

AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: 2:30 p.m., Tuesday, September 17, 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 July 16, 2002

1. Amend the 2002/2003 Capital Outlay Program, Nonstate Funded, *Action*
2. Final Report on the 2002/2003 State Funded Capital Outlay Program and Economic Stimulus Package, *Information*

Discussion Items

3. California State University Sacramento—Future Site Acquisition, *Information*
4. State and Nonstate Funded Five-Year Capital Improvement Program 2003/2004 through 2007/2008, *Action*
5. 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 16, 2002

Members Present

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

Member Absent

Roberta Achtenberg
William D. Campbell

Other Trustees Present

Cruz Bustamante, Lt. Governor
Martha C. Fallgatter
William Hauck
Shailesh J. Mehta
Frederick W. Pierce IV

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 3:06 p.m.

Approval of Minutes

The minutes of May 14, 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 07-02-10).

California Environmental Quality Act Annual Report

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

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

At Chair Pesqueira's request, Patrick Drohan, assistant vice chancellor, capital planning, design and construction, directed his comments to the item's handout. Mr. Drohan stated that the CSU 2002/2003 State Funded Capital Outlay Program is complete with no open issues and staff is awaiting the final passage of the state budget. He noted that included in the overall funding for 2002/03 are three projects that are part of the governor's Economic Stimulus Package. These lease revenue projects do not require voter approval. The Los Angeles Science Replacement Building (seismic) and the San Marcos Academic Hall II, Building 13 will be submitted in August; and the San Francisco Renovate/Expand JPL Library, Phases I & II (seismic) in September for the State Public Works Board's action. If approved, these projects will receive interim financing through the Pooled Money Investment Board to start the planning phases. Mr. Drohan continued by saying the Monterey Bay Library project will follow in 2003 because the preliminary planning and working drawing component is tied to the 2002 General Obligation bond program.

Progress Report on California State University Capital Outlay Projects

With the use of a visual presentation, Mr. Drohan reviewed the subject progress report on the current 102 CSU state and nonstate funded capital outlay projects that are either in a design or construction phase. He noted that this status report is a work in progress with refinements being made to it periodically.

Trustee Pierce inquired as to the reasons for the zero number of nonstate funded projects being over budget and only 15 percent being over schedule versus the state funded projects having a range of budget variance and 36 percent of the projects are over schedule.

Mr. Drohan responded that when a state funded project is introduced into the budget process, we are required to define a project schedule from start to finish for Sacramento approval. This old historical pattern of using broad parameters around time and budget formulas within the capital

budget process caused some projects to come in over budget and schedules to be overly optimistic. Up until a couple of years ago, with the streamlining of funding for state capital projects, CSU began enforcing a requirement for feasibility studies to be a part of the capital budget process. Adhering to the feasibility study requirement has helped the more recent projects to come within original budget.

Lt. Governor Bustamante inquired as to whether there was a pattern in the type and/or size of facilities that brought the number of nonstate facilities up in this year's report and the source of funding.

Mr. Drohan stated that the Campus Village Phase I, Student Housing project at San Jose State University is significant factor with a budget of \$215 million and will be funded with student fees. Also, the Save Mart Center Complex at Fresno with a budget of over \$116 million will have a combination of fund sources. But in general, it represents a response to increased need across a wide variety of nonstate project types.

Categories and Criteria for the State Funded Five-Year Capital Improvement Program, 2004/2005-2008/2009

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

Chair Pesqueira asked Mr. Drohan to explain to the committee members the prioritizing criteria when it comes to seismic and ADA projects.

Mr. Drohan noted that the priority criteria does allow for seismic projects to be identified should one come up. In fact, currently there is one at Pomona where an active seismic fault has been discovered and the impact of the fault on various facilities is being evaluated at this time. A few years ago, the Board of Trustees approved a seismic priority ranking of the most egregious seismic projects in the system that was prepared by the CSU Seismic Review Board. Those projects receiving a state-architect defined rating of 6 and 7, life safety, have been taken care of and those rating a 5 or below that need retrofitting but can be incorporated into an overall modernization or renovation project for a major building. These are being addressed as part of the regular capital program.

In referring to the general criteria and in the cases where campuses reach their master plan enrollment capacity, Trustee Pierce asked (1) if additional enrollment would only be allowed in off-campus or distance learning facilities, and (2) how does YRO apply to enrollment capacities.

