AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: 2:30 p.m. Tuesday, January 23, 2007
Glenn S. Dumke Auditorium

Kyriakos Tsakopoulos, Chair
Moctesuma Esparza, Vice Chair
Carol R. Chandler
Kenneth Fong
George G. Gowgani
Melinda Guzman
Andrew LaFlamme
A. Robert Linscheid
Craig R. Smith

Consent Items

Approval of Minutes of Meeting of November 14, 2006

1. Amend the 2006-2007 Capital Outlay Program, Non-State Funded, Action

Discussion Items

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

November 14, 2006

Members Present

Roberta Achtenberg, Chair of the Board
Kyriakos Tsakopoulos, Chair
Moctesuma Esparza, Vice Chair
Kenneth Fong
Carol R. Chandler
George G. Gowgani
Andrew LaFlamme
A. Robert Linscheid
Charles B. Reed, Chancellor
Craig Smith

Approval of Minutes

The minutes of the September 2006 minutes were approved as submitted.

Amend the 2006-2007 Capital Outlay Program, State Funded

This item proposed the addition of two projects to the 2006/2007 State Funded Capital Outlay Program: Energy Infrastructure Improvements at CSU Bakersfield and Energy Infrastructure Improvements at CSU Long Beach.

With the concurrence of the committee, Chair Tsakopoulos presented agenda item 1 as a consent action item (RCPBG 11-06-18).

Approval of Schematic Plans

Prior to the presentation, Ms. Elvyra San Juan, assistant vice chancellor, capital planning, design and construction, thanked the board, the campus presidents, and colleagues in the Chancellor’s Office, and specifically Karen Zamarrippa, assistant vice chancellor, advocacy and institutional relations, for their assistance in the successful passing of Proposition 1D. Proposition 1D will provide $690 million from general obligation bonds to the CSU over a period of two years for the capital outlay program.
With a visual presentation, Ms. San Juan presented the proposed schematic plans for the CSU Northridge, Parking Structure G-3 project. This project seeks approval for a proposed 1,500-space parking structure along the eastern side of the campus. The structure will replace existing surface parking and provide a net increase of 1,090 spaces. The project’s environmental impacts were analyzed as a near term project in the Environmental Impact Report prepared for the master plan approved by the board in March 2006. A Finding of Consistency has been prepared as the only significant change was to reduce the size of the proposed structure. Staff recommends approval of the project.

The committee recommended approval of the board of the proposed resolution (RCPBG 11-06-19).

Approval of the Campus Master Plan Revision, Amendment to the Nonstate Funded 2006/2007 Capital Outlay Program, and Schematic Plans for the Student Recreation Complex at California State University, Stanislaus

Ms. San Juan presented the action item with a visual presentation. The primary objective of the proposed master plan is to relocate the athletic facilities in order to better utilize campus land. In addition to the master plan approval, this item seeks approval to amend the capital program and approve schematic plans for the Student Recreation Complex. The project is estimated to cost $16.3 million for design and construction and will be funded primarily from a referendum approved by the students for the project, along with $408,000 from parking reserves.

The campus completed a mitigated negative declaration for the project pursuant to the California Environmental Quality Act guidelines. Comments received by the university during the public comment period were related to noise and lighting, and transportation and traffic related to the potential activities at the stadium. As a result, the campus included in the Operational Plan for the complex noise and lighting standards, and a monitoring plan to ensure conformance with the plan’s standards. The campus agreed to maintain the current level of activities until a comprehensive traffic study is completed. The campus plans to reassess the entire physical master plan in the near future, and the traffic study will be done as part of that effort.

Trustee Jennifer Reimer asked what was the passage margin on the student referendum for the Recreation Center. President Hamid Shirvani, CSU Stanislaus, responded by stating the student referendum passed with a 62 percent margin of approval, adding that he was extremely proud of the student body and its leadership.

The committee recommended approval by the board on the proposed resolution (RCPBG 11-06-20).
Potential Gift of Real Property and Conceptual Plan for a California State University, Sacramento Off-Campus Center in Placer County

This item proposed the approval of a potential gift of real property and conceptual plan for an off-campus center in Placer County for CSU Sacramento. Chair Tsakopoulos remarked that he has property holdings in Placer County and is currently engaged in an effort to build a private university in the county which would yield a 600-acre campus and approximately $200 million upfront for construction and university administration. Therefore, Chair Tsakopoulos consulted with Ms. Christine Helwick, general counsel, who advised him to recuse himself from the discussion and approval of the item.

