

**AGENDA**

**COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS**

**Meeting: 1:30 p.m., Tuesday, May 11, 2010**  
**Glenn S. Dumke Auditorium**

A. Robert Linscheid, Chair  
Margaret Fortune, Vice Chair  
Carol R. Chandler  
George G. Gowgani  
William Hauck  
Peter G. Mehas  
Lou Monville

**Consent Items**

Approval of Minutes of Meeting of March 16, 2010

1. Amend the 2009-2010 Capital Outlay Program, Non-State Funded, *Action*
2. Amend the 2009-2010 Capital Outlay Program, State Funded, *Action*

**Discussion Items**

3. Status Report on the 2010-2011 State Funded Capital Outlay Program, *Information*
4. Draft State and Non-State Funded Five-Year Capital Improvement Program 2011-2012 through 2015-2016, *Action*
5. Relocation Assistance Plan for the Dobbs Street Apartment Building Real Property Acquisition for California State University, Los Angeles, *Information*
6. Certify the Final Environmental Impact Report and Approve the Campus Master Plan Dated May 2010 for California State University, Dominguez Hills, *Action*
7. 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  
Glenn S. Dumke Auditorium  
401 Golden Shore  
Long Beach, California**

**March 16, 2010**

**Members Present**

A. Robert Linscheid, Chair  
Margaret G. Fortune, Vice Chair  
Herbert L. Carter, Chair of the Board  
Carol R. Chandler  
George Gowgani  
William Hauck  
Peter G. Mehas  
Lou Monville  
Charles B. Reed, Chancellor

**Approval of Minutes**

The minutes for the January 2010 meeting were approved as submitted.

**Amend the 2009-2010 Capital Outlay Program, Non-State Funded**

Assistant Vice Chancellor Elvyra F. San Juan presented the item requesting approval of two projects proposed for amendment to the non-state funded capital outlay program as provided in the agenda: the W.K. Kellogg Arabian Horse Library for Cal Poly Pomona and the KPBS Remodel for San Diego State University. Ms. San Juan reported that the KPBS Remodel will provide modern studio and work space for the radio station; it will not serve the journalism and media studies programs as presented in the written item. Staff recommended approval.

The committee recommended approval by the Board of the proposed resolution (RCPBG 03-10-02).

**Status Report on the 2010-2011 State Funded Capital Outlay Program**

Assistant Vice Chancellor Elvyra F. San Juan provided an update on the current status of CSU's state funded capital outlay program. While the Trustees approved a program request of \$983 million for the 2010-2011 budget year, the Governor's budget provided no funding for CSU's capital program—any consideration being deferred until the May Revise is issued. With no projects to review, the report from the Legislative Analyst's Office (LAO) had minimal comments regarding CSU, but did caution the Legislature to carefully review the

Administration's May Revise proposals of capacity projects (classrooms, laboratory space) in light of enrollment reductions as a result of the reduced support budget. The LAO also asked the Legislature to closely consider CSU's request for reappropriations.

CPDC has been working with the University of California on projects that may be funded through the May Revise or a stimulus bill, encouraged that the Administration is considering Lease Revenue Bond (LRB) funding as one strategy to get the construction industry in California back to work. A priority list of projects targeted for such funding was developed for a total budget of \$634 million, largely a subset of the program approved by the Trustees in September 2009. The limitations imposed by LRB funding (an asset that can be leased out should the State default) can restrict the inclusion of the systemwide programs, like Minor Capital Outlay, seismic, and infrastructure projects. Also, CPDC has been working with the Department of Finance to obtain access to old general obligation bond funds to start design for those proposed projects (on priority list) should they be approved. These scenarios are dependent on the State's ability to sell bonds, so that is a primary challenge to success in securing funding for critical projects.

On a timely note, CSU Public Affairs has been notified that an investigative report on seismic safety in the CSU and the University of California has been released to ABC News. While on the whole, the CSU has done a good job in addressing the seismic priorities of the CSU with a transparent review program and updated priority list published on the website, the article will probably not portray the system in the best light. In the article, staff states that due to budgetary constraints CSU takes a balanced approach to addressing seismic issues along with renovating facilities, and providing new space for growth.

Chancellor Reed agreed that he did not expect the article to be positive.

### **Approval of Schematic Plans**

The proposed item on the agenda requests the approval of schematic plans for California State University, East Bay—Parking Structure 1. With an audio visual presentation, Assistant Vice Chancellor San Juan presented the item. The project was analyzed as a near term project in the campus master plan that the Trustees approved in September 2009. All CEQA requirements on this project have been completed and staff recommends approval.

Chancellor Reed asked Ms. San Juan to explain the plan for addressing the seismic problems of Warren Hall, the 13-story administrative building at East Bay which was shown in the background of the project rendering.

Ms. San Juan noted that there are extensive and complex problems with the structure. In analyzing how to address the multiple issues, one large challenge to any solution is housing the occupants while work is performed, typically a support budget cost versus capital. A replacement building was proposed for construction, Student Services Replacement building, which is nearly

completed. Occupants from Warren Hall will soon be moved into the new building. The plan for addressing the seismic deficiencies of Warren Hall is to remove the top eight floors and reinforce a mezzanine area. An obstacle to completely taking down Warren Hall is an existing connection to the library, which would add additional cost if it were removed. While the Student Services Replacement building provides space to relocate Warren Hall occupants, it did prolong the time needed to secure funds to repair the building. CPDC continues to seek general obligation bond funding for the design phase to confirm the design solution and estimated cost.

The committee recommended approval by the Board of the proposed resolution (RCPBG 03-10-03).

Trustee Linscheid adjourned the meeting.

**COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS**

**Amend the 2009-2010 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 2009-2010 non-state funded capital outlay program to include the following five projects:

**1. California State University, East Bay**

<b>Fuel Cell Facility</b>	<b>PWC</b>	<b>\$9,900,000</b>
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California State University, East Bay has been selected by Pacific Gas and Electric Company (PG&E) and approved by the California Public Utilities Commission (CPUC) to be one of two state facilities to site a 1.4 MW fuel cell (the other being San Francisco State University). The demonstration facility (#36), to be located in the northwestern portion of the campus, will be powered by natural gas fired fuel cells. While the power generated by the facility will go directly to the PG&E grid, the University will benefit from the facility's byproducts of discharge heat and water for heating the campus's swimming pool and for on-campus irrigation, respectively.

The design and construction of the fuel cell facility will be funded for \$9,500,000 by PG&E. The campus will pay for controls, piping and valves to utilize the discharge heat and water through energy rebate trust funds, for a state funded expenditure of \$400,000.

**2. California State University, Fresno**

<b>Rue and Gwen Gibson Farm Market</b>	<b>PWCE</b>	<b>\$1,270,000</b>
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California State University, Fresno wishes to proceed with the design and construction of a farm market structure (#228) to replace the existing facility built in 1955 that is located in the Farm Building (#226). The new structure (3,600 GSF) will be located just south of the existing facility. The market will sell products grown, processed, and packaged by the University Farm Laboratory, with the net proceeds going back to the Jordan College of Agricultural Sciences and Technology. The new facility will increase Jordan College's ability to provide hands-on

opportunities for students to create new value-added products that support their academic and research experience.

Rue and Gwen Gibson Farm Market is an enterprise operated by the Agricultural Foundation, a recognized university auxiliary organization. The Foundation is responsible for the facility's utilities, which are metered directly to the local utility. The existing facility will be reverted back to a post-harvest laboratory.

The project will be funded by a donor gift from the Joyce Gibson family.

**3. California State Polytechnic University, Pomona**  
**Amonix Solar Power Generator** **PWC** **\$895,000**

California State Polytechnic University, Pomona wishes to proceed with the installation of two sun-tracking high concentration photovoltaic (PV) solar power generators near the Land Lab (#210) and the Lyle Center for Regenerative Studies (#209). Each solar PV panel (3,528 square feet) will provide 53 kilowatts for a total of 106 kilowatts, providing 100 percent of the Center's electrical needs. The project scope includes scheduled and unscheduled maintenance for the first five years of operation.

The two PV solar power generators, including their installation and maintenance, were gifted to the university by Amonix, Inc. The project will be funded entirely from donor funds.

**4. San Diego State University**  
**Aztec Center Student Union** **PWCE** **\$101,200,000**

San Diego State University wishes to proceed with design and construction of a replacement building (195,000 GSF) for the Aztec Center Student Union to better serve the needs of the increased student population. The existing building (93,000 GSF) was built to accommodate 20,000 full-time equivalent students (FTE). The campus currently serves approximately 25,000 FTE and is master planned to serve future growth to 35,000 FTE.

