

AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: 3:00 p.m., Tuesday, November 12, 2002
Glenn S. Dumke Auditorium

Ralph R. Pesqueira, Chair
Kyriakos Tsakopoulos, Vice Chair
Roberta Achtenberg
William Campbell
Murray L. Galinson
Harold Goldwhite
Erene S. Thomas

Consent Items

Approval of Minutes of Meeting of September 17, 2002

1. Amend the 2002/2003 Capital Outlay Program, Nonstate Funded, *Action*
2. California State University Seismic Review Annual Report, *Information*

Discussion Item

3. 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**

September 17, 2002

Members Present

Ralph R. Pesqueira, Chair
Kyriakos Tsakopoulos, Vice Chair
Roberta Achtenberg
William D. Campbell
Debra S. Farar, Chair of the Board
Murray L. Galinson
Harold Goldwhite
Charles B. Reed, Chancellor
Erene S. Thomas

Other Trustees Present

Martha C. Walda
Bob Foster
William Hauck
M. Alex Lopez
Shailesh J. Mehta
Dee Dee Myers
Frederick W. Pierce IV
Anthony Vitti

Chancellor's Office Staff

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

Chair Pesqueira greeted the audience and called the meeting to order at 3:17 p.m.

Approval of Minutes

The minutes of July 16, 2002, were approved as submitted.

Amend the 2002/2003 Capital Outlay Program, Nonstate Funded

With the concurrence of the committee, Chair Pesqueira presented Agenda Item 1 as a consent action item. The committee recommended approval by the board of the proposed resolution (RCPBG 09-02-13).

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

Chair Pesqueira presented Agenda Item 2 as a consent information item.

California State University, Sacramento—Future Site Acquisition

Chair Pesqueira presented Agenda Item 3 as a consent information item.

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

Assistant Vice Chancellor Patrick Drohan referred to the 2003/04 state funded capital outlay program priority list in the capital outlay document and stated that it had not changed since the March Board of Trustees' meeting with the exception of two projects that were moved into the 2002/03 program. The two projects were the Behavioral and Social Sciences building at Humboldt State University and the Library building at CSU Monterey Bay. The presentation at this meeting would focus on information about the bond and the anticipated funding levels over the next four years.

With the use of a slide presentation, Elvyra San Juan, chief of facilities planning, capital planning, design and construction, noted that based on initial CSU enrollment reports, the Fall 2002 head count will exceed both the California Postsecondary Education Commission and the Department of Finance projections.

Another slide depicted academic enrollment trends that are used as indicators to determine physical capacity needs. Also identified was the impact to the planning process by incorporating summer enrollment goals into the capital planning process. Ms. San Juan stated that this planning approach is consistent with legislative supplemental language regarding capital planning and summer enrollment goals. This is a marked change in the capital planning process. While there are campuses that have not been fully funded for conversion to year-round-operation (YRO), our planning process is being applied across all campuses with a physical capacity greater than 5,000 FTE.

Ms. San Juan concluded by saying the CSU's 2003/04 capital outlay program is dependent on the passage of **Proposition 47**. If approved, \$206 million will be available to fund the program.

Executive Vice Chancellor Richard West emphasized that this presentation is the growth component of the CSU's capital budget, but about half of the projects on the priority list include renovation. Therefore there is a fairly even split between growth and renovation in the capital program. He reminded the committee members that as Ms. San Juan stated, eligibility for instructional growth capacity projects is impacted by the summer session goals and is a major change.

The committee recommended approval by the board of the proposed resolution (RCPBG 09-02-14).

Approval of Schematic Plans

This item proposed the approval of the schematic plans for San Diego State University—Campus Children's Center; San Diego State University—Gateway Addition; and California State University, Stanislaus—Residence Life Village Phase III.

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

The committee recommended approval by the board of the proposed resolution (RCPBG 09-02-15).

Adjournment

The meeting adjourned at 3:28 p.m.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Amend the 2002/2003 Capital Outlay Program, Nonstate Funded

Presentation By

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

Summary

This agenda item requests approval to add four projects to the 2002/03 nonstate funded capital outlay program.

1. California State University, Channel Islands

Science Annex

PWCE

\$3,348,000

California State University, Channel Islands wishes to proceed with the proposed Science Annex renovation project. The project is located near the new science building currently under construction. The project will renovate 20,500 gross square feet (GSF) of space in the old laundry building to accommodate additional labs for biology and chemistry, plus relocate an existing biotechnology lab operated in cooperation with Moorpark College's Bio-Tech Program. In addition, the renovation will include lab support space, classrooms, and faculty offices. The proposed project will also provide a biology lab for the 2003 spring semester to accommodate existing classes, which will be displaced as a result of other space demands in the spring. The project will be completed by December 2003. Financing for this project will be through the CSUCI Site Authority.

