

AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: 2:00 p.m., Tuesday, November 10, 1998
Auditorium

Ali C. Razi, Chair
Stanley T. Wang, Vice Chair
William D. Campbell
Ronald L. Cedillos
Bob Foster
Harold Goldwhite
James H. Gray
Eric C. Mitchell
Maridel Moulton
Joan Otomo-Corgel
Michael D. Stennis

Consent Items

Approval of Minutes of Meeting of September 16, 1998

1. Amend the 1998/99 Capital Outlay Program, Nonstate Funded, *Action*
2. Professional Appointments, *Action*

Discussion Items

3. Comparative Review of Costs of CSU Capital Outlay Projects, *Information*
4. Approval of Schematic Plans, *Action*
5. Certify a Final Environmental Impact Report and Approve the Campus Master Plan Revision and Schematic Plans for the San Jose State University—Joint Library, *Action*

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

**Trustees of The California State University
Glenn S. Dumke Conference Center
400 Golden Shore
Long Beach, California**

September 16, 1998

Members Present

Ali C. Razi, Chair
Stanley T. Wang, Vice Chair
William D. Campbell
Harold Goldwhite
James H. Gray
Eric C. Mitchell
Maridel Moulton
Joan Otomo-Corgel
Charles B. Reed, Chancellor, ex officio
Michael D. Stennis

Members Absent

Ronald L. Cedillos
Bob Foster

Other Trustees Present

Jim Considine
Martha C. Fallgatter
Laurence K. Gould, Jr.
Ralph R. Pesqueira
Alice S. Petrossian
Anthony M. Vitti

Chancellor's Office Staff

June M. Cooper, Senior Vice Chancellor and Interim Chief of Staff
David S. Spence, Executive Vice Chancellor
Richard P. West, Senior Vice Chancellor, Business and Finance
Christine Helwick, General Counsel
Bruce M. Richardson, Deputy General Counsel
J. Patrick Drohan, Deputy Senior Director, Physical Planning and Development
Samuel A. Strafaci, Interim Senior Director, Human Resources

Presidential Liaisons

Warren J. Baker, President, California Polytechnic State University, San Luis Obispo, present
Alistair W. McCrone, President, Humboldt State University, present
Peter P. Smith, President, California State University, Monterey Bay, present

Chair Razi greeted the audience and called the meeting to order at 9:22 a.m.

Approval of Minutes

The minutes of the July 14, 1998, meeting were approved as submitted.

California Environmental Quality Act Annual Report

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

Final Report on the 1998/99 Capital Outlay Program, State Funded

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

Certify a Final Environment Impact Report and Approve the Campus Master Plan Revision for San Diego State University

Chair Razi introduced Mr. J. Patrick Drohan, deputy senior director, physical planning and development, to present the item.

Mr. Drohan reviewed the item by briefly highlighting the three remaining potential contested issues raised in public participation and the CSU responses as described in the printed agenda.

President Weber indicated that the College Area Community Council is in support of this project in large part because his colleagues at San Diego State University have been very responsive to the concerns raised by the community.

The committee recommended approval by the board of the proposed resolution (RCPBG 09-98-13).

Certify a Final Environment Impact Report for California State University, Channel Islands and Approve a Concept Long-Range Development Plan

Mr. Drohan briefly summarized the item as printed in the agenda, including the five remaining potential contested issues raised in public participation and the CSU responses.

President Evans stated that this report and development plan represents an extensive combined effort on the part of the university and the community, with the establishment of a university as the desired end result.

In seeking verification that CSU Channel Islands does not plan to develop a golf course on the surrounding open space, Trustee Otomo-Corgel questioned the intent of the Hydrology and Water Quality Sections 5(c) and (d) of the Final EIR and Development Plan that make reference to a golf course.

President Evans responded that at one time when the university and the community discussed alternative projects, a golf course was considered. The community expressed considerable concern regarding environmental consequences. The two hydrology and water quality sections would have been a requirement if the development of a golf course had been recommended to the Board of Trustees. President Evans continued by saying that since the university is not recommending the establishment of a golf course, these sections are superfluous to the Environmental Impact Report.