This project (#52, 52a) provides space for student organization offices, meeting facilities, and expanded multipurpose conference facilities. Student study space, food services, a 300-seat theater, a satellite recreation center, and related support space will also be included. Schematics for this project are presented for approval in item 7 of this agenda.

The project will be predominantly financed through the CSU Systemwide Revenue Bond Program (\$90.2 million), which will be repaid from student fees approved by a referendum passed in March 2010. Student fee reserves of \$11 million will fund the balance of the project.

**5. San Francisco State University  
Fuel Cell Facility**

**PWC                    \$11,382,000**

San Francisco State University has been selected by Pacific Gas and Electric Company (PG&E) and approved by the California Public Utilities Commission (CPUC) to be one of two state facilities to site a 1.4 MW fuel cell (the other being CSU East Bay). The power generated by the demonstration facility will go directly to the PG&E grid, benefiting all utility customers, while the university will benefit from the fuel cell waste heat and water. The natural gas fired fuel cell will be located in the decommissioned boiler plant (#5) of the campus, and a second demonstration project consisting of two 100kW solid oxide units will be installed in the exterior courtyard adjacent to the boiler plant.

The design and construction of the fuel cell complex will be funded entirely by PG&E. The campus will fund a one-time expense of \$582,000 to remove abandoned equipment from the old decommissioned steam boiler plant and to interconnect the fuel cell with the campus heating infrastructure. This funding will be provided through general support fund.

The following resolution is presented for approval:

**RESOLVED**, By the Board of Trustees of the California State University, that the 2009-2010 non-state funded capital outlay program is amended to include: 1) \$9,900,000 for preliminary plans, working drawings, and construction for the California State University, East Bay, Fuel Cell Facility project; 2) \$1,270,000 for preliminary plans, working drawings, construction, and equipment for the California State University, Fresno, Rue and Gwen Gibson Farm Market project; 3) \$895,000 for preliminary plans, working drawings, and construction for the California State Polytechnic University, Pomona, Amonix Solar Power Generator project; 4) \$101,200,000 for preliminary plans, working drawings, construction, and equipment for the San Diego State University, Aztec Center Student Union project; and 5) \$11,382,000 for preliminary plans, working drawings, and construction for the San Francisco State University, Fuel Cell Facility project.

**REVISED**

**Action Item**  
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**COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS**

**Amend the 2009-2010 Capital Outlay Program, State Funded**

**Presentation by**

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

**Summary**

This item requests approval to amend the 2009-2010 state funded capital outlay program to include the following project:

**California State University, Channel Islands  
Napa Hall Repair/Renovation**

**PWCE      \$1,538,000**

California State University, Channel Islands wishes to proceed with the design and construction of additional instructional space in the currently vacant Napa Hall (#42) (14,000 GSF) to provide space for the art program. The art program's specialty labs and lab support are currently housed in Topanga Hall (#25), and are inadequate to accommodate the current student demand. In addition to studios for painting, life drawing, and animation, the project will include a video production studio. The campus has received a donor gift for studio equipment to be used for the development of a new curriculum in the performing arts with a focus on business management.

The project repair components will be funded from the operating fund, while building improvements will be funded from revenues from campus leases. The equipment will be funded from donor funds.

The following resolution is presented for approval:

**RESOLVED**, By the Board of Trustees of the California State University, that the 2009-2010 state funded capital outlay program is amended to include \$1,538,000 for the preliminary plans, working drawings, construction and equipment for the Napa Hall Repair/Renovation project.

**COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS****Status Report on the 2010-2011 State Funded Capital Outlay Program****Presentation By**

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

**Summary**

An update on the current status of CSU's state funded capital outlay program request will be provided at the meeting.

**Background**

California State University's proposed State Funded 2010-2011 Capital Outlay Program was presented and approved at the November 2009 Board of Trustees' meeting, totaling \$983.3 million for 29 projects. The Trustees also delegated authority to the Chancellor to amend the 2009-2010 and/or 2010-2011 capital program in order to support campus efforts to fast-track facility or infrastructure projects that may secure federal stimulus grant funding. The Governor's January 8, 2010 budget proposal did not include any funds for CSU capital outlay projects in 2010-2011, but noted that the Administration intends to propose funding for Higher Education facilities in the May Revise, and that it will seek to develop proposals for alternative funding sources for facilities to reduce future General Fund costs. Separately, the Department of Finance requested a list of CSU capital projects that could be ready to begin construction within one year should the State secure federal economic stimulus funding. These project requests are shown on Attachment A.

**Update on the 2010-2011 Capital Program**

On April 1 and May 1, 2010, Department of Finance (DOF) released proposed changes to the Governor's budget. The proposal, which will require legislative approval as part of the annual budget process, now includes \$89,441,000 for the CSU to fund two construction projects, design funds to start four projects, equipment funds for one project, and one construction augmentation (Attachment A). Discussions continue on whether this capital proposal remains part of the 2010-2011 budget, or whether a separate bill should be introduced with DOF's support to move the projects along more quickly than the budget process. If moved to a separate legislative proposal, the bill would address both the capital program for 2010-2011 and 2011-2012 using primarily lease revenue bond (LRB) funds. Based on the four projects in the April 1 budget letter that

would complete preliminary plans and working drawings using remaining general obligation bond funds, the Legislature would need to approve a minimum of \$154.7 million in LRB funds to complete the construction of the projects. The CSU did make progress with DOF this year. Two of the projects included in the April 1 letter are major building renovations with a seismic strengthening component that were not previously supported for LRB funding.

As general obligation (GO) bond fund reserves diminish, funding the design phases of many more projects (that could then be funded by LRB funds for the construction phase) is impacted. When the fiscal (cash) crisis of December 2008 occurred and our construction projects were shutdown, the State Treasurer's Office halted the use of interim financing through the Pooled Money Investment Account (PMIA), and moved to sell bonds to generate cash to pay vendor invoices. Absent the PMIA process, DOF is reluctant to sell LRBs for projects that (1) have not been designed; and/or (2) can have significant unforeseen conditions (typical in a renovation project as compared to new construction) that can negatively impact the construction cost. While DOF consults with CSU on the construction reserve to include in the financed amount, DOF does not want to sell bonds and find out later that the amount was insufficient.

Campuses are to plan to equip buildings financed with LRB funds absent a future GO bond. This will be less difficult for renovation projects, and a worthy challenge for new construction. CPDC has included this future funding need in analyzing the condition of our GO bond reserves, but recognizes that unexpected costs (construction claims, fees from Sacramento agencies) may negatively impact our fund condition and ability to fund the equipment phase.

**State Funded Capital Outlay Program 2010/11 Priority List**

Cost Estimates are at Engineering News Record California Construction Cost Index 5565 and Equipment Price Index 2928