2. California State University, Fullerton

Parking Structure I

PWCE

\$28,200,000

California State University, Fullerton wishes to proceed with the design and construction of a 2,500 space, five level parking structure to be located in Parking Lot D and part of Lot C. This structure is currently in the 2004/05 nonstate program as Parking Structure A. Rapid campus growth has prompted the immediate need for additional campus parking. The imminent construction of the state funded Auditorium/Fine Arts Instructional Facility also increases the need for parking in this southwest quadrant of the campus. There will be a net increase of 1,800 spaces on the site. The campus is scheduled to begin construction in April 2003 with the completion to occur before the start of the 2004 fall semester. As construction bids are received, the campus plans to request that the Board of Trustees approve the issuance of bonds through the CSU Systemwide Revenue Bond (SRB) program to finance the construction.

**3. San Diego State University
Bioscience Center**

PWC

\$7,850,000

San Diego State University wishes to proceed with the design and construction of an addition to the North Life Sciences Building entitled the Bioscience Center. The project will be a 33,300 GSF five-story addition with connections to the existing building at each level. As currently programmed, the basement will contain expansion space for the existing vivarium, future laboratory facilities, and mechanical space. The first floor will contain offices and seminar space and the upper three floors will contain research laboratory space. Two of the laboratory levels will be constructed as “shell” space with future provisions to finish the space as research faculty is recruited. The goal will be to expand the research capabilities and volume of sponsored research funding of an already productive teaching and research group. The campus is scheduled to start preliminary plans in November 2002 and complete construction by December 2004.

The university is proposing to use debt capacity of the CSU through the CSU Systemwide Revenue Bond (SRB) program to finance the project. Under its plan the SDSU Foundation Inc., an auxiliary organization in good standing at the campus (the Foundation), would lease the facility pursuant to the standard terms of a CSU SRB financing lease for the purpose of providing space for grant and contract activity for which the Foundation receives external revenue including indirect cost revenue to pay for the costs of administering this activity. Accordingly, the university is committing to collect from the Foundation each year the full financing lease costs and any operating costs for the support of Foundation programs that the university incurs related to the facility. At the time of this item, the campus indicates that the Foundation has taken an action to pay up to \$500,000 for the lease, and the campus has submitted a cash flow projection that shows the Foundation could easily afford this payment. For the project to be financed through the SRB program, the Foundation would have to agree to fund the costs of the financing lease which would include reimbursing the university for any operating costs, and which would initially be established at the time the Board of Trustees enter into obligations for commercial paper to fund construction and amended when long term financing is put in place.

**4. California Polytechnic State University, San Luis Obispo
Student Union Renovation**

PWCE

\$1,294,000

California Polytechnic State University, San Luis Obispo wishes to proceed with the design and construction of the renovation of Chumash Auditorium in the Student Union. The project will include modification upgrades to handicap accessibility, acoustics, lighting, interior finishes, and the audio/visual system. The campus is scheduled to start preliminary plans in November 2002 and complete construction by December 2004. Funding for the project will be provided through an intra-university loan repaid from student union fees.

The following resolution is presented for approval:

RESOLVED, By the Board of Trustees of The California State University, that the 2002/03 Nonstate Funded Capital Outlay Program is amended to include: 1) \$3,348,000 for preliminary plans, working drawings, construction and equipment for the California State University, Channel Islands, Science Annex project; 2) \$28,200,000 for preliminary plans, working drawings, construction and equipment for the California State University, Fullerton, Parking Structure I project; 3) \$7,850,000 for preliminary plans, working drawings and construction for the San Diego State University, Bioscience Center project; and 4) \$1,294,000 for preliminary plans, working drawings, construction and equipment for the California Polytechnic State University, San Luis Obispo, Student Union Renovation project.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

California State University Seismic Review Board Annual Report

Presentation By

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

Summary

This information item presents the CSU Seismic Review Board Annual Report.

