used in setting priorities for the state funded capital outlay program. Attachment A contains the proposed CSU 2006/07–2010/11 categories and criteria, which includes changes to those approved by the board last year. Campus administrative staff has reviewed the proposed categories and criteria.

The following resolution is presented for approval:

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

The Categories and Criteria for the State Funded Five-Year Capital Improvement Program, 2006/07–2010/11 in Attachment A of Agenda Item 5 of the July 13-14, 2004 meeting of the trustees' Committee on Campus Planning, Buildings and Grounds be approved; and

The chancellor is directed to use these categories and criteria to prepare the CSU State Funded Five-Year Capital Improvement Program. If this results in an “action year” (2006/07) request beyond reasonable expectation of available funding, the chancellor is delegated authority to adjust the number of campus projects submitted.

Categories and Criteria to Set Priorities
2006/2007–2010/2011 State Funded Five-Year Capital Improvement Program

General Criteria

A campus may submit a maximum of one project for the 2006/07 budget year, and one project for the 2007/08 planning year, including health and safety projects. A campus may submit a maximum of three projects per year, including health and safety projects, for the 2008/09 through 2010/11 planning years. Exceptions to this limit will be considered on an individual project basis. Equipment and seismic strengthening projects are excluded from this limit. Seismic strengthening projects will be prioritized according to recommendations from the CSU Seismic Review Board.

Campuses are to prepare their project requests for the five-year program using PWC lump sum funding for all new project starts. Campus requests for preliminary plan (P) phase funding separate from the working drawing and construction (WC) phases will be considered on an individual project basis. Approval of a phased project will require the project to be completely funded (PWC) within the expected bond cycle. Requests for remaining projects in the five-year program that received an initial phase of funding should use the lump sum method for the balance of funds required to complete the projects with the exception of equipment funds.

Current trustee-approved campus physical master plan enrollment ceilings apply to on-campus station count enrollment only. These numbers are to be used as the basis of comparison for justifying capital projects that address enrollment demand to be accommodated on campus. Enrollment estimates that exceed these figures should be accommodated through distributed learning and other off-campus instructional means. Proposed renovation projects are expected to include additional instructional capacity (a minimum of 10% increase in the building's existing capacity) as a means to address enrollment demand in these types of projects. Projects that increase capacity will receive higher priority consideration than renovation projects without enrollment capacity increases.

Criteria for prioritizing auditoriums will consider the following: FTE enrollment in disciplines which utilize a large auditorium in support of the academic curricula; lack of reasonable access to space appropriate to large-scale performance and assemblage activities; the FTE size of the campus, ratios of (1) the total campus FTE to the total on-campus performance seating capacity; and (2) the campus FTE in the performing arts to the total on-campus performance space seating capacity; and the availability of sources of nonstate funds. The auditorium seating capacity that is proposed to exceed 1,200 seats must

be fully justified by the needs of the individual campus or the extra seating capacity be supported by nonstate funds.

Individual Categories and Criteria

I. Existing Facilities/Infrastructure

A. Critical Infrastructure Deficiencies

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

B. Modernization/Renovation

These funds make new and remodeled facilities operable by providing group II equipment, and replacing utility services and building systems to make facilities and the campus infrastructure operable. These funds also meet campus needs by modernizing existing facilities or constructing new replacement buildings in response to academic, support program needs and enrollment demand as appropriate.

II. New Facilities/Infrastructure

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

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Certify a Mitigated Negative Declaration for the Campus Master Plan Revision, and Approve the Proposed Campus Master Plan Revision for California State University, San Bernardino

Presentation by

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

Summary

This item requests the following actions by the Board of Trustees for California State University, San Bernardino:

- Certification of a Mitigated Negative Declaration analyzing the proposed master plan revision and the construction of two parking structures and a parking services building.
- Approval of a master plan revision.

Attachment A presents the proposed campus master plan dated July 2004 and Attachment B is the approved campus master plan dated January 1999.

