

AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: 3:15 p.m., Tuesday, September 11, 2001
Glenn S. Dumke Conference Center

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

Consent Items

Approval of Minutes of Meeting of July 10, 2001

1. Amend the 2001/02 Capital Outlay Program, Nonstate Funded, *Action*
2. Amend the 2001/02 Capital Outlay Program, State Funded, *Action*
3. Final Report on the 2001/02 Capital Outlay Program, State Funded, *Information*

Discussion Items

4. State and Nonstate Funded Five-Year Capital Improvement Program 2002/03 through 2006/07, *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 10, 2001

Members Present

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

Other Trustees Present

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

Chancellor's Office Staff

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

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

Approval of Minutes

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

Amend the 2001/2002 Capital Outlay Program, Nonstate Funded

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

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

California Environmental Quality Act Annual Report

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

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

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

Progress Report on California State University Capital Outlay Projects

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Approval of Schematic Plans

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

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

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

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

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

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

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

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

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

Adjournment

The meeting adjourned at 3:10 p.m.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Amend the 2001/02 Capital Outlay Program, Nonstate Funded

Presentation By

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

Summary

This agenda item requests approval to amend the 2001/02 nonstate funded capital outlay program to include the following projects:

- 1. San Francisco State University**
Psychology Building Fifth Floor Addition **PWC** **\$ 970,000**

San Francisco State University wishes to proceed with the design and construction of an addition to the psychology building. The National Institute of Health awarded the university a grant for the construction of a fifth floor addition to the psychology building in 1966. However, due to funding limitations, the project was reduced in size resulting in a partial addition totaling 7,439 gross square feet (GSF). This proposed addition provides 5,000 GSF for faculty research and grants and contract programs to support university efforts in attracting junior faculty. The project will allow grant-sponsored research activities to be conducted on-campus in lieu of leasing off-campus space. Research and private foundation grants will fund the project.

- 2. Sonoma State University**
Student Housing, Phase I (655 beds) **PWCE** **\$33,203,000**

Sonoma State University wishes to proceed with the design and construction of an expansion of campus student housing. This proposed 655-bed student housing project is the first phase of a future housing complex in the southeast corner of the campus on the approved campus master plan site. The total complex will accommodate 1,350 students. Phase I contains 161 four-bedroom apartments with private baths, full kitchens, dining and living rooms, one apartment and ten studio apartments. These will be single occupancy bedrooms for a total of 655 beds. Phase I also includes a swimming pool, laundry and retail/student gathering space, 350 parking spaces, and road modifications to the southeastern campus entrance. The apartments will be three-story wood frame buildings with exterior staircases. The proposed project was presented to the California State University Housing Proposal Review Committee on July 11, 2001. Schematic

plans for Phase I are also being presented at this meeting. Project financing will be through the issuance of Dormitory Revenue Fund Housing Bonds. A request for approval of financing will be presented to the Board of Trustees at the November 2001 meeting.

Action

The following resolution is presented for approval:

RESOLVED, By the Board of Trustees of the California State University, that the 2001/02 Nonstate Funded Capital Outlay Program be amended to include: \$970,000 for preliminary plans, working drawings and construction for the San Francisco State University, Psychology Building Fifth Floor Addition, and \$33,203,000 for preliminary plans, working drawings, construction and equipment for the Sonoma State University, Student Housing, Phase I project.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Amend the 2001/02 Capital Outlay Program, State Funded

Presentation By

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

Summary

This agenda item requests approval to amend the 2001/02 state funded capital outlay program to include the following project:

California State University, Sacramento		
Thermal Energy Storage Expansion Project	PWC	\$1,255,000

California State University, Sacramento wishes to proceed with the design and construction of the thermal energy storage expansion project. The proposed project will increase the size and capacity of the existing TES tank from approximately 1 million to 1.5 million gallons. The expanded tank will increase the facility height from 50 feet to approximately 74 feet while the existing footprint remains the same. The current TES system does not meet the campus' cooling needs and future campus growth will further exacerbate the problem. The optimum operational plan to charge the tank is to run the chillers at night when energy costs and electrical demand are the lowest and then utilize the TES chilled water to cool campus buildings the following day. This operation parameter cannot be met many times during the year without expanding the existing TES system. Implementation of the tank expansion project will create an annual savings of \$76,000 by reducing the local utility district's facility charges (\$40,000) and using off peak energy to cool campus facilities (\$36,000). A loan from the campus trust funds will finance the project. The debt will be repaid through cost avoidance and redirected funds from recently retired loans on two completed energy projects.

Action

The following resolution is presented for approval:

RESOLVED, By the Board of Trustees of the California State University, that the 2001/02 State Funded Capital Outlay Program be amended to include \$1,255,000 for preliminary plans, working drawings and construction for the California State University, Sacramento, Thermal Energy Storage Expansion Project.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Final Report on the 2001/02 Capital Outlay Program, State Funded

Presentation By

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

Summary

The 2001/02 state budget was signed by the governor on July 26, 2001. It included \$225 million for CSU projects as reported to the Board of Trustees at the July 2001 meeting and contained in Attachment A.