Ms. San Juan began her presentation by stating that in May 1999, the board updated its policy and criteria for establishment of an off-campus center. The policy supports the use of an off-campus center to provide regular degree programs in geographic areas not adequately served by an existing California State University, as long as the center does not compete with existing community colleges or other local institutions.

In 2003, the trustees presented an information item on the concept of establishing an off-campus center in Placer County for the Sacramento campus. Since then, the developer has further refined its plans to develop the 2,500-acre site. Board approval of this item would authorize the chancellor to enter into a Memorandum of Understanding with Placer Ranch Developers, who propose to gift 290 acres to the California State University for the off-campus center located approximately 25 miles north of the Sacramento campus. In spring 2007, the Placer County Board of Supervisors will be asked to certify the Environmental Impact Report and approve land use plan entitlements to facilitate development of the site. The site is currently undeveloped.

The proposed resolution requires the campus to submit to the chancellor a report demonstrating how the trustees’ criteria for siting an off-campus center have been met, even though the off-campus center has not reached the minimum 200 FTE envisioned in the board policy. The report will include enrollment growth projections for the main campus and off-campus center, assessment of serving the community through distance learning, assurance that academic resources are sufficient at the home campus, and confirmation that the campus operating budget can accommodate the new center. The resolution also requires a report by the chancellor to the board prior to the acceptance of real property and execution of the Development Agreement.

Ms. San Juan introduced President Alexander Gonzalez, CSU Sacramento. President Gonzalez introduced Ms. Holly Tiche and Mr. Erik Bryant with Placer Developers, and Mr. Michael Johnson, the Placer County Planning Director. President Gonzalez stated that the current and growing population in the county supports the plan for the off-campus center. He explained the university’s plan to provide access to upper division courses that would compliment community college programs that currently exist in Placer County. The off-campus center is expected to be self-supporting.
Trustee George Gowgani expressed his support for this project, having recently visited the campus.

Trustee Carol Chandler echoed Trustee Gowgani’s comments and questioned the source of funds for the ongoing commitment for facility construction, and whether the Memorandum of Understanding could be structured in a manner to reduce the impact on constrained capital budgets.

Ms. San Juan replied that efforts will be made to reduce any impact on the capital budget to fund a future facility, which would be dependent on a future general obligation bond. The intention is that California State University would partner with the developer for facility construction to reduce the impact on the other needs of the system. These elements are being negotiated for inclusion in the Memorandum of Understanding.

Chancellor Reed noted that he will bring the proposed Development Agreement back to the board prior to the acceptance of real property. He also added that CPEC approval of the off-campus center is also required once the center reaches 500 FTE. His best guess is private resources will be needed to get the center started and referred to the CSU San Bernardino Palm Desert Off-Campus Center development approach.

Trustee Robert Linscheid remarked that Placer County accounts for 62% of the growth in northern California region. This new off-campus center is a great project that would provide accessibility to an area where there is an increasing need for higher education.

Chancellor Reed re-enforced that he will have to return for the board’s approval, prior to accepting the gift of real property. He recommended that President Al Karnig, CSU, San Bernardino, could assist on how to proceed, given his similar experience with the Palm Desert Off-Campus Center.

The committee recommended approval by the board on the proposed resolution (RCPBG 11-06-21).

Trustee Tsakopoulos adjourned the meeting.
COMMITTEE ON CAMPUS PLANNING BUILDINGS AND GROUNDS

Amend the 2006-2007 Capital Outlay Program, Non-State Funded

Presentation by

Elvyra F. San Juan
Assistant Vice Chancellor
Capital Planning, Design and Construction

Summary

This item requests approval to amend the 2006-07 non-state funded capital outlay program to include the following projects:

1. California State University, Sacramento
   Student Housing, Phase I
   PWC        $54,983,000

   California State University, Sacramento desires to proceed with the design and construction of a new 600-bed, 185,400 GSF housing project in order to meet enrollment growth and housing demand on the campus. The building is envisioned as a four-story wood framed structure designed with a combination of single and double occupancy rooms with bathrooms and living areas shared by five occupants. The complex will be located within the student housing quadrant, on the site of the existing Foley Hall (#18), which will be demolished as part of the project. Foley Hall had capacity for 208 beds, but was converted to office space for the university and university affiliated programs in 1995. The new facility will include support spaces, administrative offices, study lounges, meeting spaces, and limited retail (coffee/market) spaces. This phase will increase the campus bed capacity from 1,105 to 1,705 and is the first phase of a multiyear solution to address student housing deficiencies.