Mr. Drohan stated that the criteria are not meant to exclude those campuses that are considering the need to increase their master plan enrolment ceilings. Instead, the language is intended to encourage campuses to look at alternatives in addition to the traditional method of adjusting on-campus master plan ceilings to accommodate increased student demand. In fact, there are three campuses that are presently looking at solutions for their enrolment demands not only from the immediate locale but from the region they serve. Mr. Drohan indicated that the CSU

considers master plan ceiling increases where it makes economic sense and can survive the rigors of an EIR.

Trustee Pierce suggested revising the language in future years to better reflect the intent of the CSU's categories and criteria for the state funded capital improvement program.

Executive Vice Chancellor Richard P. West stated that from a practical point the criteria allows a campus to introduce its increased enrolment need and get into the cue. Before a project could be put into a budget year priority, the campus would have to deal with the capacity issue through a master plan revision that includes an EIR. A campus does not have to complete the master plan process to get into the cue, but it does have to occur in a timely manner or else it will not be considered. Mr. West said this process is a state requirement that the CSU is implementing.

Chancellor Reed said that in the last three months several presidents have spoken with him regarding adjusting their capacities.

Chair Pesqueira suggested staff prepare an item to be shared with the trustees at a future meeting that explains how campus enrolment ceilings are determined, how much of a ceiling a campus president can ask for, and what impact the increase might have on the quantity of students and on the campus budget.

The committee recommended approval by the board of the proposed resolution (RCPBG 07-02-11).

Approval of Schematic Plans

This item proposed the approval of the schematic plans for California State University, San Bernardino—Science Building Annex, Phase I.

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

Mr. Drohan stated that the appropriate CEQA documentation had been filed for the project and staff recommended approval.

The committee recommended approval by the board of the proposed resolution (RCPBG 07-02-12).

Chair Pesqueira acknowledged Mr. Gil Smith's request to speak before the committee.

Mr. Smith inquired as to how the CSU monitors the implementation and compliance with EIR requirements.

Mr. Drohan stated that each campus that manages a project is required to conduct the monitoring activities associated with the EIR mitigation measures and submit an annual report to the Office

of the Chancellor that reflects compliance with the mitigation measures defined in the EIR process.

Adjournment

The meeting adjourned at 3:34 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 five projects to the 2002/03 nonstate funded capital outlay program.

**1. California State University, Los Angeles
Parking Structure III**

PWCE

\$13,922,000

California State University, Los Angeles wishes to proceed with the design and construction of a 1,100 space, four level parking structure to be located on existing Parking Lot C. The structure is needed to accommodate the loss of parking spaces in Parking Lot A upon construction of the forensic sciences building, and will provide additional handicap and standard parking needs. There will be a net increase of 122 parking spaces. Entrances and exits will be located on three sides of the structure and at various levels. The project will also include office space for parking services and public safety. The campus is scheduled to start preliminary plans in October 2002 and complete construction by November 2003. 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 Program to finance the construction.

**2. California State University, Monterey Bay
North Quad Student Housing, Phase I**

PWCE

\$37,700,000

California State University, Monterey Bay wishes to proceed with the design and construction of a student housing project (#78 on the campus master plan) that includes a 708-bed complex. The university is updating its capital improvement program to reflect a phased approach to expedite meeting student housing needs. The proposed project is the first phase and will be located north of 3rd Street and existing student housing. It includes four, 2-story apartment buildings and three, 3-story buildings containing a mix of two, four and six person suites. Each of the 3-story buildings will have an ADA elevator and accessible suites will be distributed throughout all three floors. The buildings will incorporate sustainable design, limited cooling and environmentally conscious

landscaping. The campus is scheduled to start preliminary plans in October 2002 and complete construction by September 2004. 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 Program to finance the construction.

**3. California State Polytechnic University, Pomona
University Village Phase III Expansion PWCE \$27,768,000**

California State Polytechnic University, Pomona wishes to proceed with the design and construction of the university village phase III expansion project (#201 on the campus master plan). It will be located on the existing 20-acre university village site, which contains 27 buildings that provide 832 bed spaces; basketball and volleyball courts; laundry facilities and a community center. The proposed phase III project increases the density of units on the site by adding 8 residential buildings.

The expansion will provide 510 beds, for a village total of 1,342 beds. The new housing will be 3-story buildings with three- and four-bedroom units in each building. The existing community center will be expanded, and two existing laundry and maintenance buildings will be removed and incorporated into the new residential buildings. The campus is scheduled to start preliminary plans in October 2002 and complete construction by September 2004. 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 Program to finance the construction.

