

## AGENDA

### COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

**Meeting: 2:45 p.m., Tuesday, November 13, 2001**  
**Glenn S. Dumke Conference Center**

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

#### **Consent Items**

Approval of Minutes of Meeting of July 10, 2001

1. Amend the 2001/02 Capital Outlay Program, Nonstate Funded, *Action*

#### **Discussion Items**

2. Certify a Mitigated Negative Declaration, Approve the Campus Master Plan Revision, Amendment to the Nonstate Funded Capital Outlay Program and Schematic Plans for the Student Housing Phase 1 at California State University, San Marcos, *Action*
3. Acceptance of Gift of Real Property—UNOCAL Pier at Avila Beach, California Polytechnic State University, San Luis Obispo, *Action*
4. 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**

**July 10, 2001**

**Members Present**

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

**Other Trustees Present**

Martha C. Fallgatter  
Debra S. Farar  
Murray L. Galinson  
Harold Goldwhite  
William Hauck  
Shailesh J. Mehta  
Dee Dee Myers

**Chancellor's Office Staff**

David S. Spence, Executive Vice Chancellor and Chief Academic Officer  
Richard P. West, Executive Vice Chancellor and Chief Financial Officer  
Jackie R. McClain, Vice Chancellor, Human Resources  
Christine Helwick, General Counsel  
Louis Caldera, Vice Chancellor, University Advancement  
J. Patrick Drohan, Assistant Vice Chancellor, Capital Planning, Design and Construction

Chair Wang greeted the audience and called the meeting to order at 2:31 p.m.

**Approval of Minutes**

The minutes of May 16, 2001, and June 4, 2001, were approved as submitted.

### **Amend the 2001/2002 Capital Outlay Program, Nonstate Funded**

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

The committee recommended approval by the board of the proposed resolution (RCPBG 07-01-11).

### **California Environmental Quality Act Annual Report**

With the concurrence of the committee, Chair Wang presented Agenda Item 2 as a consent information item.

### **Status Report on the 2001/02 State Funded Capital Outlay Program**

At Chair Wang's request, Mr. Patrick Drohan, assistant vice chancellor, capital planning, design and construction, referred to the handout and stated that while we are waiting for the legislature's final approval of the budget, the Conference Committee has concluded its business, and as a result, the one remaining CSU capital outlay project (Fullerton Auditorium/Fine Arts Instructional Facility) that went before this committee was approved. Pending the governor's signature, the CSU 2001/02 capital outlay program will be approved as submitted, with an additional \$9 million of funding to close out the State FEMA match for the Northridge Earthquake and \$9 million of additional funds for the systemwide minor capital outlay program. The additional funding resulted from the reallocation of funds from an earlier budget year.

### **Progress Report on California State University Capital Outlay Projects**

Mr. Drohan said that this item is the campuses and capital planning, design and construction's continuing accountability effort to keep the trustees apprised of the status of our capital outlay program. This is a mid-year report on the status of the 78 capital projects totalling over \$1.278 billion that are underway either in design or construction.

In reference to the handout and using a visual presentation, Mr. Drohan briefly reviewed the components of the report. The 78 projects represent an average of about \$16 million per project, with a mix of some very large and some smaller projects. He said that over time the size of our projects have grown increasingly, as reflected in the size of the outstanding backlog in our current program.

Mr. Drohan emphasized that staff continues to focus on bringing pertinent information to the board. One of the relevant areas is the issue of scheduling capital projects and the fluctuations seen in this report. This is due, in part, to the fact that we use the planning phase within the budget process to establish the original schedule and typically, when we get into the actual design, those timelines change. The original schedules are committed either by legislative supplemental report language for state-funded projects or in reporting to the board via the

nonstate capital outlay program. Therefore, staff is working with the campuses to be as realistic as possible in developing the budget forecasting models.

Trustee Pierce commended staff on their ability to provide the board with the annual CSU's capital projects report and updated information. In the January 2002 annual report, Trustee Pierce requested that a cross-tabulation of performance by contractor and architect be shown.

Mr. Drohan noted his request and indicated that this information will be reported for completed projects at the annual presentation in January.

**Revised California State University Policy on Energy Conservation and Utilities Management and Energy Consumption Reduction Goal for 2004/2005 Compared to 1999/2000**

Mr. Drohan briefly reviewed the item as printed in the agenda.

The committee recommended approval by the board of the proposed resolution (RCPBG 07-01-12).

**Categories and Criteria for the State Funded Five-Year Capital Improvement Program, 2003/04-2007/08**

Mr. Drohan stated that when the board approved the categories and criteria for the 2002/03 program in November 2000, they were alerted that, with the implementation of AB 1473, staff would be coming back with an accelerated cycle. The 2003/04 through 2007/08 program is now entering the planning cycle. With the approved categories and criteria for the 2002/03 program, Mr. Drohan said staff noticed one item that needed changing. We found that permitting campuses to submit two projects in each of the first two years of the program resulted in a \$1.5+ billion spike of demonstrated need in the second year of the plan. From a planning perspective, this creates a potentially severe shortfall when compared to anticipated available resources in the second year of the program. Therefore, with the revised categories and criteria, one new project will be allowed per campus in the second year of the five-year program, thus allowing those 2003/04 projects that did not make it roll forward and create a smoother balance in the five-year program. Other than this item, the categories and criteria remain the same and Mr. Drohan recommended approval of the resolution.