Rank Order	Campus	Project Title	FTE	Trustees' Request		Federal Economic Stimulus Request		Revised Governor's Budget Proposal April and May 1, Letters		Funds to Complete Construction 2011/12		Funds to Complete Equipment 2012/13 or 2013/14	
				Phase	Dollars	Phase	Dollars	Phase	Dollars	Phase	Dollars	Phase	Dollars
1	Statewide	Minor Capital Outlay		PWC	100,000,000								
2	Statewide	Capital Renewal		PWC	200,000,000								
3	Statewide	Mitigation of Off-Campus Impacts		PWC	15,000,000								
4	San Francisco	Joint Lib.: JPL Lib. & Sutro Lib.	N/A	E	5,629,000			E	3,000,000 (c)				
5a	East Bay	Warren Hall (Seismic) ◊	-526	PWC	61,567,000								
5b	East Bay	Telecom. Switch Relocation	N/A	PWC	1,750,000								
6	Stanislaus	Science I Renovation (Seismic)	422	C	18,784,000	C	18,784,000	C	18,784,000 (a)				
7	San Diego	Storm/Nasatir Halls Renovation ◊	-2,196	C	57,169,000	C	57,169,000	C	57,169,000 (a)				
8	Pomona	CLA Renovation (Seismic) ◊	0	PWC	46,015,000								
9	Humboldt	Seismic Upgrade, Library	N/A	PWC	5,009,000	PWC	5,009,000						
10	San José	Spartan Complex Reno. (Seismic)	62	PWC	56,138,000			PW	3,240,000 (b)	C	52,898,000 (a)	E	1,234,000
11	Fresno	Faculty Office/Lab Building	0	PWC	10,041,000	PWC	10,041,000	PW	562,000 (b)	C	9,479,000 (a)	E	250,000
12	Chico	Taylor II Replacement Building	751	PWC	58,451,000			PW	2,873,000 (b)	C	55,578,000 (a)	E	2,505,000
13	Channel Islands	West Hall	555	PWC	39,207,000			PW	2,430,000 (b)	C	36,777,000 (a)	E	1,683,000
14	Sacramento	Science II, Phase 2 ◊	-1,121	PWC	102,696,000								
15	San Francisco	Creative Arts Building, Phase 1 ◊	240	PWC	63,719,000								
16	San Bernardino	Theatre Arts Addition	205	PWC	63,980,000								
17	Los Angeles	Utilities Infrastructure	N/A	P	1,130,000	PWC	35,441,000						
18	Fresno	Utilities Infrastructure	N/A	P	962,000								
19	Fullerton	Physical Services Complex Repl.	N/A	PWC	24,969,000								
20	Monterey Bay	Infrastructure Improvements, Phase 2	N/A	PWC	34,834,000	PWC	34,834,000						
21	Long Beach	Liberal Arts Classrm. Repl. Bldg., Ph I	1,662	P	951,000								
22	Dominguez Hills	Cain Library Remodel (Seismic)	N/A	P	887,000								
23	Sonoma	Professional Schools Building	513	P	977,000								
24	Bakersfield	Humanities Complex, Phase I	475	P	663,000								
25	Humboldt	IES Building Acquisition	N/A	A	3,058,000								
26	Maritime	Student Services Building	N/A	P	435,000								
27	Northridge	Sierra Hall Annex, Phase I	1,165	PW	797,000								
28	San Luis Obispo	Academic Center and Library ◊	401	P	1,497,000								
29	Fullerton	Land Acquisition ◊	N/A	A	7,000,000								
30	Northridge	Performing Arts Center	380					C	1,383,000 (c)				
<b>Subtotal</b>			<b>2,988</b>		<b>\$ 983,315,000</b>		<b>\$ 161,278,000</b>		<b>\$ 89,441,000</b>		<b>\$ 154,732,000</b>		<b>\$ 5,672,000</b>
31	Sonoma	Green Music Center				CE	18,000,000						
32	Humboldt	Theatre Seismic Upgrade, Van Duzer				PWC	7,352,000						
33	San Francisco	Infrastructure Improvements - Tiburon				PWC	2,857,000						
34	Maritime	Infrastructure - Roads/Fields				PWC	2,000,000						
35	Dominguez Hills	Cogeneration System				PWC	10,500,000						
36	Channel Islands	Site Improvements				PWC	15,000,000						
37	San Marcos	Infrastructure - Fields/Courts				PWC	5,000,000						
38	Maritime	Dining Center Replacement				PWC	15,000,000						
39	Systemwide	Photovoltaic Installation, Phase II				PWC	77,000,000						
<b>Subtotal</b>			<b>0</b>		<b>\$ -</b>		<b>\$ 152,709,000</b>		<b>\$ -</b>		<b>\$ -</b>		<b>\$ -</b>
<b>Grand Total</b>			<b>2,988</b>		<b>\$ 983,315,000</b>		<b>\$ 313,987,000</b>		<b>\$ 89,441,000</b>		<b>\$ 154,732,000</b>		<b>\$ 5,672,000</b>

**Revised Governor's Budget Proposal and Funds to Complete**

- (a) Funded by Lease Revenue Bond Fund
- (b) Funded by Higher Education Capital Outlay Bond Fund of 1996
- (c) Funded by 2006 University Capital Outlay Bond Fund

**Categories**

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

◊ This project is dependent upon state and non-state funding.

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

## **COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS**

### **Draft State and Non-State Funded Five-Year Capital Improvement Program 2011-2012 through 2015-2016**

#### **Presentation By**

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

#### **Summary**

This action item seeks the Board of Trustees' approval of the draft State and non-State funded five-year capital improvement program 2011-2012 through 2015-2016. While the scope and budget of campus projects are still being revised, the Board's approval will support the submittal of programs to the Department of Finance (DOF) based on the current status of project review. The draft book that describes the proposed capital improvement program can be viewed in its entirety at: [http://www.calstate.edu/cpdc/Facilities\\_Planning/majorcapoutlayprogram.shtml](http://www.calstate.edu/cpdc/Facilities_Planning/majorcapoutlayprogram.shtml).

#### **Background**

The Board of Trustees adopted the categories and criteria to be used in setting project priorities for the CSU State funded five-year capital improvement program at the September 2009 meeting. Refinements to project scope and budget are on-going. The projects are currently indexed at the projected July 2011 Engineering News-Record California Building Construction Cost Index (CCCI 5565). We anticipate returning to the Board in September 2010 for approval of the *final* five-year plan including the 2011-2012 action-year request.

The Draft Capital Improvement Program assumes that the Governor's Revised Budget Proposal dated April 1, 2010, is approved by the Legislature and signed by the Governor. In the event that any of the priority capital projects for 2010-2011 remain unfunded, they will be inserted into the action year for the final 2011-2012 capital program.

#### **Action**

The state funded capital program is primarily dependent upon the legislative approval of lease revenue bond financing for capital projects. A new general obligation bond measure is not likely to occur until November 2012 to fund the 2012-2013 Capital Outlay Program. The non-state

capital outlay program will be funded through campus auxiliary organizations, donations, grants, student union, student health center and parking programs. The latter three programs rely on user fees to repay Systemwide Revenue Bonds issued by the Board of Trustees.

The following resolution is presented for approval:

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

1. The Draft State and Non-State Funded Five-Year Capital Improvement Program 2011-2012 through 2015-2016 is approved.
2. The Chancellor or his designee is requested to explore all reasonable funding methods available and communicate to the Governor and the Legislature the need to provide funds to develop the facilities necessary to deliver quality educational programs to serve all eligible students.
3. The Chancellor or his designee is directed to return to the Board of Trustees for approval of the *final* State and Non-state Funded Five-Year Capital Improvement Program 2011-2012 through 2015-2016, including the 2011-2012 action-year request.

**COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS**

**Relocation Assistance Plan for the Dobbs Street Apartment Building Real Property Acquisition for California State University, Los Angeles**

**Presentation By**

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

**Summary**

Prior to bringing the final plan forward for action in July, this item presents information regarding the proposed Relocation Assistance Plan (RAP) for California State University, Los Angeles, which has been prepared to facilitate the acquisition and conversion of the Dobbs Street apartment building purchased by the University for needed graduate student and family housing. In order to make the property suitable for university housing, renovation and upgrades are necessary. Per California Government Code Section 7260 *et seq.*, existing residential tenants are eligible for up to 42 months of housing rent payment subsidy, or an equivalent payment toward purchase or related housing expense, along with moving expenses. By relocating all existing tenants at the same time, needed renovation work can proceed immediately, and the buildings can be ready for occupancy in the upcoming college year.

As this is the first time a RAP has been presented to the Trustees for approval, this item provides details for this specific real property acquisition project including the process for development of the plan for relocation of existing tenants to comparable, comfortable and safe housing. The plan implements Board policy adopted in May 2009 that is consistent with California Relocation Assistance Law policy and procedures for the administration of relocation assistance.

The apartment building property is shown in Attachment A, campus master plan, Hexagon 1.

**Background**

The California Relocation Assistance Law, California Government Code Section 7260 *et seq.*, regulates and governs programs and projects funded by public entities (other than the federal government). It is intended for the benefit of persons displaced by public projects to ensure that they receive fair and equitable treatment and do not suffer disproportionately as a result of programs designed for the benefit of the public.

Per Section 7267.8 (a) of the Relocation Assistance Law, all public entities shall adopt rules and regulations to implement payments and to administer relocation assistance. To help public agencies implement the statute, the State Department of Housing and Community Development (HCD) publishes Relocation Assistance and Real Property Acquisition Guidelines in the California Code of Regulations, Title 25.

In May 2009, this Board adopted a policy for Relocation Assistance that implements State statutory requirements, noted above, for Relocation Assistance when a public agency takes ownership of property, either residential or commercial, that has existing tenants displaced as a result of the acquisition and use by the public. The Board policy is consistent with the guidelines established by HCD. The Guidelines, and the adopted Board policy, are intended to establish minimum requirements for relocation assistance and payments, and ensure equitable treatment of displaced households in the administration of relocation assistance and any required payments.

