

AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: 3:15 p.m. Tuesday, November 14, 2006
Glenn S. Dumke Auditorium

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

Consent Items

Approval of Minutes of Meeting of September 20, 2006

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

Discussion Items

2. Approval of Schematic Plans, *Action*
3. Approve the Campus Master Plan Revision, Amendment to the Nonstate Funded Capital Outlay Program and Schematic Plans for the Student Recreation Complex at California State University, Stanislaus, *Action*
4. Potential Gift of Real Property and Conceptual Plan for a California State University, Sacramento Off-Campus Center in Placer County, *Action*

**MINUTES OF MEETING OF
COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS**

**Trustees of The California State University
Office of the Chancellor
401 Golden Shore
Long Beach, California**

September 20, 2006

Members Present

William Hauck, Chair
Roberta Achtenberg, Chair of the Board
Carol R. Chandler
Kenneth Fong
George G. Gowgani
A. Robert Linscheid
Charles B. Reed, Chancellor
Craig R. Smith

Approval of Minutes

The minutes of July 18, 2006 were approved as submitted.

Amend the 2006-2007 Capital Outlay Program, Nonstate Funded

Assistant vice chancellor Elvyra F. San Juan presented agenda item 1, the Pomona Innovation Village, Phase IV project and the San Francisco State Greenhouse project for approval.

The committee recommended approval by the board of the proposed resolution. (RCPBG 09-06-15).

Seismic Review Board Annual Report

Ms. San Juan presented agenda item 2, the annual report of the Seismic Review Board. A historical overview was provided for the new trustees. The Board of Trustees adopted the seismic policy in 1993, which states to the maximum extent feasible that the CSU acquire, build, maintain, and rehabilitate buildings and facilities to provide an acceptable level of earthquake safety in all locations of university operations and where activities occur. New buildings are designed to meet the Title 24 Building Code of the California Code of Regulations, while the standard for existing buildings is to provide reasonable life safety protection. The seismic strengthening program evaluates the feasibility of construction projects by weighing the practicality and cost of the protective measures against the probability of injury. The policy also established an independent technical peer review of the structural design from the start of the design phase through construction. As a result of this policy, the CSU Seismic Review Board (SRB) was established. This report identifies the board's key activities over the past year.

A seismic performance standard for newly leased buildings and buildings to be acquired was established in order to provide reasonable life safety protection. The standard was developed in conjunction with the University of California and the State Department of General Services (DGS) to establish a common lease and acquisition criterion for the three agencies. Inclusive of CSU foundations and auxiliary organizations, the standard includes waivers and exceptions for small spaces and short term uses. It will only apply to existing leases upon expiration of the current lease. In response to campuses' concerns of the impact on the inventory of existing leased space, the SRB completed initial building assessments for 57 leased buildings which are in seismically active earthquake areas. The results from the initial analysis identified five buildings that would require further engineering assessment to determine the next step to meet the standard.

The SRB successfully submitted an amendment to the new state building code. The State Building Standards Commission adopted the 2006 international building code to replace the Uniform Building Code, and its technical requirements are significantly different. The CSU's amendment to the proposed code was one of the few accepted by the commission without modification and is now under public review.

The SRB continued its reassessment of the CSU's building inventory, with the objective to ensure that buildings with potential life safety hazards have not been overlooked. Sixteen of the 23 campuses have been assessed to date with the remaining scheduled to be complete this year. Upon completion of the reassessment, the CSU list of buildings needing seismic strengthening will be updated.

Chancellor Reed remarked on the importance of the new standard for leased facilities from a public safety standpoint. The presidents should include CPDC and the Seismic Review Board to perform necessary facility analyses prior to entering into any new lease agreements.

State and Nonstate Funded Five-Year Capital Improvement Program 2007-2008 through 2011-2012

Ms. San Juan presented agenda item 3 which requested approval by the board of the 2007/08 capital outlay program and the five-year capital improvement program, 2007/08 through 2011-2012. The five-year program on the state side totals \$5.9 billion and \$3.6 billion for the nonstate portion. Reflected in those amounts are \$513 million for the 2007/08 state funded capital outlay program and \$248 million for the nonstate funded program. The 2006/07 and 2007/08 state funded programs are proposed to be funded from Proposition 1D, a November ballot initiative. Based upon the bond size of \$690 million and existing bond funds, it is proposed to fund a total program for 2007/08 of \$391 million.

The capital outlay program has been adjusted (since March, when the draft list was initially presented to the board) to reflect the escalation of cost based on the Departments of Finance and General Services' approved construction and equipment price indices. The construction bid climate continues to be volatile. Two projects did not receive favourable bids and new

appropriations are being requested: the Los Angeles Science Wing B and the Dominguez Hills Education Resource Center Addition. Both of these projects were approximately 56 percent over budget at bid. The projects to support the nursing initiative have been further defined and now appear as separate projects for a total of about \$15 million. It is being recommended that Channel Islands be allowed more than one project in the action year, an exception to the trustees' category and criteria. The age and condition of the utility infrastructure, the need for a larger entrance road, and the need for capacity space are key factors to support the continued growth of the campus. The nonstate program includes 13 projects including the first parking structure for San Marcos, additional student housing at Chico, and faculty/staff housing at Northridge. A number of donor and grant funded projects are also proposed, four of which will be used to co-fund state funded buildings. Staff recommends approval.