Chair Razi inquired who is going to bear the offsite mitigation costs.

President Evans explained that Senate Bill 1923 created the CSU Channel Islands Site Authority which will be the legal entity involved in funding any mitigation actions outlined in the Environmental Impact Report. He indicated that staff has already begun to meet with other jurisdictions, e.g., Caltrans, as well as county and city agencies, on traffic and other issues. He emphasized the fact that the CSU Channel Islands Site Authority (an independent operation) and not the university is included in these deliberations.

The committee recommended approval by the board of the proposed resolution (RCPBG 09-98-14).

State and Nonstate Funded Capital Outlay Program 1999/00, Action; Five-Year Capital Improvement Program 1999/00 Through 2003/04, Information; Previous Five-Year Funding Program 1994/95 Through 1998/99, Information

Mr. Drohan referred to the 1999/2000 Capital Outlay Program book that includes the five-year capital improvement program 1999/00 through 2003/04, and the previous five-year funding program 1994/95 through 1998/99, state and nonstate funds.

Additionally, Mr. Drohan used a visual presentation to provide the committee a recap of the results of the capital funding with the Governor's Compact over the past four years, compared to the CSU's annual budget requests for the same period. The second slide comparison reflected the CSU's five-year capital budget program by category, starting with the action year 1999/2000. The first three years depict potential state funding levels if Proposition 1A is successful in November.

Mr. Drohan noted that Attachment A represents the state funded capital outlay program 1999/2000 priority list totaling \$214,898,000. The Department of Finance may consider this list of projects for 1999/00 based on the anticipated funding level provided by the passage of Proposition 1A.

Trustee Gray re-emphasized the fact that the funding level reflected in Attachment A is contingent on the passage of Proposition 1A. Based on this comment, Chair Razi thanked those on the board who have personally worked to support the placement of Proposition 1A on the November ballot and encouraged everyone to work toward the passage of the bond proposition.

With reference to the construction cost trends for the student union projects at CSU Chico and San Francisco State University, Trustee Goldwhite asked when were the construction estimates established and how reliable will they be in light of the volatile state of the construction market.

Mr. Drohan stated that cost estimates for continuing projects are based on updated estimates provided by the project architect. For new starts, they will be based on program needs and budgeted by using our normal methods. In this regard, we are mainly looking at potential impacts on construction phase projects only, because they are the quickest to hit the streets. Mr. Drohan noted that we must be vigilant in preparing well-coordinated and concise plans that can be bid cleanly.

Trustee Wang referred to Attachment A and indicated that when he totaled the two columns (\$214,898,000 and \$149,289,000), it did not match the proposed state funded capital outlay program request for 1999/00 of \$347,797,000.

Senior Vice Chancellor West stated that Attachment A reflects a request of the board to approve projects based on what we anticipate will be funded in the Governor's Budget. The board item that totals \$347,947,000 represents the campus requests for 1999/00. The total is in excess of the anticipated funding level. However, by approving both items, staff is given the flexibility to make some substitutions and modifications, where needed, as well as a basis to present to the legislative committees documentation in support of the CSU's need for additional capital outlay funds. He continued by saying that some of these projects are not likely to be funded in this current year, but if the bond measure does pass, therefore allowing more projects to be funded, we are in a position to move forward.

The committee recommended approval by the board of the proposed resolution (RCPBG 09-98-15).

Approval of Revised Project Budget—California State University, Chico—Bell Memorial Union/Food Services Expansion/Renovation and New Bookstore

With the concurrence of the committee, Chair Razi presented agenda item 6 as a consent item.

The committee recommended approval by the board of the proposed resolution (RCPBG 09-98-16).

Approval of Revised Project Budget—San Francisco State University—Student Union Terrace Renovation and Expansion

With the concurrence of the committee, Chair Razi presented Agenda Item 7 as a consent item.

The committee recommended approval by the board of the proposed resolution (RCPBG 09-98-17).

Approval of Schematic Plans

An audio/visual presentation of schematic plans and related environmental actions for the following CSU capital outlay projects were submitted to the committee for approval: California State University, Northridge—Health and Human Development/Technology Center; and California State Polytechnic University, Pomona—University Union Improvements, Phase II.