### **Relationship to Campus Master Plan**

The University has acquired this residential property to meet its master plan goals for student housing, particularly graduate student housing. It is consistent with the master planned location for student housing at the northern end of the campus adjacent to the neighboring single and multi-family residential neighborhood. The University intends to offer the apartment units to current upper-division and graduate students who find it difficult to secure accommodations close to campus. This will offer greater availability of existing dormitory-style campus housing to accommodate first-time students.

### **Fiscal Impact**

The proposed acquisition was previously approved in September 2009, at an estimated cost of \$6.1 million, funded through the CSU Systemwide Revenue Bond Program. The Committee on Finance approved project financing at the November 2009 Board meeting, with a budget component of estimated cost and implementation for the RAP of \$600,000. Since development of the final plan, and detailed assessment of the tenant relocation requirements and needs, the estimated cost for implementation of the relocation has increased to \$788,000 (including a 10% contingency). The University has reviewed the higher cost estimate for the RAP and believes that the increase will not materially affect the financial pro forma basis for the approval of the purchase financing.

### **Proposed Relocation Assistance Plan**

CSULA has prepared, with the assistance of a well-qualified relocation assistance consultant, a proposed RAP that will allow for the displacement and relocation of 99 tenants from 27 residential units of the property at 5425 Dobbs Street, located adjacent to the north entrance of

the campus between Valley Boulevard and Mariondale Avenue. The property is within the campus master plan (less than one acre) and includes 26 apartment units (one- and two-bedroom units) in three two-story wood frame buildings, plus a single family residence, for a total of 27 units. The property includes a laundry and recreation room building, and 13 covered and 14 open parking spaces.

The Relocation Plan for the Dobbs Street Student Housing Project that will be presented for approval at the July 2010 Board of Trustees meeting, subject to any recommended changes based on required public review and comment, can be viewed at:

[http://www.calstate.edu/cpdc/suam/appendices/CSULA\\_Dobbs\\_RAP\\_Plan.pdf](http://www.calstate.edu/cpdc/suam/appendices/CSULA_Dobbs_RAP_Plan.pdf).

The California Relocation Assistance Law obligates CSU to:

- Provide notice to residents and owners
- Prepare a relocation plan
- Provide relocation advisory services
- Pay moving expenses
- Pay certain costs involved with replacement housing
- Pay re-establishment expenses for businesses/farms/non-profits

The Relocation Plan itself is a necessary precursor to any displacement notification or implementation of relocation assistance and payments. Approval of a specific project RAP fulfills the initial administrative requirement of State law before a project can proceed, however it does not by itself constitute a commitment to proceed, or require that the plan be implemented.

The Plan for the Dobbs Street property consists of five primary sections:

1. Project location and setting
2. Survey and assessment of resident's relocation needs, with explanation of how the needs will be met
3. Availability of comparable replacement housing within project area
4. Description of University's relocation assistance program
5. Administrative provisions with relocation implementation cost estimate

CSULA has determined that implementation of the relocation program is in the best interest of the campus housing program because execution will provide much needed housing for students almost immediately, and the costs of the relocation assistance are outweighed by the benefit to the University. In addition, if the University were to wait for units to become vacant through attrition, it would likely be years before the entire property would be available for its intended purpose. Full access is needed now in order to perform the necessary upgrades and renovation in a cost-effective, efficient, and timely manner.

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As part of the policy implementation action, the Chancellor's Office has prepared a relocation assistance handbook ([http://www.calstate.edu/cpdc/LUPER/rap\\_handbook.shtml](http://www.calstate.edu/cpdc/LUPER/rap_handbook.shtml)) specific to CSU as a resource tool for guiding implementation of the Relocation Assistance Policy in compliance with the Relocation Assistance Law and the HCD regulations.

**California Environmental Quality (CEQA) Action**

A Notice of Exemption has been prepared pursuant to the requirements of the California Environmental Quality Act and has been filed with the State Clearinghouse, as required.

**COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS**

**Certify the Final Environmental Impact Report and Approve the Campus Master Plan Dated May 2010 for California State University, Dominguez Hills**

**Presentation by**

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

**Summary**

This item requests the following actions by the Board of Trustees for California State University, Dominguez Hills (CSUDH):

- Certify the Final Environmental Impact Report (FEIR)
- Approve the proposed campus master plan dated May 2010
- Approve eight near-term capital projects for master plan implementation and construction.
- Approve funding for future off-site, fair share mitigation in the amount of \$179,682

Attachment “A” is the proposed campus master plan. Attachment “B” is the existing campus master plan approved by the Board of Trustees in May 2005. This master plan proposes near-term project improvements to plan for the next seven to ten years, and a long-term concept for programmatic improvements addressing a 10-year to 50-year planning horizon.

The EIR analyzed implementation of proposed near-term improvements at a project construction level including impacts and necessary mitigation. Future proposed long-term concept improvements do not change the existing campus master plan ceiling of 20,000 full-time equivalent students (FTE) that has been in effect since 1967. This approach focuses the EIR on near-term campus improvements with impacts that can be reasonably modeled and analyzed.

The Board of Trustees must certify that the FEIR is adequate and complete under the California Environmental Quality Act (CEQA) in order to approve the near-term project implementation and the overall campus master plan concept. The FEIR with Findings of Fact and Statement of Overriding Considerations, and the Environmental Mitigation Measures are available for review by the Board and the public at:

[http://www.csudh.edu/admfin/facilities\\_planning\\_master\\_plan.shtml](http://www.csudh.edu/admfin/facilities_planning_master_plan.shtml).

The FEIR concluded that the near-term improvements proposed in the master plan would result in unavoidable significant impacts related to air quality, traffic and construction noise. Potentially significant cumulative impacts for biological resources, utilities (water, wastewater, solid waste, and energy), and public services (police and fire) may also occur. All areas other than those mentioned above can be mitigated at a project level to less than significant with mitigation measures identified in the FEIR.

CSUDH has met with the City of Carson in accordance with the *City of Marina* California Supreme Court decision in an effort to reach agreement regarding their respective responsibilities for mitigating off-site traffic impacts related to future campus growth. At the time this agenda was prepared, the City and the University were still in discussion on the campus fair share of the near-term improvements' growth impact. Trustee approval is sought to request \$179,682 in capital funding from the Governor and Legislature for CSU's fair share off-site mitigation costs. This funding would cover the costs associated with intersection improvements at six intersections. The City Council is tentatively scheduled to consider the master plan on May 4, 2010; staff will report to the Board the results of the meeting, and any further discussions.

In addition to the off-site mitigation improvements identified, the University and the City have discussed implementation of certain common use on-site improvements that will improve pedestrian safety. These improvements, consisting primarily of sidewalk installation on university property fronting along Victoria Street, have been proposed to be constructed by the campus. The approximate cost of the sidewalk improvement project is \$400,000, which will be paid from parking fine and forfeiture money.

The traffic study analysis of near-term projects estimated that as the campus grows to 11,000 academic year FTE, an additional 1,050 daily vehicle trips would be added when all the projects have been completed. By 2017 the campus would reach the maximum number of vehicle trips of 3,835. Once the additional daily trip counts reach this mitigation threshold, additional CEQA analyses will be required to implement the long-term master plan concept. The campus will develop a Transportation Demand Management (TDM) plan, including measures to monitor, report, and reduce trip counts until additional impact analyses can be completed.

### **Potential Contested Issues**

1. Pedestrian Access, Circulation and Safety: The City of Carson has concerns regarding adequacy of pedestrian access and circulation, pedestrian safety, and provision of sidewalks on campus land adjacent to public roadways along the perimeter of the campus.

CSU Response: Although the EIR analysis did not identify any project impacts to sidewalks, the Campus recognizes the need for safe pedestrian access and circulation and is planning to upgrade sidewalks along a portion of Victoria Street. Other sidewalk improvements by CSUDH will be

addressed over time, either with planned capital projects, or to promote pedestrian, bicycle, transit or other alternate modes of transportation to the campus.

## **Background**

CSUDH was chartered in 1960 as the South Bay State College as part of the founding of the CSU system. The campus was first housed in a bank building in Rolling Hills Estates. After several years of planning for the opening of this new University, selection of the permanent site was made in 1965. In 1966, the college moved to Carson, and the University's master plan was approved in 1967. In 2003, the campus administration initiated the necessary steps to update the campus master plan. In 2008-09, the University served a diverse student population with an academic year enrollment of 8,923 FTE. No change in the master plan enrollment ceiling of 20,000 or planned overall capacity of the facilities is proposed in this master plan.