State Funded Capital Outlay Program 2001/02 Priority List

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

Trustees' Priority	Campus	Project Title	Trustees' Request		May Revise (g)		Leg. Analyst's Office		Senate Action		Assembly Action		Final Budget	
			Phase	Dollars	Phase	Dollars	Phase	Dollars	Phase	Dollars	Phase	Dollars	Phase	Dollars
I. Funds for projects of systemwide benefit														
1	Statewide	Minor Capital Outlay Program	PWC	5,488,000	PWC	16,128,000 (a, h)	PWC	6,738,000	PWC	16,128,000	PWC	16,128,000	PWC	16,128,000
Subtotal				\$5,488,000		\$16,128,000		\$6,738,000		\$16,128,000		\$16,128,000		\$16,128,000
Ila. Renovation - Funds to correct structural, health, and safety code deficiencies - None														
Iib. Renovation - Funds to make new and remodeled facilities operable														
2	Northridge	University Instructional Equipment ?	E	5,215,000	E	5,215,000	E	5,215,000	E	5,215,000	E	5,215,000	E	5,215,000
3	San Francisco	Renovate Hensill Hall (Seismic)	E	635,000	E	635,000	E	635,000	E	635,000	E	635,000	E	635,000
4	Bakersfield	Classroom/Office Building III ?	E	428,000	E	428,000	E	428,000	E	428,000	E	428,000	E	428,000
5	San Bernardino	Coachella Valley Center, Phase I ?	E	903,000	E	903,000	E	903,000	E	903,000	E	903,000	E	903,000
6	Sonoma	Remodel Salazar Building ?	E	1,651,000	E	1,651,000	E	1,651,000	E	1,651,000	E	1,651,000	E	1,651,000
7	San Marcos	Academic II, Bldgs 26/27 & 37	E	5,578,000	E	5,578,000	E	5,578,000	E	5,578,000	E	5,578,000	E	5,578,000
8	Hayward	Telecommunications Infrastructure, Phase II	wC	8,971,000	wC	8,971,000	wC	8,971,000	wC	8,971,000	wC	8,971,000	wC	8,971,000
9	Humboldt	Telecommunications Infrastructure	wC	6,395,000	wC	6,395,000	wC	6,395,000	wC	6,395,000	wC	6,395,000	wC	6,395,000
10	Maritime Academy	Telecommunications Infrastructure	wC	2,077,000	wC	2,077,000	wC	2,077,000	wC	2,077,000	wC	2,077,000	wC	2,077,000
11	Sacramento	Telecommunications Infrastructure	wC	17,603,000	wC	17,603,000	wC	17,603,000	wC	17,603,000	wC	17,603,000	wC	17,603,000
12	San Luis Obispo	Telecommunications Infrastructure	wC	15,102,000	wC	15,102,000	wC	15,102,000	wC	15,102,000	wC	15,102,000	wC	15,102,000
13	Stanislaus	Telecommunications Infrastructure	wC	6,727,000	wC	5,477,000 (b)	wC	5,477,000	wC	5,477,000	wC	5,477,000	wC	5,477,000
14	Bakersfield	Telecommunications Infrastructure	W	276,000	W	276,000	W	276,000	W	276,000	W	276,000	W	276,000
15	Fresno	Telecommunications Infrastructure	W	655,000	W	655,000	W	655,000	W	655,000	W	655,000	W	655,000
16	Fullerton	Telecommunications Infrastructure	W	321,000	W	321,000	W	321,000	W	321,000	W	321,000	W	321,000
17	Monterey Bay	Telecommunications Infrastructure	W	420,000	W	420,000	W	420,000	W	420,000	W	420,000	W	420,000
18	San Diego	Telecommunications Infrastructure	W	300,000	W	300,000	W	300,000	W	300,000	W	300,000	W	300,000
19	San Francisco	Telecommunications Infrastructure	W	509,000	W	509,000	W	509,000	W	509,000	W	509,000	W	509,000
20	San Jose	Telecommunications Infrastructure	W	296,000	W	296,000	W	296,000	W	296,000	W	296,000	W	296,000
21	San Marcos	Telecommunications Infrastructure	W	141,000	W	141,000	W	141,000	W	141,000	W	141,000	W	141,000
22	Chico	Utility Infrastructure Expansion ?	C	4,000,000	C	4,000,000	C	4,000,000	C	4,000,000	C	4,000,000	C	4,000,000
Subtotal				\$78,203,000		\$76,953,000		\$76,953,000		\$76,953,000		\$76,953,000		\$76,953,000
Iic. Renovation - Funds to meet campus deficiency needs														
23	Fresno	Science II Replacement Building	PWC	22,776,000	PWC	22,575,000 (i)	PWC	0 (c)	PWC	22,575,000	PWC	22,575,000	PWC	22,575,000
24	Sacramento	Academic Information Resource Center ?	PWC	25,675,000	PWC	25,496,000 (i)	PWC	0 (c)	PWC	25,496,000	PWC	25,496,000	PWC	25,496,000
25	Bakersfield	Computing/Telecom Center Facilities Reno./Add.	PWC	2,335,000	PWC	2,335,000	PWC	2,335,000	PWC	2,335,000	PWC	2,335,000	PWC	2,335,000
Subtotal				\$50,786,000		\$50,406,000		\$2,335,000		\$50,406,000		\$50,406,000		\$50,406,000
III. Growth														
26	Channel Islands	Science Laboratory Facility	PWC	10,000,000	PWC	10,000,000	PWC	0 (d)	PWC	10,000,000	PWC	10,000,000	PWC	10,000,000
27	San Bernardino	Science Building Renovation/Addition, Ph. I Annex	PWC	23,604,000	PWC	23,594,000 (i)	PWC	0 (c)	PWC	23,594,000	PWC	23,594,000	PWC	23,594,000
28	Fullerton	Auditorium/Fine Arts Instructional Facility ?	WC	38,919,000	WC	38,919,000	WC	0 (e)	WC	38,919,000	WC	38,919,000 (f)	WC	38,919,000 (g)
Subtotal				\$72,523,000		\$72,513,000		\$0		\$72,513,000		\$33,594,000		\$72,513,000
		Northridge	FEMA Earthquake matching funds		\$9,000,000 (j)				\$9,000,000		\$9,000,000		\$9,000,000	
Total Capital Outlay Program				\$207,000,000		\$225,000,000		\$86,026,000		\$225,000,000		\$186,081,000		\$225,000,000