Trustee Pierce inquired as to the criteria in handling the acceleration of a project on the priority list that has both matching and state funds.

Executive Vice Chancellor Richard West responded that over the years the presidents have discussed whether they want to quantify or codify this issue in some way and, so far, it has been left as a judgment call. As the budget is developed each year, these kinds of projects are taken into consideration. Mr. West said that in order for a fundraising project to be bumped up on the priority schedule, at least ten percent of the project must have been raised. It is a sensitive issue

to displace a project from its priority order but, at the same time, we do want to recognize when a campus has been successful in fundraising for a project.

The committee recommended approval by the board of the proposed resolution (RCPBG 07-01-13).

### **Approval of Schematic Plans**

This item proposed the approval of the schematic plans for CSU Channel Islands–John Spoor Broome Library (Information Resources Center); CSU Los Angeles–Intimate Theater, CSU Northridge–Sierra Center; CSU Northridge–University Student Union Renovation; California State Polytechnic University, Pomona–Student Housing, Phase I; CSU Sacramento–Modoc Hall; and CSU San Bernardino–Student Housing Expansion, Phase II. Using a slide presentation, Mr. Drohan presented the item as printed in the agenda. He said that all CEQA documentation had been finalized, there were no adverse comments, and staff recommended approval of the schematics.

Vice Chair Pesqueira voiced his approval of the improved form of schematic presentation and recommended approval of the item.

Trustee Fallgatter inquired as to how the architecture of the new proposed library at Channel Islands is going to blend with the current gorgeous Spanish mission style. Mr. Drohan responded that the “receiving and treatment building” (R&T building) is being renovated for use as a library. The R&T building has a red tile roof of Spanish colonial style architecture. The center portion of this building will be demolished in phase I, with the wings being retained and incorporated during phase II of the renovation. He said that the two-story core addition to the library is a departure from the California mission architecture. This project will open up the access from the west end of the campus to the library and beyond to the east campus development. Mr. Drohan said that this is an attempt to try and introduce a new element to the campus while retaining some of the mission architecture in the east-campus area.

Trustee Fallgatter felt that since it is so rare for a California campus to have a California mission design throughout the campus, she would hope that the CSU would try to maintain that style when designing any new additions.

President Rush indicated that he too had been very affected by the beauty of the campus and would hope to be able to remain true to keeping it integral to the California mission style. In considering the design of this building, President Rush learned that there are other elements that come into play. One of those elements is that the donor likes the design and is very much enamored with the architect. Lord Norman Foster has a worldwide reputation and his design of the library will bring immediate worldwide attention to the campus. President Rush stated that he is drawn to an analogy of the Weissman Gallery on the University of Minnesota campus situated between the banks of the Mississippi River and the bridge going across the west bank of the campus. The Gallery is a Frank Geary design that looks as though someone had taken a piece of

tin foil and crumbled it. The design is loved at once by many and vilified by many, but it draws people to the intellectual challenge of seeing the building for what it is supposed to represent.

It is President Rush's belief that one of the things that an architect such as Norman Foster can offer to the CSU is the ability to have a challenging building at the core of CSU Channel Islands, if we remain true to the rest of the campus. He said that he is comfortable having one building as a signature that draws attention from around the world. However, President Rush stated that it would not be his intention to approve the construction of another building that would be of a different character from the California mission style.

Trustee Pesqueira stated that he is equally concerned with keeping some of the interior design and beautiful ceiling artwork that was done in the 1930s under WPA.

The committee recommended approval by the board of the proposed resolution (RCPBG 07-01-14).

### **Adjournment**

The meeting adjourned at 3:10 p.m.

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

**Amend the 2001/02 Capital Outlay Program, Nonstate Funded**

**Presentation By**

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

**Summary**

This agenda item requests approval to add the following project to the 2001/02 nonstate funded capital outlay program:

<b>Sonoma State University</b>		
<b>Public Safety Building</b>	<b>PWCE</b>	<b>\$602,000</b>

Sonoma State University wishes to proceed with the design and construction of a new public safety building. The project will provide 2,980 gross square feet of administrative offices, a dispatch center, an emergency operations center, and locker rooms. The one-story wood frame facility will have a building base clad in cut stone with cement accenting and a metal standing seam roof. The proposed project will comply with the requirements of the Americans with Disabilities Act and will be designed to incorporate energy efficient features. The project site is on the approved campus master plan, and Sonoma State University Enterprises will fund construction of the facility.

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 be amended to include \$602,000 for preliminary plans, working drawings, construction, and equipment for the Sonoma State University, Public Safety Building.