The master planning process initiated by CSUDH in 2003 began with a campus capacity and central precinct study. The goal of the study was to develop land use strategies to effectively accommodate the University's planned enrollment ceiling of 20,000 FTE and identify the most appropriate sites for near-term development projects. The recommendations in the study called for development of new facilities, renovation of existing facilities, and modification of pedestrian and vehicle circulation systems. Major objectives of the proposed campus master plan concept include:

- Provide technology-appropriate teaching, research and administrative facilities;
- Serve as a regional center for intellectual, athletic, cultural and lifelong learning;
- Preserve a balance between open space and built structures;
- Maintain its stewardship of campus landscape and natural resources; and
- Continue the good relations with the City of Carson and the surrounding community.

## **Proposed Master Plan and Near-Term Projects**

The proposed master plan calls for new and renovated academic and student service facilities as near-term improvements to more effectively accommodate future student enrollment. The proposed master plan addresses the academic and student service core of the CSUDH campus and does not include any development within the Home Depot Center complex.

The principal changes and additions to the existing plan are identified in Attachment A. With the construction of new facilities, the proposed master plan would result in future construction of 1.9 million GSF of academic, administrative and support space; 900 beds for student housing; 350 beds for faculty/staff housing units; and approximately 8,200 on-campus parking spaces for faculty and students. A portion of these overall improvements are identified below as specific

near-term projects, while the remaining improvements are planned as long-term conceptual sites that will require additional CEQA analysis once the near-term improvements are completed.

The following eight designated near-term projects are identified in the FEIR and were fully analyzed for compliance with CEQA for near-term construction (an estimated 7-10 years):

- (1) Natural Sciences and Mathematics—150,000 GSF, four-story science and health professions laboratory building (#51);
- (2) Extended Education Phase II—22,000 GSF, two-story facility to serve the College of Extended and International Education (#117);
- (3) LaCorte Hall Expansion—72,000 GSF, four-story addition to LaCorte Hall to provide studio space for sculpting and painting, lecture and support space (#40A);
- (4) Student Recreation Center—110,400 GSF, recreation center near the existing gymnasium and playfields (#62);
- (5) Faculty and Staff Housing—110,000 GSF, 230 to 350 units in six structures, up to four stories in height on a 23-acre site (#74);
- (6) Student Housing Phase I—94,000 GSF, 300 beds in four structures, up to four stories in height (#72);
- (7) Student Housing Phase II—188,000 GSF, 600 beds in six structures, up to four stories in height (#73); and
- (8) Parking Lot 8—750 to 1,000 surface parking spaces.

Proposed significant changes as noted on Attachment “A” follow, inclusive of near-term projects:

<i>Hexagon 1: Parking Structure 1 (#90)</i>	<i>Hexagon 16: Academic Building (#35)</i>
<i>Hexagon 2: Extended Education Ph II (#117)</i>	<i>Hexagon 17: Student Housing Phase I (#72)</i>
<i>Hexagon 3: LaCorte Hall Expansion (#40A)</i>	<i>Hexagon 18: Student Housing Phase II (#73)</i>
<i>Hexagon 4: Academic Building (#1)</i>	<i>Hexagon 19: Parking Lot 8</i>
<i>Hexagon 5: Academic Building (#3)</i>	<i>Hexagon 20: Physical Plant Expansion (#85)</i>
<i>Hexagon 6: Academic Building (#2)</i>	<i>Hexagon 21: Faculty &amp; Staff Housing (#74)</i>
<i>Hexagon 7: Academic Building (#5)</i>	<i>Hexagon 22: Academic Building (#56)</i>
<i>Hexagon 8: Academic Building (#4)</i>	<i>Hexagon 23: Academic Building (#54)</i>
<i>Hexagon 9: Academic Building (#6)</i>	<i>Hexagon 24: Academic Building (#55)</i>
<i>Hexagon 10: Academic Building (#7)</i>	<i>Hexagon 25: Academic Building (#53)</i>
<i>Hexagon 11: Parking Structure 2 (#91)</i>	<i>Hexagon 26: Natural Sciences &amp; Math (#51)</i>
<i>Hexagon 12: Academic Building (#31)</i>	<i>Hexagon 27: Academic Building (#52)</i>
<i>Hexagon 13: Academic Building (#33)</i>	<i>Hexagon 28: Parking Structure 3 (#92)</i>
<i>Hexagon 14: Academic Building (#32)</i>	<i>Hexagon 29: Student Recreation Center (#62)</i>
<i>Hexagon 15: Academic Building (#34)</i>	<i>Hexagon 30: Library Expansion Ph. 2 (#20B)</i>

## **Fiscal Impact**

The proposed near-term projects in the master plan revision will require approximately \$108 million of state capital funding and \$198 million of non-state to implement over the next seven to ten years.

The CSU's fair share of off-site mitigation costs for future traffic improvements related to the near-term projects is \$179,682. If all near-term campus improvements are built as proposed, the improvements would require funding over a period of approximately seven to ten years. The amount would be requested from the Governor and Legislature in the CSU capital outlay program. It is anticipated funds would be paid to the local entity once other local co-funding is secured, and based on design and construction milestone completion. Staff will report if agreement is reached between CSUDH and the City on off-site mitigation.

## **California Environmental Quality Act (CEQA) Action**

A Final Environmental Impact Report (FEIR) was prepared to analyze the potential significant environmental effects of the eight near-term projects, including construction level of detail, specific impacts and mitigation, and the long-term master plan at a programmatic concept level. The FEIR is presented to the Board of Trustees for review and certification.

To determine the scope of environmental review necessary, a Notice of Preparation (NOP) of the Draft Environmental Impact Report (Draft EIR) was distributed in March 2007. A scoping meeting was held on the campus on April 16, 2007. Based on the NOP process, the following environmental topics were studied in the Draft EIR: Aesthetics; Air Quality; Biological Resources; Cultural Resources; Geology, Soils, and Seismicity; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Noise; Population and Housing; Traffic, Circulation, and Parking; and Utilities and Public Services. The Draft EIR was released for public and agency review on November 19, 2007, for a period of 45 days. A public meeting to receive comment was held on campus on December 6, 2007. A total of five letters from public agencies and four letters from private citizens were received on the Draft EIR.

CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological or other benefits of the project against its unavoidable environmental risks when determining whether to approve a project (master plan). If the specific benefits of the project outweigh the unavoidable adverse environmental effects, those effects may be considered "acceptable." CEQA requires that the agency adopt a Statement of Overriding Considerations in order to certify this project.

The Statement of Overriding Considerations will be required to address these unavoidable significant impacts of air quality, traffic and construction noise in the implementation of the

near-term projects. Potentially significant cumulative impacts for biological resources, utilities (water, wastewater, solid waste, and energy), and public services (fire and police) were also identified in the FEIR.

The Board of Trustees must find that because CSU cannot guarantee that the request to the Governor and the Legislature for the necessary mitigation funding will be approved, or that the funding will be granted in the amount requested, or that the public agencies will fund the mitigation improvements that are within their responsibility and jurisdiction, it cannot guarantee implementation of the approved mitigation measures and the identified impacts are thereby acceptable because of specific overriding considerations.

### **Issues Identified Through Public Participation**

Comments were received through the public circulation period, including these issues:

- Cultural Resources - Steps taken if cultural resources are discovered during construction.
- Parking - Ensure adequacy of on-campus parking.
- Design Standards - Request that improvements within the City of Carson right of way be consistent with City guidelines and standards.
- Community Parks - Concerns regarding potential impacts due to increased demand on parks and recreation services as a result of student and staff housing construction.

### **Alternatives**

The FEIR evaluated three alternatives in accordance with CEQA Guidelines:

1. *No-Project/No-Build Alternative*: This alternative would not result in any of the significant or potentially significant impacts of the proposed master plan, and would not fulfill any of the project goals.
2. *Slower Enrollment Growth Rate*: This alternative would not eliminate the identified significant impacts, and would not meet the overall vision of CSU for campus growth to serve the region.
3. *No On-Campus Student and Faculty Housing*: Under this alternative, students and faculty would continue to commute long distances to reach the campus, thus potentially increasing the significant impacts, and hamper the campus ability to successfully attract the most qualified faculty and staff.