**4. California State University, Sacramento
Center for Space Science PWCE \$7,000,000**

California State University, Sacramento wishes to proceed with the design and construction of the center for space science. The 22,500 gross square foot (GSF) facility will include a planetarium with a 120 seat auditorium, a 24-station computer room, a 36-station lecture room, a lobby/gallery area with a 50 foot Foucault pendulum, exhibit and support space, an observatory, a conference room, faculty offices and administrative support area. The proposed project will promote astronomy teaching, learning and research. The center will host education workshops and summer research with K-12 teachers and students, and will display the accomplishments of the aerospace industry in the Sacramento area and California. The campus is scheduled to start preliminary plans in November 2002 and complete construction by August 2004. This is a donor-funded project.

**5. San Diego State University
Site Circulation Improvements PWC \$2,400,000**

San Diego State University wishes to proceed with the design and construction of site improvements for pedestrian and traffic circulation. The proposed improvements include a pedestrian bridge to Parking Structure 4 (PS 4) and the widening, realignment and signalization of Z Street at College

Avenue. These improvements are designed to meet circulation goals for a safe and accessible path of travel to major parking facilities, and for promoting university identity while reducing traffic congestion at primary campus street entrances. The pedestrian bridge will serve the students and visitors using PS 4 by providing a direct and accessible path of travel between the south east side of the parking structure and the music/drama walkway located in the core area of the campus. The design of the bridge will closely resemble two existing pedestrian bridges on campus and will consist of precast concrete beams supported on drilled pier columns. The Z Street improvements will eliminate a major traffic bottleneck at the primary College Avenue entrance. The circulation improvements will provide a signalized four-lane access road for improved traffic safety and street capacity, and enhance landscaping, campus identity and directional signage. Campus parking funds will be used to fund this project.

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) \$13,922,000 for preliminary plans, working drawings, construction and equipment for the California State University, Los Angeles, Parking Structure III project; 2) \$37,700,000 for preliminary plans, working drawings, construction and equipment for the California State University, Monterey Bay, North Quad Student Housing, Phase I project; 3) \$27,768,000 for preliminary plans, working drawings, construction and equipment for the California State Polytechnic University, Pomona, University Village Phase III Expansion project; 4) \$7,000,000 for preliminary plans, working drawings, construction and equipment for the California State University, Sacramento, Center for Space Science; and 5) \$2,400,000 for preliminary plans, working drawings and construction for the San Diego State University, Site Circulation Improvements project.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

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

Presentation By

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

Summary

A final report of the 2002/03 state funded CSU capital outlay program will be presented if the Budget Act has been enacted. The status of the program is the same as reported to the board at the July meeting (summary below):

**2002/03 State Funded Capital Outlay Program
 Funding Dependent on Passage of *Proposition 47* on the November 5, 2002 Ballot**

<i>Trustees' Adjusted Request</i>	<i>Governor's Budget (Includes May Revise)</i>	<i>Legislative Analyst</i>	<i>Senate</i>	<i>Assembly</i>
\$336.8 Million	\$289.9 Million	\$223.6 Million	\$289.9 Million	\$289.9 Million

**Economic Stimulus Package
 Funding from Public Buildings Construction Fund**

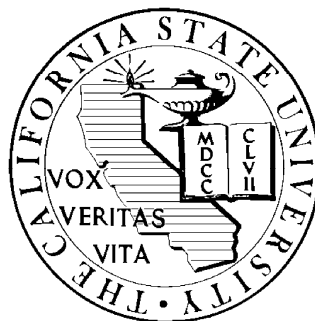
<i>Trustees' Adjusted Request</i>	<i>Governor's Budget</i>	<i>Legislative Analyst</i>	<i>Senate</i>	<i>Assembly</i>
\$27.6 Million	\$191.3 Million	\$84.0 Million	\$191.3 Million	\$191.3 Million

Grand Total

\$364.4 Million	\$481.2 Million	\$307.6 Million	\$481.2 Million	\$481.2 Million
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Final Report on the 2002/03 State Funded Capital Outlay Program

September 2002



The California State University

Final Report on the 2002/03 State Funded Capital Outlay Program

The California State University's proposed 2002/03 Capital Outlay Program and Five Year Capital Improvement Program 2002/03 through 2006/07 contained 53 projects totaling \$447.7 million. The 2002/03 governor's budget and May Revise included \$289.9 million+\$191.3 million in an economic stimulus package for a grand total of \$481.2 million for thirty-six CSU projects.

The Legislative Analyst's Office published the "*Analysis of the 2002/03 Budget Bill*" and recommended approval of \$224 million for thirty CSU projects, \$84 million for two projects in the governor's economic stimulus package, and budget reductions for three projects.

The Senate and Assembly subcommittees deliberated and subsequently approved all CSU projects proposed by the governor, including the two CSU projects added in the May Revise (Monterey Bay Library and the Humboldt Behavioral and Social Sciences building).

