AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: **8:25 a.m., Wednesday, January 25, 2023**
Glenn S. Dumke Auditorium

Larry L. Adamson, Chair
Anna Ortiz-Morfit, Vice Chair
Diana Aguilar-Cruz
Douglas Faigin
Maria Linares
Romey Sabalius
Lateefah Simon
Jose Antonio Vargas

Consent

1. Approval of Minutes of the Meeting of November 15, 2022, *Action*

Discussion

2. California State University, Dominguez Hills Affordable Student Housing, Phase 4 and Dining Commons, *Action*
3. California State Polytechnic University, Humboldt Student Housing, *Action*
4. Report on the Cost of Construction, *Information*

MINUTES OF THE MEETING OF THE 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

November 15, 2022

Members Present

Larry L. Adamson, Chair
Anna Ortiz-Morfit, Vice Chair
Diana Aguilar-Cruz
Douglas Faigin
Maria Linares
Romey Sabalius
Jose Antonio Vargas

Wenda Fong, Chair of the Board
Jolene Koester, Interim Chancellor

Trustee Larry Adamson called the meeting to order.

Public Comment

Public comment occurred at the beginning of the meeting's open session prior to all committees. No public comments were made pertaining to committee agenda items.

Consent Agenda

The minutes of the September 14, 2022, meeting of the Committee on Campus Planning, Buildings and Grounds were approved as submitted.

Update and Approval of the Five-Year Capital Plan

This item provided an overview and requested approval by the Board of Trustees of the Five-Year Capital Plan covering the period from 2023-2024 through 2027-2028.

Following the presentation, it was requested that methodology for determining project prioritization be explained, and it was shared that the prioritization process begins with a call letter to campuses to submit projects to be considered for the five-year capital plan. The submissions are then reviewed with consideration given to campus enrollment, capacity, and utilization, as well as facilities condition and timing of when campuses last received funding for projects.

The committee recommended approval of the proposed resolution (RCPBG 11-22-06).

Gateway Hall Renovation and New Construction for California State University Channel Islands

This item provided an overview and requested approval of schematic plans for the California State University Channel Islands Gateway Hall Renovation and New Construction project.

Following the presentation, no questions were asked.

The committee recommended approval of the proposed resolution (RCPGB 11-22-07).

California State University, Stanislaus Stockton Center Acacia Replacement Phase 1 Schematic Design Approval

This item provided an overview and requested approval of schematic plans for the California State University, Stanislaus Stockton Center Acacia Replacement Phase 1 project.

Following the presentation, no questions were asked.

The committee recommended approval of the proposed resolution (RCPGB 11-22-08).

Trustee Adamson adjourned the Committee on Campus Planning, Buildings and Grounds.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

California State University, Dominguez Hills Affordable Student Housing, Phase 4 and Dining Commons

Presentation By

Steve Relyea
Executive Vice Chancellor and
Chief Financial Officer

Thomas Parham
President
California State University, Dominguez Hills

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

Summary

This agenda item requests approval of schematic plans for the California State University, Dominguez Hills Affordable Student Housing Phase 4 and Dining Commons project.

Affordable Student Housing, Phase 4 and Dining Commons
Project Architect: Steinberg Hart
Collaborative Design-Build Contractor: C.W. Driver

Background and Scope

California State University, Dominguez Hills (CSUDH) proposes to design and construct a six-story residence hall and a one-story dining facility. The student housing building (#73[1]) will provide 50,700 assignable square feet (ASF)/77,500 gross square feet (GSF). The Dining Commons (#74) will provide 13,900 assignable square feet (ASF)/18,000 gross square feet (GSF). The project will be located north of the existing Student Residence Hall (#72), south of International Avenue, and west of Birchknoll Drive. The student housing portion of this project was included in the State's Higher Education Student Housing Grant Program for 2022-2023, and the dining portion was included in the State's One-Time funding program for 2021-2022. In addition, the campus will seek future Board of Trustees approval of Systemwide Revenue Bond financing.

[1] The facility number is shown on the master plan map and recorded in the Space and Facilities Database.

Providing affordable student housing for low-income students will reduce the total cost of attendance, improve student graduation rates, and support student success. This proposed project will allow the campus to provide housing to designated low-income students and bolster direct access to affordable student housing for those students in the most need. The campus's vision is to provide a model for on-campus housing access and equity for all students, regardless of income level. This project will increase access for underserved low-income students and support their success in achieving a higher education degree.

The student housing building will house 365 students in a combination of single, double, and triple traditional residence hall style rooms. Residents will be organized into clusters of 36 students and one resident advisor. Each cluster will contain a variety of room sizes, communal restrooms, an activity room, and small study nooks. A shared student lounge will be provided to connect two clusters. These shared lounges are further connected floor to floor through stair connections, bringing together 10 residential clusters into one large lounge on the ground floor. This will allow for students to form a close-knit group of peers and neighbors while also allowing for a greater sense of community. At the ground floor, the project includes other residential and public amenity space to bring students together and allow space for visitors and the public. Other key residential amenities include a residential coordinator apartment, a multi-purpose room, a living room, administrative space, and shared laundry. The courtyard will create an indoor-outdoor connection to the multipurpose and building living rooms, allowing the large outdoor space to become an additional gathering and programmable space for housing, allowing for both active and passive activities.