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

### **Certify a Mitigated Negative Declaration, Approve the Campus Master Plan Revision, Amendment to the Nonstate Funded Capital Outlay Program and Schematic Plans for the Student Housing Phase 1 at California State University, San Marcos**

#### **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 California State University, San Marcos:

- Certification of Mitigated Negative Declaration
- Approval of Campus Master Plan Revision
- Approval of an Amendment to the 2001/02 Nonstate Funded Capital Outlay Program
- Schematic Plans for Student Housing Phase I

The proposed master plan revisions for California State University, San Marcos (CSUSM) maintains a maximum of 25,000 full-time equivalent students. Attachment A is the proposed campus master plan dated November 2001. The revision proposes the development of an 18.9-acre site for student housing, parking and a University Police Station.

The university proposes to build its first campus student housing project through its auxiliary organization, San Marcos University Corporation. The university will lease approximately 5.5 acres of real property to the Corporation pursuant to a 35-year ground lease permitting the Corporation to use the property to construct and operate a 475-bed student housing facility. The Corporation will be the project owner and will enter into a Development Agreement, a Management Agreement and a Student and Residential Life Agreement with Allen & O'Hara Educational Services, LLC. Allen & O'Hara will design and construct the facility, and then staff and manage the facility for a minimum of 10 years. The improvements will become the university's property upon retirement of the debt and expiration of the ground lease.

CPB&G

Agenda Item 2

November 13-14, 2001

Page 2 of 7

The parking needs for the Student Housing Phase I will be provided by the construction of 243 new parking spaces, plus the use of existing campus parking.

The master plan revision provides for the siting of approximately 315,000 gross square feet (950 beds) of student housing facilities, a parking lot of a maximum of 243 parking spaces, and a university police station (approximately 8,000 gross square feet). The proposed projects would be constructed on 18.9 acres of undeveloped land on the northeast portion of the campus.

The Mitigated Negative Declaration will be available at the meeting. Any adverse public comments will be reported.

### **Background**

Founded in 1989, the university opened its doors in rented facilities to 448 students in the fall of 1990, and moved to the permanent campus site in 1992. CSUSM remains the only new CSU campus being built from the ground up. This is an important campus development factor since the additional roadway and utility access needed to support new facilities can add substantially to project costs. The campus has grown significantly in its first decade to now serve over 6,000 students (head count) and continues to grow by more than 500 students each year.

The university initially offered only upper division and graduate courses, but in the fall of 1995, the first freshman class was admitted. To meet student housing demand, the CSUSM Foundation entered into a master lease agreement for apartments in a nearby complex (The Islands). The master lease quickly grew from 42 beds in 1995/96 to 80 beds in 1997/8, when the number of apartments offered to the university was capped. Since 1997 the program became increasingly expensive and the quality of service delivered to the students by the management company decreased steadily. The number of student housing applications (319 in 2000/01) continued to far outnumber the space available. In June 2001, the university ended the master lease agreement to focus on the development of both off-campus housing referral services and the proposed on-campus housing project.

The university retained consultants in 1999 to conduct a market and financial feasibility study of the demand for on-campus student housing. Based on the recommendations contained in the results of that study, the university determined that there was demand for at least a 400-bed facility. In the spring of 2001, the market study results were updated, demonstrating a continued demand for campus housing in light of steadily increasing rents throughout the region in general and in the San Marcos area in particular.

The university carefully explored options to build suitable and affordable housing for CSUSM students and chose to pursue a variation of the public/private partnership model to further determine the financial feasibility of the project. Through an RFQ/RFP process, the university

selected Allen & O'Hara Educational Services, LLC, to develop a project proposal for consideration by the trustees.

### **Campus Master Plan**

The proposed campus master plan revision changes the previously planned use for the Northeast portion of the campus. This site was proposed for a campus sports and special events arena. After the campus master plan was approved, the California Center for the Arts (CCA) was built in the nearby city of Escondido, and the CCA replaces the need for the planned on-campus events center. Further, the University has determined that the athletics program will focus on life-long sports; therefore, a large on-campus sports arena is no longer necessary.

The proposed site will require minimal infrastructure build out since it is adjacent to existing roadways, and water, sewer and power supplies, whereas the original master plan site for student housing will require major infrastructure construction. The campus wishes to retain the original master plan site for future student housing in addition to the proposed new site for this project, since it is anticipated that the original site will be needed to accommodate student demand. However, it is critical that the cost factors for the initial housing project be kept as low as possible.

The proposed revisions are shown on Attachment A and are identified with a hexagon numbering system. The revisions proposed for the Northeast portion of the campus include the following:

1. Student housing (#38) replaces the special events complex (#38).
2. A parking lot with a maximum of 243 spaces will be constructed to the east of the student residences.
3. The University Police Station (#63) will be constructed at the northeast corner of the campus.

### **Fiscal Impact**

Implementation of the proposed master plan revision adds nonstate funded projects at a total estimated cost of \$60 million in current dollars.