Notes: GOVERNOR'S PROPOSALS

- a. Minor Capital Outlay was increased in the Governor's Budget.
- b. DOF reduced the Stanislaus budget by the amount proposed for the Stockton Off-Campus Center for telecommunications infrastructure.
- c. Proposed May Revise is expected to increase the total program funds to from \$207 million to \$225 million.
- d. Minor capital outlay increased by \$9.39 million from redirected Proposition 1A funds.
- e. Project budget reductions proposed for FR Science II (-\$201,000), SA Academic Information Resource Center (-\$179,000), and SB Science Annex (-\$10,000); a total of \$390,000.
- f. Proposed increase to enable receipt of federal matching funds (10% state against 90% federal).

LEGISLATIVE ANALYST'S OFFICE

- c. Withheld recommendations based on insufficient information provided to define and justify the project, and the project may not be justified under year-round operations.
- d. Recommended deletion because justification has not been provided and the proposal is inconsistent with previous costs and proposed fund sources.
- e. Recommended deletion because the campus has sufficient instructional space, and there are other priority instructional needs throughout higher education.

ASSEMBLY ACTION

- f. Committee did not approve based on Analyst's assertion that this is support space, (a less critical statewide priority) versus instructional space.

CONFERENCE COMMITTEE

- g. Adopted the Senate version that included funding for the project.

? This project is dependent upon state and nonstate funding.

P = Preliminary plans W = Working drawings w = Funds to complete working drawings C = Construction E = Equipment

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

State and Nonstate Funded Five-Year Capital Improvement Program 2002/03 through 2006/07

Presentation By

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

Summary

This item requests approval of the 2002/03-2006/07 state and nonstate funded five-year capital improvement program.

Background

The Board of Trustees approved the Preliminary State and Nonstate Funded Five-Year Capital Improvement Program 2002/03 through 2006/07 at the March 2001 meeting. Staff was directed to return to the board for final approval of the five-year program, including the 2002/03-action year, no later than the November 2001 meeting. A handout of the projects will be provided at the meeting.

Action

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 2002/03 through 2006/07 totaling \$3,639,601,000 and \$1,687,373,000 respectively are approved.
2. The 2002/03 State Funded Capital Outlay Program identified in Attachment A of Agenda Item 4 as distributed at the September 11-12, 2001 meeting of the trustees' Committee on Campus Planning, Buildings and Grounds is approved at \$461,872,000.

3. The 2002/03 Nonstate Funded Capital Outlay Program in Attachment B of Agenda Item 4 as distributed at the September 11-12, 2001 meeting of the trustees' Committee on Campus Planning, Buildings and Grounds is approved at \$153,986,000, and the chancellor is authorized to proceed in 2001/02 with design documents for fast-track projects in the 2002/03 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 2002/03 State Funded Capital Outlay Program within the \$461,872,000.

