

## **AGENDA**

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

**Meeting: 3:00 p.m., Tuesday, May 14, 2002**  
**Glenn S. Dumke Auditorium**

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

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

#### **Discussion Items**

2. Status Report on the 2002/2003 State Funded Capital Outlay Program and Economic Stimulus Package, *Information*
3. Certify the Final Environmental Impact Report and Approve the Campus Master Plan for the California Maritime Academy, *Action*
4. Approval of Schematic Plans, *Action*

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

**California State University, Sacramento  
University Union Ballroom  
6000 J Street  
Sacramento, CA 95819**

**March 12, 2002**

**Members Present**

Stanley T. Wang, Chair  
Ralph R. Pesqueira, Vice Chair  
Daniel Cartwright  
Laurence K. Gould, Jr., Chair of the Board  
Frederick W. Pierce IV  
Charles B. Reed, Chancellor  
Kyriakos Tsakopoulos

**Member Absent**

William D. Campbell  
Ricardo F. Icaza

**Other Trustees Present**

Roberta Achtenberg  
Martha C. Fallgatter  
Debra S. Farar  
Robert Foster  
Murray L. Galinson  
Harold Goldwhite  
William Hauck  
Shailesh J. Mehta  
Erene S. Thomas

**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  
Freda Hinsche Otto, Assistant Vice Chancellor, University Advancement  
Elvyra F. San Juan, Chief of Facilities Planning, Capital Planning, Design and Construction

Chair Wang greeted the audience and called the meeting to order at 3:35 p.m.

**Approval of Minutes**

The minutes of January 29, 2002, 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 03-02-03).

### **Status Report on the 2002/2003 State Funded Capital Outlay Program**

Ms. Elvyra San Juan, chief of facilities planning, capital planning, design and construction, briefly reviewed the item as printed in the handout. She stated that the Legislative Analyst recommended approval of \$224 million for 30 CSU projects, and \$84 million for two CSU projects included in the governor's economic stimulus package totalling \$308 million of the proposed \$450 million governor's budget.

Ms. San Juan indicated that the Legislative Analyst recommended deletion of the Engineering/Architecture Renovation and Replacement, Phase II project at San Luis Obispo, and the Physical Sciences Replacement project at Los Angeles. The analyst also recommended a reduction in cost for three proposed projects at San Francisco State University, CSU San Marcos, and CSU Stanislaus.

Ms. San Juan informed the committee that Assistant Vice Chancellor Patrick Drohan and she had met with the Legislative Analyst's Office staff and are working to provide additional information to address their comments and recommendations. She stated that the Senate Subcommittee #1 pre-hearing on CSU 2002/03 capital outlay program had been held earlier in the day in preparation for the hearing scheduled for March 20, 2002. In addition, the Assembly Subcommittee #2 hearing on the same program is scheduled for May 8, 2002.

Trustee Pierce inquired as to the rationale the Legislative Analyst gave for the elimination of the two projects.

Ms. San Juan responded that with respect to our request for funding of the Los Angeles Physical Science Replacement Building, the Legislative Analyst is concerned about enrolment and believes the CSU should give further consideration to renovating the existing building. We originally did propose renovating the building, however, the project was halted when it came in significantly over budget and we were not affording programmatic improvements at that time. With respect to the San Luis Obispo Engineering and Architecture Renovation and Replacement, Phase II project, Ms. San Juan stated that the Legislative Analyst believes the CSU should accommodate our need through year-round operation and the renovation of existing buildings. She stated that there is a renovation component, but a new building with specialized labs is needed first with the renovation as a follow-up.

Trustee Goldwhite asked if it is not true that in the past we have faired better with the legislature than with the Legislative Analyst's Office.

Richard P. West, executive vice chancellor and chief fiscal officer, stated that it is not unusual to have these kinds of recommendations. They are important recommendations and the CSU does take them seriously. The legislature does hear from the Legislative Analyst on several projects, but we usually prevail and expect to do so again.

**Preliminary State and Nonstate Funded Five-Year Capital Improvement Program 2003/2004 through 2007/2008**

With the use of a visual presentation, Ms. San Juan briefly reviewed the material printed in the agenda. She stated that trustee approval is being sought on the preliminary state and nonstate funded five-year capital improvement program since the project requests are due to the Department of Finance for their review and consideration. The final program will be presented to the trustees for approval in September 2002.

Ms. San Juan said that the 2003/04 program is contingent upon a new general obligation bond that is anticipated to be brought before the voters in November 2002. There are a number of bond proposals under consideration with potential funding for higher education ranging from \$2 to \$2.3 billion resulting in a possible \$600 to \$690 million for the CSU to fund the 2002/03 and 2003/04 capital programs. Ms. San Juan explained that after subtracting out the project funding proposed in the 2002/03 governor's budget and a portion of the economic stimulus package, the remaining funds anticipated for the 2003/04 program may range from \$236 to \$326 million. She emphasized how heavily reliant the CSU is upon general obligation funding. When the general obligation bond measures did not pass in the second half of 1991 and in 1994, lease revenue bonds were used.

The committee recommended approval by the board of the proposed resolution (RCPBG 03-02-04).

**Certify the Final Environmental Impact Report and Approve the Amendment to the Nonstate Funded Capital Outlay Program and Schematic Plans for the Faculty and Staff Housing at Site H-8 at California Polytechnic State University, San Luis Obispo**

Using a visual presentation, Ms. San Juan briefly reviewed the item as printed in the agenda. She indicated that the appropriate CEQA documentation was prepared for the project and that staff recommended approval.

Trustee Pierce noticed that the project schedule indicates the campus is going forward with only 50 percent of the construction documents completed. He inquired as to the reason for the accelerated schedule.

President Baker responded that there are two factors. One is that the campus is targeting the date when faculty new hires will be moving to the area. The second factor is the project is a design-build with the developer managing the construction.

Trustee Goldwhite inquired as to how competitive this project would be in the present market?

President Baker stated that in recent years, San Luis Obispo has had a significant low vacancy rate thus driving the market rate for rental housing of high quality that would be available to junior faculty. This project will provide single bedroom facilities at the current market rate but of a higher quality and located in a convenient area. He said that the three-bedroom facilities will be below market and will increase with inflation but not at the pace of the market. The subsidy will get greater with time, so it is about a breakeven situation.

The chairperson of the English Department at Cal Poly, San Luis Obispo relayed to the committee members examples of how faculty position candidates are regretfully turning down offers of employment because the cost of housing in San Luis Obispo is unaffordable. He also told the committee that many junior faculty members have indicated their disappointment in never realizing their dream of owning a home in San Luis Obispo, and some are contemplating having to leave their teaching positions due to the lack of affordable housing.

The strongest example of all was the testimony of a newly tenured associate professor who has no faith that his salary will catch up with housing prices over time and is therefore considering leaving his position at Cal Poly San Luis Obispo that he dearly loves.