### **Amend the 2001/02 Nonstate Funded Capital Outlay Program**

The university wishes to amend the 2001/02 Nonstate Funded Capital Outlay Program to permit the San Marcos University Corporation to issue tax-exempt nonrecourse bonds for approximately \$27.9 million to finance the design and construction of the Student Housing –

Phase 1. The bonds will be a general obligation of the Corporation, secured by project revenues. The pledged corporation revenues consist of all the unrestricted revenues earned or received by the student housing project.

The University Corporation, based upon advice of its underwriter, Morgan Keegan & Company, Inc., expects to receive an investment grade rating for its bonds, utilizing either insurance or a letter of credit to enhance the issue. The financing transaction will not create any obligation of the state of California or the trustees. Subsequent to the review of this item by the Board of Trustees, the chancellor will take the necessary action on behalf of the board to assist the auxiliary pursuant to the chancellor's delegation in the Board of Trustees' CSU Policy for Financing Activities.

**Approval of Schematic Plans - Student Housing Phase I**  
**Project Architects: Onyx Architects**

**Scope**

The proposed 189,685 gross square feet project includes four buildings. Three of the buildings are three-story residential buildings that are connected by the covered, unenclosed walkways at each level. Every floor will have a laundry room and a multipurpose room to be used for study or relaxation. Each floor of each building accommodates approximately fifty residents, which is the appropriate number of residents to be overseen by a resident advisor.

The fourth building is a single-story commons facility for use by all residents. The commons includes a mail distribution room, game room, multipurpose room with adjoining kitchen, and administrative and student government offices. All buildings will be enclosed by a fence to allow late hours entry into the student-housing complex only through a secure station in the commons.

The exterior of the buildings will be stucco. Forms and colors of the buildings are consistent with university architectural guidelines. The three residential buildings form courtyards enclosed on three sides. The development of these courtyards for student programming and informal use by the residents is in accordance with university planning guidelines.

**Timing (Estimated)**

Completion of Preliminary Drawings	November 2001
Completion of Working Drawings	January 2002
Start Construction	March 2002
Occupancy	July 2003

**Basic Statistics**

Gross Building Area	189,685 square feet
Assignable Building Area	133,069 square feet
Efficiency	70 percent

**Cost Estimate – California Construction Cost Index 4019**

Building Cost (\$87 per gross square foot) \$16,578,000

<u>System Breakdown (includes Group I)</u>	<u>\$ per GSF</u>	<u>Total Cost</u>
a. Substructure (Foundation)	\$ 4.72	\$ 895,000
b. Shell (Structure and Enclosure)	\$27.77	\$ 5,268,000
c. Interiors (Partitions and Finishes)	\$16.74	\$ 3,175,000
d. Services (HVAC, Plumbing, Electrical, Fire)	\$31.61	\$ 5,995,000
e. Equipment and Furnishings	\$ 2.79	\$ 530,000
f. Special Construction and Demolition	\$ 3.77	\$ 715,000

Site Development (includes parking spaces) \$ 2,013,000

Construction Cost \$18,591,000

Fees and Contingency \$ 3,287,000

Total Project Cost (\$115 per gross square foot) \$21,878,000

Group II Equipment 1,016,000

Grand Total \$22,894,000

**Cost Comparison**

This project’s building cost of \$87 per GSF is less than Sonoma, San Bernardino and San Luis Obispo’s housing projects at \$93, \$101 and \$103 respectively at CCCI 4019. While San Marcos’ housing provides similar amenities to Sonoma’s, the construction cost is approximately 5% less, with the Interiors being the largest difference.

**Funding Data**

The project will be funded from tax-exempt bonds issued by the University Corporation. Funding details associated with this private sector development project are contained within the corresponding Committee on Finance agenda item also presented at this November 2001 meeting.

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

An initial study was completed and a Mitigated Negative Declaration was prepared and filed with the State Clearinghouse on June 13, 2001. The thirty-day public review period ended on July 12, 2001. A copy of the Mitigated Negative Declaration will be available at the meeting.

Five letters of substantive comment were received during the public review period from the following agencies and individuals: San Diego County Archaeological Society, Department of Toxic Substances Control, the Santos family, North County Transit District (2 letters) and the U.S. Fish and Wildlife Service (USFWS)/California Department of Fish and Game (CDFG) (joint agencies letter). Complete responses to the comments are included in the Final MND. The USFWS/CDFG letter suggests specific mitigation ratios for impacts to wetland and upland habitats. Wetland mitigation plans and ratios will be the subject of specific discussions with CDFG and the U.S. Army Corps of Engineers in conjunction with wetland permitting requirements for the project. With respect to upland conservation, the northern portion of the CSUSM campus is located in proximity to areas to be conserved by the City of San Marcos. Such upland conservation within the CSUSM campus boundary should address the upland mitigation suggested by USFWS/CDFG.

There is one unavoidable permanent impact to 2.41 acres of the wetland habitat. The mitigation measure proposed is to follow the federal and state "no net loss" policies by mitigating through creating and/or enhancement of wetlands, most likely onsite.