The following resolution is presented for approval:

**RESOLVED**, by the Board of Trustees of the California State University, that:

1. The Final EIR for the California State University, Dominguez Hills Campus Master Plan dated May 2010 has been prepared to address the potential significant environmental impacts, mitigation measures, and project alternatives, comments and responses to comments associated with the proposed master plan, specifically the near-term projects, pursuant to the requirements of the California Environmental Quality Act, the CEQA Guidelines, and CSU CEQA procedures.
2. The Final EIR addresses the proposed master plan concept, and specifically all discretionary actions relating to the eight near-term projects, as identified in the Project Description, Chapter 2 of the Final EIR.
3. This resolution is adopted pursuant to the requirements of Section 21081 of the Public Resources Code and Section 15091 of Title 14 of the California Code of Regulations (CEQA Guidelines), which require that the Board of Trustees make findings prior to the approval of a project along with a statement of facts supporting each finding.
4. This Board hereby adopts the Findings of Fact and related mitigation measures identified in the Mitigation Monitoring and Reporting Program for Agenda Item 6 of the May 11-12, 2010 meeting of the Board of Trustees' Committee on Campus Planning, Buildings and Grounds, which identifies specific significant impacts of the proposed near-term projects and related mitigation measures, which are hereby incorporated by reference.
5. The Board has adopted the Findings of Fact that include specific Overriding Considerations that outweigh certain remaining unavoidable significant project impacts to air quality, traffic and noise, and potentially significant cumulative impacts for biological resources, utilities (water, wastewater, solid waste, and energy), and public services (police and fire).
6. The Final EIR has identified potentially significant and unavoidable impacts that may result from implementation of the near-term projects. However, the Board of Trustees, by adopting the Findings of Fact, finds that the inclusion of certain mitigation measures as part of the near-term projects' approval will reduce most, but not all, of those effects to less-than-significant levels. Those impacts which are not reduced to less than significant levels are identified and overridden due to specific benefits to the CSU identified in the Findings of Fact and Statement of Overriding Considerations.

7. A portion of the mitigation measures necessary to reduce traffic impacts to less than significant are the responsibility of and under the authority of local agencies. The Board cannot guarantee that certain mitigation measures that are the sole responsibility of the local agency will be timely implemented. The Board therefore finds that certain impacts upon traffic may remain significant and unavoidable if mitigation measures are not implemented, and therefore adopts Findings of Fact that include specific Overriding Considerations that outweigh the remaining, potential and unavoidable significant impacts with respect to traffic conditions on streets and intersections not under the authority and responsibility of the Board.
8. Prior to the certification of the Final EIR, the Board of Trustees has reviewed and considered the above-mentioned Final EIR, and finds that the Final EIR reflects the independent judgment of the Board of Trustees. The Board hereby certifies the Final EIR for the proposed near-term projects as complete and adequate in that the Final EIR addresses all significant environmental impacts of the near-term projects and fully complies with the requirements of CEQA and the CEQA Guidelines. For the purpose of CEQA and the CEQA Guidelines, the administrative record of proceedings for the project is comprised of the following:
  - a. The Draft EIR for California State University, Dominguez Hills Campus Master Plan prepared in November 2007;
  - b. The Final EIR, including comments received on the Draft EIR, and responses to comments;
  - c. The proceedings before the Board of Trustees relating to the subject master plan, including testimony and documentary evidence introduced at such proceedings; and
  - d. All attachments, documents incorporated, and references made in the documents as specified in items (a) through (c) above.
9. It is necessary, consistent with the California Supreme Court decision in *City of Marina*, for CSU to pursue mitigation funding from the Legislature to meet its CEQA fair share mitigation obligations. The Chancellor is therefore directed to request from the Governor and the Legislature, through the annual state capital budget process, future funds in the amount of \$179,682 necessary to support fair share mitigation costs as projected in the FEIR and determined by the Trustees necessary to fulfill the off-site mitigation requirements of CEQA.

10. In the event the request for mitigation funds is approved in full by the Governor and the Legislative, the Chancellor is directed to proceed with implementation of the Master Plan for California State University, Dominguez Hills dated May 2010, specifically including the eight designated near-term projects. Should the request for funds only be partially approved, the Chancellor is directed to proceed with implementation, funding identified mitigation measures to the extent of the available funds. In the event the request for state capital funds is not approved, the Chancellor is directed to proceed with implementation consistent with resolve 14 below.
11. Because this board cannot guarantee that the request to the Legislature for the necessary mitigation funding will be approved, or that the local agencies will fund the measures that are their responsibility, this Board finds that the impacts whose funding is uncertain and/or unavailable remain significant and unavoidable, and that they are necessarily outweighed by the Statement of Overriding Considerations adopted by this Board.
12. In light of limited State funding and uncertainties over the availability of future State funding for off-site mitigation, the University is directed to take all measures to ensure that the campus trip counts do not exceed the mitigation threshold of 1,050 additional trips. The University will prepare annual reports on the increase in average daily vehicle trips generated by the campus. Based on these data, the Chancellor will report on a timely basis to the Trustees the campus trip counts as they approach the threshold. To the extent the university trip generations fall below the threshold, additional near-term projects may proceed. Should trip generation be projected to exceed the threshold, alternative trip reduction measures should be programmed and implemented, including but not limited to requiring the University to implement trip generation management measures that will reduce the trip count until additional CEQA analysis is completed and requisite mitigation measures identified that address the long-term enrollment growth impacts, including additional vehicle trips and other resource impacts.
13. The Board hereby certifies the Final EIR for the California State University, Dominguez Hills Master Plan, specifically eight (8) near-term projects, dated May 2010 as complete and in compliance with CEQA.
14. The mitigation measures identified in the Mitigation Monitoring and Reporting Plan are hereby adopted and shall be monitored and reported in accordance with the Mitigation Monitoring Program for Agenda Item 6 of the May 11-12, 2010 meeting of the Board of Trustees' Committee on Campus

- Planning, Buildings and Grounds, which meets the requirements of CEQA (Public Resources Code, Section 21081.6). Those mitigation measures include noise and air impact monitoring during construction, environmental impact monitoring and intersection modifications, and vehicular traffic limitations.
15. The master plan will benefit the California State University.
  16. The above information is on file with The California State University, Office of the Chancellor, Capital Planning, Design and Construction, 401 Golden Shore, Long Beach, California 90802-4210, and at California State University, Dominguez Hills, 1000 East Victoria Street, Carson CA 90747.
  17. The California State University, Dominguez Hills Campus Master Plan dated May 2010 is hereby approved at the existing master plan enrollment ceiling of 20,000 FTE.
  18. The eight designated near-term projects identified and described in the Final EIR are: (1) Natural Sciences and Mathematics; (2) Extended Education Phase II; (3) LaCorte Hall Expansion; (4) Student Recreation Center; (5) Faculty and Staff Housing; (6) Student Housing Phase I; (7) Student Housing Phase II; and (8) Parking Lot 8. The Board has determined these near-term projects are fully analyzed at the project level in the Final EIR for purposes of compliance with the CEQA and hereby approves such projects for implementation.
  19. The Chancellor, or his designee, is requested under the Delegation of Authority by the Board of Trustees to file the Notice of Determination for the project.