President Baker stated that the campus staff plans to bring another project to the Board of Trustees that will provide for-sale housing that will be indexed as well. He believes it is extremely important that he respond to the recruitment and faculty needs of his campus.

The committee recommended approval by the board of the proposed resolution (RCPBG 03-02-05).

### **Approval of Schematic Plans**

This item proposed the approval of the schematic plans for California State University, Fullerton—Fine Arts/Auditorium; California State University, Sacramento—Academic Information Resource Center; and California State University, San Bernardino, Permanent Coachella Valley Off-Campus Center—Phase II Development.

With the use of a computerized presentation, the item was briefly reviewed as printed in the agenda.

Ms. San Juan commented that all three projects have donor funding to complement the state funds. The appropriate CEQA documentation had been filed for the projects and staff recommended approval.

The committee recommended approval by the board of the proposed resolution (RCPBG 03-02-06).

**Adjournment**

The meeting adjourned at 3:55 p.m.

**COMMITTEE ON CAMPUS PLANNING, BUILDINGS 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 amend the 2001/02 nonstate funded capital outlay program to include the following five projects:

- |   |             |                    |
|---|-------------|--------------------|
| <b>1. San Diego State University<br/>Campus Children's Center</b> | <b>PWCE</b> | <b>\$3,259,000</b> |
|---|-------------|--------------------|

San Diego State University wishes to proceed with the design and construction of a new Campus Children's Center. The children's program is currently housed in leased off-campus school property, temporary facilities purchased "used" 30 years ago, and the family studies building proposed for removal. The project will consolidate the three locations into one permanent site on ½ acres on the east border of the campus (approved master plan site #109). The 16,000 gross square foot (GSF) project will provide space for the same number of licensed spots (200) as the combined capacity at the three current sites. Additionally, it will consolidate administrative and support functions providing improved efficiency of operations. The proposed project has been reviewed and approved by the Campus Children's Center Board. Funding for the project will come from Associated Student's reserve funds.

- |   |             |                     |
|---|-------------|---------------------|
| <b>2. San Diego State University<br/>Gateway Addition</b> | <b>PWCE</b> | <b>\$12,000,000</b> |
|---|-------------|---------------------|

San Diego State University wishes to proceed with the design and construction of the Gateway Addition. The proposed site currently houses 82 parking spaces in Parking Structure 2. This part of the existing parking structure will be demolished and the lost parking spaces provided at other locations on campus. The Gateway Addition will meet the need for permanent classroom space for the College of Extended Studies (CES), and ease the campus' increasing and immediate need for temporary faculty offices. CES classroom space, currently in leased trailers, will relocate to the proposed new addition. With the completion of this addition, offices for Human Resources and the

Department of Rhetoric and Writing will be provided on a temporary basis until permanent on-campus facilities can be constructed. Existing space will be turned over to other administrative and academic programs. Funding for the project will come from the Continuing Education Revenue Fund, parking construction reserves, and nonstate bond financing to be determined.

**3. San Diego State University**  
**Student Center** **PWC** **\$800,000**

San Diego State University wishes to proceed with the design and construction of a Student Center for prospective students. The proposed project will be located at a prominent entry point along Campanile Walk in the courtyard adjacent to the entrance of the Student Services West Building. The center will be designed as a glass enclosed lobby of approximately 2,200 GSF and serve as “one-stop-shopping” for campus enrollment services. The project will provide a main assembly area for orientations and materials distribution for incoming students; a focal point for information and directions to all student services in the building, and a point of consultation for incoming and prospective students. The San Diego State University Foundation will fund the project. No financing will be required.

**4. San Francisco State University** **PWCE** **\$3,740,000**  
**Romberg Tiburon Center Renovation, Phases I & II**

The Romberg Tiburon Center for Environmental Studies is a field station operated by San Francisco State University. The proposed project will renovate approximately 14,700 GSF of the 29,000 GSF center in two phases. Phase I provides 10,100 GSF to include a wetlands ecology laboratory, administration and reception areas, a seminar room/library, offices for scientific research, and a new elevator and restrooms to comply with the American with Disabilities Act. Funding for Phase I will be from a federal grant from the National Oceanic and Atmospheric Administration in support of the center’s recent designation as a headquarters for the National Estuarine Research Reserve system. Phase II will renovate approximately 4,600 GSF of the second floor of the main research laboratory building to support the mission of the center, which includes community outreach and involvement. This project will provide new research offices, a conference room, a GIS/computer training facility, and a general use room with state-of-the art communication technology. Funding for Phase II will come from a grant being sought from the Marin Community Foundation.

**5. San Jose State University**  
**South Campus Park and Ride Lot** **PWC** **\$1,902,000**

San Jose State University wishes to proceed with the south campus park and ride lot. The proposed project will be located on 7.7 acres and includes 819-parking spaces as follows: 617 standard, 185 compact, 11 handicap, and 6 van accessible handicap. Entrances and exits to the lot will be located

on both 10th Street and Alma Street. Project components include a bus shelter and small structure for the shuttle drivers, new chain-link fencing along the west and north boundaries of the site, underground utilities (storm, sanitary, domestic water), lighting, security cameras and emergency phones. Funding for the project will come from existing reserves in the Parking and Traffic Fund.

The following resolution is presented for approval:

**RESOLVED,** By the Board of Trustees of the California State University, that the 2001/02 Nonstate Funded Capital Outlay Program Funded is amended to include: 1) \$3,259,000 for preliminary plans, working drawings, construction and equipment for the San Diego State University, Campus Children's Center; 2) \$12,000,000 for preliminary plans, working drawings, construction and equipment for the San Diego State University, Gateway Addition; 3) \$800,000 for preliminary plans, working drawings and construction for the San Diego State University, Student Center; 4) \$3,740,000 for preliminary plans, working drawings, construction and equipment for the San Francisco State University, Romberg Tiburon Center Renovation, Phases I & II; and 5) \$1,902,000 for preliminary plans, working drawings, and construction for the San Jose State University, Gateway Addition, South Campus Park and Ride Lot.

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

**Status Report on the 2002/2003 State Funded Capital Outlay Program and Economic Stimulus Package**

**Presentation By**

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

**Summary**

Legislative hearings are in progress, and a status report will be distributed at the meeting comparing the trustees' requested program, the governor's budget proposal, the legislative analyst's recommendations, and the results of the legislative hearings to date. Status of actions at the time this item was prepared follow:

**2002/03 State Funded Capital Outlay Program**

<i>Trustees' Adjusted Request</i>	<i>Governor's Budget</i>	<i>Legislative Analyst</i>	<i>Senate</i>	<i>Assembly</i>
\$336.8 Million	\$258.8 Million	\$223.6 Million	\$258.8 Million	First Hearing Scheduled on May 8

**Economic Stimulus Package**

<i>Trustees' Adjusted Request</i>	<i>Governor's Budget</i>	<i>Legislative Analyst</i>	<i>Senate</i>	<i>Assembly</i>
\$27.6 Million	\$191.3 Million	\$84.0 Million	\$191.3 Million	\$191.3 Million

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

May 2002



*The California State University*

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**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 included \$678.3 million in public works spending using lease revenue bond funding. The package included three CSU projects totaling \$191,309,000.