Seismic Policy and Review Board

The California State University has addressed the seismic hazard posed by its buildings and is in the process of completing their mitigation. In 1993 the CSU Board of Trustees adopted the following policy:

It is the policy of the Board of Trustees of the California State University, that to the maximum extent feasible by present earthquake engineering practice, to acquire, build, maintain, and rehabilitate buildings and other facilities that provide an acceptable level of earthquake safety for students, employees, and the public who occupy these buildings and other facilities at all locations where CSU operations and activities occur. The standard for new construction is that it meets the life-safety and seismic hazard objectives of the pertinent provisions of Title 24 of the California Code of Regulations; the standard for existing construction is that it provides reasonable life-safety protection, consistent with that for typical new buildings. The California State University shall cause to be performed independent technical peer reviews of the seismic aspects of all construction projects from their design initiation, including both new construction and remodeling, for conformance to good seismic resistant practices consistent with this policy. The feasibility of all construction projects shall include seismic safety implications and shall be determined by weighing the practicality and cost of protective measures against the severity and probability of injury resulting from seismic occurrences. [Approved by the Board of Trustees of the California State University at its May 19, 1993 meeting (RCPBG 05-93-13).]

CSU initiated the assessment of the seismic hazards posed by CSU buildings as directed by Governor Deukmejian's executive order and legislative provisions. The CSU Seismic Review Board (SRB) was established to advise and assist in determining the condition of CSU buildings, and to technically oversee the program. The SRB is comprised of:

- Charles Thiel Jr., Ph.D., President, Telesis Engineers and Consulting
- John A. Martin Jr., S.E., President, John A. Martin and Associates,
- Greg Brandow, Ph.D., President, Brandow and Johnson, Adjunct Professor USC
- Ted Zsutty, Ph.D., S.E., Professor, San Jose State University, retired
- James Hill, S.E., President, James Hill and Associates
- Sven Nielson, S.E., Principal, Johnson and Nielsen Associates
- John Egan, G.E., Geomatrix Consultants

Seismic Mitigation and Plan

As of September 2002, the majority of CSU buildings identified as posing a life-safety hazard to the students, staff and faculty have been mitigated. The CSU plan has four elements:

1. Mitigate significant life-safety threats posed by falling hazards as a priority. All such hazards at all 23 campuses and off-campus centers have been mitigated.
2. Identify those buildings that pose a significant life-safety threat and mitigate these hazards as soon as practical. Of the over 200 buildings identified as potentially highly hazardous since inception, most have been retrofitted, and only 8 priority buildings remain to have retrofit design initiated. See pages 3 and 4 for the *CSU Seismic Retrofit Projects*.
3. Systematically raise the level of seismic safety for deficient buildings whenever any structural modification, alteration or addition to the structure is undertaken. This is through application of Division VI-R requirements for all construction; particularly those circumstances identified as warranting action.
4. Assure that all CSU new construction and modification of existing structures have independent, technical peer review of the earthquake performance aspects of the plans. Review continues through construction.

Initially, the SRB identified approximately 120 buildings as warranting retrofit action under number 2 above, which has now grown to over 200 buildings due to the following:

- The CSU system has added three new campuses: Monterey Bay, Channel Islands, and the California Maritime Academy. The principal academic buildings of the Maritime Academy were determined to be constructed on a liquefiable site, since structurally stabilized. Additional buildings have also been acquired by the system.
- The 1994 Northridge earthquake clarified hazards posed by some construction types and conditions. Welded steel moment frame buildings and certain connection details were shown to be performing poorly, causing reassessment of steel structures statewide. Concrete

moment frame parking structures were identified as particularly hazardous, and are not encouraged for new construction.

- New geotechnical hazards were also identified. In 2002, after several years of scientific study, the San Jose Fault in Pomona was determined to be active. Twenty-three buildings at the Pomona campus traverse portions of this fault. Safety assessments are complete for these buildings and retrofit designs to accommodate fault displacement have begun.
- Some buildings initially assessed as adequate have been deemed to pose a higher hazard than previously assessed, sufficient to warrant mitigation action. All CSU buildings are reassessed periodically to assure that serious hazardous conditions are addressed. The majority of the newly identified buildings have subtle conditions dominating their expected performance that had not previously been identified. The threshold for concern has remained unchanged since 1992.

The CSU SRB has performed several other functions to further seismic safety and provide a broad experience to benefit the CSU system. The SRB prepared the seismic retrofit standards for existing buildings now part of the California Building Code. These were developed to address CSU facilities, and now apply to all state-owned buildings as the only comprehensive seismic provisions for existing buildings. At the request of the Office of Statewide Hospital Planning and Development, the SRB then extended these to include all acute care hospitals. The SRB provided peer review of the California Community Colleges' evaluation of the seismic hazard posed by their buildings.