The student housing building form is composed of two wings forming the residential clusters and a central glass connector that supports building circulation functions and floor lounges. The northern wing will consist of six floors and the southern wing will consist of five floors and is constructed out of cast-in-place concrete. The exterior materials consist of grey cement board siding, exposed architectural concrete with murals on the ends of each wing.

The dining commons will be located west of the student housing building and act as a bridge between the central campus and the residential community. This is the campus' first resident-centered dining facility. The design of the commons will focus on flexibility and versatility for future operational, menu, and dietary needs. The facility will include approximately 315 indoor seats, including a private dining room, and approximately 50 outdoor seats. The private dining room seats could be used for general seating during the peak meal periods. The outdoor seats will be under cover and secured through architectural building design elements to ensure all guests enter properly through the front doors. The material palette for the dining commons is a standing seam metal roof, metal wall panels, mural surfaces, and glazing.

Timing (Estimated)

Completion of Preliminary Drawings	February 2023
Completion of Working Drawings	April 2023
Start of Construction	November 2023
Occupancy	February 2026

Basic Statistics

Student Housing Building:	
Gross Building Area	77,500 square feet
Assignable Building Area (CSU[2])	50,700 square feet
Net Useable Building Area (FICM[3])	69,000 square feet
Efficiency (CSU)	65%
Efficiency (FICM)	89%
Dining Commons Building:	
Gross Building Area	18,000 square feet
Assignable Building Area (CSU[4])	13,900 square feet
Net Useable Building Area (FICM[5])	16,960 square feet
Efficiency (CSU)	78%
Efficiency (FICM)	94%

Cost Estimate—California Construction Cost Index 8287[6]

Student Housing Building:		
Building Cost ($648 per GSF)		$50,282,000
Systems Breakdown		*($ per GSF)*
a. Substructure (Foundation)	$ 33.35	
b. Shell (Structure and Enclosure)	$ 154.90	
c. Interior (Partitions and Finishes)	$ 124.36	
d. Services (HVAC, Plumbing, Electrical, Fire)	$ 217.11	
e. Built-in Equipment and Furnishings	$ 5.18	
f. General Requirements	$ 11.77	
g. Conditions and Insurance	$ 101.71	

[2] Assignable building area is based on CSU policy.
[3] Net useable building area is greater than assignable building area by including corridors, restrooms, mechanical rooms, etc., based on the definitions of the Postsecondary Education Facilities Inventory & Classification Manual (FICM).
[4] Assignable building area is based on CSU policy.
[5] Net useable building area is greater than assignable building area by including corridors, restrooms, mechanical rooms, etc., based on the definitions of the Postsecondary Education Facilities Inventory & Classification Manual (FICM).
[6] The July 2022 Engineering News-Record California Construction Cost Index (CCCI). The CCCI is the average Building Cost Index for Los Angeles and San Francisco.

Dining Commons Building:		
Building Cost ($1,115 per GSF)		$20,019,000
Systems Breakdown		*($ per GSF)*
a. Substructure (Foundation)	$ 56.01	
b. Shell (Structure and Enclosure)	$ 313.90	
c. Interior (Partitions and Finishes)	$ 120.09	
d. Services (HVAC, Plumbing, Electrical, Fire)	$ 281.61	
e. Built-in Equipment and Furnishings	$ 146.60	
f. General Requirements	$ 21.54	
g. Conditions and Insurance	$ 174.85	
Site Development		5,982,000
Construction Cost		$76,283,000
Fees, Contingency, Services		25,079,000
Total Project Cost ($1,061 per GSF)		$101,362,000
Fixtures, Furniture & Movable Equipment		3,124,000
Total		$104,486,000

Cost Comparison

The project's student housing building cost of $648 per GSF is lower than the $760 per GSF for the housing component of the West Campus Green Student Housing and Health Center project at San Francisco State also proposed for approval in January 2023, the $716 per GSF for Long Beach Housing Expansion Phase I project approved in July 2019 and higher than the $501 per GSF for the Student Housing Project at Cal Poly Humboldt, the $604 per GSF for Fullerton Student Housing Phase 4 project approved in July 2020, all adjusted to CCCI 8287. The Fullerton project is a much larger scale consisting of 600 beds and 185,284 GSF as the key factor in the lower cost per square foot compared to the proposed project.

The dining commons cost of $1,115 per GSF is higher than the $867 per GSF for the dining component of the West Campus Green Student Housing and Health Center project at San Francisco State also proposed for approval in January 2023, the $700 per GSF for the dining component of the Cal Poly Pomona Student Housing Replacement, Phase 1 project approved in January 2017, and the $750 per GSF for the Cal Poly San Luis Obispo Vista Grande Replacement Building approved in November 2015, all adjusted to CCCI 8287. The higher cost is attributed to the standing seam metal roof, which is deemed to have a longer life-cycle than a traditional roof and will better withstand the local environmental conditions.