The governor signed AB 16, Hertzberg to enact the School Facilities: Kindergarten–University Public Education Facilities Bond Acts of 2002 and 2004. Funding for CSU's 2002/03 Capital Outlay Program is dependent upon voter approval of **Proposition 47** on the November 5, 2002 ballot. CSU projects included in the stimulus package are funded from the Public Buildings Construction Fund and do not require voter approval.

Please see page 3 for a comparison of the trustees' capital outlay request, the governor's budget proposal, the LAO recommendations, legislative actions, and the final budget.

The California State University

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

Trustees' Priority	Campus	Project Title	Trustees' Adjusted Request		Governor's Budget		Legislative Analyst's Office		Senate Action		Assembly Action		Final Budget	
			Phase	Dollars	Phase	Dollars	Phase	Dollars	Phase	Dollars	Phase	Dollars	Phase	Dollars
1	Statewide	Minor Capital Outlay Program	PWC	20,000,000 a	PWC	20,000,000	PWC	20,000,000	PWC	20,000,000	PWC	20,000,000	PWC	20,000,000
2	Stanislaus	Seismic Upgrade, Drama Ceiling	PWC	675,000	PWC	675,000	PWC	675,000	PWC	675,000	PWC	675,000	PWC	675,000
3	Fullerton	Life Safety Modifications Campuswide	PWC	9,649,000	PWC	9,649,000	PWC	9,649,000	PWC	9,649,000	PWC	9,649,000	PWC	9,649,000
4	San Francisco	Renovate Hensill Hall (Seismic)	E	225,000	E	225,000	E	225,000	E	225,000	E	225,000	E	225,000
5	Long Beach	Peterson Hall Addition (Equipment)	E	3,780,000 a	E	3,780,000	E	3,780,000	E	3,780,000	E	3,780,000	E	3,780,000
6	Los Angeles	Remodel Music Building	E	795,000	E	795,000	E	795,000	E	795,000	E	795,000	E	795,000
7	San Diego	Chem/Geo/Business Adm. Math Bldgs. Reno.	E	3,805,000	E	3,805,000	E	3,805,000	E	3,805,000	E	3,805,000	E	3,805,000
8	San Luis Obispo	Engineering/Architecture Reno. & Replace., Ph. I	E	2,430,000	E	2,430,000	E	2,430,000	E	2,430,000	E	2,430,000	E	2,430,000
9	Maritime Academy	Engineering Building Renovation/Addition	E	1,037,000	E	1,037,000	E	1,037,000	E	1,037,000	E	1,037,000	E	1,037,000
10	San Jose	Joint Library ◊	E	8,095,000	E	8,095,000	E	8,095,000	E	8,095,000	E	8,095,000	E	8,095,000
11	Dominguez Hills	Tech. Center, Health & Admin. Services Bldg.	E	3,802,000	E	3,802,000	E	3,802,000	E	3,802,000	E	3,802,000	E	3,802,000
12	Chico	Education Clsrn/Faculty Office Addition (Ph. I)	E	678,000	E	678,000	E	678,000	E	678,000	E	678,000	E	678,000
13	Channel Islands	Science Lab Building	E	1,262,000	E	1,262,000	E	1,262,000	E	1,262,000	E	1,262,000	E	1,262,000
14	Fullerton	Physical Education Addition/Renovation	E	987,000	E	987,000	E	987,000	E	987,000	E	987,000	E	987,000
15	San Marcos	Library Information Center ◊	E	7,431,000	E	7,431,000	E	7,431,000	E	7,431,000	E	7,431,000	E	7,431,000
16	Bakersfield	Telecommunications Infrastructure	C	5,336,000	C	5,336,000	C	5,336,000	C	5,336,000	C	5,336,000	C	5,336,000
17	Fresno	Telecommunications Infrastructure	C	18,149,000	C	18,149,000	C	18,149,000	C	18,149,000	C	18,149,000	C	18,149,000
18	Fullerton	Telecommunications Infrastructure	C	6,724,000	C	6,724,000	C	6,724,000	C	6,724,000	C	6,724,000	C	6,724,000
19	Monterey Bay	Telecommunications Infrastructure	C	10,988,000	C	10,988,000	C	10,988,000	C	10,988,000	C	10,988,000	C	10,988,000
20	San Diego	Telecommunications Infrastructure	C	11,248,000	C	11,248,000	C	11,248,000	C	11,248,000	C	11,248,000	C	11,248,000
21	San Francisco	Telecommunications Infrastructure	C	14,593,000 a	C	14,593,000	C	14,593,000	C	14,593,000	C	14,593,000	C	14,593,000
22	San Jose	Telecommunications Infrastructure	C	7,008,000	C	7,008,000	C	7,008,000	C	7,008,000	C	7,008,000	C	7,008,000
23	San Marcos	Telecommunications Infrastructure	C	1,986,000	C	1,986,000	C	1,986,000	C	1,986,000	C	1,986,000	C	1,986,000
24	Sonoma	Renovate Darwin Hall HVAC/Electrical	PWC	0 b										
25	Dominguez Hills	Renovate and Upgrade Electrical Infrastructure	PWC	2,855,000	PWC	2,855,000	PWC	2,855,000	PWC	2,855,000	PWC	2,855,000	PWC	2,855,000
26	San Francisco	Reno/Expand J.P.L. Lib, Ph. I & II (Seismic) ◊	P	1,992,000			c							
27	Los Angeles	Physical Science Replacement Bldg. (Seismic)	P	1,375,000 a			c							
28	San Marcos	Academic Hall II, Building 13	PWC	24,215,000 a			c							
29	San Luis Obispo	Engineer/Architecture Reno. & Replace., Ph. II	PWC	34,948,000 a	PWC	34,948,000	PWC	0 f	PWC	34,948,000	PWC	34,948,000	PWC	34,948,000
30	Hayward	Business and Technology Building ◊	PWC	11,500,000	PWC	11,500,000	PWC	11,500,000	PWC	11,500,000	PWC	11,500,000	PWC	11,500,000
31	Chico	Student Services Center	P	811,000 a	P	811,000	P	811,000	P	811,000	P	811,000	P	811,000
32	Pomona	Library Addition and Renovation	PWC	33,209,000	PWC	33,209,000	PWC	33,209,000	PWC	33,209,000	PWC	33,209,000	PWC	33,209,000
33	Stanislaus	Science II (Seismic)	P	922,000	P	922,000	P	742,000 g	P	922,000	P	922,000	P	922,000
34	Northridge	Engineering Renovation, Phase II	PWC	14,739,000	PWC	14,739,000	PWC	14,739,000	PWC	14,739,000	PWC	14,739,000	PWC	14,739,000
35	Humboldt	Forbes PE Complex Renovation and Addition	P	751,000			d							
36	San Bernardino	Science Buildings Ren/Addition, Phase II	PWC	21,690,000			e							