Background

The existing CSU San Bernardino campus master plan provides for 20,000 full-time equivalent students (FTE). The primary goal of the proposal is to create a template of uniform planning for future campus development and parking needs. Under the guidance of the campus master plan architect, the revisions have been designed in a manner that are consistent with the January 1999 master plan, which set forth guidelines for campus landscaping, lighting, visual quality, open areas, and other physical features. The campus is utilizing parking structures over lots to maximize land use for accommodating academic demands. The proposed master plan revision focuses on campus boundaries, parking structures and lots, athletic facilities, and future campus facilities to serve the 20,000 FTE campus.

Campus Master Plan Revision

Attachment A identifies each of the proposed revisions using hexagons to correspond to the building number on the proposed master plan. They are as follows:

- Hexagon 1: Soccer Field Complex #64 – A proposed soccer field to accommodate future growth in athletic programs.
- Hexagon 2: Land Lab Observatory #50A – The future astronomical observatory will be part of the undergraduate physics and astronomy curriculum as well as the liberal studies and general education programs. This was originally a component of the proposed capital project, University Land Laboratory Preserve (#50).
- Hexagon 3: Parking Structure #102 – One of two 750-space, 4-level parking structures proposed to reduce the parking shortage on campus. This structure will replace surface lot “J” on the 1999 master plan.
- Hexagon 4: Temporary Modulares #301-302 – Two temporary modular units are to be placed at this site to provide space for four classrooms with seating for 30 students each, and administrative space for the dean of the College of Natural Sciences during the upcoming renovation of the science buildings.
- Hexagon 5: Parking Structure #101 – One of the two 750-space, 4-level parking structures proposed to reduce the parking shortage on campus. This structure will replace surface parking lot “T” on the previous campus master plan.
- Hexagon 6: Parking Services Building #76 – This building will provide administrative office space and customer service space for parking services currently located in a temporary modular facility. It will also house the campus’s emergency operations center.
- Hexagon 7: Foundation Building Addition #41A – This addition will provide administrative expansion space.
- Hexagon 8: Alumni Center #59 – Relocates the future building site to allow space for the Foundation Building Addition.
- Hexagon 9: Future Land Acquisition. This land is adjacent to the campus and is proposed by the campus as a possible acquisition at a later date.

Fiscal Impact

Implementation of the proposed campus master plan revision adds nonstate improvements estimated at approximately \$54,600,000 in current dollars.

California Environmental Quality Act (CEQA) Action

A Mitigated Negative Declaration has been filed, which analyzed the potential impacts of the proposed master plan revision and the two new parking structures and parking services building in accordance with CEQA. The public review period began June 4, 2004 and was completed on July 5, 2004. No adverse comments were received at the time this item was prepared. Any adverse comments received will be reported at the meeting.

An Addendum was prepared specifically to address additional proposed facilities and to evaluate other technical changes for the master plan revision. The Board of Trustees is required to consider the Negative Declaration and the Addendum in the board's review and actions on the project. A copy of the Negative Declaration and the Addendum 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 and the Addendum for the CSU San Bernardino, master plan revision has been prepared in accordance with the requirements of the California Environmental Quality Act.
2. The Addendum dated June 17, 2004 to the Negative Declaration has been prepared to address additional proposed facilities and technical changes for the master plan revision, in accordance with Section 15164 of the CEQA guidelines. The Addendum has adequately analyzed the additional minor changes to the previous analyses and findings of the Mitigated Negative Declaration.
3. The Mitigated Negative Declaration and the Addendum have been prepared to address the environmental impacts, mitigation measures, and comments associated with the approval of the CSU San Bernardino campus master plan revision pursuant to the requirements of CEQA and the state CEQA guidelines.
4. 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.
5. 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.

6. 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 project.
7. The CSU San Bernardino, campus master plan revision, dated July 2004, is hereby approved.



Campus Master Plan for 20,000 FTE
 Original Approval: January 1965
 Proposed Date: July 2004
 Main Campus Acreage: 430

Buildings	Parking
Existing Building	Existing Lot
Future Building	Future Lot
Temporary Building	Existing Structure
	Future Structure
Campus Boundary	
Existing	Future