On January 10, 2002, the governor's budget was published and included \$258.8 million for thirty-one CSU projects.

On February 20, 2002, the Legislative Analyst's Office published the "*Analysis of the 2002/03 Budget Bill*". The analyst recommended approval of \$224 million for thirty CSU projects, and \$84 million for two CSU projects included in the governor's Economic Stimulus Package, and further recommended:

- In the Higher Education Cross Cutting Issues, the use of statewide priorities and criteria, use of reasonable construction cost guidelines, full summer enrollment in implementing year-round operations, and recommended that the Legislature consider facility utilization.
- Deletion of two projects: Los Angeles; Physical Science Replacement Building (Seismic), \$75,773,000 PWCE, and San Luis Obispo, Engineering and Architecture Renovation and Replacement, Phase II, \$34,948,000 PWC.
- Budget reductions for three projects: 1) San Francisco, J. Paul Leonard Library, Addition and Renovation, Phases 1 and 2 by \$28,805,000 PWCE; 2) San Marcos, Academic Hall II, Building 13 by \$2,713,000 PWCE; and 3) Stanislaus, Science II Replacement Building (Seismic) by \$180,000 P and future request for WC by \$7,940,000.

On March 20, 2002, the Senate Budget and Fiscal Review Subcommittee No. 1 met and approved all the CSU projects proposed in the governor's budget and split on the approval of the fund source (which was later resolved with the Senate's passage of AB 16, Hertzberg – see below).

On April 26, 2002, the governor signed AB 16, Hertzberg to enact the School Facilities: Kindergarten – University Public Education Facilities Bond Acts of 2002 and 2004. The bill provides \$25.35 billion in bond funds - \$13.05 billion for the 2002 bond act and \$12.30 billion for the 2004 bond act. The 2002 bond act will go before the voters in November 2002. The 2004 bond act is planned for March 2004, and again in November 2004 (if not passed in March). Of the \$13 billion proposed in the 2002 bond act, \$2.3 billion is for higher education, of which:

- \$1.650 billion from general obligation bond funds:
  - \$495.9 million for CSU
  - \$408.2 million for UC
  - \$745.8 million for CCC
- \$651.3 million from lease revenue bonds (was governor's Economic Stimulus Package):
  - \$10.5 million for the California State Library (SF State & Sutro Joint Library)
  - \$191.3 million for CSU
  - \$279.0 million for UC
  - \$170.5 million for CCC

Please see the following pages for a comparison of the trustees' capital outlay request, the governor's budget proposal, the analyst's recommendations, and the legislative actions to date.

The California State University

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

Trustees' Priority	Campus	Project Title	Trustees'		Governor's Budget		Legislative		Senate Action		Assembly Action		May Revision	
			Phase	Adjusted Request Dollars	Phase	Dollars	Phase	Dollars	Phase	Dollars	Phase	Dollars	Phase	Dollars
1	Statewide	Minor Capital Outlay Program	PWC	20,000,000 a	PWC	20,000,000	PWC	20,000,000	PWC	20,000,000				
2	Stanislaus	Seismic Upgrade, Drama Ceiling	PWC	675,000	PWC	675,000	PWC	675,000	PWC	675,000				
3	Fullerton	Life Safety Modifications Campuswide	PWC	9,649,000	PWC	9,649,000	PWC	9,649,000	PWC	9,649,000				
4	San Francisco	Renovate Hensill Hall (Seismic)	E	225,000	E	225,000	E	225,000	E	225,000				
5	Long Beach	Peterson Hall Addition (Equipment)	E	3,780,000 a	E	3,780,000	E	3,780,000	E	3,780,000				
6	Los Angeles	Remodel Music Building	E	795,000	E	795,000	E	795,000	E	795,000				
7	San Diego	Chem/Geo/Business Adm. Math Bldgs. Reno.	E	3,805,000	E	3,805,000	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	E	2,430,000	E	2,430,000				
9	Maritime Academy	Engineering Building Renovation/Addition	E	1,037,000	E	1,037,000	E	1,037,000	E	1,037,000				
10	San Jose	Joint Library ◊	E	8,095,000	E	8,095,000	E	8,095,000	E	8,095,000				
11	Dominguez Hills	Technology Center, Health & Admin. Services Bld	E	3,802,000	E	3,802,000	E	3,802,000	E	3,802,000				
12	Chico	Education Classroom/Faculty Office Addition (Ph.	E	678,000	E	678,000	E	678,000	E	678,000				
13	Channel Islands	Science Lab Building	E	1,262,000	E	1,262,000	E	1,262,000	E	1,262,000				
14	Fullerton	Physical Education Addition/Renovation	E	987,000	E	987,000	E	987,000	E	987,000				
15	San Marcos	Library Information Center ◊	E	7,431,000	E	7,431,000	E	7,431,000	E	7,431,000				
16	Bakersfield	Telecommunications Infrastructure	C	5,336,000	C	5,336,000	C	5,336,000	C	5,336,000				
17	Fresno	Telecommunications Infrastructure	C	18,149,000	C	18,149,000	C	18,149,000	C	18,149,000				
18	Fullerton	Telecommunications Infrastructure	C	6,724,000	C	6,724,000	C	6,724,000	C	6,724,000				
19	Monterey Bay	Telecommunications Infrastructure	C	10,988,000	C	10,988,000	C	10,988,000	C	10,988,000				
20	San Diego	Telecommunications Infrastructure	C	11,248,000	C	11,248,000	C	11,248,000	C	11,248,000				
21	San Francisco	Telecommunications Infrastructure	C	14,593,000 a	C	14,593,000	C	14,593,000	C	14,593,000				
22	San Jose	Telecommunications Infrastructure	C	7,008,000	C	7,008,000	C	7,008,000	C	7,008,000				
23	San Marcos	Telecommunications Infrastructure	C	1,986,000	C	1,986,000	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	PWC	2,855,000	PWC	2,855,000				
26	San Francisco	Renovate/Expand J.P.L. Library, Ph. I & II (Seism	P	1,992,000			c							
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	PWC	0 f	PWC	34,948,000				
30	Hayward	Business and Technology Building ◊	PWC	11,500,000	PWC	11,500,000	PWC	11,500,000	PWC	11,500,000				
31	Chico	Student Services Center	P	811,000 a	P	811,000	P	811,000	P	811,000				
32	Pomona	Library Addition and Renovation	PWC	33,209,000	PWC	33,209,000	PWC	33,209,000	PWC	33,209,000				
33	Stanislaus	Science II (Seismic)	P	922,000	P	922,000	P	742,000 g	P	922,000				
34	Northridge	Engineering Renovation, Phase II	PWC	14,739,000	PWC	14,739,000	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	PWC	19,083,000	PWC	19,083,000				
50	Monterey Bay	Library												
51	Humboldt	Behavioral and Social Sciences Building	wC	28,000,000 a			d							
<b>TOTAL</b>				<b>\$336,773,000</b>		<b>\$258,750,000</b>		<b>\$223,622,000</b>		<b>\$258,750,000</b>				