President Wilson stated that the proposed facility will replace the building that was demolished after the earthquake and will allow these programs and departments to return to a permanent home.

The committee recommended approval by the board of the proposed resolution (RCPBG 09-98-18).

Adjournment

The meeting adjourned at 10:02 a.m.

BRIEF

Action Item

Agenda Item 1
November 10-11, 1998

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Amend the 1998/99 Capital Outlay Program, Nonstate Funded

Presentation By

J. Patrick Drohan, Deputy Senior Director
Physical Planning and Development

Summary

This agenda item requests approval to amend the 1998/99 nonstate funded capital outlay program to include the following projects:

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|----|---|------|-------------|
| 1. | California State University, Dominguez Hills
California Academy of Mathematics and Science | CE | \$5,316,000 |
| 2. | California Maritime Academy
Marine Environmental Resources Building | PWCE | \$7,744,000 |
| 3. | California State University, Northridge
University Club | PWCE | \$2,810,000 |

Recommended Action

Approval of the resolution.

ITEM

2

Agenda Item 1

November 10-11, 1998

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Amend the 1998/99 Capital Outlay Program, Nonstate Funded

This is a request to amend the 1998/99 nonstate funded capital outlay program to include the following projects:

- | | | |
|--|-----------|--------------------|
| 1. California State University, Dominguez Hills
California Academy of Mathematics and Science | CE | \$5,316,000 |
|--|-----------|--------------------|

CSU Dominguez Hills wishes to proceed with the construction of the California Academy of Mathematics and Science permanent facility. The Board of Trustees previously approved an amendment to the nonstate program for the preliminary design and working drawing phases. The project replaces temporary facilities and consists of a five-building cluster including classrooms, laboratories and administrative space. The proposed project will accommodate the latest in teaching techniques for an enrollment of 600 students. The California Academy of Mathematics and Science provides an advanced and intensive high school program for selected Los Angeles area students with a particular interest in mathematics and science, and with an emphasis on minority and women candidates. Almost 100 percent of the graduates go on to major universities. Funding for the project will be from donor contributions. The construction phase will not proceed until the campus has secured the required funds.

- | | | |
|---|-------------|--------------------|
| 2. California Maritime Academy
Marine Environmental Resources Building | PWCE | \$7,744,000 |
|---|-------------|--------------------|

The California Maritime Academy wishes to proceed with the design and construction of a 25,000-gross-square foot marine environmental resources building. This multi-use facility will provide offices, conference space, living/berthing quarters, special needs space and surface parking for the California Maritime Academy, U.S. Coast Guard, State Lands Commission, and Department of Fish & Game/Office of Oil Spill Prevention and Response. The proposed project will enhance the educational mission of the academy and heighten its image as an educational resource within Solano County. Contingent upon the Board of Trustees' approval of a related Committee of Finance item, this project will be financed, designed, constructed and operated on the campus by a private sector participant. The building occupants will make lease payments to the private sector participant, and the facility will revert back to the CSU at the end of the agreed upon lease.

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|---|-------------|--------------------|
| 3. California State University, Northridge
University Club | PWCE | \$2,810,000 |
|---|-------------|--------------------|

CSU Northridge wishes to proceed with the design and construction of a new 11,675-gross-square-foot university club to replace the existing building that has code deficiencies and insufficient program space. The project will serve various university functions, including outreach, development, conferences, and campus dining and catering. Funding for the proposed project will be from foundation issued tax-exempt bonds.

The following resolution is recommended for approval:

RESOLVED, By the Board of Trustees of The California State University, that the 1998/99 Nonstate Funded Capital Outlay Program be amended to include: (1) \$5,316,000 for construction and equipment for the California State University, Dominguez Hills, California Academy of Mathematics and Science project; (2) \$7,744,000 for preliminary plans, working drawings, construction and equipment for the California Maritime Academy, Marine Environmental Resources Building; and (3) \$2,810,000 for preliminary plans, working drawings, construction and equipment for the California State University, Northridge, University Club project.