The committee recommended approval by the board of the proposed resolution (RCPBG 09-06-16).

Approval of Schematic Plans

This item proposed the approval of schematic plans for the CSU Stanislaus—University Bookstore. With the use of an audio-visual presentation, Ms. San Juan presented the item. She stated that a categorical exemption had been prepared for the project and will be filed after the board meeting. No further CEQA action will be required and staff recommend approval.

Trustee Craig Smith stated that he had recently visited the Stanislaus campus and toured the area where the bookstore will be constructed. He remarked that the design is marvellous and that the resulting reconfiguration will make the campus even more beautiful.

The committee recommended approval by the board of the proposed resolution (RCPBG 09-06-17).

Chancellor Reed spoke about the immense challenge existing in the capital outlay program due to the significant cost escalation that has been experienced to date and is projected to continue for the next 24 to 36 months. As much as 30 to 40 percent escalation has occurred in the past 12 to 18 months. Keeping the capital program afloat has been an enormous challenge. LAUSD (Los Angeles Unified School District) has the largest public works project in the country, and when compounded by the community colleges' construction projects, there are not enough contractors and sub contractors to bid on all these projects.

Ms. San Juan commented that LAUSD is using strategies as owner to make bidding on their projects more attractive for general contractors. CPDC is looking at some of those methods to see if the CSU can adopt them. The CSU has added a systemwide insurance program and alternative delivery methods, but one of the bills that Advocacy and Institutional Relations has been working to defeat would require only the CSU to pre-qualify sub contractors for any project estimated over \$400,000. Those types of obstacles would not attract subcontractors to bid CSU projects.

Trustee Hauck adjourned the meeting.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Amend the 2006-2007 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 2006/07 state funded capital outlay program to include the following projects:

- | | | | |
|----------------------------------------------------|------------|--|--------------------|
| 1. California State University, Bakersfield | | | |
| Energy Services Infrastructure Improvements | PWC | | \$5,875,000 |

California State University, Bakersfield proposes to proceed with the design and implementation of the Energy Services Infrastructure Improvements project. The project consists of a computerized energy management system, direct digital controls, conversion of air distribution systems to variable air volume (VAV), high efficiency motors, solar swimming pool heating, hot water conservation, new central plant controls, new motor control center, extension of chilled water piping, and lighting improvements. Once implemented, the project will benefit the campus by providing central plant chiller capacity to serve the new Math and Computer Science building and the Icardo Center. This project will reduce current and future on-peak electrical consumption by 2,059,000 kWh and reduce the energy use per gross square foot as directed in Executive Order 987. Additionally, the project will reduce carbon dioxide emissions by 828 tons annually, which is equivalent to taking 163 cars off the road.

The project will be funded using equipment-lease financing and CSU/UC/Investor-Owned Utility Energy Partnership funds of \$526,000. The loan will be repaid from the projected annual avoided utility costs.

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|----------------------------------------------------|------------|--|--------------------|
| 2. California State University, Long Beach | | | |
| Energy Services Infrastructure Improvements | PWC | | \$7,282,000 |

California State University, Long Beach wishes to proceed with the design and construction of the Energy Services Infrastructure Improvements project. The overall project consists of a central chiller plant optimization, photovoltaic rooftop systems, high efficiency lighting and motor retrofits, and computerized energy management system improvements. Once

CPB&G

Agenda Item 1

November 14-15, 2006

Page 2 of 2

implemented, the project will benefit the campus by increasing the chiller plant capacity to serve current and future growth, minimize use of on-peak electricity, and help to reduce the energy use per gross square foot. Included in the project is 325 kW of solar capacity providing approximately 472,000 kWh of energy annually. Energy generated from the photovoltaic system will avoid emissions of 190 tons of carbon dioxide per year, which is the equivalent of taking 37 cars off the road. Overall, the campus will realize an estimated 8 percent reduction of electrical energy usage.

The project will be funded using equipment-lease financing, CSU/UC/Investor-Owned Utility Energy Partnership funds of \$801,000, and utility incentive funds of \$699,000. The loan will be paid from the projected annual avoided utility cost.

The following resolution is presented for approval:

RESOLVED, By the Board of Trustees of the California State University, that the 2006/2007 state funded capital outlay program is amended to include: 1) \$5,875,000 for preliminary plans, working drawings, and construction for the California State University, Bakersfield, Energy Services Infrastructure Improvements project; and 2) \$7,282,000 for preliminary plans, working drawings, and construction for the California State University, Long Beach, Energy Services Infrastructure Improvements project.

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:

California State University, Northridge—Parking Structure G-3 *Project Architect: Harley Ellis Devereaux*

Background and Scope

The California State University, Northridge, Parking Structure G-3 is proposed for the east portion of the main campus, immediately east of the Student Health Center and Chisholm Hall. The project will be constructed over an existing surface parking lot to provide 1,499 new spaces (1,463 spaces in the structure and 36 surface parking spaces), increasing the campus inventory by a net of 1,090 spaces.