**Governor's Economic Stimulus Package Capital Outlay Program 2001/02**

Trustees' Priority	Campus	Project Title	Trustees' Adjusted Request		Governor's Budget		Legislative Analyst's Office		Senate Action		Assembly Action		May Revision		Final Budget	
			Phase	Dollars	Phase	Dollars	Phase	Dollars	Phase	Dollars	Phase	Dollars	Phase	Dollars	Phase	Dollars
	San Francisco	Reno/Expand JPL Library, Ph. I&II (Seismic)∅	P	1,992,000	PWCE	89,010,000 c	PWCE	60,205,000 g	PWC	85,035,000 i	PWC	\$85,035,000 i				
	Los Angeles	Physical Science Replacement Building (Seismic)	P	1,375,000 a	PWCE	75,773,000 c	PWCE	0 h	PWC	38,108,000 i	PWC	\$38,108,000 i				
	San Marcos	Academic Hall II, Building 13	PWC	24,215,000 a	PWCE	26,526,000 c	PWCE	23,813,000 g	PWC	24,215,000 i	PWC	\$24,215,000 i				
	Monterey Bay	Library							C	43,951,000 j	C	\$43,951,000 j				
<b>TOTAL</b>				<b>\$27,582,000</b>		<b>\$191,309,000</b>		<b>\$84,018,000</b>		<b>\$191,309,000</b>		<b>\$191,309,000</b>				

Cost Estimates are at Engineering News-Record California Building Construction Cost Index#019 and Equipment Price Index2564

∅ This project is dependent upon state and nonstate funding

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

**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 (Lease Revenue Bond funds).
- d. Humboldt Forbes P.E Renovation and Addition deferred in anticipation of funding the Behavioral and Social Sciences 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.

**Legislative Analyst's Office**

- f. Recommended deletion based on year-round operations and ability to renovate other buildings.
- g. Recommended reduction due to high costs.
- h. Recommended deletion based on enrollment projections and ability to renovate existing buildings.

**Legislative Actions on Economic Stimulus Package**

- i. Reduced funding for future equipment (SF, LA, SM) and for Working drawings and Construction of Wing B, LA Physical Science Project.
- j. As a result of deferrals noted in item i, approved funding of Monterey Bay, Library to be co-funded by 2002 G.O. bonds (pending May revision).

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

### **Certify the Final Environmental Impact Report and Approve the Campus Master Plan for the California Maritime Academy**

#### **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 of the California State University:

- Certification of a program level Final Environmental Impact Report (FEIR).
- Approval of the initial campus master plan.

This is the first master plan of the California Maritime Academy to be presented to the trustees for approval. It is the culmination of a multiyear effort to assess the academic mission and program needs in relation to the campus facilities and their ability to support the academic program. Attachment A is the proposed physical master plan dated May 2002.

The FEIR, Findings of Fact and Statement of Overriding Considerations, and the Environmental Mitigation Monitoring and Reporting Program are available for review by the board and the public at <http://www.calstate.edu/BOT/Agendas/index.shtml>.

There are no potential contested issues to report to the trustees.

#### **Background**

The California Maritime Academy (CMA) was founded in 1929, as the California Nautical School. The school initially operated at the U.S. Navy coaling depot in Tiburon on the San Francisco Bay. After the Great Depression, the school received greater funding support when Congress passed the Merchant Marine Act in 1936. This statute established as national policy the creation and maintenance of an adequate merchant marine to support domestic and international commerce and to meet national defense needs.

In 1939, the CMA relocated to its present location in the City of Vallejo on Morrow Cove of San Pablo Bay. The site, formerly a ferry terminal operated by Southern Pacific Railroad, was conveniently located near water, rail, and highway arteries and was close to Mare Island Naval Shipyard, providing a nearby resource for students. The academic program enabled graduates to sit for the U.S. Coast Guard examinations for professional licenses as third mates (deck officers) or third assistant engineers (engineering officers).

Beginning in 1940, cadets who passed their license examinations were also awarded Bachelor of Science Degrees in their major fields. In 1972, CMA became a four-year college with degree offerings in nautical industrial technology (now marine transportation) and marine engineering technology. Three additional majors have subsequently been added, mechanical engineering, business administration, and facilities engineering technology. The Academy is the federal regional maritime college for the Western States and accredited from the Western Association of Schools and Colleges.

The centerpiece of the CMA educational facilities, and in many ways the focus of the entire campus, is the training ship. The current vessel, the *Training Ship Golden Bear*, was a state-of-the-art hydrographic research vessel completed for the U.S. Navy in 1989. The ship incorporated varied educational capabilities, including advanced computer technology. It is 499 feet long, has a range of 18,000 miles, and accommodates 250 cadets and a crew of 50.

The CMA educational mission is “to provide each student with a quality education combining intellectual learning, applied technology, leadership development, and global awareness.” The proposed physical master plan is intended to support that mission by laying the foundation for capital improvements projected during the coming years. Creation of a master plan has been one of many responsibilities the California Maritime Academy has assumed since joining the CSU system in 1995. The proposed master plan is the result of a deliberative process that has included a detailed assessment of present facilities, including their strengths and limitations relative to anticipated enrollment growth.

### **Proposed Master Plan**

The campus master plan addresses academic program demand, physical and environmental constraints and opportunities, as well as capital and operating budget requirements to support a future enrollment of 1,100 FTES. CMA is projected to reach 1,100 FTES in 2006 and is proposing to stay at that level through 2011. The master plan proposes a mixture of new buildings and building additions, renovations, and land acquisition. The net addition of approximately 181,000 gross square feet (GSF) will be added to the campus building area, for an overall total of approximately 369,000 GSF. The plan proposes an acquisition of six acres of contiguous land to provide building sites that do not require extensive geo-technical engineering

in order to address campus space deficiencies. This acreage, added to the campus's current 81.75 acres, will provide a total of approximately 87.75 acres.

Specific development projects are identified and described by the master plan to help CMA meet the goals outlined above. These include: the aforementioned acquisition of approximately six acres of adjacent land; renovation and/or adaptive re-use of approximately 42,300 GSF of existing buildings; construction of approximately 181,000 GSF of new building area; and demolition and removal of approximately 78,000 GSF of existing, inadequate buildings. Of this 78,000 GSF, temporary modular space comprises 18,735 GSF, dorm-style housing space totals 47,508 GSF and instructional support space is 11,467 GSF. The plan also proposed the addition of 389 new parking spaces and improvement of vehicular and pedestrian circulation corridors.