BRIEF

Information Item

Agenda Item 2
November 10-11, 1998

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Professional Appointments

Presentation By

J. Patrick Drohan, Deputy Senior Director
Physical Planning and Development

Summary

In accordance with trustee policy, this information item reports on campus professional appointments for three major capital outlay projects.

ITEM

2

Agenda Item 2

November 10-11, 1998

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Professional Appointments

In accordance with trustee policy, the following professional appointments were made since the last board meeting:

1. California State University, Fullerton
Health Center Addition
Project Architect: LPA, Inc.

A campus committee interviewed four architectural firms and selected LPA, Inc., to design the health center addition. This project will provide a new 8,300-gross-square-foot two-story addition to the existing student health center.

2. California State University, Northridge
Corporation Yard
Project Architect: Coleman/Caskey Architects, Inc.

A campus interview panel reviewed twelve architectural firms and selected Coleman/Caskey Architects, Inc., to design the corporation yard. This 25,948-gross-square-foot project will replace the temporary corporation yard structures and expand and centralize physical plant functions.

3. California State University, San Marcos
Track and Soccer Field
Project Engineer: Robert Bein, William Frost and Associates

An interview panel of campus personnel selected Robert Bein, William Frost and Associates to design the track and soccer field. This project will provide a 400-meter oval track with a soccer field located within the oval.

BRIEF

Information Item

Agenda Item 3
November 10-11, 1998

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Comparative Review of Costs of CSU Capital Outlay Projects

Presentation By

J. Patrick Drohan, Deputy Senior Director
Physical Planning and Development

Summary

The purpose of this item is to respond to questions regarding the construction costs of CSU buildings compared to private sector buildings.

ITEM

2

Agenda Item 3

November 10-11, 1998

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Comparative Review of Costs of CSU Capital Outlay Projects

Academic building projects differ significantly from most private sector development in their intended uses, expected useful life, and budgeting and assignment of cost. A presentation will be made at the meeting that will respond to questions regarding costs differences between CSU construction projects and private sector development, and illustrate the cost effectiveness and use of CSU facilities in comparison to private projects and other higher education institutions.

BRIEF

Action Item

Agenda Item 4
November 10-11, 1998

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Approval of Schematic Plans

Presentation By

J. Patrick Drohan, Deputy Senior Director
Physical Planning and Development

Summary

Schematic plans for the following projects will be presented for approval:

1. California State University, Northridge—Administration Building
2. California State University, Northridge—Art and Design Center Addition
3. San Diego State University—Parking Structure 5
4. San Jose State University—Child Development Center

Recommended Action

Approval of the resolutions.

ITEM

2

Agenda Item 4

November 10-11, 1998

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Approval of Schematic Plans

1. Approval of Schematic Plans—California State University, Northridge—Administration Building

Project Architect: Hardy Holzman Pfeiffer Associates

Background

Damage caused by the 1994 Northridge earthquake resulted in the demolition of the south library, which housed many administrative functions. Other offices were housed in the existing administration building that was also severely damaged and is being seismically strengthened and renovated to become the student services building. Most campus administrative functions have been housed in temporary facilities, and this new administration building will accommodate staff displaced due to the earthquake and consolidate these functions.

Scope

The proposed project will be located at the west end of the central portion of the campus. The building is centered on Magnolia Walk and will create a gateway between the campus and the community at the western edge of the campus. An open three-story central lobby welcomes the campus community from the west and to the east leading to Sierra Quad and the Oviatt Library at the heart of the campus. The first floor is devoted to high traffic uses such as the career center, and alumni relations to foster community involvement. This 85,573 gross square foot three-story building has masonry and stucco walls consistent with campus architecture. Terracotta tile will mark the entries and lobbies.

Timing (Estimated)

Completion of Preliminary Drawings	December 1998
Completion of Working Drawings	February 1999
Construction Start	April 1999
Occupancy	June 2000

Basic Statistics

Gross Building Area	85,573 square feet
Assignable Building Area	53,080 square feet
Efficiency	62 percent

Cost Estimate—California Construction Cost Index 3722

Building Cost (\$116 per gross square foot)	\$ 9,964,000
Site Development	337,000
Group I Equipment	<u>588,000</u>

Construction Cost	\$10,889,000
Fees and Contingency	<u>2,489,000</u>
Total Project Cost (\$156 per gross square foot)	\$13,378,000
Group II Equipment	<u>0</u>
Grand Total	<u>\$13,378,000</u>

Funding Data

The Federal Emergency Management Agency is funding 90 percent of the project cost and 10 percent is provided by the state.