Funding Data

The housing project was awarded funding from the State's Higher Education Student Housing Grant Program ($48,750,000) and 2021-2022 State One-time funding ($20 million) will co-fund the proposed Dining Commons. To fund the remaining $7,486,000, the campus will seek future State Affordable Student Housing one-time funding and/or CSU Systemwide Revenue Bonds for self-support projects. The board may be asked at a future meeting to consider the approval of the CSU Systemwide Revenue Bond financing proposed for the project dependent on the results of the state grant request.

California Environmental Quality Act (CEQA) Action

The proposed project is substantially consistent with the 2019 Master Plan and environmental parameters evaluated in the Master Plan Update Final Environmental Impact Report (EIR) that was certified by Board of Trustees in September 2019. The proposed project would have no new or more severe significant environmental effects beyond those identified in the Master Plan Update Final EIR, and none of the other conditions calling for the preparation of a subsequent EIR or Negative Declaration have occurred, as determined in the Addendum dated December 2022. No additional environmental documentation is required under CEQA.

Recommendation

The following resolution is recommended for approval:

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

1. The California State University, Dominguez Hills Affordable Student Housing Phase 4 and Dining Commons project will benefit the California State University.
2. The Addendum dated December 2022 has been considered with the Master Plan Update Final EIR certified in September 2019 and the project before the Board of Trustees is consistent with the Master Plan and previously certified Master Plan Update Final EIR.
3. Applicable mitigation measures shall be implemented, monitored, and reported in accordance with the requirements of the California Environmental Quality Act (Cal. Pub. Res. Code § 21081.6).
4. Given the project is over budget, the board requests the campus work to reduce the budget shortfall by modifying the proposed design and/or identifying additional funds. Approval of the revised design for the project is delegated to the Chancellor for approval given the budget exceeds the $40,000,000 threshold for delegated authority. The campus will return to the board for the approval of the project financing at a future board meeting.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

California State Polytechnic University, Humboldt Student Housing

Presentation By

Steve Relyea
Executive Vice Chancellor and
Chief Financial Officer

Tom Jackson, Jr.
President
California State Polytechnic University, Humboldt

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

Summary

This agenda item requests the following actions for the California State Polytechnic University, Humboldt Student Housing project:

- Certification of the Final Environmental Impact Report (FEIR) dated January 2023
- Adoption of the Findings of Fact and Statement of Overriding Considerations dated January 2023
- Adoption of the Mitigation Monitoring and Reporting Program dated January 2023
- Approval of the revision of the California State Polytechnic University, Humboldt Master Plan (Attachments A and B)
- Approval of Schematic Plans for the California State Polytechnic University, Humboldt Student Housing project

The Board of Trustees must certify that the FEIR is adequate and complete under the California Environmental Quality Act (CEQA) as a prerequisite to approving the proposed Cal Poly Humboldt Student Housing project. The unavoidable significant impacts resulting from the proposed project are related to aesthetics (impacts on a scenic vista, impacts on views from a designated scenic highway, and impacts on visual character and public views of the project site), and noise (temporary construction noise at one off-site residential location). All other impacts can be mitigated to a less than significant level. Because the FEIR concluded that the Cal Poly

Humboldt Student Housing would result in significant and unavoidable impacts, a Statement of Overriding Considerations is required.

Under the CEQA, the Board of Trustees serves as the Lead Agency, which has the authority to certify the CEQA document and approve the Student Housing Project. The Board of Trustees must certify that the FEIR is adequate and complete, in compliance with CEQA, in order to approve the proposed project. The FEIR, including responses to comments on the Draft Environmental Impact Report (DEIR), and the Findings of Fact, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program are available for public review at: https://facilitymgmt.humboldt.edu/student-housing.

Student Housing
Collaborative Design-Build Contractor: Sundt
Project Architect: SCB Architects

Background and Scope

Cal Poly Humboldt proposes to design and construct a 303,000 gross square foot (GSF) student housing complex (#178A, 178B) on a site located approximately one mile north of the main campus and immediately west of Highway 101. The site is the former Craftsman's Mall, which provided leasable workspace and storage opportunities for the local community and businesses, and an adjacent parcel, bounded by St. Louis Road to the north and west of the site and Eye Street to the south. To the south and west are single-family neighborhoods. To the north is the Mad River lumber yard and to the east is a defunct railroad track next to Highway 101 in the process of being converted to a paved pedestrian trail through the City of Arcata and to the Cal Poly Humboldt campus. The project site will be developed following acquisition of the site by the campus from the Cal Poly Humboldt Foundation. A revision to the 2004 Cal Poly Humboldt Master Plan is requested as part of this project approval to reflect inclusion of the project site.

The project will construct two buildings, with a seven-story building on the east side of the site and a six-story building on the west, organized along a central promenade and providing a total of 964 apartment-style beds. Shared community spaces include study rooms, student lounge and multipurpose rooms, fitness space, café/retail space, indoor bicycle parking, and residential laundry. The project includes administrative offices and apartments for housing staff. Exterior site features include green space, recreational facilities, and outdoor barbecue area. The project will also include 340 surface parking spaces and covered bicycle parking.