Proposed future master plan state and nonstate funded projects include the following:

***State Funded***

1. Land Acquisition: Acquisition of six acres of land along Maritime Academy Drive for future instructional facilities.
2. Physical Education/Natatorium: Proposed 32,640 GSF replacement of the Physical Education building and Natatorium.
3. Simulation Center: Adaptive re-use of existing Receiving Warehouse/Plant Operations buildings, and a 2,200 GSF addition resulting in a new complex housing up-to-date simulation technology.
4. Administration/Public Safety Expansion: 10,000 GSF renovation and expansion.
5. Trade Shop: 6,000 GSF existing facility renovation and expansion for maintenance and repair activities.
6. Marine Programs: New 12,000 GSF facility provides needed instructional capacity and brings together program elements now separated at various locations on campus.
7. Security and Primary Entry: Provide new entrance to the campus and a 200 GSF structure for visitor information and campus security.
8. Receiving: Relocation of the Receiving services to a 3,000 GSF facility to accommodate the Simulation Center and re-directs outside delivery trucks from entering the campus academic core.
9. President's Residence: This proposed new 3,000 GSF residence replaces and relocates the current President's residence, and allows for siting of needed student housing.
10. Library Addition: 8,000 GSF addition to the existing 10,200 GSF facility increases capacity from 30,000 to more than 50,000 volumes to meet FTE growth.
11. Academic Building: New 8,000 GSF structure adds classroom space and facility offices.

***Nonstate Funded***

1. Continuing Maritime Education: New 14,000 GSF building for the on-campus Continuing Maritime Education program.
2. Residential Village: Provides 16,500 GSF of needed housing for married students and students with children.
3. Residence Hall "D": New 60,000 GSF student housing to replace the old residence hall with apartment-style student housing.
4. Student Support: Re-use and renovation of the old physical education building with a 2,100 GSF addition.
5. Hilltop Parking Structure: Provides 260 parking spaces, a net increase of 152 spaces, to open up sites needed for academic projects.

**Fiscal Impact**

Implementation of the proposed campus master plan adds state-funded projects estimated at \$20,000,000 by 2011, and nonstate funded projects estimated at \$15,000,000 to be developed as project opportunities arise.

**Issues Raised through Public Participation**

No significant contested issues were identified during the consideration of this project. Comments were received in response to the Notice of Preparation and the Draft EIR for the proposed master plan, including concerns about the following:

Traffic Impacts  
Financing of Intersection Improvements  
Noise Assessment  
Cultural Resources  
Public Shoreline Access Mitigation  
Aesthetics

1. **Traffic Impacts on Interstate 80.** Comments received from CalTrans on the EIR state that no discussion of traffic impacts on Interstate 80 (I-80) was included in the report.

**CSU Response.** The FEIR concludes that implementation of the proposed project would have a less-than-significant impact on the I-80 intersections and associated roadway segments. A discussion of this issue is provided in the *Responses to Comments* section of the FEIR. Comments received from CalTrans resulted in the review and revision of previous trip generation estimates in the Draft EIR. The revised estimates show the master plan project ADT

equals less than 1 percent of the existing AADT at each of the three freeway intersections evaluated (per revised table IV.E-5).

**2. Financing of Intersection Improvements.** Comments received from CalTrans indicate that the intersection of State Route 29 and Maritime Academy Drive will degrade to Level of Service F with this project, and that the project should share the cost of any future improvements at this intersection.

**CSU Response.** The Draft EIR states that in the cumulative condition the addition of background traffic growth (i.e., *without the proposed project*) would result in a Level of Service F. As stated in Mitigation Measure TRAF-1 contained in the Draft EIR, the CSU has limited ability to mitigate effects outside of its jurisdiction (in this case, the CMA campus). CSU cannot guarantee the funding for the installation of a signal at this intersection. The statutory responsibility and authority for such improvements resides with CalTrans and local agencies.

**3. Noise Assessment.** In a further comment, CalTrans states that the noise assessment section in the Draft EIR is not adequate. Concern is expressed that certain proposed project activities may place buildings where a violation of the department's noise abatement criteria occurs, necessitating inclusion of appropriate mitigation measures (i.e., sound walls or insulation) in the project.

**CSU Response.** The nearest proposed uses, within 300 feet from I-80 traffic lanes, are not noise sensitive and would not be impacted by noise from I-80. The Physical Education/Natorium building uses are not considered noise sensitive and the building's construction is expected to adequately attenuate noise from I-80 to a minimum 52 dBA within the interior of the building with windows closed. Certain other buildings are approximately 500 feet from I-80, and would be constructed to have a minimum 25-dBA exterior-to-interior noise attenuation when windows are closed. The furthest buildings lie more than 800 feet from I-80 and would not be impacted by traffic noise approaching or exceeding exterior or interior noise standards defined by CalTrans. Therefore, no significant noise impact on onsite proposed uses would occur.

**4. Cultural Resources.** The Native American Heritage Commission, commenting on the Notice of Preparation, made recommendations including that of a cultural resources records search, archaeological inventory survey reporting, and mitigation measures consultation.

**CSU Response.** The Cultural Resources section of the FEIR references the records search and review of preliminary cultural resource inventories that have been undertaken for the project, as well as contact made with agencies having an interest in or information about cultural resources within the study area. The FEIR also includes recommended mitigation measures in the case of significant mitigable adverse impacts.

**5. Public Shoreline Access Mitigation.** A comment received from the Bay Conservation and Development Commission (BCDC), states that public access signage was a requirement of a previously issued BCDC permit for improvements already constructed, and therefore the mitigation measure proposing public access signage in the Draft EIR (MM LU-2a) would not be adequate to offset new construction.

*CSU Response.* Mitigation measure LU-2a was intended to ameliorate the conflict with applicable BCDC policies that were adopted to mitigate inadequate signage to the public shoreline and shoreline access. Implementation of Mitigation Measures LU-2a and LU-2b would be sufficient to reduce any adverse effects related to implementation of the master plan and associated non-compliance with current BCDC policies to a less-than-significant level. These mitigation measures are therefore considered adequate.

**6. Aesthetics.** A commenter expressed concern that proposed activities would reduce the number of trees on the proposed acquisition site as well as adjacent to the athletic field in the upper west area of the campus.

*CSU Response.* This comment addressing the removal of trees associated with the future development of facilities identified in the master plan does not directly relate to analysis contained in the Draft EIR. Therefore, no further analysis or response is required under the CEQA. It is nevertheless the intent of CMA, as stated in its master plan guidelines, to improve the visual impact of the campus and to manage and strengthen existing landscape resources as compatible with master plan goals.

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

The FEIR has been prepared to analyze the potential significant environmental effects of the master plan and implementation of proposed projects in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The FEIR is presented to the Board of Trustees for review and certification as part of this agenda item.