The California State University

Capital Outlay Program 2002/03

State and Nonstate Funded



**Capital
Improvement
Program**

2002/03 to 2006/07

State Funded Five-Year Capital Improvement Program 2002/03 through 2006/07

Cost Estimates are at Engineering News-Record California Building Construction Cost Index 4019 and Equipment Price Index 2564
 (Dollars are in thousands)

Summary of Campus Funding Requests by Category

Category	2002/03	2003/04	2004/05	2005/06	2006/07
I. Existing Facilities/Infrastructure					
A. Critical Infrastructure Deficiencies	104,969	36,517	25,000	25,000	25,000
B. Modernization/Renovation	147,596	1,028,594	505,827	220,221	306,203
II. New Facilities/Infrastructure	209,307	533,718	202,628	194,703	74,318
TOTALS	\$3,639,601	\$1,598,829	\$733,455	\$439,924	\$405,521

Summary of Campus Requests by Full-Time Equivalent Student Capacity

<i>I. FTE Existing Facilities/Infrastructure</i>	2,592	327	447	2,505	287
<i>II. FTE New Facilities/Infrastructure</i>	13,276	7,826	2,533	1,410	1,150
FTE TOTALS	15,868	8,153	2,980	3,915	1,437

Summary of Campus Requests by Percent by Category

I. Existing Facilities/Infrastructure					
A. Critical Infrastructure Deficiencies	22.7%	2.3%	3.4%	5.7%	6.2%
B. Modernization/Renovation	32.0%	64.3%	69.0%	50.1%	75.5%
II. New Facilities/Infrastructure	45.3%	33.4%	27.6%	44.3%	18.3%
TOTALS	100.0%	100.0%	100.0%	100.0%	100.0%

Rank Order Of State Funded Capital Outlay Program 2002/03 Priority List

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

Rank Order	Trustees' Priority by Category*	Campus	Project Title	FTE	Phase	Dollars	Funds to Complete	Cumulative Cost
1	EF1	Statewide	Minor Capital Outlay Program	-	PWC	18,000,000	-	18,000,000
2	EF2	Stanislaus	Seismic Upgrade, Drama Ceiling	-	PWC	675,000	-	18,675,000
3	EF3	Fullerton	Life Safety Modifications Campuswide	-	PWC	9,649,000	-	28,324,000
4	EF4	San Francisco	Renovate Hensill Hall (Seismic)	-	E	225,000	-	28,549,000
5	EF5	Long Beach	Peterson Hall Addition (Equipment)	233	E	3,782,000	-	32,331,000
6	EF6	Los Angeles	Remodel Music Building	-21	E	795,000	-	33,126,000
7	EF7	San Diego	Chem/Geo/Business Adm. Math Bldgs. Reno.	795	E	3,805,000	-	36,931,000
8	EF8	San Luis Obispo	Engineering/Architecture Reno. & Replace., Ph. I	91	E	2,430,000	-	39,361,000
9	EF9	Maritime Academy	Engineering Building Renovation/Addition	234	E	1,037,000	-	40,398,000
10	NF1	San Jose	Joint Library ?	0	E	8,095,000	-	48,493,000
11	NF2	Dominguez Hills	Technology Center, Health & Admin. Services Bldg.	1,129	E	3,802,000	-	52,295,000
12	NF3	Chico	Education Classroom/Faculty Office Addition (Ph. I)	252	E	678,000	-	52,973,000
13	NF4	Channel Islands	Science Lab Building	323	E	1,262,000	-	54,235,000
14	NF5	Fullerton	Physical Education Addition/Renovation	581	E	987,000	-	55,222,000
15	NF6	San Marcos	Library Information Center ?	550	E	7,431,000	-	62,653,000
16	EF9	Bakersfield	Telecommunications Infrastructure	-	C	5,336,000	-	67,989,000
17	EF10	Fresno	Telecommunications Infrastructure	-	C	18,149,000	-	86,138,000
18	EF11	Fullerton	Telecommunications Infrastructure	-	C	6,724,000	-	92,862,000
19	EF12	Monterey Bay	Telecommunications Infrastructure	-	C	10,988,000	-	103,850,000
20	EF13	San Diego	Telecommunications Infrastructure	-	C	11,248,000	-	115,098,000
21	EF14	San Francisco	Telecommunications Infrastructure	-	C	15,206,000	-	130,304,000
22	EF15	San Jose	Telecommunications Infrastructure	-	C	7,008,000	-	137,312,000
23	EF16	San Marcos	Telecommunications Infrastructure	-	C	1,986,000	-	139,298,000
24	EF17	Sonoma	Renovate Darwin Hall HVAC/Electrical	-	PWC	8,789,000	-	148,087,000
25	EF18	Dominguez Hills	Renovate and Upgrade Electrical Infrastructure	-	PWC	2,855,000	-	150,942,000
26	EF19	San Francisco	Renovate/Expand J.P.L. Library, Ph. I & II (Seismic) ?	0	P	1,992,000	87,018,000	152,934,000
27	EF20	Los Angeles	Physical Science Replacement Building (Seismic)	0	P	1,546,000	93,055,000	154,480,000
28	NF7	San Marcos	Academic Hall II, Building 13	3,064	PWC	24,505,000	2,311,000	178,985,000
29	NF8	San Luis Obispo	Engineering/Architecture Reno. & Replace., Ph. II	1,069	PWC	51,410,000	23,220,000	230,395,000
30	EF21	Hayward	Business and Technology Building ?	0	PWC	11,500,000	1,500,000	241,895,000
31	EF22	Monterey Bay	Academic Complex Reno. (Bldg. 44A, 45A, 46A)	1,680	PWC	23,853,000	2,900,000	265,748,000
32	EF23	Chico	Student Services Center	0	P	861,000	37,200,000	266,609,000
33	NF9	Pomona	Library Addition and Renovation	1,068	PWC	33,209,000	28,911,000	299,818,000
34	EF24	Stanislaus	Science II (Seismic)	680	P	922,000	53,281,000	300,740,000
35	EF25	Northridge	Engineering Renovation, Phase II	0	PWC	14,739,000	3,347,000	315,479,000
36	EF26	Humboldt	Forbes PE Complex Renovation and Addition	31	P	751,000	36,514,000	316,230,000
37	EF27	San Bernardino	Science Buildings Renovation/Addition, Phase II	0	PWC	21,690,000	1,480,000	337,920,000
38	NF10	Long Beach	Library Addition and Renovation	0	PWC	18,621,000	449,000	356,541,000
39	EF28	Long Beach	Peterson Hall 2 and 3 Renovation	0	P	1,234,000	54,183,000	357,775,000
40	NF11	Dominguez Hills	Educational Resource Center Addition and Remodel	0	P	919,000	51,195,000	358,694,000
41	NF12	San Bernardino	College of Education and Site Development	1,483	P	858,000	48,842,000	359,552,000
42	NF13	Sacramento	Eureka Hall (Education) Remodel/Addition	332	PWC	13,557,000	581,000	373,109,000
43	EF29	San Jose	Joint Library - Secondary Effect	194	PWC	20,706,000	-	393,815,000
44	EF30	Sacramento	Science II, Phase 2	13	P	669,000	37,449,000	394,484,000
45	EF31	San Luis Obispo	Center for Science & Mathematics	368	P	1,643,000	100,714,000	396,127,000
46	NF14	Chico	Taylor II Renovation/Addition	471	P	689,000	38,216,000	396,816,000
47	NF15	Monterey Bay	Library	117	P	750,000	43,559,000	397,566,000
48	NF16	San Diego	Social Sciences/Classroom/Art Gallery/PS-8 ?	1,968	P	589,000	37,737,000	398,155,000
49	EF32	San Diego	Storm & Nasatir Halls Renovation	-2,172	P	571,000	37,294,000	398,726,000
50	EF33	San Marcos	Craven Hall Renovation, Phase I	0	PWC	5,701,000	510,000	404,427,000
51	EF34	Humboldt	Behavior and Social Sciences Building **	466	wC	27,000,000	2,166,000	431,427,000
52	EF35	Bakersfield	Engineering and Mathematics Building	869	PWC	29,144,000	5,733,000	460,571,000
53	NF17	Maritime Academy	Land Acquisition	-	A	1,301,000	-	461,872,000
TOTAL				15,868		\$461,872,000	\$829,365,000	