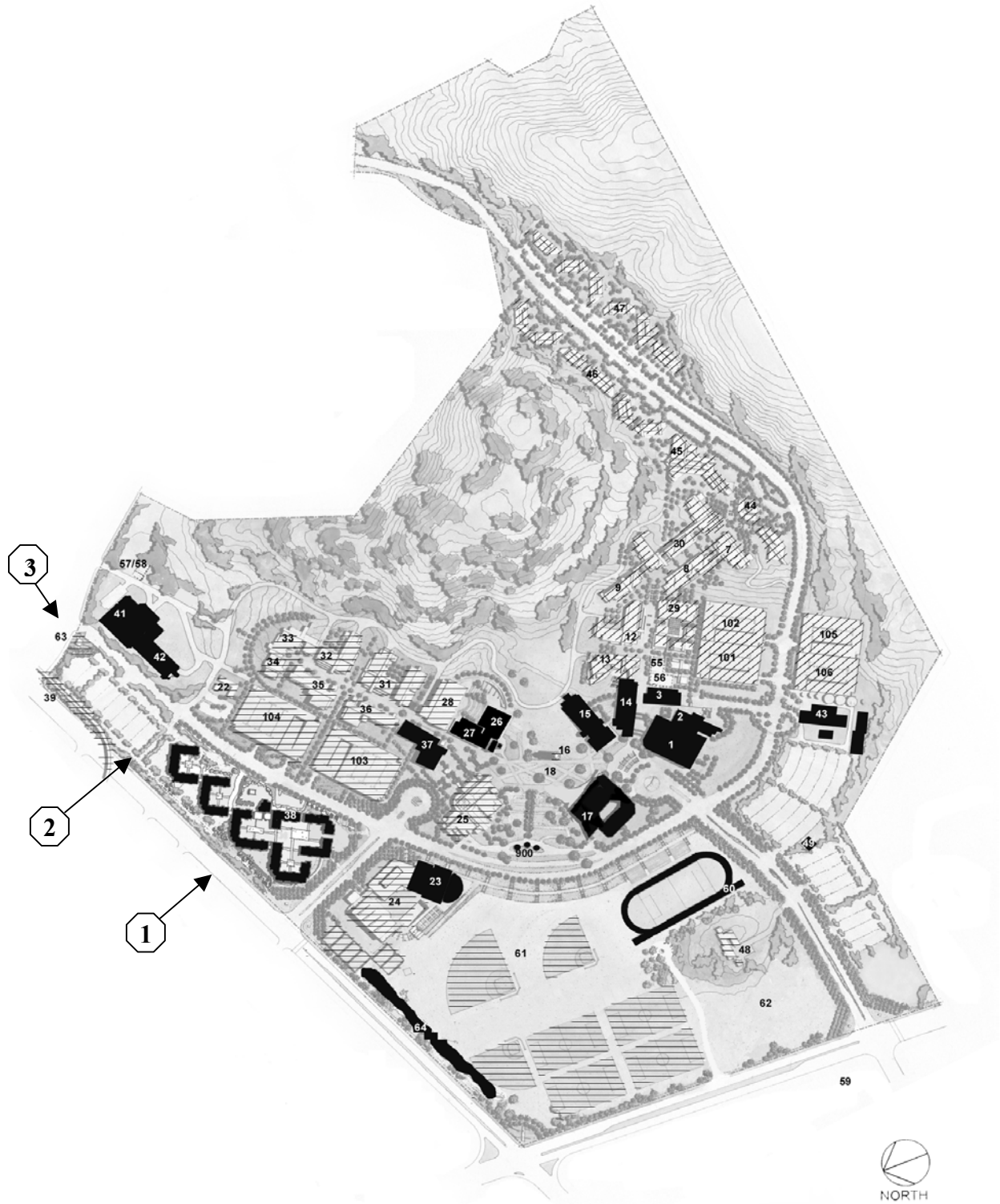
The following resolution is recommended for approval:

**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, San Marcos, Student Housing Phase I project pursuant to the requirements of the California Environmental Quality Act.
2. With the implementation of the mitigation measures set forth in the Mitigated Negative Declaration, which are hereby adopted and specifically identified in the mail out, the proposed project will not have a significant effect on the environment, and will benefit the California State University.
3. The mitigation measures identified shall be monitored and reported in accordance with the plan which meets the requirements of the California Environmental Quality Act (Public Resources Code, Section 21081.6).

4. The chancellor is requested under Delegation of Authority by the Board of Trustees to file the Notice of Determination for the project.
5. The California State University, San Marcos campus master plan revision dated November 2001 is hereby approved.
6. The 2001/02 Nonstate Funded Capital Outlay Program is amended to include \$22,894,000 for preliminary plans, working drawings, construction and equipment, for the Student Housing Phase I project.
7. The schematic plans for the California State University, San Marcos, Student Housing Phase I project are approved at a project cost of \$22,894,000 at CCCCI 4019.