   The project will be funded through the CSU Systemwide Revenue Bond program and housing reserves.

2. San Diego State University
   Solar Photovoltaic for Imperial Valley Off-Campus Center
   PWC        $6,572,000

   San Diego State University seeks approval for the Imperial Irrigation District to proceed with the design and construction of a Solar Photovoltaic project at the Imperial Valley Off-Campus Center at Brawley. The project will install 500 kW of solar capacity comprised of twenty 45’ X 50’ photovoltaic solar panel arrays and related equipment, which will generate approximately 1,000 MWh of renewable energy annually. The site for the project will occupy five acres on the...
southeast corner of the campus. The university will benefit from a solar data-sharing program that will enhance research into renewable energy sources and from an option to purchase the renewable energy once the system is operational and the rate is established.

The project will be funded, developed, and operated by the Imperial Irrigation District, a municipal utility, with whom the campus will enter into a lease agreement for 20 years.

3. **California State University, Stanislaus**

   **Parking Lot 6**

   PWC $1,147,000

   California State University, Stanislaus wishes to proceed with the design and construction of a new parking lot at the northern perimeter of the campus. This future parking lot is currently identified on the campus master plan and will provide 188 additional parking spaces on two acres. The additional parking spaces will alleviate the parking deficiencies forecasted in a demand study completed in April 2006. The project includes five spaces for disabled parking, which consists of four standard accessible spaces and one van accessible space. The proposed parking lot continues a capital program to provide parking in balance with the needs of the growing university and in accordance with the campus master plan.

   The project will be funded from campus parking reserves.

   The following resolution is presented for approval:

   **RESOLVED,** By the Board of Trustees of the California State University, that the 2006-2007 non-state funded capital outlay program is amended to include: 1) $54,983,000 for preliminary plans, working drawings, construction, and equipment for the California State University, Sacramento, Student Housing, Phase I project; 2) $6,572,000 for preliminary plans, working drawings, and construction for the San Diego State University Imperial Valley Off-Campus Center, Solar Photovoltaic project; and 3) $1,147,000 for preliminary plans, working drawings, and construction for the California State University, Stanislaus, Parking Lot 6 project.
COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Status Report on the 2007-2008 State Funded Capital Outlay Program—Governor’s Budget

Presentation By

Elvyra F. San Juan
Assistant Vice Chancellor
Capital Planning, Design and Construction

Summary

This item will present a comparison between the CSU 2007-08 state funded capital outlay program request and the funding level included in the governor’s budget. A handout will be provided upon release of the governor’s budget.

Background

The California State University’s proposed 2007-08 Capital Outlay Program and the Five-Year Capital Improvement Program 2007-08 through 2011-12 were presented at the September 2006 Board of Trustees’ meeting. The trustees approved a 2007-08 priority list totaling $513.5 million to complete previously approved projects, perform seismic upgrades, renovate older facilities, and provide new academic space for existing and projected campus enrollments.

Of the $513.5 million in campus requests, the trustees approved a $391 million capital program request (Attachment A) anticipating funds from Proposition 1D and other remaining general obligation bond funds for the 2007-08 program. In November 2006, voters approved Proposition 1D to provide $690 million to fund the 2006-07 and 2007-08 capital outlay programs.
# State Funded Capital Outlay Program 2007-08 Priority List

Cost Estimates are at Engineering News-Record California Building Construction Cost Index 4890 and Equipment Price Index 2744

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<tr>
<th>Rank</th>
<th>Order</th>
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<th>Campus</th>
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**Categories:**

I. Existing Facilities/Infrastructure
   A. Critical Infrastructure Deficiencies
   B. Modernization/Renovation

II. New Facilities/Infrastructure

A = Acquisition  P = Preliminary plans  W = Working drawings  C = Construction  E = Equipment
Status Report on the 2007/08
State Funded Capital Outlay Program
January 2007
Status Report on the 2007/08 State Funded Capital Outlay Program

The California State University's proposed 2007/08 Capital Outlay Program and the Five-Year Capital Improvement Program 2007/08 through 2011/12 were presented at the September 2006 Board of Trustees' meeting. The trustees approved a 2007/08 priority list totaling $513.5 million to complete previously approved projects, perform seismic upgrades, renovate older facilities, and provide new academic space for existing and projected campus enrollments.