To minimize the impact of the building height on the surrounding neighborhoods, the buildings will be taller at the center of the site and step down in height along the perimeter of the project site, to reduce building mass and scale. The western building will be oriented in an L-shape with the east-west wing five stories in height and the north-south wing six stories in height. The eastern

building will be up to seven stories in height, with the easternmost section of the building being limited to five stories. Neither building will exceed 75 feet in height. The taller building heights maximize available open space and recreational opportunities on the project site.

The buildings will be constructed using flat plate post-tensioned concrete slabs, concrete columns, reinforced concrete shear walls, and pre-cast thin-shell concrete panels with closed-cell foam insulation to ensure high energy performance and occupant comfort. For durability, cast-in-place concrete for the superstructure as well as the primary use of prefabricated cladding components is proposed.

The project is designed to achieve Leadership in Energy and Environmental Design (LEED) Gold certification. Proposed sustainability features include high-efficiency irrigation, water-efficient plumbing, energy-efficient and CalGreen-compliant lighting and appliances, and durable exterior building materials such as concrete/masonry walls. Energy Star appliances and LED lighting and controls would be used throughout the project. On-site solar energy production would be provided by rooftop photovoltaic-ready solar panels once additional funding is available, consistent with the CSU Sustainability Policy. Plantings and built elements would provide shade for parking, pedestrian paths, and gathering areas. The project would also provide electric vehicle-ready parking spaces equivalent to 10% of the total on-site parking provided.

Timing (Estimated)

Preliminary Plans Completed	January 2023
Working Drawings Completed	January 2023
Construction Start	February 2023
Occupancy	July 2025

Basic Statistics

Gross Building Area	303,000 square feet
Net Useable Building Area	272,700 square feet
Assignable Building Area	227,250 square feet
Efficiency (Assignable)	75 percent
Efficiency (Net Useable)	90 percent

Cost Estimate – California Construction Cost Index (CCCI) 7528[1]

Building Cost ($501 per GSF)	$152,035,000

[1] The July 2021 *Engineering News-Record* California Construction Cost Index (CCCI). The CCCI is the average Building Cost Index for Los Angeles and San Francisco.

Systems Breakdown	*($ per GSF)*
a. Substructure (Foundation)	$ 32.18
b. Shell (Structure and Enclosure)	$ 143.45
c. Interiors (Partitions and Finishes)	$ 69.78
d. Services (HVAC, Plumbing, Electrical, Fire)	$ 129.04
e. Built-in Equipment and Furnishings	$ 12.14
f. General Requirements	$ 24.42
g. General Conditions and Insurance	$ 89.93

Site Development	14,813,000
Construction Cost	$166,848,000
Fees, Contingency, Services	45,146,000
Total Project Cost ($699 per GSF)	$211,994,000
Fixtures, Furniture & Movable Equipment	4,005,000
Grand Total	$215,998,000

Cost Comparison

The project cost of $501 per GSF is lower than the $589 per GSF for the Student Housing Phase 4 and Dining Commons project at CSU Dominguez Hills, the $690 per GSF for the West Campus Green Student Housing and Health Center at San Francisco State University, the $650 per GSF for the Housing Expansion Phase I project at CSU Long Beach approved in July 2019, the $549 per GSF for the Student Housing Phase 4 project at CSU Fullerton approved in July 2020, and the $625 per GSF for the Affordable Student Housing Building #22 and #23 at CSU Northridge, all adjusted to CCCI 7528. The reason for the lower cost is from efficiencies gained due the scale of the project providing 964 beds.

Funding Data

The project will be funded by 2021-2022 State Appropriation ($118,991,000), Higher Education Student Housing Grant Program funds ($27,107,000) and CSU Systemwide Revenue Bonds ($69,900,000). The board will be asked at a future meeting to consider the approval of the CSU Systemwide Revenue Bond financing proposed for the project.

California Environmental Quality Act (CEQA) Action

On October 20, 2022, Cal Poly Humboldt released the Draft EIR for the project for public review and comment. A public notice of availability of the Draft EIR was published in a newspaper of general circulation and mailed to all organizations and individuals previously requesting notice. Cal Poly Humboldt provided copies of the complete Draft EIR with appendices to the State Clearinghouse, which, in turn, distributed the Draft EIR to all interested state agencies for review and comment. The Draft EIR was circulated for public review and comment for a period of 45 days (concluding on December 5, 2022), during which time interested agencies and members of the public were encouraged to provide comments on the analysis set forth in the Draft EIR.

When the public comment period closed, seven comment letters, as well as four comments received during a public meeting on the Draft EIR, had been received by Cal Poly Humboldt. Letters were received from the California Department of Transportation (Caltrans), District 1; the California Department of Toxic Substances Control (DTSC); Arcata Fire District (AFD); the Coalition for Responsible Transportation Priorities; and three members of the local community. The issues raised in public comments are summarized below. Cal Poly Humboldt prepared formal responses to all comments, which are included in the Final EIR. Amendments/revisions to the Draft EIR resulting from public comments are included in the Final EIR. A Mitigation Monitoring and Reporting Program has also been prepared in conjunction with the Final 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 (here, the Cal Poly Student Housing project). If the specific benefits of the Cal Poly Humboldt Student Housing project outweigh the unavoidable adverse environmental effects, those effects may be considered "acceptable" and the agency is then required to adopt a Statement of Overriding Considerations in order to approve the project. Because the FEIR has determined that the project would result in significant and unavoidable effects, a Statement of Overriding Considerations has been prepared for Board of Trustees' consideration.