Proposed Master Plan

Master Plan Enrollment: 20,000 FTE

Master Plan approved by the Board of Trustees: April 1967

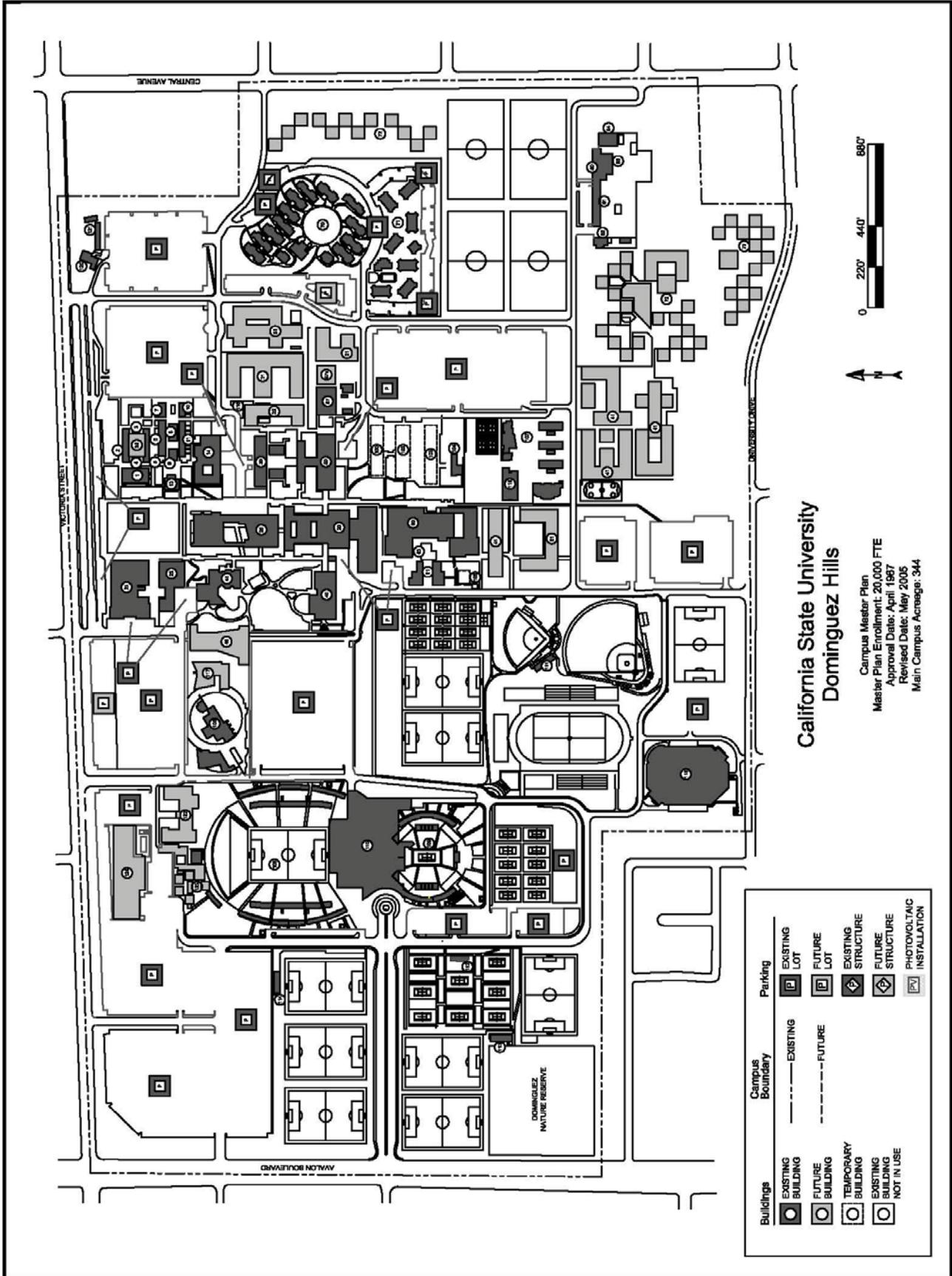
Master Plan Revision approved by the Board of Trustees: August 1968, July 1971, May 1975, March 1976, March 1980, November 1980, November 1986, March 1993, June 2001, May 2005, May 2010

- |   |  |
|---|--|
| 1. <i>Academic Building</i>                           | 74. <i>Faculty &amp; Staff Housing</i>   |
| 2. <i>Academic Building</i>                           | 80. Physical Plant   |
| 3. <i>Academic Building</i>                           | 81. Physical Plant Shops   |
| 4. <i>Academic Building</i>                           | 82. Physical Plant Vehicle Maintenance   |
| 5. <i>Academic Building</i>                           | 83. University Warehouse   |
| 6. <i>Academic Building</i>                           | 84. Physical Plant Warehouse   |
| 7. <i>Academic Building</i>                           | 85. <i>Physical Plant Expansion</i>  |
| 14. School of Education                               | 86. <i>Co-Generation Plant</i>   |
| 20. Leo F. Cain Library                               | 87. Central Plant  |
| 20A. Library Expansion Phase 1                        | 87a. <i>Co-Generation Plant</i>  |
| 20B. <i>Library Expansion Phase 2</i>                 | 90. <i>Parking Structure 1</i>   |
| 23. James L. Welch Hall                               | 91. <i>Parking Structure 2</i>   |
| 25. Student Health Center                             | 92. <i>Parking Structure 3</i>   |
| 26. Donald P. and Katherine B. Loker<br>Student Union | 100. South Academic Complex 1  |
| 30. Social and Behavioral Sciences                    | 102. South Academic Complex 2  |
| 31. <i>Academic Building</i>                          | 103. South Academic Complex 3  |
| 32. <i>Academic Building</i>                          | 104. California Academy of Mathematics<br>and Science Laboratories                     |
| 33. <i>Academic Building</i>                          | 105. Hughes Athletics and Educational Center   |
| 34. <i>Academic Building</i>                          | 106. Extended Education  |
| 35. <i>Academic Building</i>                          | 107. California Academy of Mathematics and Science                                     |
| 40. LaCorte Hall                                      | 108. Home Depot Center Soccer Stadium  |
| 40A. <i>LaCorte Hall Expansion</i>                    | 109. Home Depot Center Tennis Stadium  |
| 45. University Theatre                                | 110. Home Depot Center Administrative/Sports<br>Support Facility/Restaurant            |
| 46. <i>Auditorium</i>                                 | 111. Baseball/Softball Storage and Restrooms   |
| 50. Natural Sciences and Mathematics                  | 112. Tennis Pavilion   |
| 51. <i>Natural Sciences and Mathematics</i>           | 113. Home Depot Center Tennis Storage/Restrooms  |
| 52. <i>Academic Building</i>                          | 114. Home Depot Center Soccer Storage/Restrooms  |
| 53. <i>Academic Building</i>                          | 115. ADT Event Center (250 Meter Velodrome)  |
| 54. <i>Academic Building</i>                          | 116. East Academic Complex   |
| 55. <i>Academic Building</i>                          | 117. <i>Extended Education Phase II</i>  |
| 56. <i>Academic Building</i>                          | 118. California Academy of Mathematics and Science Phase II                            |
| 60. Gymnasium   | 120. Child Development Center  |
| 61. Field House                                       | 121. Infant Toddler Center   |
| 62. <i>Student Recreation Center</i>                  | 122. <i>Office Complex and Field House/Training Facility for<br/>Home Depot Center</i> |
| 63. Swimming Pool                                     | 123. <i>Dormitories for Home Depot Center</i>  |
| 70. Pueblo Dominguez (Student Housing 1)              | 124. <i>Conference Center/Hotel for Home Depot Center</i>                              |
| 71. Pueblo Dominguez (Student Housing 2)              |  |
| 72. <i>Student Housing, Phase I</i>                   |  |
| 73. <i>Student Housing, Phase II</i>                  |  |

LEGEND

Existing Facility / *Proposed Facility*

Note: Building numbers correspond with building numbers in the Space and Facilities Data Base (SFDB)



**CALIFORNIA STATE UNIVERSITY, DOMINGUEZ HILLS**

Master Plan Enrollment: 20,000 FTE

Master Plan approved by the Board of Trustees: April 1967

Master Plan Revision approved by the Board of Trustees: August 1968, July 1971, May 1975, March 1976, March 1980, November 1980, November 1986, March 1993, June 2001, May 2005