The governor's budget was published on January 10, 2007, and included $396 million for 27 CSU projects based on the following adjustments:

- San Francisco – The request for increased funding for the School of the Arts/Font Street Property acquisition was approved. However, to simplify project tracking and accounting, Department of Finance requested the balance of the 2006 appropriation be reverted. The net result is an increase of $4.225 million for the property acquisition.
- Statewide – Nursing Facility Improvements (PWCE) were originally requested as 10 individual campus projects; Department of Finance combined the project funding into one statewide lump sum request of $14.326 million.

Trustees' priorities 37 through 49 totaling $121.7 million were not included in the governor's budget. They may be resubmitted for the Board of Trustees' consideration for the 2008/09 state funded capital outlay program pending the individual campus priority submittal for that budget year.
### Category Campus Project Title FTE Dollars Phase Dollars

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<th>Rank</th>
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<td>IB</td>
<td>Los Angeles</td>
<td>Science Replacement Building, Wing B</td>
<td>849 WC</td>
<td>50,500,000</td>
<td>WC</td>
</tr>
<tr>
<td>15</td>
<td>IB</td>
<td>Dominguez Hills</td>
<td>Educational Resource Center Addition</td>
<td>0 C</td>
<td>58,359,000</td>
<td>C</td>
</tr>
<tr>
<td>16</td>
<td>II</td>
<td>San Francisco</td>
<td>School of the Arts/Font Street Property</td>
<td>N/A</td>
<td>8,157,000</td>
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<tr>
<td>17</td>
<td>IA</td>
<td>Channel Islands</td>
<td>Infrastructure Improvements, Ph. 1a &amp; 1b</td>
<td>N/A</td>
<td>47,134,000</td>
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<tr>
<td>18</td>
<td>IB</td>
<td>Los Angeles</td>
<td>Corporation Yard and Public Safety</td>
<td>N/A</td>
<td>15,133,000</td>
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<tr>
<td>19</td>
<td>IB</td>
<td>San Luis Obispo</td>
<td>Center for Science</td>
<td>86 W</td>
<td>2,707,000</td>
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<td>20</td>
<td>II</td>
<td>San Marcos</td>
<td>Social and Behavioral Sciences Building</td>
<td>644 WC</td>
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<td>WC</td>
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<td>21</td>
<td>IA</td>
<td>Channel Islands</td>
<td>Entrance Road</td>
<td>N/A</td>
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<td>22</td>
<td>IB</td>
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<td>Nursing Renovation</td>
<td>9 PWCE</td>
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<td>PWCE</td>
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<tr>
<td>23</td>
<td>IB</td>
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<td>21 PWCE</td>
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<td>PWCE</td>
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<tr>
<td>24</td>
<td>IB</td>
<td>East Bay</td>
<td>Nursing Renovation/Contra Costa</td>
<td>-79 PWCE</td>
<td>698,000</td>
<td>PWCE</td>
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<tr>
<td>25</td>
<td>IB</td>
<td>Fresno</td>
<td>Nursing Renovation</td>
<td>32 PWCE</td>
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<tr>
<td>26</td>
<td>IB</td>
<td>Fullerton</td>
<td>Nursing Renovation</td>
<td>37 PWCE</td>
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<td>PWCE</td>
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<td>27</td>
<td>IB</td>
<td>Humboldt</td>
<td>Nursing Renovation</td>
<td>3 PWCE</td>
<td>1,108,000</td>
<td>PWCE</td>
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<tr>
<td>28</td>
<td>IB</td>
<td>Long Beach</td>
<td>Nursing Addition</td>
<td>27 PWCE</td>
<td>2,312,000</td>
<td>PWCE</td>
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<tr>
<td>29</td>
<td>IB</td>
<td>San Bernardino</td>
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<td>11 PWCE</td>
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<td>PWCE</td>
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<td>30</td>
<td>IB</td>
<td>San Francisco</td>
<td>Nursing Renovation</td>
<td>15 PWCE</td>
<td>1,459,000</td>
<td>PWCE</td>
</tr>
<tr>
<td>31</td>
<td>IB</td>
<td>San Marcos</td>
<td>Nursing Renovation</td>
<td>25 PWCE</td>
<td>1,704,000</td>
<td>PWCE</td>
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<tr>
<td>32</td>
<td>IB</td>
<td>Systemwide</td>
<td>Nursing Facility Improvements</td>
<td></td>
<td></td>
<td>PWCE</td>
</tr>
<tr>
<td>33</td>
<td>IB</td>
<td>Pomona</td>
<td>College of Business Administration</td>
<td>2,453 WC</td>
<td>31,429,000</td>
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<tr>
<td>34</td>
<td>II</td>
<td>Channel Islands</td>
<td>Classroom/Faculty Office Reno/Add.</td>
<td>1,050 PW</td>
<td>1,989,000</td>
<td>PW</td>
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<tr>
<td>35</td>
<td>IB</td>
<td>Stanislaus</td>
<td>Science I Renovation (Seismic)</td>
<td>422 PW</td>
<td>1,049,000</td>
<td>PW</td>
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<tr>
<td>36</td>
<td>IB</td>
<td>Bakersfield</td>
<td>Art Center and Satellite Plant</td>
<td>177 P</td>
<td>387,000</td>
<td>P</td>
</tr>
<tr>
<td>37</td>
<td>IB</td>
<td>San Diego</td>
<td>Storm/Wastewater Halls Renovation</td>
<td>-2,196 PW</td>
<td>2,552,000</td>
<td>PW</td>
</tr>
</tbody>
</table>