? This project is dependent upon state and nonstate funding.
 * EF = Existing Facilities/Infrastructure NF = New Facilities/Infrastructure
 ** Final priority is contingent upon the resolution of pending litigation.
 P = Preliminary plans W = Working drawings C = Construction E = Equipment

Nonstate Funded Five-Year Capital Improvement Program 2002/03 through 2006/07

Cost Estimates are at Engineering News-Record California Building Construction Cost Index 4019 and Equipment Price Index 2564
 (Dollars are in thousands)

Summary of Campus Requests by Category

Project	2002/03	2003/04	2004/05	2005/06	2006/07
I. Donor Funding/Grants/Other	102,967	288,649	69,346	73,377	34,036
II. Housing Program	41,074	410,214	285,656	102,355	36,656
III. Parking Program	3,645	110,265	4,183	406	0
IV. Student Union Program	6,300	51,604	53,632	0	13,008
TOTALS	\$1,687,373	\$860,732	\$412,817	\$176,138	\$83,700

Summary of Campus Requests by Capacity

I. FTE Donor/Funding/Grants/Other	2,160	1,162	0	0	0
II. Campus Housing (Beds)	5,000	6,750	970	550	250
For Sale Housing (Units)	200	452	0	0	0
III. Parking Program (Spaces)	1,500	12,090	2,400	0	0