Summary of Issues Identified Through Public Review of the DEIR

<u>Aesthetics</u>
The Coalition for Responsible Transportation Priorities objected to the Draft EIR's conclusion of significant and unavoidable adverse aesthetic impacts, stating that the project would improve the aesthetic condition of the project site. In response, Cal Poly Humboldt noted that while the project would improve much of the project site through the demolition of dilapidated structures, it would introduce urban, mid-rise development in an area otherwise characterized by low-rise residential uses and would modify views from US 101, an eligible scenic highway, and nearby residential

neighborhoods and parks. The response clarified the conclusions of the Draft EIR. No substantive changes to the document are necessary.

Energy

The Coalition for Responsible Transportation Priorities requested consideration of on-site photovoltaic panels and electric vehicle charging equipment. The response noted that the project would encourage on-site solar energy production through the provision of space for photovoltaic solar panels (i.e., PV-ready) on rooftops, and would provide electric vehicle-ready (EV-ready) parking spaces equivalent to 10% of the total on-site parking provided. The response further noted that the campus is considering broader, campus-wide implementation of renewable energy considerations as part of CSU Sustainability Policy compliance that would be extended to the campus. Finally, the project would comply with applicable building code requirements, including any requirements related to on-site renewable energy considerations. No substantive changes to the document are necessary.

Hazards and Hazardous Materials

DTSC's comments acknowledged the historic use of the project site as a lumber mill and noted that lumber mill operations can result in hazardous materials releases. As noted on page 3-3 of the Draft EIR, the project site was evaluated for potential hazards and hazardous materials impacts as a result of project implementation through the preparation of Phase I and Phase II Environmental Site Assessments, upon which EIR analysis was based, in part. Prior uses were investigated and potential contamination at the project site as a result of historic uses has been previously addressed and appropriately remediated. No substantive changes to the document are necessary.

Hydrology

Comments regarding hydrology were received from Caltrans and related to storm water runoff and the potential for additional storm water flows to affect or discharge towards US 101. The response explained how storm water flows would be managed on-site and generally discharge to existing City infrastructure on the western side of the project site. No substantive changes to the document are necessary.

Population and Housing

AFD expressed concerns about statements in the Draft EIR regarding how and where growth assumptions regarding the campus were considered, including whether the City of Arcata's documents and projections prepared by the Humboldt County Association of Governments take future campus growth and impacts on housing availability into account. The Draft EIR clearly states that the City of Arcata Housing Element took the 2004 Campus Master Plan into consideration and cites input from the CSU Chancellor's Office and Cal Poly Humboldt regarding historic student enrollment and student demographic profiles. The Draft EIR explains that the City's growth projections, inclusive of the growth of Cal Poly Humboldt, are then considered as part of HCAOG's regional planning efforts. No substantive changes to the document are necessary.

Public Services

AFD expressed support for Cal Poly Humboldt's transition to a polytechnic university and the university's plans to increase enrollment and increase the proportion of on-campus housing. AFD expressed concerns that potentially significant impacts on fire protection services due to a lack of adequate staffing and training should have been identified. The response points out that staffing and training shortfalls are not CEQA impacts, because the pertinent CEQA threshold bases the potential for significant impacts on whether a project would result in the need for new/expanded facilities, the construction of which would result in significant environmental impacts. The Draft EIR determined that no expansion of the existing service area or need for the construction of new facilities would occur as a result of project implementation. The response also cited past and ongoing coordination between Cal Poly Humboldt and AFD to solicit AFD input into Draft EIR analysis and discuss future fire protection services. Specifically, Cal Poly Humboldt has coordinated and continues to coordinate with Arcata Fire Department (AFD) regarding fire protection services for the project site. Cal Poly Humboldt staff has met with AFD staff to discuss elements of the project including fire lanes, aerial fire apparatus access, drive aisles, hydrant locations, and fire protection water supply and ensure that adequate on-site facilities (including emergency access to, from, and through the project site) are provided as part of the project. No substantive changes to the document are necessary.

Transportation

Caltrans concurred with the Draft EIR's VMT-related (vehicle miles traveled) determinations and offered to coordinate with Cal Poly Humboldt and its external partners to further manage VMT and multimodal travel in the project area. Caltrans also provided optional, non-CEQA-required recommendations for the project and future campus expansion. As described in the Draft EIR, the project would have a less than significant impact on VMT and mitigation measures were provided to ensure safe routes to the main university campus for bicyclists and pedestrians.

The Coalition for Responsible Transportation Priorities requested several clarifications regarding statements made in the Draft EIR regarding appropriate VMT thresholds. The Final EIR clarifies the methodology and reasoning behind the thresholds selected for the project, including adherence to OPR's Technical Advisory documents. The comment letter also requested additional detail regarding on-site circulation improvements and signage for bicyclists and pedestrians, which are shown (to the extent currently identified in the project design) in Chapter 2 of the Draft EIR. Mitigation Measure 3.11-3 was modified to more clearly identify both pedestrian and bicycle improvements along St. Louis Road, north of the project site, in response to comments from The Coalition for Responsible Transportation Priorities.