The CSU program is regarded as one of the best administrative programs to achieve seismic safety for its facilities of any state agency. CSU can be proud that in ten short years it has identified the extent of the seismic life-safety problem posed by its facilities, has resolved most of them, has a near term plan to resolve the few remaining issues, and has taken forceful actions to assure additions to the building inventory provide adequate seismic safety.

Seismic Retrofit Projects

The following projects are part of the CSU Seismic Retrofit Program. Those projects in the first box are recommended for completion on a priority basis and have a Division of the State Architect (DSA) rating of 6. Delays in mitigating the seismic hazards for these structures are not warranted. Those projects in the second box have identified seismic deficiencies that require mitigation when practical; these have DSA rating 5. Action to mitigate these hazards is recommended whenever any structural modification, alteration or addition to the structure is undertaken, notwithstanding whether Title 24, California Building Code, Section 16, Division VI-R may so require.

Retrofit Projects

Campus	Building	CSU Rank	DSA	State/ Non-state	Status
Hayward	Warren Hall (beam-column)	75.00	6	State	In design
Pomona	CLA Above Grade	72.94	6	State	In design
Hayward	Library	64.68	6	State	In design
Hayward	Student Service Hub	64.68	6	State	Assessment underway
San Francisco	Library	43.83	6	State	Funded for design
Long Beach	Engineering 2	42.61	6	State	Await retrofit design
Long Beach	Liberal Arts, LA4	42.61	6	State	Await retrofit design
Long Beach	Liberal Arts, LA3	42.61	6	State	Await retrofit design
Long Beach	Liberal Arts, LA2	42.61	6	State	Await retrofit design
Pomona	Kellogg West	35.02	6	Non-state	In design
San Francisco	Residence Apartment Bldg.	35.40	6	Non-state	In design; unoccupied
Long Beach	Bookstore	35.02	6	Non-state	Being assessed
Long Beach	Day Care Center	35.02	6	State	Assessment underway
Humboldt	Library	21.99	6	State	In design
San Luis Obispo	Boiler Plant	23.36	6	State	Funded for construction
Pomona	Los Olives Commons	23.16	6	Non-state	In design: SJ fault trace & vibration
Humboldt	Theater Arts	21.59	6	State	In design
San Francisco	Humanities South	20.45	6	State	Bldg. shored: await demolition

San Francisco	Old Administration	17.79	5	State	Assessment underway
Pomona	Admission	14.52	5	State	In design: SJ fault trace
Pomona	Old Science	14.52	5	State	Await design: SJ fault trace
Pomona	Art Building	14.52	5	State	Await design: SJ fault trace
Pomona	CLA-below grade	14.52	5	State	Await design: SJ fault trace
Los Angeles	Physical Science	11.98	5	State	Funded for design of replacement
Los Angeles	Kennedy Library North	8.61	5	State	Await design for precast panel support
Chico	Whitney hall	8.28	5	State	Await retrofit design
Fresno	Industrial Technology	8.11	5	State	Await retrofit design
Stanislaus	Science	8.11	5	State	Working drawings complete
Chico	Science	7.75	5	State	Await assessment
Pomona	President's residence	5.0	5	State	Await retrofit design: SJ fault trace
Fresno	Wall anchorages for tilt-ups	4.74	5	State	Await retrofit design
Pomona	University Annex	3.70	5	Non-state	Await retrofit design
Fresno	Student Union	3.60	5	Non-state	Await retrofit design
Stanislaus	Student Union	2.87	5	Non-state	Design complete
Stanislaus	Dramatic Arts	1.41	5	State	2003 project

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. CSU Channel Islands—East Campus Residential Development Town Center *Project Architects: RTKL Associates, Inc.*

Background and Scope

In September 1998, the Board of Trustees acting as Lead Agency for the CSU Channel Islands project certified a Final Environmental Impact Report (FEIR) and approved a concept Long-Range Development Plan for the campus. At the same time, the legislature authorized creation of the CSU Channel Islands Site Authority to act as the legislative authority to implement conversion of the former state hospital to a new state university. In July 2000, the Board of Trustees with the positive recommendation of the CSUCI Site Authority and in their role of university oversight approved an initial overall campus physical master plan for an enrollment ceiling of 15,000 full-time equivalent students (FTE). CSU Channel Islands opened in Fall 2002 with a projected 2002/03 FTE enrollment of 1,320 (2,265 students) and approximately 155 full-time faculty and staff. The campus master plan includes 900 residential units, constructed over the next five to seven years, with a Town Center. The Town Center will include faculty and staff apartments plus retail and office use. The design of the town center, upon full build-out, envisions a public plaza area with a small market, café and student bookstore. A mix of small-scale for-lease office spaces will be interspersed as a part of the design. Apartments for faculty and staff will be built above ground floor retail/office spaces. The project is to be served by surface parking. The town center will create an attractive collegial focal point for east campus residents and main campus users.