Nonstate Funded Capital Outlay Program 2002/03 Priority List

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

Trustees' Priority	Campus	Project Title	FTE	Phase	Dollars	Funds to Complete
I. Donor Funding/Grants/Other						
1	Channel Islands	Information Resource Center, Phase I		PWCE	42,849,000	-
2	Channel Islands	Acquisition 75 Acre Parcel		A	0	-
3	Channel Islands	No. Quad Administrative/Faculty Office Renovation		PWCE	2,500,000	-
4	Hayward	Business and Technology Center ?		PWC	12,000,000	1,500,000
5	Los Angeles	Intimate Theater		E	307,000	-
6	Monterey Bay	Science/ Academic Center ?	823	E	1,985,000	-
7	Monterey Bay	Lecture Hall	582	E	1,000,000	-
8	Northridge	Visual and Performing Arts Center		PWC	8,537,000	1,728,000
9	San Bernardino	Coachella Valley Center, Phase II ?	755	PWC	11,067,000	-
10	San Francisco	Sutro Library, Phase I and II ?		P	321,000	10,058,000
11	San Jose	Clark Library Renovation ?		C	2,056,000	-
12	San Luis Obispo	Engineering/Arch. Reno. & Replace. - Phase II		PWC	7,826,000	1,176,000
13	San Luis Obispo	Center for Science and Mathematics		PWC	11,289,000	1,143,000
14	San Marcos	Child Care Center, Phase I		PWCE	1,230,000	-
Subtotals			2,160		\$102,967,000	\$15,605,000
II. Housing Program						
1	Channel Islands	Fac./Staff for Sale Housing, Ph. 1 (200 Units)		PWC	30,000,000	-
2	San Jose	Campus Housing/Retail Village, Ph. I & II (5,000 Beds)		PW	11,074,000	413,926,000
Subtotals			N/A		\$41,074,000	\$413,926,000
III. Parking Program						
1	Bakersfield	Campus East Access Road		PWC	601,000	-
2	Bakersfield	Parking Lot M (450 Spaces)		PWC	850,000	-
3	Bakersfield	Parking Lot N (450 Spaces)		PWC	860,000	-
4	San Marcos	Parking Lot V (600 Spaces)		PWC	1,334,000	-
Subtotals			N/A		\$3,645,000	\$0
IV. Student Union Program						
1	Los Angeles	Remodel University Student Union		PWC	6,300,000	-
Subtotals			N/A		\$6,300,000	\$0
TOTAL			2,160		\$153,986,000	\$429,531,000

? This project is dependent upon state and nonstate funding.
 P = Preliminary plans W = Working drawings C = Construction E = Equipment

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. California State University, Channel Islands—New Science Building **Project Architect: BTA Architecture**

Background and Scope

California State University, Channel Islands officially opens in Fall 2002 and accepts first time freshman in Fall 2003. The campus has an urgent need for science laboratory facilities. CSUCI could not meet the most basic general education requirements for accreditation without the ability to teach science. The proposed 31,274 gross square foot two-story facility includes eight science labs, sixteen faculty offices, and a 100-seat lecture hall with specialty instructional display tailored for science curriculums. The facility accommodates a teaching capacity of 323 full time equivalent students. This project will be the first phase of a multi-phase future science complex. The design consists of steel frame type 2 construction with plaster finish on exterior walls, mission style two piece red tile roofs, and deep inset windows that match the mission style architecture of the existing campus buildings. The project will result in the demolition of the swimming pool and several small garages. The site for the new science building is consistent with the Board of Trustees' July 2000 approved campus master plan.

Timing (Estimated)

Completion of Preliminary Drawings	October 2001
Completion of Working Drawings	February 2002
Construction Start	April 2002
Occupancy	July 2003

Basic Statistics

Gross Building Area	31,274 square feet
Assignable Building Area	18,847 square feet
Efficiency	60 percent

Cost Estimate—California Construction Cost Index CCCI 4019

Building Cost (\$224 per gross square foot)	\$ 7,002,000
<i>Systems Breakdown (\$ per GSF)</i>	
a. Substructure (Foundation)	\$ 3.02
b. Shell (Structure and Enclosure)	\$ 70.94
c. Interiors (Partitions and Finishes)	\$ 42.68
d. Services (HVAC, Plumbing, Electrical, Fire)	\$107.25
Site Development (Includes Landscaping)	\$ 338,000
Group I Equipment	<u>950,000</u>
Construction Cost	\$ 8,290,000
Fees and Contingency	<u>2,039,000</u>
Total Project Cost (\$330 per gross square foot)	\$10,329,000
Group II Equipment	<u>1,262,000</u>
Grand Total	<u>\$11,591,000</u>

Cost Comparison

The project's building cost of \$224 per GSF is within the CSU Cost Guide for science buildings (\$241.00 per GSF) at CCCI 4019.

Funding Data

Funding for the project includes \$10,000,000 from state funds appropriated in FY 2001/02 and \$329,000 in nonstate funds to be provided by the campus prior to the start of construction. Additional state funds for Group II Equipment (\$1,262,000) will be requested for FY 2002/03.