California State University, San Bernardino

ATTACHMENT A

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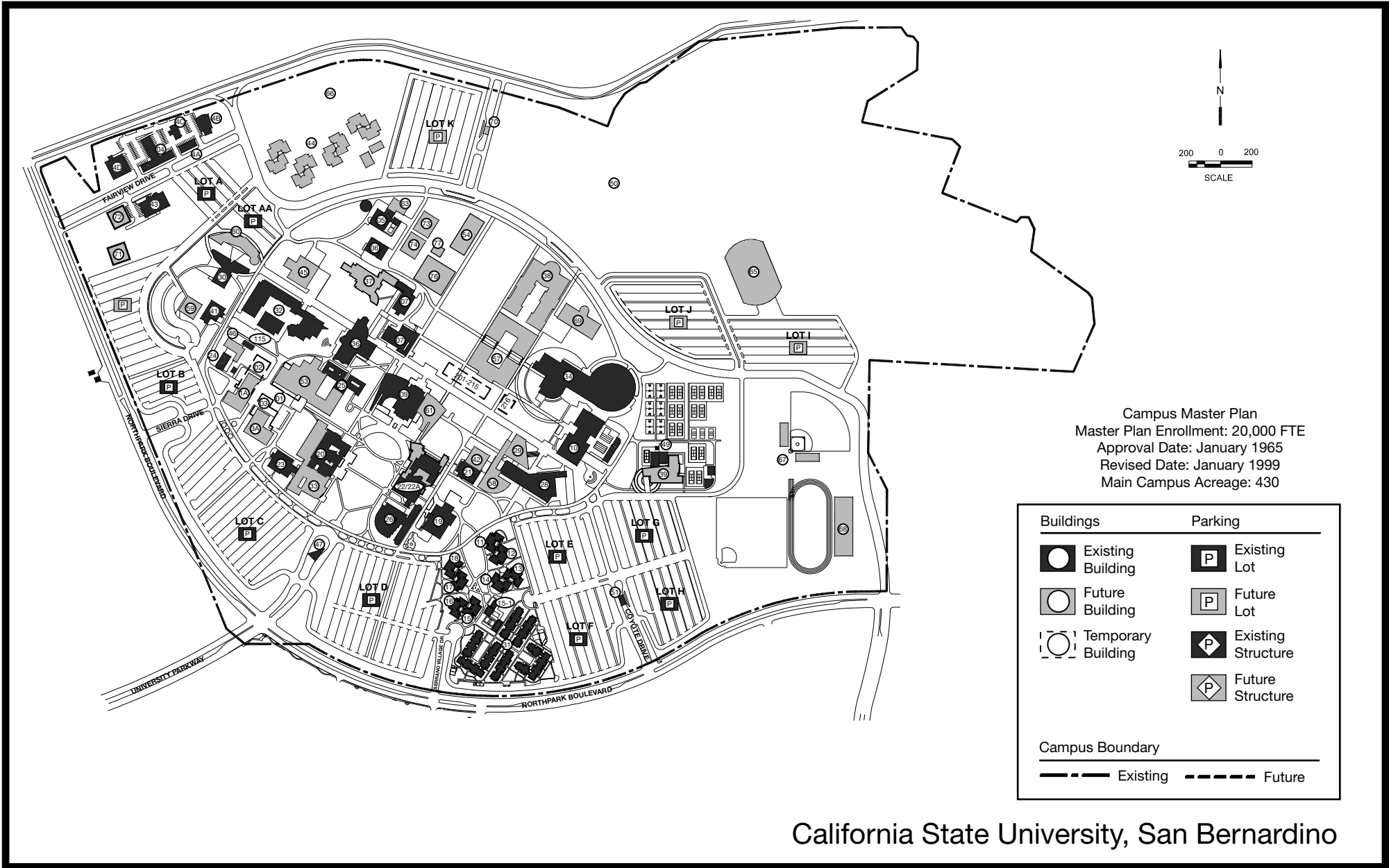
CALIFORNIA STATE UNIVERSITY, SAN BERNARDINO Campus Master Plan