**Totals**: 3,566 $391,822,000 $396,047,000

**Notes:**

- **Governor's Budget**
  - (b) Amount increased due to revised appraisal.
  - (c) Design funds are contingent upon the completion of the land purchase for entrance road construction.
  - (d) Nursing Facility Improvements projects combined for lump sum funding.

**Categories:**

- **I. Existing Facilities/Infrastructure**
  - A. Critical Infrastructure Deficiencies
  - B. Modernization/Renovation
- **II. New Facilities/Infrastructure**

- A = Acquisition  P = Preliminary plans  W = Working drawings  C = Construction  E = Equipment
COMMITTEE ON CAMPUS PLANNING, BUILDING, AND GROUNDS

Approval of Schematic Plans

Presentation By

Elvyra F. San Juan
Assistant Vice Chancellor
Capital Planning, Design, and Construction

Summary

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

1. **California State University, Los Angeles—Science Replacement Building, Wing B**
   
   *Project Architect: AC Martin Partners*

Background and Scope

California State University, Los Angeles proposes to construct the 87,000 GSF Science Replacement Building, Wing B. The building will be sited north of Wing A, which is currently under construction. The project includes laboratories, support spaces, and faculty offices for biology, chemistry, geology, physics, and astronomy, as well as a 250-seat lecture hall, and a 60-seat planetarium. The construction of Wing B will complete the Science Replacement Building and provide a modern laboratory building for the science disciplines.

The structure will be a three-story steel frame structure with braced frames. Exterior wall finishes will be designed for durability and ease of maintenance. The exterior materials, finishes and color palette will match those of Wing A, such that the completed project will appear as a single complex, and will blend in with the campus environment. The two wings share a courtyard, and a pedestrian bridge connects the facilities on level three.

Sustainable building features include a space configuration that locates most laboratories along exterior walls allowing daylighting, an automated light control system with occupancy sensors, and windows with double-glazing and low emission coatings. An energy efficient mechanical system with variable air volume controls tied to the campus central plant will further reduce the building’s energy consumption, and heat absorption will be minimized with a cool roof. Seventy percent of construction waste materials will be recycled and diverted from the landfill.
Timing (estimated)

Completion of Preliminary Plans  
March 2007
Completion of Working Drawings  
December 2007
Construction Start  
February 2008
Occupancy  
August 2009

Basic Statistics

Gross Building Area  
87,072 square feet
Assignable Building Area  
53,984 square feet
Efficiency  
62 percent