The Draft EIR addressed the following issue areas:

Land use and public policy	Biological resources
Population, employment and housing	Energy and mineral resources
Public services	Visual resources
Utilities and infrastructure	Cultural resources
Traffic and circulation	Air quality
Geology and soils	Noise
Hydrology and water quality	Hazards

Prior to the publication of the Draft EIR, a public informational meeting was advertised in the local newspaper to take place at the campus on October 30, 2001. Additional informational fliers describing the event were distributed to nearby residences. Representatives from the Campus Planning Committee, the master plan environmental consultants' office, and the master plan architects' office prepared materials and made themselves available on that evening to describe and discuss with the public CMA's proposed master plan goals and activities. There was, however, no public attendance at the meeting.

The Draft EIR was made available for public and agency review for a 45-day review period ending on January 31, 2002. During the review period, written comments concerning the adequacy of the Draft EIR were submitted to the campus from CalTrans, the Bay Conservation and Development Commission and one nearby resident. The letters and CSU responses are in the response to comment document available at <http://www.calstate.edu/BOT/Agendas/index.shtml>. A Notice of Availability was published in the newspaper in accordance with CEQA requirements. Certain significant mitigable adverse impacts as well as a significant and unavoidable adverse impact were identified by the Draft EIR, and are addressed in the FEIR and in the Findings of Fact and Statement of Overriding Considerations and Mitigation Measures Monitoring and Reporting Program. With implementation of the mitigation measures, only Traffic and Circulation will remain having significant and unavoidable adverse impacts.

### **Alternatives**

The Draft EIR alternatives section has been prepared in accordance with CEQA and the state CEQA Guidelines. The preferred alternative is the proposed project identified in the Draft EIR as the Mitigated Plan Alternative, which includes revisions to the draft proposed master plan evaluated in the Draft EIR. The Mitigated Plan Alternative was found to be the environmentally superior alternative. The alternatives shown below were analyzed and compared to the draft proposed master plan in the Draft EIR and the ability of each alternative to reduce impacts was also identified and considered in the Draft EIR. The specific analysis is found in Section V.

**No Project Alternative:** The No Project Alternative assumes that the draft proposed master plan is not adopted or implemented and that existing campus conditions would remain the same. The EIR finds that this alternative would result in significant impacts related to land use, housing, public services, transportation, and potentially visual resources. This alternative does not support attainment of CMA's goals.

**Alternative Plan:** The Alternative Plan (see figure V-1 of the FEIR) is very similar to the draft proposed master plan, as it includes the construction of new buildings, building demolition and adaptive reuse/expansion of existing campus buildings. The placement of certain facilities would be different from the draft proposed master plan. The EIR finds that this alternative would result in significant impacts in several of the same areas impacted by the draft proposed master plan.

**Mitigated Plan Alternative:** The Mitigated Plan Alternative (see figure V-2 of the FEIR) is also very similar to the draft proposed master plan as it also includes the construction of new buildings, building demolition and adaptive reuse/expansion of existing campus buildings. All new buildings in the draft proposed master plan would be developed in the Mitigated Plan Alternative. The Mitigated Plan Alternative also results in certain significant impacts similar to the draft proposed master plan. In contrast however, it improves shoreline access, avoids impacts to wetlands on the future acquisition site, avoids impacts to visual resources, and somewhat decreases steep-slope development. Additionally, the Draft EIR identified the Mitigated Plan Alternative as the *environmentally superior* alternative. Because the Mitigated Plan Alternative is compatible with the goals of CMA while lessening environmental impacts, the Mitigated Plan Alternative was adopted as CMA's proposed master plan.

The following resolution is presented for approval:

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

1. The FEIR for California Maritime Academy (CMA) master plan was prepared to address the potential significant environmental effects, mitigation measures, and project alternatives associated with the approval of the proposed master plan and all discretionary actions related thereto, including the specific projects identified in the Project Description in the FEIR.
2. The FEIR 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 require that the Board of Trustees (board) make findings prior to approval of a project (along with statements of facts supporting each finding).
4. This board hereby adopts the Findings of Fact and Statement of Overriding Considerations with Mitigation Monitoring and Reporting Program prepared for Agenda Item 3 of the May 14-15, 2002 meeting of the Committee on

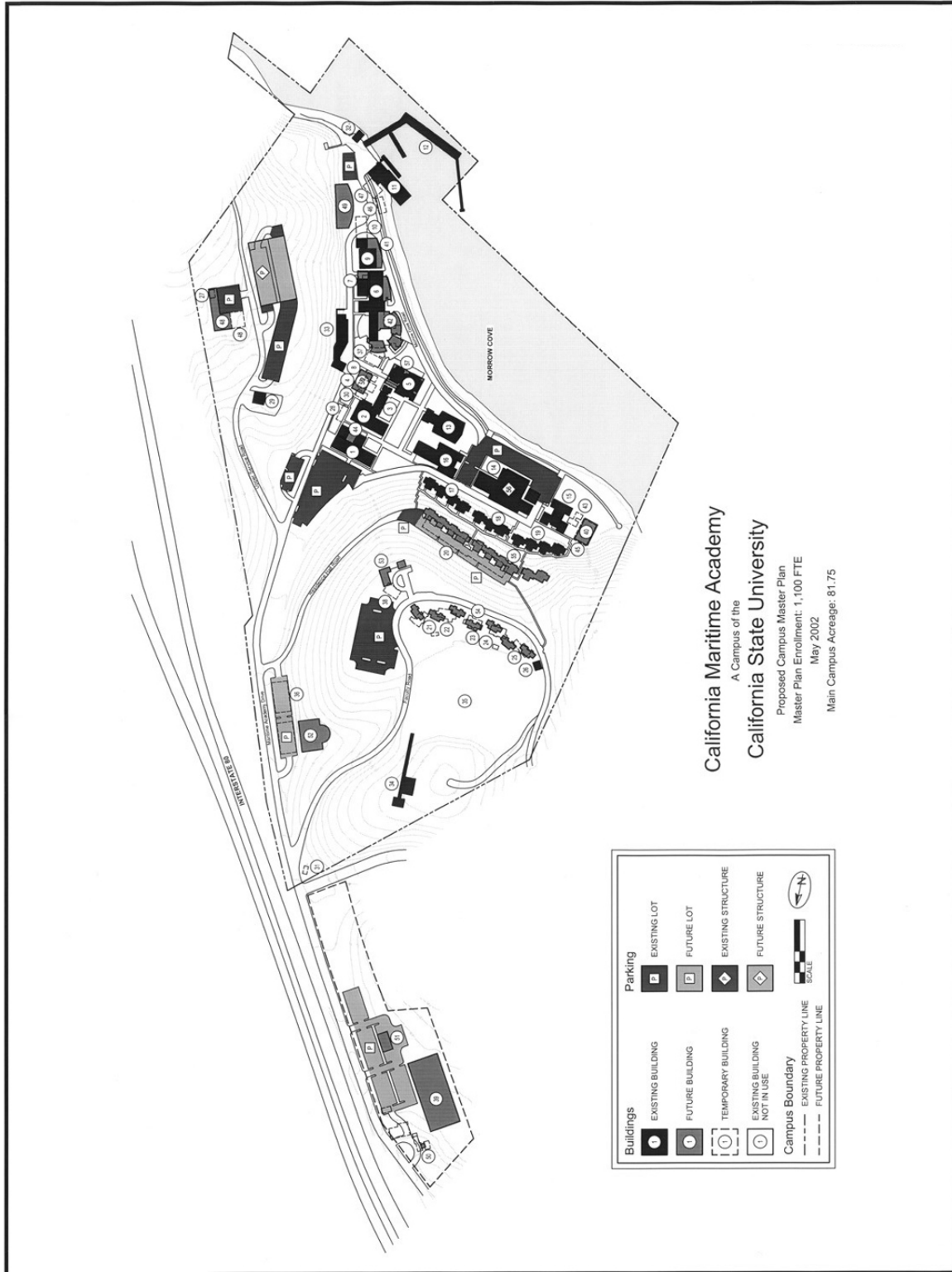
Campus Planning, Building, and Grounds, which identify specific impacts of the proposed project and related mitigation measures which are hereby incorporated by reference.