1. Administration
- 1A. *Administration Complex*
2. Sierra Hall
3. Chaparral Hall
- 3A. *University Distance Learning Center*
4. Facilities Management
- 4A. Environmental Health & Safety
- 4B. University Public Safety
- 4C. Auto Fleet Services
- 4D. Plant Warehouse
5. HVAC Central Plant
6. Animal House/Vivarium
7. Biological Sciences
8. Physical Sciences
9. John M. Pfau Library
10. Physical Education
11. Tokay Residence Hall
12. Arrowhead Residence Hall
13. Joshua Residence Hall
14. Mojave Residence Hall
15. Morongo Residence Hall
- 15A. Pool House Multipurpose Room
16. Waterman Residence Hall
17. Badger Residence Hall
18. Shandin Residence Hall
19. Commons
20. Performing Arts
21. Health Center
22. Santos Manuel Student Union
- 22A. *Santos Manuel Student Union Expansion*
23. Coyote Bookstore
24. Children's Center
25. Faculty Office Building
26. University Hall
28. Jack H. Brown Hall
29. *Conference & Faculty-Staff Center*
30. Yasuda Center for Extended Learning
31. *Student Residences No. 2*
32. Visual Arts Center
33. *Theater Arts*
34. Health & Physical Education Complex
36. Social & Behavioral Sciences
37. *Sciences Annex Building*
38. *College of Education*
39. *Student Recreation Center*
41. Foundation Building
- 41A. *Foundation Building Addition*
42. *Health Center Addition*
43. Administrative Services
44. *Student Residences No. 3*
45. *Auditorium*
46. *Children's Center Addition*
47. Information Services Building No. 1
49. Handball Courts
50. *University Land Laboratory Preserve*
- 50A. *Land Lab Observatory*
51. Information Services Building No. 2
53. *Social & Behavioral Sciences Addition*
54. *Engineering*
57. *College of Education Addition*
58. *Business & Public Administration Addition*
59. *Alumni Center*
60. *Extended Learning Addition*
61. *John M. Pfau Library Addition*
63. *Central Plant Addition*
64. *Soccer Field Complex*
65. *Arena*
66. *Alternative Student & Faculty Housing*
67. *Grandstands for Baseball*
68. *Grandstands for Track*
69. *Experimental College*
70. *Information Services Building No. 3*
72. *University Central Storage Facility*
73. *Facilities Services Greenhouse*
74. *Geology Lab Facility*
76. *Parking Services Building*
101. *Parking Structure*
102. *Parking Structure*
115. University Center for Developmental Disabilities
- 201-215. Temporary Modular Faculty Offices/Classrooms
216. Temporary Recreation Center
- 301-302. Temporary Modularity Faculty Offices/Classrooms

LEGEND

Existing Facility / *Proposed Facility*

Note: Building numbers correspond with building numbers in the Space and Facilities Data Base (SFDB)



California State University, San Bernardino

ATTACHMENT B

CPB&G – Item 6

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CALIFORNIA STATE UNIVERSITY, SAN BERNARDINO

Campus Master Plan

1. Administration
- 1A. *Administration Complex*
2. Sierra Hall
3. Chaparral Hall
- 3A. *University Distance Learning Center*
4. Facilities Management
- 4A. Environmental Health & Safety
- 4B. University Public Safety
- 4C. Auto Fleet Services
- 4D. Plant Warehouse
5. HVAC Central Plant
6. Animal House/Vivarium
7. Biological Sciences
8. Physical Sciences
9. John M. Pfau Library
10. Physical Education
11. Tokay Residence Hall
12. Arrowhead Residence Hall
13. Joshua Residence Hall
14. Mojave Residence Hall
15. Morongo Residence Hall
- 15.1 Pool House Multipurpose Room
16. Waterman Residence Hall
17. Badger Residence Hall
18. Shandin Residence Hall
19. Commons
20. Creative Arts
21. Health Center
22. Santos Manuel Student Union
- 22A. *Santos Manuel Student Union Expansion*
23. Coyote Bookstore
24. Children's Center
25. Faculty Office Building
26. University Hall
28. Jack H. Brown Hall
29. *Conference & Faculty-Staff Center*
30. Yasuda Center for Extended Learning
31. *Student Residences No. 2*
32. Visual Arts Center
33. *Theater Arts*
34. Health & Physical Education Complex
36. Social & Behavioral Sciences
37. *Sciences Building Annex*
38. *College of Education*
39. *Student Recreation Center*
41. Foundation Building
42. *Health Center Addition*
43. Administrative Services
44. *Student Residences No. 3*
45. Auditorium
46. *Children's Center Addition*
47. Information Services Building No. 1
49. Handball Courts
50. *University Land Laboratory Preserve*
51. Information Services Building No. 2
53. *Social & Behavioral Sciences Addition*
54. Engineering
57. *College of Education Addition*
58. *Business & Public Administration Addition*
59. Alumni Center
60. *Extended Learning Addition*
61. *John M. Pfau Library Addition*
63. *Central Plant Addition*
65. Arena
66. *Alternative Student & Faculty Housing*
67. *Grandstands for Baseball*
68. *Grandstands for Track*
69. *Experimental College*
70. *Information Services Building No. 3*
71. *Auxiliary Programs*
72. *University Central Storage Facility*
73. *Facilities Services Greenhouse*
74. *Geology Lab Facility*
115. University Center for Developmental Disabilities
- 201-215. Temporary Modular Faculty Offices/Classrooms
216. Temporary Recreation Center