Members of the community, in letters and public meeting comments, expressed concern regarding transportation safety and student routes to the Cal Poly Humboldt campus. The response clarifies

the two primary routes for pedestrians and bicyclists to and from the campus, as stated in the Draft EIR.

Recommendation

The following resolution is presented for approval:

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

1. The Board of Trustees finds that the FEIR has been prepared in accordance with the requirements of the California Environmental Quality Act.

2. The FEIR addresses the California State Polytechnic University, Humboldt Student Housing project master plan revision and all discretionary actions related to the project as identified in the FEIR.

3. The Board of Trustees hereby certifies the FEIR for the California State Polytechnic University, Humboldt Student Housing project dated January 2023.

4. Prior to the certification of the FEIR, the Board of Trustees reviewed and considered the above FEIR and found it to reflect the independent judgment of the Board of Trustees. The Board of Trustees hereby certifies the FEIR as complete and adequate and finds that it addresses all potentially significant environmental impacts of the project and fully complies with the requirements of CEQA. For purposes of CEQA and the State CEQA Guidelines, the administrative record includes the following:
    a. The DEIR for the California State Polytechnic University, Humboldt Student Housing project;
    b. The FEIR, including comments received on the DEIR, responses to comments, and revisions to the DEIR in response to comments received;
    c. The proceedings before the Board of Trustees relating to the California State Polytechnic University, Humboldt Student Housing project, including testimony and documentary evidence introduced at such proceedings; and
    d. All attachments, documents incorporated by reference, and references cited in the documents specified in items (a) through (c) above.

5. This resolution is adopted pursuant to the requirements of Section 21081 of the Public Resources Code and Section 15091 of the State CEQA Guidelines, which require the Board of Trustees to make findings prior to the approval of the project.

6. The Board of Trustees hereby adopts the CEQA Findings of Fact and Mitigation and Monitoring Program. The required mitigation measures shall be monitored and reported in accordance with the Mitigation Monitoring and Reporting Program, which meets the requirements of CEQA.

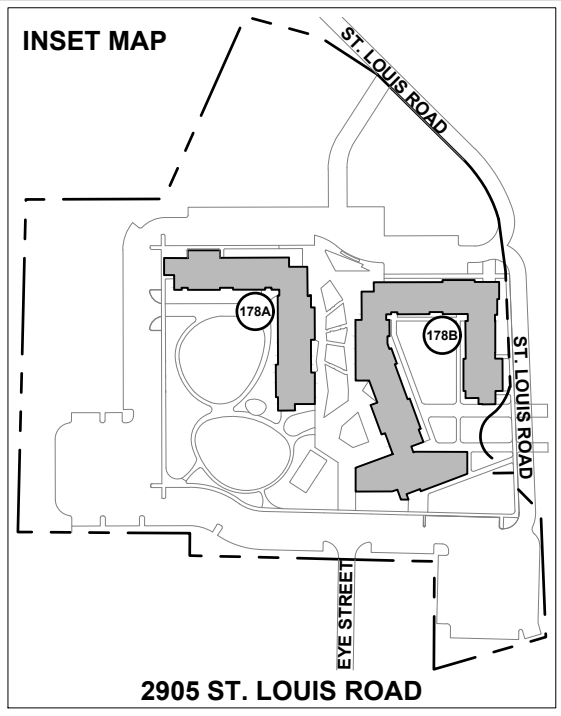
7. The Board of Trustees hereby adopts the Statement of Overriding Considerations stating that project benefits to The California State University outweigh the remaining significant and unavoidable aesthetics and noise impacts.

8. The FEIR has identified seven significant or potentially significant effects that could result from implementation of the California State Polytechnic University, Humboldt Student Housing project. The Board of Trustees, by adopting the Findings of Fact, finds that the inclusion of certain mitigation measures as a part of the project approval will reduce most, but not all, of these effects to less than significant levels. The effects that cannot be reduced to less than significant levels, including aesthetic impacts related to impacts on a scenic vista, impacts on views from a designated scenic highway, and impacts on visual character and public views of the project site, and short-term construction noise impacts at a single off-site residential location, are identified as significant and unavoidable and are overridden due to specific project benefits to the CSU identified in the Findings of Fact and Statement of Overriding Considerations.

9. The project will benefit the California State University.

10. The schematic plans for the California State Polytechnic University, Humboldt Student Housing project are approved at a project cost of $215,998,000 at CCCI 7528.

11. The Chancellor or his designee is requested under Delegation of Authority granted by the Board of Trustees to file the Notice of Determination for the FEIR for the California State Polytechnic University, Humboldt Student Housing project.