Cost Estimate – California Construction Cost Index 4890

<table>
<thead>
<tr>
<th>Building Cost ($442 per GSF)</th>
<th>$38,461,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Systems Breakdown ($ per GSF)</td>
<td></td>
</tr>
<tr>
<td>a. Substructure</td>
<td>$ 13.95</td>
</tr>
<tr>
<td>b. Shell Structure and Enclosure</td>
<td>$ 113.38</td>
</tr>
<tr>
<td>c. Interiors (Partitions and Finishes)</td>
<td>$ 57.94</td>
</tr>
<tr>
<td>d. Services (HVAC, Plumbing, Electrical, Fire)</td>
<td>$ 202.89</td>
</tr>
<tr>
<td>e. Equipment (includes Group I)</td>
<td>$ 48.42</td>
</tr>
<tr>
<td>f. Special Construction</td>
<td>$ 5.13</td>
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</tbody>
</table>

Site Development (includes landscaping)  
1,009,000

Construction Cost  
$39,470,000
Fees  
5,471,000
Additional Services  
757,000
Contingency  
5,764,000

Total Project Cost ($591 per GSF)  
$51,462,000
Group II Equipment  
3,786,000

Grand Total  
$55,248,000
Cost Comparison

This project’s cost of $442 per GSF is comparable to the $454 per GSF for the CSU Northridge Science I Replacement Building, approved in January 2006 and greater than the $412 per GSF for the Los Angeles Science Replacement Wing A project, approved in September 2003, both adjusted to CCCI 4890. The increase in construction costs stems primarily from the rising costs of steel and cement resulting in increased structural and exterior skin costs, as well as increased material costs included for metals used in ductwork, plumbing and electrical systems.

Funding Data

The project received state funds in the amount of $31,082,000 for preliminary plans, working drawings, and construction from the 2004 Higher Education Capital Outlay Bond Fund. The campus solicited proposals from design/build teams but was unable to obtain bidders for the project at this funding level. As a result, the funds for working drawings and construction were reverted in September 2006. The Board of Trustees approved a request to seek a new appropriation in the 2007/08 state capital outlay budget of $50.5 million to be funded from Proposition 1D, the 2006 Higher Education Capital Outlay Bond Fund. Future funds of $3,786,000 will be requested for Group II equipment.

California Environmental Quality Act Action

A Notice of Exemption has been completed for the project and will be filed with the State Clearinghouse in accordance with the California Environmental Quality Act.

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 Notice of Exemption for the California State University, Los Angeles, Science Replacement Building, Wing B has been prepared and will be filed with the State Clearinghouse pursuant to the requirements of the California Environmental Quality Act.

2. The proposed project will not have significant adverse impacts on the environment, and the project will benefit the California State University.

3. The schematic plans for the California State University, Los Angeles, Science Replacement Building, Wing B are approved at a project cost of $55,248,000 at CCCI 4890.
2. California State University, Northridge—Student Housing, Phase I

Project Architect: AC Martin Partners

Background and Scope

California State University, Northridge is proposing a new 400-bed student housing project located in the northeast quadrant of the campus, amidst the existing University Park Apartments. The site is currently occupied by surface parking lot F8 and field/court spaces. This is the first phase of a two-phase development planned for this location, occupying approximately 2.7 acres at the north side of the 6-acre site. The project consists of two (2) four-story housing buildings totaling 89,000 GSF and one 5,000 GSF single-story community center. The site for Phase I retains approximately 120 existing surface parking spaces and an existing swimming pool recreation area.

There will be 200 double occupancy rooms (400 beds) arranged in “houses” on four floor levels of the two buildings. Each house has bathrooms shared between two bedrooms (4 students/bath), as well as its own entry, study lounge, social/community room, and laundry. The community rooms in each house are located with views to the central courtyard space. The single story community center building is comprised of a multi-purpose room, a classroom, and a recreation room along with administrative offices and support spaces. The courtyard and outdoor common spaces have been designed with a variety of sized areas to accommodate multiple outdoor activities. The three buildings will be wood framed construction on concrete slab foundations. Exterior building finishes will be cement-plaster with accent areas of wood, cement board siding, and metal sunshades. The parking needs for current and additional residents are provided by existing campus parking within the University Park Apartments.