5. The board's findings include specific overriding considerations that outweigh certain remaining significant impacts.
6. Prior to certification of the FEIR, the Board of Trustees has reviewed and considered the above-mentioned FEIR and finds that the FEIR reflects the independent judgment of the Board of Trustees. The board hereby certifies the FEIR for the CMA campus master plan as complete and adequate in that the FEIR addresses all significant 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 is comprised of the following:
  - A. The Draft EIR for the CMA master plan;
  - B. The FEIR, including all comments received on the Draft EIR and responses to comments;
  - C. The proceeding before the Board of Trustees relating to the subject project, including testimony and documentary evidence introduced prior to or at the meeting; 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 California Maritime Academy, Office of Facilities Planning and Construction Management, (Physical Plant Building), 200 Maritime Academy Drive, Vallejo, California, 94590.

7. The board certifies the FEIR for the CMA master plan, including the program level analyses for proposed future projects.
8. The board finds that the FEIR has sufficiently analyzed the environmental impacts and mitigation measures for the master plan, including the program level analyses of projects identified in the FEIR, and that the board shall consider the FEIR in connection with any approvals of the component projects.

9. The mitigation measures identified in the Mitigation Monitoring and Reporting Program are hereby adopted and shall be monitored and reported in accordance with the Mitigation Monitoring and Reporting Program, which meets the requirements of CEQA (Public Resources Section 21081.6).
  
10. The CMA campus master plan, dated May 2002, is hereby approved.



<b>Buildings</b>	<b>Parking</b>
EXISTING BUILDING	EXISTING LOT
FUTURE BUILDING	FUTURE LOT
TEMPORARY BUILDING	EXISTING STRUCTURE
EXISTING BUILDING NOT IN USE	FUTURE STRUCTURE
<b>Campus Boundary</b>	SCALE
EXISTING PROPERTY LINE	
FUTURE PROPERTY LINE	

California Maritime Academy  
 A Campus of the  
 California State University  
 Proposed Campus Master Plan  
 Master Plan Enrollment: 1,100 FTE  
 May 2002  
 Main Campus Acreage: 81.75

CALIFORNIA MARITIME ACADEMY  
Proposed May 2002

**LEGEND:** EXISTING FACILITY/*Proposed Facility*

- |                                   |  |  |
|-----------------------------------|--|--|
| 1. ADMINISTRATION (PUBLIC SAFETY) | 21. FOUNDATION & ALUMNI                | 41. <i>Simulation Center</i>             |
| 2. CLASSROOM BUILDING             | 22. STAFF HOUSING 2                    | 42. <i>Engineering Addition</i>          |
| 3. FACULTY OFFICES                | 23. STAFF HOUSING 3                    | 43. CAREER CENTER MODULAR                |
| 4. RADAR LAB                      | 24. STAFF HOUSING 4                    | 44. <i>Administration Public Safety</i>  |
| 5. LIBRARY                        | 25. STAFF HOUSING 5                    | 45. BOOK STORE MODULAR                   |
| 6. ENGINEERING BUILDING           | 26. FIELD HOUSE                        | 46. FACULTY OFFICE MODULAR               |
| 7. STEAM PLANT SIMULATOR          | 27. STORAGE-PLANT OPERATIONS           | 47. CLASSROOM MODULAR                    |
| 8. CLASSROOM MODULAR #1           | 28. ADMISSIONS MODULAR                 | 48. TRADE SHOP MODULAR                   |
| 9. RECEIVING                      | 29. AUTO SHOP                          | 49. <i>Marine Programs</i>               |
| 10. PHYSICAL PLANT                | 30. CLASSROOM MODULAR #2               | 50. <i>Security</i>                      |
| 11. SEAMANSHIP BUILDING           | 31. SECURITY MODULAR                   | 51. <i>Receiving</i>                     |
| 12. PIER                          | 32. SHORESIDE BOILER                   | 52. <i>Continuing Maritime Education</i> |
| 13. AUDITORIUM                    | 33. LABORATORY BUILDING                | 53. <i>President's Residence</i>         |
| 14. GYMNASIUM                     | 34. MINI PARK                          | 54. <i>Residential Village</i>           |
| 15. STUDENT CENTER                | 35. ATHLETIC FIELD                     | 55. <i>Residence Hall "D"</i>            |
| 16. GALLEY                        | 36. TENNIS COURTS                      | 56. <i>Student Support</i>               |
| 17. RESIDENCE HALL "A"            | 37. NAVAL SCIENCE MODULAR              | 57. <i>Library Addition</i>              |
| 18. RESIDENCE HALL "B"            | 38. CME MODULAR (EOC)                  | 58. <i>Academic Building</i>             |
| 19. RESIDENCE HALL "C"            | 39. <i>Physical Education/Natorium</i> | 59. NOT USED                             |
| 20. RESIDENCE HALL                | 40. <i>Student Center Addition</i>     | 60. NOT USED                             |

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

### **Approval of Schematic Plans**

#### **Presentation By**

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

#### **Summary**

Schematic plans for two projects will be presented for approval:

#### **1. California State University, Fresno—Science II Replacement Building Project Architect: The Taylor Group**

#### **Background and Scope**

The CSU Fresno, Science II replacement project constructs a new 71,000 gross square foot (GSF) building to replace aging temporary facilities (San Ramon 2, 3, and 6). The proposed project includes 1,398 FTES in lecture space, 52 FTES in laboratory space (36 lower division/16 upper division), and 109 faculty offices, as well as converting two station offices to 42 single stations campuswide. The project will also renovate 19,000 GSF of vacated space in the Psychology/Human Services building, which will be used by the communicative disorders program. The secondary effects of this project will provide the College of Health and Human Services adequate space to accommodate their projected deficit of 16,558 square feet. The exterior materials proposed for the project are primarily concrete block with tinted insulating glass windows, parapet walls to screen all roofs, and mechanical screens to conceal rooftop mechanical equipment.