California State Polytechnic University, Humboldt

Campus Master Plan
Master Plan Enrollment: 12,000 FTE
Approval Date: September 1965
Proposed Date: January 2023
Main Campus Acreage: 152

0 150' 300' 600'

N

Buildings	Campus Boundary	Parking
EXISTING BUILDING	EXISTING	EXISTING LOT
FUTURE BUILDING	FUTURE	FUTURE LOT
TEMPORARY BUILDING		EXISTING STRUCTURE
EXISTING BUILDING NOT IN USE		FUTURE STRUCTURE

California State Polytechnic University, **Humboldt**

Master Plan Enrollment: 12,000 FTE

Master Plan approved by the Board of Trustees: September 1965

Master Plan Revision approved by the Board of Trustees: January 1967, January 1977, July 1977, November 1977, May 1978, March 1981, May 1990, November 2004

Proposed: January 2023

1. Siemens Hall
2A. Art A
2B. Art B
3A. Science A
3B. Science B
3C. Science C
3D. Science D
3E. Dennis K. Walker Greenhouse
4. Harry Griffith Hall
4A. *Classroom Building*
5. Forestry
5A. *Laboratory Building*
5B. *Science Laboratory Building*
6. Founders Hall
7. Jenkins Hall
7A. *Jenkins Hall – Visual Art Renovation and Addition*
7B. *Jenkins Hall – Visual Art Renovation and Addition*
8A. Music A
8B. Music B
10. Theatre Arts
11. Wildlife and Fisheries
12. Observatory (off-campus)
13. Feuerwerker House
14A. Nelson Hall West
14B. Nelson Hall East
15. Figueiredo Building
16. First Street Gallery (off-campus)
17. Marine Wildlife Care Center
18. Brookins House
20. *South Campus Parking Structure*
23. Gist Hall
23A. *Gist Hall – Theatre Arts Replacement and Addition*
24A. Forbes Gymnasium
24C. Student Recreation Center
24D. Recreation & Wellness Center
24E. Cogeneration Unit
24F. Kinesiology and Athletics
25. *East Campus Parking Structure*
26. Van Matre Hall
27. Telonicher Marine Laboratory (off-campus)
28. Housing Operations Building
29. Experimental Greenhouse
31. Swetman Child Development Lab
33. Natural History Museum (off-campus)
34. Wildlife Game Pens
35. Fish Hatchery
36. Mary Warren House
37. Baiocchi House
38. Walter Warren House
39. Toddler Center
40. Natural Resources
40A. Schatz Energy Research Center
41. Library
41A. *Library Addition*
41B. *Library Addition*
42. Student Health Center
45. University Center
46. Facilities Management
48. Hazardous Waste Handling Facility
50. *Student Housing*
50A-D. College Creek Apartments
50E. College Creek Community Center
50F. College Creek Field Locker Room
51. Cypress Residence Hall
52. Bret Harte House
53. Warren House
54. Telonicher House
55. Balabanis House
56. Hadley House
57. *Granite Student Housing*
57A. *North Campus Parking Structure*
58. Switchgear Building
60. Redwood Residence Hall
60A. *Sunset Residence Hall Replacement*
61. Sunset Residence Hall
61A. *Redwood Residence Hall Replacement*
61B. *Redwood Residence Hall Replacement*
62. Jolly Giant Commons
63. Pepperwood Residence Hall
64. Tan Oak Residence Hall
65. Maple Residence Hall
66. Madrone Residence Hall
67. Hemlock Residence Hall
68. Chinquapin Residence Hall
69. Alder Residence Hall
70. Cedar Residence Hall
71. Little Apartments
73. Wagner House
74. Ceramics Lab
75. Sculpture Lab
76. Water Tower
77. *Student Center South*
77A. *Student Activities*
77B. *Student Activities*
77C. *Student Activities*
79. *Educational Services Building*
79B. *West Campus Parking Structure*
82. *Parking Kiosk*
88. Building 88
89. Behavioral and Social Sciences
91. Hagopian House
93. Brero House
94. Jensen House
96. Shipping and Receiving
97. Buck House
100. Student and Business Services
100A. *Classroom Building*
100B. *Classroom Building*
105. Boat Facility
108. Housing Cogeneration Unit
109. Fern Hall
110. Willow Hall
111. Laurel Hall
112. Creekside Lounge
113. Juniper Hall
149. Wireless Communication Facility
160. Campus Entrance Gate
162. Campus Apartments
163. Boating Instructional Safety Center (off-campus)
170. Trinity Annex
175. *Corporation Yard*
178A. *Student Housing A*
178B. *Student Housing B*

LEGEND:
Existing Facility */ Proposed Facility*

NOTE: Existing building numbers correspond with building numbers in the Space and Facilities Data Base (SFDB)

Humboldt State University

Campus Master Plan
Master Plan Enrollment: 12,000 FTE
Approval Date: September 1965
Revised Date: November 2004
Main Campus Acreage: 152

0 150' 300' 600'

N

Buildings	Campus Boundary	Parking
EXISTING BUILDING	EXISTING	EXISTING LOT
FUTURE BUILDING	FUTURE	FUTURE LOT
TEMPORARY BUILDING		EXISTING STRUCTURE
EXISTING BUILDING NOT IN USE		FUTURE STRUCTURE

Humboldt State University

Master Plan Enrollment: 12,000 FTE

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Existing Facility */ Proposed Facility*

NOTE: Existing building numbers correspond with building numbers in the Space and Facilities Data Base (SFDB)

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Report on the Cost of Construction

Presentation By

Steve Relyea
Executive Vice Chancellor and
Chief Financial Officer

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

Gayle Hutchinson
President
California State University, Chico

Summary

This agenda item presents information on the Cost of Construction Report resulting from the appointment of a Chancellor's Advisory Committee to review CSU facilities development practices and make recommendations on reducing CSU design and construction costs.