37	Long Beach	Library Addition and Renovation	PWC	19,083,000 a	PWC	19,083,000	PWC	19,083,000	PWC	19,083,000	PWC	19,083,000	PWC	19,083,000
50	Monterey Bay	Library							PWC	4,311,000 k	PWC	4,311,000 k	PWC	4,311,000
51	Humboldt	Behavioral and Social Sciences Building	wC	28,000,000 a		d			C	26,800,000 l	C	26,800,000 l	C	26,800,000
SUBTOTAL				336,773,000		258,750,000		223,622,000		289,861,000		289,861,000		289,861,000

Governor's Economic Stimulus Package

Trustees'			Trustees'		Governor's Budget		Legislative Analyst's Office		Senate Action		Assembly Action		Final Budget	
Priority	Campus	Project Title	Phase	Dollars	Phase	Dollars	Phase	Dollars	Phase	Dollars	Phase	Dollars	Phase	Dollars
	San Francisco	Reno/Expand JPL Library, Ph. I&II (Seismic) ◇	P	1,992,000	PWCE	89,010,000 c	PWCE	60,205,000 g	PWC	85,035,000 i	PWC	85,035,000 i	PWC	85,035,000
	Los Angeles	Science Replacement Building (Seismic)	P	1,375,000 a	PWCE	75,773,000 c	PWCE	0 h	PWC	38,108,000 i	PWC	38,108,000 i	PWC	38,108,000
	San Marcos	Academic Hall II, Building 13	PWC	24,215,000 a	PWCE	26,526,000 c	PWCE	23,813,000 g	PWC	24,215,000 i	PWC	24,215,000 i	PWC	24,215,000
	Monterey Bay	Library							C	43,951,000 j	C	43,951,000 j	C	43,951,000
SUBTOTAL				27,582,000		191,309,000		84,018,000		191,309,000		191,309,000		191,309,000
GRAND TOTAL				\$364,355,000		\$450,059,000		\$307,640,000		\$481,170,000		\$481,170,000		\$481,170,000

Cost Estimates are at Engineering News-Record California Building Construction Cost Index 4019 and Equipment Price Index 2564

◇ This project is dependent upon state and nonstate funding

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

Notes: Governor's Budget

- a. Final budget adjustments.
- b. Campus requested deferral of project to evaluate expanded scope.
- c. Proposed full funding in Economic Stimulus Package (Lease Revenue Bond funds).
- d. Humboldt Forbes P.E Renovation and Addition deferred in anticipation of funding the Behavioral and Social Sciences Building during the May revise.
- e. Renovation deferred to bring project timing in closer sequence with the pending completion of the new Science Addition construction.