#### **Timing**

Completion of Preliminary Drawings	June 2002
Completion of Working Drawings	September 2002
Construction Start	March 2003
Occupancy	June 2005

#### **Basic Statistics**

Gross New Building Area	71,000 square feet
Assignable New Building Area	43,000 square feet

Efficiency	60 percent
Gross Renovated Building Area	19,000 square feet
Assignable Building Area	12,000 square feet
Efficiency	62 percent

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

New Building Cost (\$190 per gross square foot) \$13,476,000

<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 1.57
b. Shell (Structure and Enclosure)	\$62.63
c. Interiors	\$37.04
d. Services (HVAC, Plumbing, Electrical, Fire)	\$77.39
e. Equipment and Furnishings	\$10.71

Renovation Building Cost (\$118 per gross square foot) \$ 2,238,000

Site Development 1,854,000

Construction Cost \$17,568,000

Fees and Contingency 5,007,000

Total Project Cost (\$250 per gross square foot) \$22,575,000

Group II Equipment 1,958,000

Grand Total \$24,533,000

**Cost Comparison**

The building cost of \$190 per GSF for the new construction is comparable to the CSU cost guides for psychology, classrooms and faculty offices.

**Funding Data**

Funding for this project is from state general obligation bond funds. Funding in the amount of \$1,958,000 for Group II equipment is anticipated from a future bond.

**California Environmental Quality Act**

Development of this new academic facility was analyzed as part of the Final Master Plan EIR (Final EIR) prepared with the Campus Master Plan in early 1994. The Final EIR was certified as complete by this board, and the revised Campus Master Plan was approved in September 1994 and included the construction of a Science Building as well as a long-term plan for construction of a Science Center Complex in the east quadrant of the campus. Therefore, the Science II Replacement Building has been found to be consistent with the project description and the respective analysis presented as part of the Final EIR previously approved by this board and identified above.

The following resolution is presented for approval:

**RESOLVED,** By the Board of Trustees of the California State University, that the Board of Trustees, upon consideration of the information provided in the Finding of Consistency with regard to the Master Plan Final Program EIR approved in September 1994, makes the following findings:

1. The board finds that the Final EIR certified by this board in September 1994 was prepared to include the Science II Replacement Building project pursuant to the requirements of the California Environmental Quality Act.
2. The project before this board is consistent with the project description as analyzed in the previously certified Final EIR and does not propose substantial changes to the original project description, which would require major revision to the Final EIR or Findings adopted by this board in certifying said Final EIR.
3. The project will not involve substantial changes in the circumstances under which the project will be undertaken that would require major revision to the Final EIR or the Findings adopted by this board in certifying said Final EIR.
4. No new information of substantial importance has been identified which shows that the project will have one or more significant effects not discussed in the previously certified Final EIR.
5. Although the proposed project potentially could have a significant effect on the environment, no further environmental documentation is required because all potentially significant effects (a) have been analyzed adequately in the Final EIR, and (b) have been avoided or mitigated pursuant to Findings adopted in the certification of the Final EIR, including revisions or mitigation measures imposed upon the proposed project.

6. Therefore, the project is within the scope of the previously certified Final EIR, no new effects will occur and no new mitigation measures are required, and no new environmental document is required.
7. The project will benefit the California State University in the implementation of its statewide mission to provide postsecondary higher education.
8. The chancellor is requested under Delegation of Authority by the Board of Trustees to file the Notice of Determination for the project.
9. The schematic plans for California State University, Fresno, Science II Replacement Building are approved at a project cost of \$24,533,000 at CCCI 4019.

**2. California State University, Hayward—University Union Expansion Project**  
**Project Architect: Hornberger and Worstell**

**Background and Scope**

The CSU Hayward, University Union expansion project will provide approximately 28,840 GSF for student organizations, food service, meeting rooms, commuter lounge and study spaces in a new structure adjacent to and south of the existing University Union. The two-story building will be clad with ceramic tile, colored and textured to match the brick of Mickeljohn Hall to the south, and metal panels responding to the metal cladding on the Pioneer Bookstore to the north. The project design used life cycle cost benefit models to guide design choices. Approximately 10,000 GSF in renovations will provide minor modifications to the existing University Union and a basement tunnel for existing utilities to serve the new University Union expansion project.

**Timing (Estimated)**

Completion of Preliminary Drawings	August 2002
Completion of Working Drawings	January 2003
Construction Start	April 2003
Occupancy	August 2004

**Basic Statistics**

Gross New Building Area	28,840 square feet
Assignable Building Area	20,430 square feet

Efficiency	70 percent
Gross Renovated Building Area	10,000 square feet
Assignable Renovated Building Area	7,000 square feet
Efficiency	70 percent

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

New Building Cost (\$221 per gross square foot) \$6,366,000

<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$22.21
b. Shell (Structure and Enclosure)	\$68.79
c. Interiors (Partitions and Finishes)	\$49.40
d. Services (HVAC, Plumbing, Electrical, Fire)	\$73.17
e. Equipment and Furnishings	\$ 7.17

Renovation Building Cost (\$36 per gross square foot) \$ 361,000  
 Site Development (includes Landscaping) 595,000

Construction Cost \$ 7,322,000  
 Fees, Contingency and Services 1,771,000

Total Project Cost (\$234 per gross square foot) \$ 9,093,000  
 Group II Equipment 1,174,000

Grand Total \$10,267,000

**Cost Comparison**

The building cost of \$221 per GSF represents a mix of renovation and new construction costs. The cost reflects proximity to the Hayward Earthquake Fault, and is comparable to the Long Beach student union at \$261 at CCCI 4019.

**Funding Data**

This project was approved in a student referendum in February 2000. Bonds issued under the new Statewide Revenue Bond Program will fund the design and construction costs.

**California Environmental Quality Act Action**

An initial study was prepared and a Mitigated Negative Declaration was filed with the State Clearinghouse on February 8, 2002. The 30-day public review period ended March 11, 2002 and no adverse comments were received during the review period.

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 was prepared for the California State University, Hayward, University Union Expansion Project pursuant to the requirements of the California Environmental Quality Act; and
2. With the implementation of the mitigation measures set forth in the Mitigated Negative Declaration, which are hereby adopted and are available for review by the board and the public at [http://134.154.82.71/uunionCeqaMM\\_plan.pdf](http://134.154.82.71/uunionCeqaMM_plan.pdf) herein, the proposed project will not have a significant effect on the environment, and will benefit the California State University; and
3. The mitigation measures shall be monitored and reported in accordance with the plan included as specifically identified on [http://134.154.82.71/uunionCeqaMM\\_plan.pdf](http://134.154.82.71/uunionCeqaMM_plan.pdf) herein which meets the requirements of the California Environmental Quality Act (Public Resources code, Section 21081.6); and
4. The schematic plans for the California State University, Hayward, University Union Expansion Project are approved at a project cost of \$10,267,000 at CCCI 4019.