The project includes:

- 58 apartment units in approximately 58,886 gross square feet (GSF) of area with the following unit mix: 18 Studios, 28 one-bedroom and 12 two-bedroom units.
- 30 for-lease office suites in approximately 3,302 GSF.
- Surface parking for approximately 250 cars.
- 28,000 gross square feet of shell and core commercial retail space. Retail space will be provided as follows:
 - Grocery/Pharmacy/Convenience Store 7,500 SF
 - Cafe 1,500 SF
 - Pizza Shop 1,500 SF
 - Deli Shop 800 SF
 - Bookstore/Gift Shop/Copy Center/Post Office 6,700 SF
 - Health Club/Fitness Center 7,000 SF
 - Faculty Staff Private Dining Club 2,500 SF
 - Public Restrooms 500 SF
- Hardscape/landscape enhancements and pedestrian link to the bridge connection linking Broome Library with the Town Center.
- Approximately 15,000 GSF of hardscape for the pedestrian plaza area.

The Town Center design will be consistent with the original historic campus core areas and the University Glen architectural theme. This has been generally identified as Californian Spanish Colonial mixed with early California Monterey Ranch. Site design for the project has addressed circulation and routing throughout the town center for pedestrian, vehicular and service uses. Parking will be surface level and adjacent to the project. Landscape design for hardscape, softscape, street furniture, street accessories, water features and site lighting will be integrated with the bridge connection for the Broome Library.

Timing (Estimated)

Completion of Preliminary Drawings	December 2002
Completion of Working Drawings	April 2003
Construction Start	July 2003
Occupancy	September 2004

Basic Statistics

Apartments	58,886 square feet
Offices	3,302 square feet
Commercial Retail	28,000 square feet

Cost Estimate—California Construction Cost Index CCCI 3909

Building Cost (\$105 per GSF including Group I equipment at \$1.84 per GSF) \$ 9,428,000

<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 5.59
b. Shell (Structure and Enclosure)	\$43.66
c. Interiors (Partitions and Finishes)	\$21.31
d. Services (HVAC, Plumbing, Electrical, Fire)	\$32.15
e. Group I Equipment	\$ 1.84

Site Development (includes landscaping) 2,072,000

Construction Cost \$11,500,000

Fees, Contingency and Services 2,514,000

Total Project Cost (\$155 per GSF) \$14,014,000

Cost Comparison

There is no comparable CSU project at the present with the program mix of this proposed development.

Funding Data

The overall funding is a combination of tax-exempt revenue bonds and commercial bank financing.

California Environmental Quality Act (CEQA) Action

Pursuant to the requirements of the California Environmental Quality Act, a Program Environmental Impact Report was prepared in February 1998 and certified in September 1998. A Supplemental EIR (SEIR) was prepared in March 2000 to address the specific impacts of the East Campus Specific Reuse Plan. The SEIR was certified in June 2000. Comments were received and responded to in the FEIR and the SEIR. A copy of the previously approved FEIR and the SEIR, which include all written and oral comments received, will be available at the meeting. The EIR and SEIR were each subject to a 45-day public review period. The SEIR addressed the master plan and construction level analysis of plans for the Phase I development, including the Town Center, as near-term implementation actions. Comments received from public agencies and private individuals generally addressed primary issues including traffic and

circulation, water and regulation of development. The Site Authority determined that implementation of the mitigation measures set forth in the FEIR and SEIR will assure that the project will not result in any significant unmitigated adverse environmental impacts. The action by the Site Authority as Lead Agency under CEQA for this item includes, in the resolution, a finding that all environmental impacts have previously been disclosed and analyzed in the previously certified FEIR, and that no additional mitigation measures are required for this project to go forward. The Board of Trustees is a responsible agency for the project and is required to consider the FEIR/SEIR in the board's review of and actions on this project. The Channel Islands Site Authority reviewed these schematic plans on October 21, 2002, as presented herein, and recommends to the Board of Trustees approval of the Town Center schematic plans. The Site Authority also made required findings that the previously certified FEIR includes all environmental impacts and mitigation measures required for this project.