Legislative Analyst's Office

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

Legislative Actions on Economic Stimulus Package

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

May Revise

- k. Senate and Assembly approved co-funding of G.O. Bonds (see note j).
- l. Senate and Assembly approved funding to reauthorize project.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

California State University, Sacramento—Future Site Acquisition

Presentation By

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

Summary

This agenda item informs the Board of Trustees about a possible future real property acquisition by California State University, Sacramento to meet campus-parking demand.

Background

CSU Sacramento has begun preliminary discussions with a local developer for the purchase of a 16-acre parcel located approximately one-quarter mile from the campus. It is the only undeveloped land within a reasonable distance from the campus that is convenient for future university parking. The developer has offered to either sell the site as is, or to build a surface parking lot to university specifications and then sell the property to the university. The site is envisioned to accommodate between 2,000 and 2,200 surface parking spaces.

CSU Sacramento has retained an independent consultant to prepare a parking utilization/feasibility study to verify the need for additional parking. A financial plan is being prepared summarizing the financial impact of the proposed project, and property acquisition environmental due diligence requirements will be met as appropriate. It is the campus' intent to seek board approval at a future date of the purchase of the real property and an amendment to the 2002/03 nonstate capital outlay program.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

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

Presentation By

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

Summary

This item requests approval of the final 2003/2004 through 2007/2008 state and nonstate funded five-year capital improvement program totaling \$3.4 billion and \$1.9 billion respectively.

The 2003/04 action-year requests totals \$690.2 million for state projects and \$51.9 million for nonstate projects.

Background

The Board of Trustees approved the Preliminary State and Nonstate Funded Five-Year Capital Improvement Program 2003/04 through 2007/08 at the March 2002 meeting. The funding for the state funded program is reliant upon voter approval of **Proposition 47** in November 2002. The \$13.05 billion general obligation bond measure will provide \$11.4 billion for K-12 and \$1.65 billion for the three segments of higher education. CSU's G.O. bond portion totals \$495 million. A summary of the distribution of funding from the bond measure and the governor's economic stimulus package follows:

2002/03 Capital Outlay Program:	\$289.9 Million
2002/03 Economic Stimulus Package	191.3 Million
2003/04 Capital Outlay Program:	<u>206.1 Million</u>
<i>Total to CSU</i>	<i>\$687.3 Million</i>

Proposition 47 also proposes a 2004 ballot measure for \$2.3 billion to fund higher education capital improvements. If approved, CSU would receive \$690 million.

Funding sources for the nonstate program include campus auxiliary organizations; partnerships; donations; grants; and the student union, housing and parking programs.

The 2003/04 through 2007/08 capital program document is included with the agenda mailing.

The following resolution is presented for approval:

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

1. The final State and Nonstate Funded Five-Year Capital Improvement Program 2003/04 through 2007/08 totaling \$3,405,357,000 and \$1,858,979,000 respectively are approved.
2. The 2003/04 State Funded Capital Outlay Program included in the five-year program distributed with the agenda is approved at \$690,229,000.
3. The 2002/03 Nonstate Funded Capital Outlay Program included in the five-year program distributed with the agenda is approved at \$51,912,000, and the chancellor is authorized to proceed in 2002/03 with design documents for fast-track projects in the 2003/04 nonstate program.
4. The chancellor is requested to explore all reasonable funding methods available and communicate to the governor and the legislature the need to provide funds for the CSU state funded plan in order to develop the facilities necessary to serve all eligible students.
5. The chancellor is authorized to make adjustments, as necessary, including priority sequence, scope, phase, project cost and total budget request for the 2003/04 State Funded Capital Outlay Program within the \$690,229,000.

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 three projects will be presented for approval:

- 1. San Diego State University—Campus Children’s Center**
Project Architect: Dominy Associates

Background and Scope

The San Diego State University, Campus Children’s Center was added to the Board of Trustees 2002/03 nonstate capital outlay program at the May 2002 board meeting. The project will consolidate the children’s program currently housed in three locations into a permanent facility on ½ acres on the east border of the campus. The new facility will provide the same number of licensed spots (200) as in existing locations plus consolidate administrative and support functions providing improved efficiency of operations. The proposed project consists of six pod shaped buildings totaling 16,000 GSF, architecturally tied with a combination of red tile gable and built-up flat roofs. The building allows for the creative use of child-scale spaces accented with natural light sources and strategically placed supervisory areas. The site provides easy access for faculty, staff, and student users in a landscaped setting.