Proposed Campus Master Plan Map – November 2001



Proposed Campus Master Plan Legend – November 2001

**CALIFORNIA STATE UNIVERSITY, SAN MARCOS**  
 Master Plan Enrollment: 25,000 FTE

Master Plan approved by the Board of Trustees: March 1988  
 Master Plan Revision approved by the Board of Trustees: May 1990, May 1992

- |   |  |  |
|---|--|--|
| 1. CRAVEN HALL                            | 28. <i>Arts and Humanities Hall II</i> | 49. TELECOMMUNICATIONS BUILDING          |
| 2. UNIVERSITY COMMONS                     | 29. <i>Lecture Building</i>            | 55. (T) FOUNDATION CLASSROOM BLDG.       |
| 3. SCIENCE HALL                           | 30. <i>Lecture Building</i>            | 56. (T) FOUNDATION CLASSROOM BUILDING    |
| 7. <i>Laboratory Building</i>             | 31. <i>Lecture Building</i>            | 57. (T) VISUAL AND PERFORMING ARTS ANNEX |
| 8. <i>Laboratory Building</i>             | 32. <i>Lecture Building</i>            | 58. (T) VISUAL AND PERFORMING ARTS ANNEX |
| 9. <i>Laboratory Building</i>             | 33. <i>Laboratory Building</i>         | 59. (T) STUDENT HEALTH CENTER            |
| 12. <i>Lecture</i>                        | 34. <i>Laboratory Building</i>         | 60. TRACK                                |
| 13. <i>Business Building</i>              | 35. <i>Laboratory Building</i>         | 61. <i>Sports Fields</i>                 |
| 14. ACADEMIC HALL                         | 36. <i>Laboratory Building</i>         | 62. <i>Open Space Reserve</i>            |
| 15. INTERNATIONAL HALL                    | 37. SCIENCE HALL II                    | 63. <i>Campus Police</i>                 |
| 16. <i>Tower</i>                          | 38. STUDENT HOUSING                    | 64. WETLANDS RESERVE                     |
| 17. INFORMATION CENTER                    | 39. <i>Light Rail Station</i>          | 101. <i>Parking Structure</i>            |
| 18. <i>Forum Plaza</i>                    | 41. UNIVERSITY SERVICES BUILDING       | 102. <i>Parking Structure</i>            |
| 19. <i>Amphitheater</i>                   | 42. PHYSICAL PLANT/ CORPORATION YARD   | 103. <i>Parking Structure</i>            |
| 22. <i>Child Care Center</i>              | 43. UTILITIES PLANT                    | 104. <i>Parking Structure</i>            |
| 23. FIELD HOUSE/ UNIVERSITY STUDENT UNION | 44. <i>Student Housing Commons</i>     | 105. <i>Parking Structure</i>            |
| 24. <i>Physical Education Building</i>    | 45. <i>Student Housing</i>             |  |
| 25. <i>University Center</i>              | 46. <i>Student Housing</i>             |  |
| 26. ARTS AND HUMANITIES HALL              | 47. <i>Student Housing</i>             |  |
| 27. ARTS AND HUMANITIES HALL              | 48. <i>University House</i>            |  |

**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**

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

#### **Presentation By**

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

#### **Summary**

This item requests Board of Trustees approval for the president of California Polytechnic State University, San Luis Obispo to accept a gift of the UNOCAL Pier at Avila Beach. The pier was formerly used for petroleum distribution at Port San Luis by Union Oil Company of California and Unocal Corporation (“UNOCAL”).

#### **Background**

Education Code Section 89720 authorizes the Board of Trustees to accept gifts of real property if the gift will aid in carrying out the primary functions of the California State University. The chancellor’s Executive Order No. 676 delegates authority to campus presidents to accept gifts of real property when the proposed property acquisition is authorized by resolution of the Board of Trustees or is part of an approved campus master plan. California Polytechnic State University, San Luis Obispo (“Cal Poly”) wishes to accept the gift of the UNOCAL Pier upon completion of required due diligence in accordance with the State University Administrative Manual described later herein.

#### **The Educational and Research Program**

Cal Poly intends to develop a nationally recognized marine science education and research center using the UNOCAL pier as the base facility. The pier offers incredible potential towards accomplishing this goal because of its location, length, stability and durability of structure, size of platform, and facilities for receiving and launching vessels. Cal Poly’s Marine Science Education and Research Center will be unique, as it will be operated primarily by undergraduate students. The pier program and facilities will be developed over a period of time. Short-term plans involve renovation of the 2,000 square foot two-story building on the platform into initial facilities for research and teaching activities as well as providing technical space, office, and meeting areas. In addition, the campus plans to install seawater holding tanks for maintaining collected marine organisms and a seawater pumping and circulation system. Boat and scientific

CPB&G

Agenda Item 3

November 13-14, 2001

Page 2 of 5

equipment launching is already possible with the current configuration of the pier. Long-range plans involve construction of a permanent facility on the pier with grant money including a large laboratory, medium-sized classroom, small conference room, several offices, computer room, student area, and facilities for reception, maintenance, and storage. Cal Poly expects to receive research vessels from the National Science Foundation and other marine science research centers. Also in the vision is the development of a K-12 education center at the base of the pier in conjunction with San Luis Obispo County Schools.