The project has a number of sustainable design features. The project is designed to a greater density than the surrounding housing, reducing its footprint and increasing project open space, which minimizes construction impacts and allows existing surface parking to remain. The buildings’ orientation and massing limits the impact of wind and creates a sheltered central courtyard/common area.

Energy conservation is addressed through shading via overhangs on the commons building, daylighting in rooms and common areas, and the use of high efficiency light fixtures and energy saving controls. The project’s mechanical systems are energy efficient and optimized by the use of energy management control systems located in each room. Additional energy efficiency measures include maximum insulation values for walls and roofs and enhanced window performance from double-glazed windows with low emission coatings. The design also specifies low-flow showerheads and automatic faucet shut-offs as water conservation measures.
The project targets recycled content in heavily used project materials: concrete, drywall, and carpet. The demolition of existing asphalt paving will provide recycled materials for the foundation base. Storm water run-off is mitigated through natural filtration and diffusion to landscape areas.

**Timing (Estimated)**

- Preliminary Plans Completed: April 2007
- Working Drawings Completed: November 2007
- Construction Start: February 2008
- Construction Completed: June 2009

**Basic Statistics**

- Gross Building Area: 94,000 square feet
- Assignable Building Area: 72,800 square feet
- Efficiency: 77 percent

**Cost Estimate – California Construction Cost Index 4633**

- Building Cost ($227 per GSF): $21,301,000

  **Systems Breakdown ($ per GSF)**
  
<table>
<thead>
<tr>
<th>Category</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Substructure (Foundation)</td>
<td>$8.49</td>
</tr>
<tr>
<td>b. Shell (Structure and Enclosure)</td>
<td>$54.95</td>
</tr>
<tr>
<td>c. Interiors (Partitions and Finishes)</td>
<td>$47.80</td>
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<tr>
<td>d. Services (HVAC, Plumbing, Electrical, Fire)</td>
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<td>e. Group I Equipment</td>
<td>$8.74</td>
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<tr>
<td>f. Demolition</td>
<td>$1.78</td>
</tr>
</tbody>
</table>

- Site Development (includes landscaping and parking): 773,000

- Construction Cost: $22,074,000
- Fees: 3,202,000
- Additional Services: 537,000
- Contingency: 3,163,000

- Total Project Cost ($322 per GSF): $28,976,000

- Group II Equipment: 1,310,000

- Grand Total: $30,286,000
Cost Comparison

The project’s building cost of $227 per GSF is comparable to the $231 per GSF for the new construction portion of the CSU Channel Islands Student Housing II project, approved in January 2006.

Funding Data

The Student Housing, Phase I project was reviewed by the CSU Housing Proposal Review Committee on May 17, 2006. This project will be financed from the CSU Systemwide Revenue Bond Program.

California Environmental Quality Act (CEQA) Action

This project was included in the Final Environmental Impact Report (FEIR) for the California State University, Northridge master plan revision which was certified by the trustees in March 2006. The university has completed an addendum to the master plan FEIR in November 2006. The addendum determined that implementation of the Student Housing, Phase I project would not result in any new or substantially more severe impacts than those identified in the 2006 master plan FEIR. An additional environmental analysis is not required because any additional effects of the project not previously identified or analyzed in the FEIR were fully analyzed in the addendum to the 2006 FEIR. This project is consistent with all required mitigation measures in the 2006 FEIR. Although CEQA does not require circulation of an addendum to a certified EIR, the university has circulated the document to the local neighborhood council and city council office in order to inform the community of campus development. A copy of the FEIR and the addendum will be available at the meeting.

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

1. The board finds that the March 2006 California State University, Northridge Master Plan Final EIR and the Addendum completed in November 2006 for the California State University, Northridge, Student Housing, Phase I, have been prepared in accordance with the requirements of the California Environmental Quality Act.

2. The project before this board is consistent with the project description as analyzed in the Addendum to the previously certified Final EIR and does not propose substantial changes to the original project description, which would require major revision to the Final EIR or Findings adopted by this board in certifying said Final EIR.
3. With the implementation of the mitigation measures set forth in the master plan previously approved by the Board of Trustees, the proposed project will not have a significant effect on the environment, and the project will benefit the California State University.

4. The mitigation measures shall be monitored and reported in accordance with the requirements of the California Environmental Quality Act (Public Resources Code, Section 21081.6).