The following resolution is presented for approval:

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

1. The FEIR/SEIR was prepared to include the Specific Reuse Plan for the East Campus Residential Development (150 acres), and more specifically the Town Center Development, and the Board of Trustees concurs with the findings identified pursuant to the requirements of the California Environmental Quality Act.
2. Based on the information contained in the subject FEIR/SEIR and the mitigation measures identified therein, the proposed project, East Campus Residential Development Town Center, will not have any additional or previously unknown significant adverse effects on the environment.
3. Therefore, no additional mitigation measures are hereby adopted or required by the Board of Trustees as a Responsible Agency.
4. The project will benefit the California State University.
5. California State University, Channel Islands recommends that the Board of Trustees approve the Town Center schematic plans.
6. The schematic plans for the California State University, Channel Islands, East Campus Residential Development Town Center are approved at an estimated project cost of \$14,014,000 at CCCCI 3909.

2. CSU Monterey Bay—North Quad Student Housing, Phase I
Project Architects: Hornberger+Worstell, Inc.

Background and Scope

The CSU Monterey, North Quad Student Housing, Phase I development will construct 732 beds in suites and apartments for occupancy by sophomores and upper division students. The suites will house 4-6 students in single and double bedrooms while the apartments will provide single room occupancy for 2-4 students. Both unit types will be located in three, four-story, wood-frame buildings. All fire alarm systems will meet campus and Fire Marshal regulations. The project will be compliant with the American with Disabilities Act. Appropriate lighting on the grounds and in the buildings will promote a safe environment. Parking is included to meet the demands associated with this project.

Timing (Estimated)

Completion of Working Drawings (Design Build)	February 2003
Construction Start	March 2003
Occupancy	August 2004

Basic Statistics

Gross Building Area	181,000 square feet
Assignable Building Area	137,500 square feet
Efficiency	76 percent

Cost Estimate—California Construction Cost Index CCCI 4019

Building Cost (\$144 per GSF including Group I equipment at \$8.85 per GSF)	\$26,056,000
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<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 6.09
b. Shell (Structure and Enclosure)	\$44.17
c. Interiors (Partitions and Finishes)	\$44.23
d. Services (HVAC, Plumbing, Electrical, Fire)	\$40.63
e. Group I Equipment	\$ 8.85

Site Development (includes hazmat and hardscape removal, parking and landscaping)	4,805,000
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Construction Cost	\$30,861,000
Fees, Contingency and Services	<u>6,816,000</u>
Total Project Cost (\$208 per GSF)	\$37,677,000
Group II Equipment	<u>1,372,000</u>
Grand Total	<u>\$39,049,000</u>

Cost Comparison

This project's \$144 per GSF building cost for the suites and apartments is comparable to housing projects previously done at CSU Monterey Bay. These include Divarty 208 and 210 at \$145 per GSF, and Divarty 211 currently under construction at \$141 per GSF.

Funding Data

The project was presented to the Housing Proposal and Review Committee on August 28, 2002. Design Build proposals have been received, and the campus is seeking board approval at this meeting to issue bonds through the Systemwide Revenue Bond (SRB) program to finance the construction.

California Environmental Quality Act (CEQA) Action

In accordance with Section 15063 of the State CEQA Guidelines, an initial study to specifically address this housing project was prepared and a Negative Declaration was filed with the State Clearinghouse on September 19, 2002. The 30-day public comment period ended on October 21, 2002. Two letters setting forth adverse comments have been received. The City of Marina and the Fort Ord Reuse Authority submitted letters regarding a number of issues and adequacy of mitigation for certain impacts. Staff has reviewed the comments and believes the issues are being addressed through ongoing discussions between the university administration and the respective agencies to resolve the identified concerns through administrative remedies. Staff and the university administration believe the issues are not material to the Board of Trustees consideration of the item. Should the board approve the schematic plans for the housing project, the Notice of Determination will be filed as directed in the proposed resolution.

The following resolution is being presented for approval:

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

1. The board finds that the Negative Declaration for the California State University, Monterey Bay, North Quad Student Housing, Phase I project has been prepared in accordance with the requirements of the California Environmental Quality Act.
2. 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 by the Board of Trustees to file the Notice of Determination for the project.
4. The schematic plans for the California State University, Monterey Bay, North Quad Student Housing, Phase I project are approved at a project cost of \$39,049,000 at CCCI 4019.