California Environmental Quality Act Action

Development of this new academic facility was analyzed as part of the Initial Campus Master Plan, which was the subject of a Supplemental Environmental Impact Report (SEIR) prepared in early 2000. The SEIR is supplemental to the Final EIR (FEIR), which was certified by the CSU Board of Trustees in September 1998 and which evaluated the long-term build-out of a university campus on the site and approved a concept Long Range Development Plan. The CSU Board of Trustees certified the FEIR for the concept master plan as a critical milestone in the process established by the trustees prior to their acceptance of the hospital site as a future university campus. The SEIR was prepared to analyze the additional potential significant environmental effects found in an analysis of the initial campus physical master plan and the Specific Reuse Plan. This was required after the FEIR was certified because the level of detail regarding future physical development led to adjustments in the plans. Following the Board of Trustees' adoption of the FEIR, the Site Authority was created and legislatively mandated to develop a Reuse Plan. Consequently, the Site Authority is now the Lead Agency for CEQA compliance for the east campus residential development and was responsible for certification of the SEIR that included changes to the campus physical master plan. The Site Authority took steps to ensure wide public dissemination and input on the SEIR, which was certified at its regular meeting on June 5, 2000.

Action

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 Supplemental Environmental Impact Report (Final SEIR) for the California State University, Channel Islands, certified by the CSUCI Site Authority, was prepared to include the New Science Building project pursuant to the requirements of the California Environmental Quality Act.
2. The project does not propose substantial changes, which would require revision of the previously certified Campus Master Plan SEIR.
3. The project does not involve any substantial changes in the circumstances under which the Master Plan Program FEIR and Final SEIR were certified.
4. No substantial new information has been identified which shows that the project would have one or more significant effects not discussed in the previous Master Plan Program FEIR and Final SEIR.

5. The Final SEIR was prepared to specifically include the Master Plan for CSUCI physical development and has been considered an important part of the planning process and the deliberations of this board.
6. This board hereby concurs with the findings of fact in Attachment A and related mitigation measures in Attachment B of the June 5, 2000, action of the CSUCI Site Authority which certified the Final SEIR, that the proposed project will reduce most of the potential significant effects on the environment to less than significant.
7. The findings in Attachment A and the related mitigation measures in Attachment B of the June 5, 2000, action of the CSUCI Site Authority which certified the Final SEIR are incorporated by reference and concurred with by this board, including findings of specific overriding considerations which outweigh the identified remaining significant impacts.
8. Air quality, agricultural, historical and biological resource impacts will remain significant and unavoidable for which the CSUCI Site Authority, as Lead Agency, has made the required findings of overriding considerations.
9. No additional mitigation measures are necessary.
10. The project will benefit the California State University in the implementation of its statewide mission to provide postsecondary higher education.
11. The previously approved mitigation measures shall be monitored and reported in accordance with the plan approved by the CSUCI Site Authority as Attachment D of the June 5, 2000, meeting of the Site Authority, which meets the requirements of the California Environmental Quality Act (Public Resources Code, Section 21081.6).
12. The chancellor is requested under Delegation of Authority by the Board of Trustees to file the Notice of Determination for the project.
13. The schematic plans for the California State University, Channel Islands, New Science Building are approved at a project cost of \$11,591,000 at CCCI 4019.

2. Sonoma State University—Recreation Center
Project Architect: Ellerbe Becket, Inc.

Background and Scope

Sonoma State University students voted to raise student union fees to construct a student recreation center in November 2000. The Board of Trustees approved an amendment to the nonstate funded capital outlay program for the project in July 2001. The proposed project is on the campus master plan as part of the university center complex and contains approximately 52,880 gross square feet. It includes a gymnasium, fitness machines and weight training areas, and a testing/wellness center. Two multi-purpose studios will provide space for aerobics and leisure class offerings. Offices for the building managers, recreation sports coordinator and student sports clubs will be included, along with support spaces such as locker rooms, storage, laundry, maintenance and repair. The recreation center will be a two-story steel frame building with an exterior combination of concrete, concrete block, stucco and glass curtain wall. The single entrance will face south to address the relationship with the future building components of the university center and allow for the possibility of a central courtyard between them. Environmentally sustainable architectural design is a priority in the development of this project.

Timing (Estimated)

Completion of Preliminary Drawings	October 2001
Completion of Working Drawings	April 2002
Construction Start	August 2002
Occupancy	November 2003

Basic Statistics

Gross Building Area	52,880 square feet
Assignable Building Area	44,305 square feet
Efficiency	84 percent

Cost Estimate—California Construction Cost Index CCCI 4019

Building Cost (\$186 per gross square foot)	\$9,836,000
<i>Systems Breakdown</i>	
a. Substructure (Foundation)	(\$ per GSF) \$10.16
b. Shell (Structure and Enclosure)	\$72.05
c. Interiors (Partitions and Finishes)	\$26.17

d. Services (HVAC, Plumbing, Electrical, Fire Protect)	\$52.74
e. Equipment and Furnishings	\$ 1.89
f. General Conditions	\$23.00

Site Development (includes landscaping)	<u>485,000</u>
Construction Costs	\$10,321,000
Fees and Contingency	<u>2,743,000</u>
Total Project Cost (\$247 per gross square foot)	\$13,064,000
Group II Equipment	<u>1,050,000</u>
Grand Total	<u>\$14,114,000</u>

Cost Comparison

There are no previously approved similar CSU projects to provide a building cost comparison.