Background

Given the increasing cost of construction, it was noted at the Board of Trustees meeting that an Advisory Committee would be helpful to better review project development practices and further the stewardship of state, self-support, and CSU funds. As a result, on December 2, 2021, then Chancellor Castro appointed the Chancellor's Construction Cost Advisory Committee, led by Co-Chairs Trustee Jack McGrory and Executive Vice Chancellor for Business and Finance Steve Relyea with the charge to ensure that the development practices and construction costs serves the higher education mission of the CSU.

Areas of the committee focus included:

A. Review facilities planning process and project budget development.
B. Review design and construction delivery methods, and CSU practices for implementing capital projects.
C. Review factors that influence CSU project costs as compared to commercial, private or hybrid (P3) funded projects.
D. Provide recommendations on reducing CSU design and construction costs, or any other recommendations that aim to improve the project development process.

In addition to the two Co-Chairs, the committee included:
Larry L. Adamson, CSU Trustee
Gayle Hutchinson, President, CSU, Chico
Colin Donahue, Vice President Administration & Finance, CSU, Northridge
Robert Schultz, Associate Vice President, Real Estate, and Development, San Diego State University
Elvyra F. San Juan, Assistant Vice Chancellor, Capital Planning Design and Construction
Staff to the committee included:
Paul Gannoe, Chief, Planning and Design, Capital Planning Design and Construction
Tim Buresh, Chief, Construction Services, Capital Planning Design and Construction

Report Recommendations

The committee met several times over the last year to review the CSU project development process. Capital Planning Design and Construction (CPDC) staff presented information on the planning and initial budget development of projects, design management and construction delivery methods. Campus representatives from Chico, Humboldt, Long Beach, Northridge, and San Jose were invited to present on a project that recently was presented to the board or planned for an upcoming board meeting to enable the committee to dive deeper into project details and campus project management strategies. Committee members also participated in sharing experiences and contributed to the discussion. The Cost of Construction Report reflects the information provided to the committee and the recommendations resulting from the discussion on development aspects that could be improved to benefit the CSU. The recommendations include:

Planning Recommendations:
1. Require campuses to complete feasibility studies on proposed projects to ensure the project budget is appropriate for the proposed project scope.
2. Develop recommended updates to CSU space standards to ensure consistent reporting of useable space and to increase accuracy of building efficiency.
3. Update the CSU Cost Guide to define the average cost per square foot. Consider increases in the California Construction Cost Index (CCCI) and cost of recently designed buildings that reflect California building code requirements with long-life systems and modest architectural features.

Design Recommendations:
4. Supplement schematic design review for complex projects by CPDC earlier in the process to provide greater input to campuses on the design massing, materials, orientation, and alternatives considered in a timely manner.
5. Include in the Board of Trustees Agenda Item for approval of the Schematic Design:

   a. the FICM building efficiency to reflect usable square footage in the facility to convey the building efficiency more accurately; and
   b. the increased cost (if any) to achieve LEED Gold over the amount needed for a LEED Silver facility and the projected return on investment assuming utility or operational cost savings or other benefits expected in achieving a LEED Gold facility rating.
6. Review the design approval process, required deliverables, check-in points, and stopping points that may be streamlined with the design/construction team.
7. Increase training of campus and CO staff on project management.
8. Review campus practices for soliciting design review by maintenance staff, Environmental Health and Safety staff, and other campus stakeholders to develop and share model practices.

Construction Services Recommendations:

9. Continue to secure responsibility from the Office of the State Fire Marshal, and if needed pursue direct code compliance authority for plan review, inspection and/or annual compliance.
10. Identify potential changes to laws that would improve or streamline the development process.

In addition to the areas of focus, the Committee was informed about the annual review of the campus project management and the delegation of authority to the campuses from the Chancellor. The review is performed by the CSU Certification Review Board that is comprised of two Vice Presidents and two Executive Facility Officers from campus staff, and CPDC staff. In addition, the Trustees Audit staff typically audits six construction projects per year focusing on the larger projects, different contractors, and campuses. These audits may result in campus and CPDC management recommendations and are reported to the Board of Trustees. Trustees Audit has also assisted CPDC by reviewing projects piloting new construction delivery methods to identify any concerns to improve systemwide implementation.

Report Conclusion

There are opportunities for campuses and the system to reduce costs. The Advisory Committee recommendations noted above are intended improve project planning, enable earlier input on the proposed design, further streamline process, support shared services and administrative efficiencies, and reduce the time to delivery. The presentations to the Advisory Committee by campus and CPDC staff helped committee members better understand the CSU capital project delivery process, insight on campus decision making, and on-going challenges.