California Environmental Quality Act Action

A Final Master Environmental Impact Report (Final MEIR) was certified by the Board of Trustees on May 13, 1998. The Draft MEIR was distributed for a 45-day public review period, and a public hearing on the Draft MEIR was conducted at California State University, Northridge on February 25, 1998. The Final MEIR evaluated several proposed buildings and related development projects for the California State University, Northridge campus, including the proposed new administration building (see Table III-4 of the certified Final MEIR). No adverse public comments were received relative to the construction of the proposed new administration building. A copy of the certified Final MEIR, which includes all written and oral comments received by California State University, Northridge on the Draft MEIR, will be available at the meeting.

The following resolution is recommended for approval:

RESOLVED, By the Board of Trustees of The California State University, that upon consideration of the information provided in the previously approved Final MEIR prepared for the California State University, Northridge, master plan revision; the board finds that:

1. The Final MEIR was prepared to specifically include this project and has been previously approved by this Board of Trustees on May 13, 1998, pursuant to the requirements of the California Environmental Quality Act; and
2. Based on the information contained in the previously approved Final MEIR and the mitigation measures identified therein and previously adopted, the proposed project will not have a significant effect on the environment; and
3. Therefore, no additional mitigation measures are necessary; and
4. The project will benefit The California State University; and, be it further

RESOLVED, That the mitigation measures and implementation of the recommended improvements specified in the Final MEIR for the campus master plan relative to the

main (academic) campus development projects were adopted by the trustees on May 13, 1998, and will be implemented for this project; and, be it further

RESOLVED, That mitigation measures shall be monitored and reported in accordance with the plan previously approved by the Board of Trustees as Attachment D of Campus Planning, Buildings and Grounds Agenda Item 5, master plan revision and Final MEIR certification, approved on May 13, 1998, which meets the requirements of the California Environmental Quality Act (Public Resources Code, Section 21081.6); and, be it further

RESOLVED, That the chancellor is requested, under Delegation of Authority by the Board of Trustees, to file the Notice of Determination for the California State University, Northridge, Administration Building; and, be it further

RESOLVED, That the schematic plans for the California State University, Northridge, Administration Building project are approved at a project cost of \$13,378,000 at CCCI 3722.

2. Approval of Schematic Plans—California State University, Northridge—Art and Design Center Addition

Project Architect: Fields/Devereaux Architects

Background

Damage caused by the 1994 Northridge earthquake resulted in the demolition of the fine arts building. The Fine Arts Department has been housed in temporary facilities since the earthquake. This project builds a partial replacement project in an addition to the existing design center. This addition consolidates fine arts with industrial arts and creates a comprehensive visual arts center.

Scope

The new art and design center addition is located at the north end of the campus, providing a strong anchor at the edge of the campus. The addition encircles the existing building, creating an arts village with many outdoor spaces, such as public courtyards, sculpture gardens, display areas and a variety of outdoor work areas. This emphasizes student interaction and fosters the dialogue that is integral to the success of the fine arts program. The project's design provides natural light in all studios, effective indoor/outdoor workspaces and prominent visibility for the arts within the campus and the community. This 32,000 gross square foot one-story building will accommodate instructional laboratories, department offices and student advisement, and studios for drawing, painting, graphics, computer graphics and animation. The building has stucco and masonry exterior walls and is consistent with the campus architecture.

Timing (Estimated)

Completion of Preliminary Drawings
Completion of Working Drawings

December 1998
February 1999

Construction Start April 1999
Occupancy January 2000

Basic Statistics

Gross Building (Addition) Area 32,000 square feet
Assignable Building (Addition) Area 26,000 square feet
Efficiency 81 percent

Cost Estimate—California Construction Cost Index 3722

Building Cost (\$133 per gross square foot)	\$4,262,000
Site Development	250,000
Group I Equipment	<u>282,000</u>
Construction Cost	\$4,794,000
Fees and Contingency	<u>960,000</u>
Total Project Cost (\$180 per gross square foot)	\$5,754,000
Group II Equipment	<u>0</u>
Grand Total	<u>\$5,754,000</u>

Funding Data

The Federal Emergency Management Agency is funding 90 percent of the project cost and 10 percent is provided by the state.