Funding Data

Sonoma State University students approved a referendum to increase student fees for the proposed project. Bonds will be issued through the CSU Board of Trustees to finance construction of the project. A request for approval of financing is being presented to the Committee of Finance at this board meeting.

California Environmental Quality Act Action

The Board of Trustees certified a Final EIR on May 10, 2000 for the Sonoma State University, Campus Master Plan Revision. An Addendum to the Final EIR, including the proposed project, has been prepared and no new significant impacts or mitigation measures have been identified.

Action

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 Addendum to the Final EIR for the Sonoma State University, Campus Master Plan Revision, approved on May 10, 2000, was prepared to include the Recreation Center pursuant to the requirements of the California Environmental Quality Act.

2. Based on the information contained in the approved Final EIR and the mitigation measures identified therein and previously adopted, and the Addendum to the Final EIR, the proposed project will not have new significant effects 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 Sonoma State University, Recreation Center are approved at a project cost of \$14,114,000 at CCCI 4019.

**3. Sonoma State University—Student Housing, Phase I
Project Architect: Fisher Friedman**

Background and Scope

Sonoma State University currently has design capacity of 1,800 student beds with 7,150 full-time equivalent students (FTES) projected for 2003/04. A university commissioned independent market research study indicated that Sonoma's on-campus housing had reached full capacity with an unmet student demand of 1,127 in 2001/02, increasing to 2,360 in 2005/06. The lack of available housing on and off campus impacts the university's ability to reach its projected enrollment. This proposed 655-bed student housing project is the first phase of a future housing complex in the southeast corner of the campus on the approved master plan site. The total complex will accommodate 1,350 students. Phase I contains 161 four-bedroom apartments with private baths, full kitchens, dining and living rooms; one apartment and ten studio apartments. These will be single occupancy bedrooms for a total of 655 beds. Phase I also includes a swimming pool, laundry and retail/student gathering space, 350 parking spaces, and road modifications to the southeastern campus entrance. The apartments will be three-story wood frame buildings with exterior staircases. The proposed project was presented to the CSU Housing Proposal Review Committee on July 11, 2001.

Timing (Estimated)

Completion of Preliminary Drawings	August 2001
Completion of Working Drawings	October 2001
Construction Start	January 2002
Occupancy	August 2003

Basic Statistics

Gross Building Area	211,680 square feet
Assignable Building Area (Housing)	190,018 square feet
Assignable Building Area (Laundry/Retail)	2,500 square feet
Efficiency	91 percent

Cost Estimate—California Construction Cost Index CCCI 4019

Building Cost (\$93 per gross square foot) \$19,620,000

<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 3.65
b. Shell (Structure and Enclosure)	\$23.25
c. Interiors (Partitions and Finishes)	\$26.72
d. Services (HVAC, Plumbing, Electrical, Fire Protect)	\$29.97
e. Equipment and Furnishings	\$.59
f. General Conditions	\$ 8.51

Site Development (includes landscaping and parking) 3,959,000
Pool 213,000

Construction Costs \$23,792,000
Fees and Contingency 7,786,000

Total Project Cost (\$149 per gross square foot) \$31,578,000
Group II Equipment 1,625,000

Grand Total \$33,203,000

Cost Comparison

This project's building cost of \$93 per GSF is less than San Bernardino and San Luis Obispo's housing projects at \$101 and \$103 respectively at CCCI 4019. While Sonoma's housing provides greater amenities with full service kitchens and a private bath per bedroom, the foundation and structural costs are less than San Luis Obispo's hillside construction.

Funding Data

Project financing will be through the issuance of Dormitory Revenue Fund Housing Bonds. A request for approval of financing will be presented to the Board of Trustees at the January 2002 meeting.

California Environmental Quality Act Action

The Board of Trustees certified a Final EIR on May 10, 2000 for the Sonoma State University, Campus Master Plan Revision. An Addendum to the FEIR, including both phases of student housing, has been prepared and no new significant impacts or mitigation measures have been identified.

Action

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 Addendum to the Final EIR for the Sonoma State University, Campus Master Plan Revision, approved on May 10, 2000, was prepared to include the Student Housing, Phase I project pursuant to the requirements of the California Environmental Quality Act.
2. Based on the information contained in the approved Final EIR and the mitigation measures identified therein and previously adopted and the Addendum to the Final EIR, the proposed project will not have new significant effects 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 Sonoma State University, Student Housing, Phase I project are approved at a project cost of \$33,203,000 at CCCI 4019.