The pier and the proposed Cal Poly Marine Science Education and Research Center have the potential of significantly supporting California State University programs and initiatives in marine science. For example, through a regional collaboration of several CSU campuses (the lead campuses are San Jose, Monterey Bay, San Francisco, Hayward, and Cal Poly, San Luis Obispo) the CSU is developing plans and federal funding proposals to apply the latest techniques in marine instrumentation, computer modeling, 3D visualization, and the Internet to assess the long-term effects of natural (e.g. El Nino and La Nina) and unnatural (e.g. human-induced habitat destruction, pollution, and pathogens) perturbations on marine and estuarine environments. The proposed CSU initiative would assist policymakers and the general public in determining if local, state, and federal policies are meeting intended goals. Cal Poly's new facility can play an exceedingly important role in this initiative and have a national impact.

The unique nature of the pier will allow direct student and faculty access to the coastal environment including a protected intertidal habitat at the pier's base, the opportunity for deep water sampling and monitoring at the pier's end, and the ability to launch and receive vessels for more extensive ocean investigations. This important access to the ocean from a structure that will house sophisticated equipment for receiving and analyzing specimens and data will give our students experiences that are not otherwise possible. Undergraduate and graduate students will be able to conduct interdisciplinary research projects with their faculty mentors in many areas including marine science, oceanography, marine geology, meteorology, environmental biotechnology, bioremediation, molecular biology, biochemistry, and computer and statistical modeling. The potential range of undergraduate and masters research possible with the acquisition of the pier is phenomenal.

Cal Poly's Biological Sciences Department is recruiting tenure-track marine biologists to strengthen and enhance marine programs and to develop the pier into its considerable potential. By September 2002, the campus expects to have four tenure-track marine biologists and one FERP working on these projects.

### **The Facility**

The concrete and steel UNOCAL Pier at Avila Beach was completed in 1987 as a replacement for a wooden pier in the same location that was operated by UNOCAL beginning in the early

1900's. The pier and its predecessor were used for petroleum transport. The replacement pier, constructed at a cost of approximately \$27 million dollars, is 0.6 miles in length. The entire pier is accessible to autos and trucks. A significant gated parking area exists at the base. There is a massive work area at the end of the structure and a 2000 square foot, two-story building (suitable for offices, laboratory, shop, small conferences), a boathouse, two booms (one for gangways and one for launching boats), stadium lighting, and walk down water access. The pier has full utilities and personal facilities and a full fire protection system. UNOCAL is also offering two small watercrafts previously used in conjunction with the petroleum operations. In preparation for a transfer of ownership, UNOCAL removed petroleum transport equipment on the pier and documented thorough cleaning of remaining pipelines. The pier is in excellent condition and UNOCAL has performed all needed repairs and replacements.

### **Due Diligence Requirements**

Due diligence, including an environmental assessment, a title assessment and an improvement assessment, has been performed in accordance with SUAM Section 9872 in order to ensure the gift of the pier will aid in carrying out the primary functions of the CSU and Cal Poly. Specifically, Cal Poly performed and provided to the Chancellor's Office, Capital Planning, Design and Construction, the required documents outlined in SUAM Section 9872:

1. First American Title Company Preliminary Report on title search.
2. Pier Evaluation Report by Corrpro Companies Inc.
3. Asbestos and Lead Analysis Results by Cal Poly.
4. Phase I Environmental Site Assessment by Padre & Associates.
5. Limited Phase II Environmental Site Assessment by Padre & Associates.
6. Draft Gift Agreement and Indemnification language proposed by UNOCAL for the Avila Pier title transfer and land lease.
7. Cash flow analysis of maintenance costs covered from endowment proceeds.
8. A description and map of the property to be acquired.
9. A description of the proposed use of the property.
10. A copy of the fair market value appraisal by a Member, Appraisal Institute appraiser (MAI), which includes the process used for obtaining the fair market appraisal.
11. Mitigated Negative Declaration certified by the Port San Luis Harbor District.

### **Regulatory and Other Approvals**

1. Lease and Use Permit  
On September 18, 2001, the Port San Luis Harbor District Board of Commissioners approved a lease and use permit not to exceed 50 years, allowing Cal Poly to establish a marine science laboratory on the former UNOCAL/Avila pier. The approval will be effective after Cal Poly has secured other necessary permits, including the California

Coastal Commission Development permit and upon approval of lease agreement by the Chancellor's Office per Executive Order No. 669.

2. California Coastal Commission Development Permit  
On October 3, 2001, the Port San Luis Harbor District Board of Commissioners authorized Cal Poly to submit all documents and material necessary to apply for a coastal development permit. There will be a change of use for the pier from petroleum handling to educational.
3. License Agreement for Land Area at Base of Pier  
A 50-year license for use by the university of the land area at the base of the pier will be executed. This will allow for access to the pier until the land area can be transferred in fee to the university, with appropriate conditions.