California Environmental Quality Act Action

A Final Master Environmental Impact Report (Final MEIR) was certified by the Board of Trustees on May 13, 1998. The Draft MEIR was distributed for a 45-day public review period, and a public hearing on the Draft MEIR was conducted at California State University, Northridge on February 25, 1998. The Final MEIR evaluated several proposed buildings and related development projects for the California State University, Northridge campus, including the proposed art and design center addition (see Table III-4 of the certified Final MEIR). No adverse public comments were received relative to the construction of the proposed art and design center addition. A copy of the certified Final MEIR, which includes all written and oral comments received by California State University, Northridge on the Draft MEIR, will be available at the meeting.

The following resolution is recommended for approval:

RESOLVED, By the Board of Trustees of The California State University, that upon consideration of the information provided in the previously approved Final MEIR prepared for the California State University, Northridge, master plan revision; the board finds that:

1. The Final MEIR was prepared to specifically include this project and has been previously approved by this Board of Trustees on May 13, 1998, pursuant to the requirements of the California Environmental Quality Act; and
2. Based on the information contained in the previously approved Final MEIR and the mitigation measures identified therein and previously adopted, the proposed project will not have a significant effect on the environment; and
3. Therefore, no additional mitigation measures are necessary; and
4. The project will benefit The California State University; and, be it further

RESOLVED, That the mitigation measures and implementation of recommended improvements specified in the Final MEIR for the campus master plan relative to the main (academic) campus development projects are hereby adopted as part of this approval of the California State University, Northridge, Art and Design Center Addition; and, be it further

RESOLVED, That mitigation measures shall be monitored and reported in accordance with the plan previously approved by the Board of Trustees as Attachment D of Campus Planning, Buildings and Grounds Agenda Item 5, master plan revision and Final MEIR certification, approved on May 13, 1998, which meets the requirements of the California Environmental Quality Act (Public Resources Code, Section 21081.6); and, be it further

RESOLVED, That the chancellor is requested, under Delegation of Authority by the Board of Trustees, to file the Notice of Determination for the California State University, Northridge, Art and Design Center Addition; and, be it further

RESOLVED, That the schematic plans for the California State University, Northridge, Art and Design Center Addition are approved at a project cost of \$5,754,000 at CCCCI 3722.

3. Approval of Schematic Plans—San Diego State University—Parking Structure 5

Project Architect: Stichler Design Group, Inc.

Background

San Diego State University currently has 12,328 parking spaces in four parking structures and numerous surface lots. In 1996, the university commissioned Rich and Associates to conduct a parking study. That study indicated a projected need for an additional 1,100 parking spaces and recommended a location in the south or west quadrant of the campus. After an extensive evaluation of potential sites, the Aztec site was chosen. Subsequently, the campus prepared and issued a Request for Proposal (RFP) soliciting design-build proposals to construct a 1,100-space parking structure. An alternate proposal to increase the size of the structure to 1,500 was also requested. In June 1998,

the university received five proposals for evaluation. A five-member committee selected Taylor-Ball, Inc., because of its ability to meet all of the technical requirements of the RFP, as well as the aesthetic, functional, design and cost objectives.

Scope

The proposed parking structure will be a two-level structure of 1,480 spaces. A post-tensioned long span structural concrete design will enhance security by allowing for visibility and openness. Access to the structure will be from 55th Street and Montezuma Road. Widening of 55th Street will accommodate turning pockets and signalization. Extended stacking space at 55th Street is proposed for fee collection during special events and to minimize on-street disruption of traffic.