- |  |   |
|--|---|
| 1. Initial Building No. 1                          | 83. University Warehouse  |
| 2. Initial Building No. 2                          | 84. Physical Plant Warehouse  |
| 3. Initial Building No. 3                          | 87. Central Plant   |
| 4. Initial Building No. 4                          | 87a. Central Plant Addition   |
| 5. Initial Building No. 5                          | 100. South Academic Complex 1   |
| 6. Initial Building No. 6                          | 102. South Academic Complex 2   |
| 7. Initial Building No. 7                          | 103. South Academic Complex 3   |
| 8. Initial Building No. 8                          | 104. California Academy of Mathematics and Science Laboratories                     |
| 9. Initial Building No. 9                          | 105. Hughes Athletic and Educational Center   |
| 10. Initial Building No. 10                        | 106. Extended Education   |
| 11. Initial Building No. 11                        | 107. California Academy of Mathematics and Science                                  |
| 13. Initial Building No. 13                        | 108. Home Depot Center Soccer Stadium   |
| 14. School of Education                            | 109. Home Depot Center Tennis Stadium   |
| 20. Leo F. Cain Library                            | 110. Home Depot Center Administrative/ Sports Support Facility/Restaurant           |
| 23. James L. Welch Hall                            | 111. Baseball/Softball Storage and Restrooms  |
| 25. Student Health Center                          | 112. <i>Tennis Pavilion</i>   |
| 26. Donald P. and Katherine B. Loker Student Union | 113. Home Depot Center Tennis Storage/ Restrooms                                    |
| 30. Social and Behavioral Sciences                 | 114. Home Depot Center Soccer Storage/ Restrooms                                    |
| 31. <i>Social and Behavioral Sciences</i>          | 115. ADT Event Center (250 Meter Velodrome)   |
| 32. <i>School of Management</i>                    | 116. East Academic Complex  |
| 40. Lacorte Hall                                   | 117. <i>Extended Education Phase II</i>   |
| 41. <i>Humanities and Fine Arts</i>                | 118. California Academy of Mathematics and Science Phase II                         |
| 45. University Theatre                             | 120. Child Development Center   |
| 46. Auditorium                                     | 121. Infant Toddler Center  |
| 50. Natural Sciences and Mathematics               | 122. <i>Office Complex and Field House/ Training Facility for Home Depot Center</i> |
| 51. <i>Natural Sciences and Mathematics</i>        | 123. <i>Dormitories for Home Depot Center</i>                                       |
| 60. Gymnasium                                      | 124. <i>Conference Center/Hotel for Home Depot Center</i>                           |
| 61. Field House                                    |   |
| 63. Swimming Pool                                  |   |
| 70. Pueblo Dominguez (Student Housing 1)           |   |
| 71. Pueblo Dominguez (Student Housing 2)           |   |
| 72. <i>Housing</i>                                 |   |
| 80. Physical Plant                                 |   |
| 81. Physical Plant Shops                           |   |
| 82. Physical Plant Vehicle Maintenance             |   |

LEGEND

Existing Facility / *Proposed Facility*

Note: Building numbers correspond with building numbers in the Space and Facilities Data Base (SFDB)

## **COMMITTEE ON CAMPUS PLANNING, BUILDINGS, 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 project will be presented for approval:

**San Diego State University—Aztec Center Student Union**  
*CM at Risk Contractor: Sundt Construction*  
*Project Architect: Cannon Design*

#### **Background and Scope**

San Diego State University proposes to construct a new replacement facility for the Aztec Center Student Union (#52, 52a). The new facility (195,000 GSF) will be located on the site of the existing building (#52), which will be demolished as part of this project. The Aztec Center Student Union occupies a prime location on campus, which serves as the campus gateway to College Avenue and the SDSU Transit Center, and is in close proximity to administrative offices, student services, and housing facilities.

The existing building, completed in the 1960s, was one of the first student fee funded union facilities in the CSU system and occupies 93,000 GSF. In early 2008, the campus initiated conceptual plans of the renovation and expansion of the Student Union, but design was terminated during the schematic phase due to the number of deficiencies in the existing building. The cost to address the seismic and accessibility deficiencies prompted the campus to revise the strategy from a renovation/expansion project to a complete building replacement. Students from San Diego State University voted in favor of a fee increase to pay for the increased construction cost.

The existing building is unable to adequately serve current programmatic needs or expand to accommodate the student population anticipated by the 35,000 FTE master planned enrollment ceiling. The proposed replacement project will provide a significantly larger and more flexible student union to address the need for additional food service areas, expanded student organization spaces, a 300-seat theater, a recreation center, conference and meeting rooms, and

related support spaces. The proposed building will be constructed on three levels above grade and with a partial basement to best utilize a sloping site and provide universal access at all levels.

The project will be designed in the Mission Revival style using iconic design elements and materials consistent with other historic Mission Revival style buildings composing the campus core. The building will be constructed with a large central courtyard and an adjacent domed tower, providing a signature image at the gateway to the campus from the adjoining community.

The building is being designed to achieve LEED Platinum certification. Sustainable features will include natural day lighting, occupancy sensors, LED (light emitting diode) task lighting, high performance glazing, and high "R" value roof insulation. In addition, the building will utilize radiant floor heating and cooling, and operable windows for natural ventilation as well as 'green' roof technology on part of the complex to assist in exceeding CSU energy efficiency guidelines. (Other building roof areas will be designed to accommodate photovoltaic panels for future installation.) Low-flow plumbing fixtures and a large underground cistern that will capture rainfall runoff for landscape irrigation will increase water efficiency. The building model estimated energy consumption at 43% better than Title 24 energy efficiency standards.

**Timing (Estimated)**

Preliminary Plans Completed	July 2010
Working Drawings Completed	October 2010
Construction Start	June 2011
Occupancy	April 2013

**Basic Statistics**

Gross Building Area	195,000 square feet
Assignable Building Area	125,000 square feet
Gross Building Area	64.1 percent

**Cost Estimate – California Construction Cost Index 5320**

Building Cost (\$330 per GSF)	\$64,387,000
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<i>Systems Breakdown (includes Group I)</i>	(\$ per GSF)
a. Substructure	\$ 17.75
b. Shell Structure and Enclosure	\$ 109.37
c. Interiors (Partitions and Finishes)	\$ 41.92
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 85.55
e. Equipment and Services	\$ 7.84

f. Special Construction and Demolition	\$ 43.54
g. General Conditions	\$ 24.22
Site Development (including landscape)	<u>8,050,000</u>
Construction Cost	\$72,437,000
Fees, Contingency, Services	<u>23,763,000</u>
Total Project Cost (\$478 per GSF)	\$96,200,000
Group II Equipment	<u>5,000,000</u>
Grand Total	<u>\$101,200,000</u>

### **Cost Comparison**

Due to varying programmatic differences of campus student unions, costs may vary. The project's building cost of \$330 per GSF is lower than the CSU construction cost guidelines of \$355 per GSF but higher than the building cost of \$296 per GSF for Dominguez Hills' Student Union addition component approved in September 2003, adjusted to CCCI 5320. The project's building cost is higher than Dominguez Hill's due to the demolition costs, constrained project site location within a dense urban campus, the incorporation of extensive energy saving features, and building systems used to support the aesthetic design of the project. The project's soft costs (fees, contingency, services) are higher than typical due to the inclusion of initial design funds that assumed building renovation versus replacement. The project's reduced cost from cost guidelines is a benefit of the current positive construction bid climate.

### **Funding Data**

The project will be predominantly financed through the CSU Systemwide Revenue Bond Program (\$90.2 million), which will be repaid from student fees approved by a referendum passed in March 2010. Student fee reserves of \$11 million will fund the balance of the project.

### **California Environmental Quality Act (CEQA) Action**

The Aztec Center Student Union project was analyzed as part of the 2007 Master Plan and Final Environmental Impact Report (FEIR) in order to analyze the potential significant environmental effects of the proposed building project in accordance with the requirements of CEQA and the state CEQA Guidelines. The FEIR was certified and the 2007 Master Plan was approved by the Trustees on November 14, 2007. The FEIR was challenged in court following Board certification and was subsequently upheld.

The Aztec Center project presently proposed represents an increase in size (195,000 GSF) over the project previously approved (163,000 GSF). To analyze the incremental effects, an Addendum to the FEIR has been prepared. The Addendum determined that the revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The Addendum and the FEIR are available online as noted herein (<http://advancement.sdsu.edu/masterplan/>) and will be available at the meeting.

The following resolution is presented for approval:

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

1. The Board of Trustees has reviewed and considered the Addendum to the Final EIR for the San Diego State University 2007 Campus Master Plan and finds that the Addendum has been prepared in accordance with the requirements of the California Environmental Quality Act and the CEQA guidelines, and reflects the independent judgment of the Board of Trustees.
2. The Board hereby approves and certifies the Addendum as complete and adequate in that it addresses all potential environmental effects of the revised Aztec Center Student Union project, which remains consistent with the project uses and impacts as described in the Final EIR for the 2007 Master Plan, previously certified by the Board in November 2007.
3. The Addendum has determined that the revised project, including additional building area of approximately thirty thousand (30,000) gross square feet, would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects, and therefore no new or additional environmental analyses, or additional mitigation measures, are required.
4. With the implementation of the mitigation measures previously adopted and set forth in the certified Final EIR, the proposed project will not have a significant effect on the environment, and the project will benefit the California State University.
5. As previously resolved by the Board, the mitigation measures adopted as part of the previously certified Final EIR will be monitored and reported in accordance with the requirements of the California Environmental Quality Act (Public Resources Code, Section 21081.6).

6. The Chancellor is requested under Delegation of Authority by the Board of Trustees to file a Notice of Determination for the project.
7. The schematic plans for the San Diego State University, Aztec Center Student Union are approved at a project cost of \$101,200,000 at CCCI 5320.