Timing (Estimated)

Completion of Preliminary Drawings	October 2002
Completion of Working Drawings	December 2002
Construction Start	February 2003
Occupancy	December 2003

Basic Statistics

Gross Building Area	16,000 square feet
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Assignable Building Area	12,000 square feet
Efficiency	75 percent

Cost Estimate—California Construction Cost Index CCCI 4019

Building Cost (\$112 per gross square foot)	\$1,795,000
<i>Systems Breakdown (\$ per GSF)</i>	
a. Substructure (Foundation)	\$12.00
b. Shell (Structure and Enclosure)	\$23.00
c. Interiors (Partitions and Finishes)	\$29.38
d. Services (HVAC, Plumbing, Electrical, Fire)	\$47.81
Site Development (includes Group I equipment and landscaping)	<u>855,000</u>
Construction Cost	\$2,650,000
Fees, Contingency and Services	<u>609,000</u>
Total Project Cost (\$204 per gross square foot)	\$3,259,000
Group II Equipment	<u>250,000</u>
Grand Total	<u>\$3,509,000</u>

Cost Comparison

This project's building cost of \$112 per GSF is less than the San Francisco State University, Children's Center at \$135, and more than the CSU Los Angeles, Children's Center Addition project at \$109.

Funding Data

The project will be funded from Associated Students Reserve Funds.

California Environmental Quality Act Action

Development of this new Campus Children's Center was analyzed as part of the Final Master Plan EIR (Final EIR) prepared with the Campus Master Plan Revision in November 2000 (pp 2.0-27 to 2.0-28). The Final EIR was certified as complete by this board, and the revised Campus Master Plan was approved on March 2001 and included the construction of a Children's Center. Therefore, the Campus Children's Center is consistent with the project description and

the respective analysis presented as part of the Final EIR previously approved by this board and identified above.

The following resolution is presented for approval:

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

1. The board finds that the Final EIR certified by this board in March 2001 was prepared to include the Campus Children's Center project pursuant to the requirements of the California Environmental Quality Act.
2. The project before this board is consistent with the project description as analyzed in the previously certified Final EIR and does not propose substantial changes to the original project description, which would require major revision to the Final EIR or Findings adopted by this board and certifying said Final EIR.
3. The project will not involve substantial changes in the circumstances under which the project will be undertaken that would require major revision to the Final EIR or the Findings adopted by this board and certifying said Final EIR.
4. No new information of substantial importance has been identified which shows the project will have one or more significant effects not discussed in the previously certified Final EIR.
5. Although the proposed project potentially could have a significant effect on the environment, no further environmental documentation is required because all potentially significant effects (a) have been analyzed adequately in the Final EIR, and (b) have been avoided or mitigated pursuant to Findings adopted in the certification of the Final EIR, including revisions or mitigation measures imposed upon the proposed project.
6. Therefore, the project is within the scope of the previously certified Final EIR, no new effects will occur and no new mitigation measures are required, and no new environmental document is required.
7. The chancellor is requested under Delegation of Authority by the Board of Trustees to file the Notice of Determination for the project.

8. The schematic plans for the San Diego State University, Campus Children's Center are approved at a project cost of \$3,509,000 at CCCI 4019.

2. San Diego State University—Gateway Addition

Executive Architect: Architects Delawie Wilkes Rodrigues Barker

Design/Build Contractor: Highland Partnership, Inc.

Background and Scope

The San Diego State University, Gateway Addition was added to the Board of Trustees 2002/03 nonstate capital outlay program at the May 2002 board meeting. The 74,416 GSF addition will complement the existing gateway complex and includes a second story walkway that connects the buildings visually and physically. There will be a 4-story building containing classrooms, faculty and administrative offices, conference rooms, a student lounge, and basement parking (56 spaces) plus two surface lots (46 spaces). Additionally, a pedestrian landscaped plaza and common space will enhance the student life experience. The architecture is in keeping with the mission style character of San Diego State University. The proposed project was bid as a design/build project. The campus evaluated the proposals and the successful firm was Highland Partnership, Inc.