Schedule

Completion of Preliminary Drawings	N/A
Completion of Working Drawings	January 1999
Construction Start	January 1999
Occupancy	February 2000

Basic Statistics

Gross Building Area	426,207 square feet
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Cost Estimate—California Construction Cost Index 3722

Building Cost (\$37 per gross square foot, and \$10,594 per space)	\$15,679,000
Site Development (includes landscaping)	<u>1,250,000</u>
Construction Cost	\$16,929,000
Fees and Contingency	<u>2,593,000</u>
Total Project Cost (\$46 per gross square foot, and \$13,191 per space)	\$19,522,000
Group II Equipment	<u>0</u>
Grand Total	<u><u>\$19,522,000</u></u>

Funding Data

The structure will be financed by the sale of CSU tax-exempt revenue bonds.

California Environmental Quality Act Action

A Final Environmental Impact Report (Final EIR) for the San Diego State University master plan revision to include Parking Structure 5 was certified by the Board of Trustees on September 16, 1998. The Draft EIR was distributed for a 45-day public review period. Several letters from organizations and individuals expressed concerns regarding this proposal. A number of comments were related to (1) the collection of parking fees and (2) the potential for traffic and queuing impacts. No other adverse comments were received. The Final EIR contains recommended mitigation for all

relevant impacts identified among the significant public concerns. A copy of the previously approved Final EIR, which includes all written and oral comments received by San Diego State University on the Draft EIR, will be available at the meeting.

The following resolution is recommended for approval:

RESOLVED, By the Board of Trustees of The California State University, that upon consideration of the information provided in the previously approved Final EIR prepared for the San Diego State University master plan revision; the board finds that:

1. The Final EIR was prepared to specifically include this project and has been previously approved by the Board of Trustees on September 16, 1998, pursuant to the requirements of the California Environmental Quality Act; and
2. Based on the information contained in the previously approved Final EIR and the mitigation measures identified therein and previously adopted, the proposed project will not have a significant effect on the environment; and
3. Therefore, no additional mitigation measures are necessary; and
4. The project will benefit The California State University; and, be it further

RESOLVED, That the mitigation measures and implementation of recommended improvements contained in the Final EIR for the master plan revision relative to the Parking Structure 5 project are part of this approval for San Diego State University, Parking Structure 5 schematic plans; and, be it further

RESOLVED, That the mitigation measures shall be monitored and reported in accordance with the plan previously approved by the Board of Trustees as Attachment D of Campus Planning, Buildings and Grounds Agenda Item 3, master plan revision and Final EIR certification, approved on September 16, 1998, which meets the requirements of the California Environmental Quality Act (Public Resources Code, Section 21081.6); and, be it further

RESOLVED, That the chancellor is requested, under the Delegation of Authority by the Board of Trustees, to file the Notice of Determination for the San Diego State University, Parking Structure 5 project; and, be it further

RESOLVED, That the schematic plans for the San Diego State University, Parking Structure 5 project are approved at a project cost of \$19,522,000 at CCCI 3722.

4. Approval of Schematic Plans—San Jose State University—Child Development Center

Project Architect: Gordon Chong & Partners

Background

The existing Frances Gulland Child Development Center is located two blocks from the main campus at St. Paul's Methodist Church. The center, which can accommodate up to 60 children, currently has a long waiting list. Space for the existing center is being leased on a year-to-year basis, with the current lease to end in August 1999. The church has expressed its desire to begin offering new services to the downtown community, which would displace the existing child development center. The proposed new center will be one-half block south of the main campus on student acquired land. The project will meet the growing need for developmentally appropriate, affordable, and convenient childcare for the university by providing services to 100 infants, toddlers, pre-schoolers and kindergarten children. In addition to providing childcare, the new center will be utilized as a resource center and training site for students in various disciplines, and for parent education and staff development.

Scope

The proposed one-story project includes infant, toddler, pre-school, and kindergarten rooms, support space (i.e., kitchen, bathrooms, storage, etc.) administrative offices, a lobby/reception area, and a multi-purpose room, totaling 11,450 gross square feet. There is approximately 13,000 square feet of associated outdoor play space and landscaping. Construction is Type V, wood frame and wood siding, slab on grade with a built-up roofing system, and fire sprinklers.