### **Gift Valuation**

UNOCAL has performed an appraisal of the asset and is declaring the present value at approximately \$18 million for gift purposes. In addition to this in-kind gift, UNOCAL is providing a \$3 million endowment to cover the cost of maintaining the pier and an additional \$500,000 to initiate the purchase of equipment for conversion of the pier to a marine research and educational facility.

### **Environmental Considerations / Risks**

UNOCAL has agreed to indemnify Cal Poly and the Trustees of the California State University against all pre-existing conditions related to the pier and its petroleum transport operations in the bay. The indemnification provisions contained in the proposed agreement for the pier gift and license for use of the land area are binding upon UNOCAL's successors and assigns. Additionally, the parent and holding company of Union Oil Company of California, Unocal Corporation, is also a party to the proposed agreement and bound to uphold the indemnity provisions.

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

The Port of San Luis Harbor District as Lead Agency and at its expense prepared a Negative Declaration (N.D.) pursuant to the provisions of CEQA. The N.D. was distributed for a 30-day public review period. The N.D. addressed the proposed use of the pier for university research and education programs. The Harbor District determined that implementation of the mitigation measures set forth in its final N.D. will assure that the project will not result in any significant unmitigated adverse environmental impacts. The Harbor District certified the N.D. on September 18, 2001. The Board of Trustees is a responsible agency for the project and is required to

consider the N.D. in the board's consideration of the acquisition. A copy of the final N.D. 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. This board concurs with the findings identified in the Negative Declaration certified by the Port San Luis Harbor District pursuant to the requirements of the California Environmental Quality Act.
2. Based on the information contained in the subject Negative Declaration and the mitigation measures identified therein, the proposed project will not have a significant effect on the environment.
3. No additional mitigation measures by the Board of Trustees as a Responsible Agency are necessary.
4. The president of California Polytechnic State University, San Luis Obispo is authorized to accept the gift of the UNOCAL Pier at Avila Beach for the purpose of advancing the educational mission of the California State University.
5. The acceptance of the UNOCAL Pier at Avila Beach is subject to the California Coastal Commission approval of the change of use and the issuance of the Coastal Development Permit.

## **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 the following project are being presented for approval:

**California State University, Northridge—Parking Structure I**  
**Project Architect: Fields/Devereaux Architects and Engineer**

#### **Background and Scope**

The California State University, Northridge, Parking Structure I project will add 1,000 new parking spaces to the campus inventory. The project is located in the northwest portion of the main campus, immediately west of the colleges of education, and business and economics. The structure will be constructed in an existing surface parking lot and will contain a total of 1,391 spaces. Vehicle entries and exits will be concentrated on the western edge to reduce vehicular traffic within the campus. The design focuses on security and safety in and around the structure. The facility will be three stories with additional parking on the roof level and will be poured-in-place, post-tensioned concrete, with concrete shear walls. The project design retains a large stand of mature trees on the site's southern edge. The western wall, facing neighboring apartments, is largely solid to minimize noise and light emanating from the structure. Translucent panels for natural light are also included in the project design. The parking structure complements the campus palette with campus brick facing the stair/elevator tower and extensive site walls at grade level.

#### **Timing (Estimated)**

Completion of Preliminary Drawings	November 2001
Completion of Working Drawings	February 2001
Construction Start	June 2002
Occupancy	April 2003

**Basic Statistics**

Gross Building Area 427,000 square feet

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

Building Cost \$10,709,000

<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 2.03
b. Shell (Structure and Enclosure)	\$18.06
c. Interiors (Partitions and Finishes)	\$ .73
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 2.49

Site Development (Includes Landscaping) 901,000

Construction Cost (\$8,346 per space) \$11,610,000

Fees, Contingency and Services 2,390,000

Total Project Cost (\$10,065 per space) \$14,000,000

**Cost Comparison**

This project's construction cost of \$8,346 per space is comparable to the San Luis Obispo and Sacramento parking projects approved by the Board of Trustees in 1998 and 2000 at \$8,523 for 936 parking spaces and \$8,439 for 1,000 spaces respectively when adjusted to CCCI 4019, and is within the CSU construction cost guidelines.

**Funding Data**

The project will be funded by tax-exempt revenue bonds, serviced with parking fee revenue.

**California Environmental Quality Act Action**

An initial study has been completed and a Mitigated Negative Declaration was prepared pursuant to the requirements of the California Environmental Quality Act. The Mitigated Negative Declaration was sent to local agencies and filed with the State Clearinghouse in June 2001. The public review period ended on July 16, 2001, and there were no significant comments.

The following resolution is presented for approval:

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

1. The board finds that the Mitigated Negative Declaration for the California State University, Northridge, Parking Structure I has been prepared in accordance with the requirements of the California Environmental Quality Act.
2. With implementation of the recommended Mitigation Measures, the proposed project will not have a significant effect on the environment; and the project will benefit the California State University.
3. The chancellor is requested under Delegation of Authority granted by the Board of Trustees to file the Notice of Determination for the project.
4. The schematic plans for the California State University, Northridge, Parking Structure I are approved at a project cost of \$14,000,000 at CCCI 4019.