Timing (Estimated)

Completion of Working Drawings	December 2002
Construction Start	March 2003
Occupancy	May 2004

Basic Statistics

Gross Parking Area	15,893 square feet
Gross Building Area	58,523 square feet
Total Gross Area	74,416 square feet
Assignable Building Area	39,450 square feet
Building Efficiency	67 percent

Cost Estimate—California Construction Cost Index CCCI 4019

Building Cost (\$134 per gross square foot, excludes foundation)	\$ 7,815,000
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<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Shell (Structure and Enclosure)	\$67.55

b. Interiors (Partitions and Finishes)	\$25.60
c. Services (HVAC, Plumbing, Electrical, Fire)	\$40.35
Basement Parking (\$76 per GSF, includes foundation)	1,200,000
Site Development (includes surface parking lots and landscaping)	960,000
Group I Equipment	<u>425,000</u>
Construction Cost	\$10,400,000
Fees, Contingency and Services	<u>1,735,000</u>
Total Project Cost (\$207 per gross square foot)	\$12,135,000
Group II Equipment	<u>865,000</u>
Grand Total	<u>\$13,000,000</u>

Cost Comparison

This project's building cost at \$134 per GSF is less than the CSU cost guide at \$180 per GSF for classrooms.

Funding Data

Funding is proposed from Continuing Education Reserves, Parking Reserves and the issuance of bonds through the CSU Systemwide Revenue Bond Program, which is being presented for trustees' approval at this board meeting. The bond debt will be paid from annual Continuing Education tuition revenues.

California Environmental Quality Act Action

A Categorical Exemption has been completed for the San Diego State University, Gateway Addition in accordance with the California Environmental Quality Act. The Categorical Exemption was filed with the State Clearinghouse on April 4, 2002.

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 Categorical Exemption for the San Diego State University, Gateway Addition 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 schematic plans for the San Diego State University, Gateway Addition are approved at a project of \$13,000,000 at CCCI 4019.

3. California State University, Stanislaus—Residence Life Village Phase III
Project Architects: RSK Associates

Background and Scope

California State University, Stanislaus, Residence Life Village Phase III will provide 75 new four-bedroom apartments, in a three-story complex, to be occupied by Fall 2004. This 89,648 GSF addition will be located adjacent to the existing Village I and II projects on a 7.2-acre site north of Warrior Lake. All three phases will be incorporated into a single complex. The proposed project includes 300 beds and a 6,479 GSF dining facility, which will have sufficient capacity to serve the village residents. Within each apartment, front doors and bedroom doors will be accessed with a single key and each bedroom will be keyed separately. All fire alarm systems will be compatible with current campus standards and will meet campus and fire marshal regulations. The project is compliant with the American with Disabilities Act. Appropriate lighting on the grounds and in the buildings will promote a safe environment. Campus parking is available on the north side of the complex. Additional parking is available to residents in Parking Lot 8.

Timing (Estimated)

Completion of Working Drawings (Modified Design Build)	June 2003
Construction Start	January 2003
Occupancy	July 2004

Basic Statistics

Gross Building Area	89,648 square feet
Assignable Building Area	75,710 square feet
Efficiency	84 percent

Cost Estimate – California Construction Cost Index ENR 4019

Building Cost (\$125 per gross square foot)	\$11,189,000
Apartments \$113 per GSF	
Dining \$157 per GSF	

<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 4.57
b. Shell (Structure and Enclosure)	\$34.00
c. Interiors (Partitions and Finishes)	\$31.32
d. Services (HVAC, Plumbing, Electrical, Fire)	\$43.10
e. Special Construction and Demolition	\$.59
f. General Conditions	\$11.42
Site Development (includes landscaping)	<u>2,113,000</u>
Construction Cost	\$13,302,000
Fees, Contingency and Services	<u>2,238,000</u>
Total Project Cost (\$173 per gross square foot)	\$15,540,000
Group II Equipment	<u>1,350,000</u>
Grand Total	<u>\$16,890,000</u>

Cost Comparison

This project's \$113 per GSF building cost for the apartments is comparable to the CSU cost guide of \$110 per GSF for apartments. Comparable building costs of recent student housing construction are Pomona at \$114 per GSF and San Bernardino at \$101 per GSF.

Funding Data

The project was presented to the Housing Proposal and Review Committee on May 15, 2002. As construction bids are received, the campus will seek board approval to issue bonds through the CSU Systemwide Revenue Bond 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 July 16, 2002. The 30-day public comment period ended on August 14, 2002, and no adverse comments were received. No definitive significant environmental impacts were found and mitigation is not required.

The following resolution is presented for approval:

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

1. The board finds that the Negative Declaration for the California State University, Stanislaus, Residence Life Village Phase III 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 granted by the Board of Trustees to file the Notice of Determination for the project.
4. The schematic plans for the California State University, Stanislaus, Residence Life Village Phase III project are approved at a project cost of \$16,890,000 at CCCI 4019.