5. The schematic plans for the California State University, Northridge, Student Housing, Phase I are approved at a project cost of $30,286,000 at CCCI 4633.

3. California State Polytechnic University, Pomona—Student Housing, Phase II

Project Architect: Sasaki Associates

Background and Scope

California State Polytechnic University, Pomona is proposing a new 600-bed housing project, the second phase of a three-phase project. Phase I was completed in 2004, providing 400 students with apartment style accommodations. Phase II was originally planned as a 400-bed project, but it was increased to 600 beds in response to enrollment growth and housing demand on campus. This project will be located at the south end of campus, adjacent to the existing Student Housing, Phase I site.

The project will construct three (3) three- and four-story buildings totaling 233,900 GSF and one 5,000 GSF community center. The housing buildings will consist of 1, 2, 3, and 4 bedroom apartment units. Each suite will have shared space comprised of a living area, kitchen center, dining/group study area, and bathroom facilities. Laundry, study, and meeting rooms are included as support facilities for the suites. The new commons building, sized for full project build-out, will feature a café, convenience store, and multi-purpose room for use by student organizations and other university programs. The buildings will be wood framed construction similar to Phase I, and the exterior facades will be cement-plaster with potential accents of redwood, cement board siding and metal.

Sustainability features are incorporated throughout the development. The project is designed densely to maximize the potential of the site, thus reducing its footprint and increasing available open space. The buildings provide sun screening, overhangs, and massing that limit the impact of heat gain, and window performance is enhanced through the use of double-glazing and low emission coatings. The mechanical systems are designed with an optimized, energy efficient, thermal building envelope. All housing units are finished with Energy Star appliances, low-flow showerheads, and high efficiency light fixtures. The project will use recycled content in project
materials, such as concrete, drywall and carpet. The landscape planting design calls for low-water, drought-tolerant and native plants.

**Timing (Estimated)**

- Preliminary Plans Completed: May 2007
- Working Drawings Completed: November 2007
- Construction Start: February 2008
- Construction Completed: September 2009

**Basic Statistics**

- Gross Building Area: 238,938 square feet
- Assignable Building Area: 186,192 square feet
- Efficiency: 78 percent

**Cost Estimate – California Construction Cost Index 4633**

- Building Cost ($199 per GSF): $47,537,000

<table>
<thead>
<tr>
<th>Systems Breakdown</th>
<th>($ per GSF)</th>
</tr>
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<tbody>
<tr>
<td>a. Substructure (Foundation)</td>
<td>$ 13.41</td>
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<td>b. Shell (Structure and Enclosure)</td>
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<td>c. Interiors (Partitions and Finishes)</td>
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<td>d. Services (HVAC, Plumbing, Electrical, Fire)</td>
<td>$ 82.77</td>
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<td>e. Group I Equipment</td>
<td>$ 8.61</td>
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- Site Development (includes landscaping and parking): 7,792,000
- Construction Cost: $55,329,000
- Fees: 7,848,000
- Additional Services: 1,971,000
- Contingency: 11,911,000

- Total Project Cost ($323 per GSF): $77,059,000
- Group II Equipment: 3,000,000

- Grand Total: $80,059,000
Cost Comparison

This project’s building cost of $199 per GSF is less than the Northridge Student Housing, Phase I project presented above ($227 per GSF) and the new construction portion of the Channel Islands Student Housing II project ($231 per GSF). The lower cost is largely a result of the central heating and cooling production plant being funded in the earlier Phase I project. As this project includes kitchens in the units, one would have otherwise expected the cost per square foot to be greater than either Northridge or Channel Islands.

Funding Data

This project was presented to the CSU Housing Proposal Review Committee on November 20, 2006. This project will be financed by the CSU Systemwide Revenue Bond Program.

California Environmental Quality Act (CEQA) Action

A Notice of Exemption has been completed for the project and will be filed with the State Clearinghouse in accordance with the California Environmental Quality Act.

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 Notice of Exemption for the California State Polytechnic University, Pomona, Student Housing, Phase II has been prepared and will be filed with the State Clearinghouse pursuant to the requirements of the California Environmental Quality Act.

2. The proposed project will not have significant adverse impacts on the environment, and the project will benefit the California State University.

3. The schematic plans for the California State Polytechnic University, Pomona, Student Housing, Phase II, are approved at a project cost of $80,059,000.