LEGEND

Existing Facility / Proposed Facility

Note: Building numbers correspond with building numbers in the Space and Facilities Data Base (SFDB)

COMMITTEE ON CAMPUS PLANNING, BUILDINGS 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 project will be presented for approval:

CSU Sacramento—Foundation/Bookstore Building
Project Architect: Dreyfuss & Blackford Architects

Background and Scope

The proposed Foundation/Bookstore Building is an 86,250 GSF, three-story facility that provides retail and foundation office space. The first and second floors will provide space for retail sales, a coffee bar, a copy center, a cashier's vault, customer service, a loading dock, a warehouse, and administrative offices. The third floor will house the CSUS Foundation executive administrative offices, marketing services, human resources, grants and contracts, and other foundation departments.

Timing (Estimated)

Completion of Preliminary Drawings	October 2004
Completion of Working Drawings	February 2005
Construction Start	August 2005
Completion of Construction	October 2006

Basic Statistics

Gross Building Area	86,250 square feet
Assignable Building Area	69,000 square feet
Efficiency	80%

Cost Estimate – California Construction Cost Index CCCI 4100

Building Cost (\$177 per gross square foot)	\$15,225,000
<i>Systems Breakdown</i>	
	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$12.79
b. Shell (Structure and Enclosure)	\$69.73
c. Interiors (Partitions and Finishes)	\$35.76
d. Services (HVAC, Plumbing, Electrical, Fire)	\$55.11
e. Equipment and Furnishings	\$3.14
Site Development	<u>\$918,000</u>
Construction Cost	\$16,143,000
Fees, Contingency and Services and Escalation	<u>\$ 3,693,000</u>
Total Project Cost (\$230 per gross square foot)	\$19,836,000
Group II Equipment	<u>\$ 750,000</u>
Grand Total	<u>\$20,586,000</u>

Cost Comparison

This project's building cost of \$177 per GSF is higher than the CSU construction cost guideline of \$162/GSF for bookstores, but is less than the CSU Los Angeles bookstore/dining services building cost of \$208/GSF, approved in May 2000. In light of significant cost increases for steel, lumber, cement, and fuel during the last year, we believe the CSU construction cost guideline is low. The cost guide is currently being updated to reflect increases in recent bids and estimates from on-going projects.

In addition, the Los Angeles facility cost more due to its basement, brick exterior skin, two separate building structures, and a confined construction site.

Funding Data

Funding for the project will be provided from a combination of Foundation funds and systemwide revenue bonds. The repayment of the bonds will be made from Foundation revenues.

California Environment Quality Act (CEQA) Action

An initial study was prepared and a Negative Declaration was filed with the State Clearinghouse on May 20, 2004, pursuant to the California Environmental Quality Act. The 30-day public review period ended on June 21, 2004, and no adverse public 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. Upon consideration of the information provided in the Negative Declaration for the CSU Sacramento, Foundation/Bookstore Building project, the Negative Declaration has been prepared pursuant to requirements of the California Environmental Quality Act.
2. The proposed CSU Sacramento, Foundation/Bookstore Building project will not have a significant effect on the environment.
3. The Foundation/Bookstore Building project will benefit the California State University.
4. The chancellor or his designee is requested under the Delegation of Authority granted by the Board of Trustees to file the Notice of Determination for the project.
5. The schematic plans for the CSU Sacramento, Foundation/Bookstore Building project are approved at a project cost of \$20,586,000 at CCCI 4100.