Timing (Estimated)

Completion of Preliminary Drawings	November 1998
Completion of Working Drawings	December 1998
Construction Start	February 1999
Occupancy	September 1999

Basic Statistics

Gross Building Area	11,450 square feet
Assignable Building Area	8,015 square feet
Efficiency	70 percent
Outdoor Play Space	13,000 square feet

Cost Estimate—California Construction Cost Index 3722

Building (\$158 per gross square foot)	\$1,812,000
Site Development	<u>507,000</u>
Construction Cost	\$2,319,000
Fees & Contingency	<u>473,000</u>
Total Project Cost (\$244 per gross square foot)	\$2,792,000
Group II Equipment	<u>268,000</u>
Grand Total	<u>\$3,060,000</u>

Funding Data

Funding will be provided primarily from the issuance of tax-exempt bonds by the University Foundation. A loan will be made to the Associated Students from the bond proceeds. Additional funding will also be available from accumulated student fees.

California Environmental Quality Act

An initial study has been completed and a Negative Declaration has been prepared pursuant to the requirements of the California Environmental Quality Act. The Negative Declaration was filed with the State Clearinghouse on August 14, 1998. The 30-day public review period ended on September 12, 1998. No adverse public comments were received.

The following resolution is recommended for approval:

RESOLVED, By the Board of Trustees of The California State University, upon consideration of the information provided in the Negative Declaration prepared for the San Jose State University, Child Development Center, the board finds that:

1. The Negative Declaration has been prepared for the project pursuant to the requirements of the California Environmental Quality Act; and
2. The proposed project will not have a significant effect on the environment; and
3. The project will benefit The California State University; and, be it further

RESOLVED, That the chancellor is requested, under Delegation of Authority granted by the Board of Trustees, to file the Notice of Determination for the San Jose State University, Child Development Center project; and, be it further

RESOLVED, That the schematic plans for the San Jose State University, Child Development Center project are approved at a project cost of \$3,060,000 at CCCCI 3722.

BRIEF

Action Item

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COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Certify a Final Environmental Impact Report and Approve the Campus Master Plan Revision and Schematic Plans for the San Jose State University—Joint Library

Presentation By

J. Patrick Drohan, Deputy Senior Director
Physical Planning and Development

Brief and Executive Summary

Brief

This item requests Board of Trustees' certification of a Final Environmental Impact Report (FEIR) and approval of a revised campus master plan as well as schematic plans for the joint library at San Jose State University. The proposed project is a 474,500-gross-square-foot, nine-story (one-level below grade) structure that will be built, operated and maintained jointly by San Jose State University and the city of San Jose. The master plan revision is required to establish the new library at the preferred site on the campus.

The FEIR will analyze the potential significant environmental impacts of the proposed joint library project, in accordance with the California Environmental Quality Act (CEQA) and the state CEQA guidelines. The Board of Trustees must certify that the FEIR is adequate and complete under CEQA in order for the board to approve the proposed project, including the campus master plan revision and schematic plans.

The FEIR and the agenda item, including an updated executive summary, will be handed out at the meeting. Board action is requested at this meeting in order to meet the project schedule mutually agreed upon between the university and the city.

Executive Summary

This modified executive summary is being provided because public comments were not available at the time this material was prepared. The Draft EIR was published on September 21, 1998, for review and comment. The public comment period will end on November 4, 1998. To date, the campus has received comments from eight of eleven responsible public agencies. There were no significant issues raised in these comments, and none are anticipated from the remaining three agencies. No comments from the general public have been received to date. Any adverse public comments will be provided to the trustees at the meeting with CSU responses.

The Draft EIR identifies a number of potentially significant impacts. However, the analysis in the Draft EIR concludes that only two construction related impacts are significant and unavoidable: (a) traffic congestion in the area of 4th Street and San Fernando Street; and (b) construction noise in

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the general vicinity of the project. These two significant and unavoidable impacts are temporary and will only occur during construction. However, the Board of Trustees is required to make findings of overriding considerations regarding these two impacts in order to approve the project.

The Draft EIR also analyzed increased parking demands and vehicular traffic by library patrons and employees. The analysis concludes that these impacts will not be significant, once the project is completed, and therefore no mitigation measures are necessary.

Recommended Action

Approval of the resolution.