The structure will have five levels including roof level parking. It will be constructed of poured-in-place concrete walls and columns and post tensioned concrete decks. Vehicle entries and exits are located to minimize vehicular traffic within the campus, avoid vehicle/pedestrian conflicts, and provide for optimal pedestrian flow onto campus walks and promenades. The design focuses on security and safety in and around the structure as exemplified by the open floor plans, exterior stairs and elevator placement.

A large stand of mature trees on the south edge will be retained and new trees will be planted on the east side, screening and minimizing the building's size. The structure will be open on all four sides on all levels to maximize the use of day lighting and eliminate the need for mechanical ventilation. The project will complement the campus palette with the accents of scored concrete, campus brick, and use of architectural screening materials at the building exterior.

Timing (Estimated)

Completion of Preliminary Plans	February 2007
Completion of Working Drawings	July 2007
Construction Start	September 2007
Occupancy	April 2009

Basic Statistics

Gross Building Area	436,425 square feet
Total Parking spaces	1,499 spaces

Cost Estimate – California Construction Cost Index CCCI 4633

Building Cost (\$12,740 per space)	\$19,097,000
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<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 3.33
b. Shell (Structure and Enclosure)	\$24.40
c. Interiors (Partitions and Finishes)	\$ 4.00
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 4.24
e. General Conditions	\$ 7.79

Site Development (includes landscaping)	1,442,000
Construction Cost	<u>\$20,539,000</u>
Fees	2,757,000
Additional Services	469,000
Contingency	1,938,000
Grand Total	<u>\$25,703,000</u>

Cost Comparison

The building cost per space for this project is \$12,740, excluding site costs. This is higher than the 2007/08 CSU Construction Cost Guide of \$12,184, although it is lower than the San Bernardino project that was estimated to cost \$13,553 per space (at CCCI 4633) at schematic approval in November 2005. The San Bernardino project is more costly as the 1,500 spaces will be built in two separate structures.

Funding Data

The project will be financed through the CSU Systemwide Revenue Bond Program, funded by parking revenues.

California Environmental Quality Act Action

This project was included as a near term project in the Final Environmental Impact Report (FEIR) for the California State University, Northridge Master Plan Revision, which was certified by the trustees in March 2006. A Finding of Consistency with the Final EIR has been prepared and is proposed for adoption by the trustees as the only significant change was to reduce the project from 2,000 spaces to 1,499. This project is consistent with all required mitigation measures in the 2006 FEIR. An additional environmental analysis is not required because the effects of the project were fully analyzed in the 2006 FEIR. A copy of the FEIR and the Finding of Consistency 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 finds that the California State University, Northridge, Parking Structure G-3 project is consistent with the campus master plan revision approved in March 2006 pursuant to the requirements of the California Environmental Quality Act.
2. The project before this board is consistent with the project description as analyzed in the previously certified Final EIR and does not propose substantial changes to the original project description, which would require major revision to the Final EIR or Findings adopted by this board in certifying said Final EIR.
3. With the implementation of the mitigation measures set forth in the master plan previously approved by the Board of Trustees, the proposed project will not have a significant effect on the environment, and the project will benefit the California State University.
4. The mitigation measures shall be monitored and reported in accordance with the requirements of the California Environmental Quality Act (Public Resources Code, Section 21081.6).

CPB&G

Agenda Item 2

November 14-15, 2006

Page 4 of 4

5. The chancellor is requested under Delegation of Authority by the Board of Trustees to file a Notice of Determination for the project.
6. The schematic plans for the California State University, Northridge, Parking Structure G-3 are approved at a project cost of \$25,703,000 at CCCI 4633.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

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

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, Stanislaus:

- Approval of a Campus Master Plan Revision
- Approval of an Amendment to the 2006/2007 Nonstate Funded Capital Outlay Program
- Approval of Schematic Plans for the Student Recreation Complex

The proposed master plan revision maintains an enrollment ceiling of 12,000 full-time equivalent students for CSU Stanislaus. The primary objective of the plan is to relocate existing athletic facilities north of their current site. Attachment A is the proposed campus master plan dated November 2006 and Attachment B is the existing campus master plan dated March 1984. A Mitigated Negative Declaration was prepared for this item which states that with mitigations as specified there will be no significant impacts as a result of the master plan revision and construction of the Student Recreation Complex. The document is available for viewing at <http://www.csustan.edu/Mainpage/Dir/Athletics-Events-News/index.html> along with a proposed operational plan for the new facility.

Potential Contested Issues

The following is provided pursuant to the trustees' request that contested issues be noted early in the agenda item:

1. **Noise and Lighting:** The City of Turlock urged the university to include in the operational plan periodic noise and light measurements as part of a monitoring program.

CSU Response: The Mitigated Negative Declaration includes measures consistent with local community noise and lighting standards. These standards will be included in the operational plan

for the project facilities, along with regular monitoring to ensure that activities do not exceed standards established in the plan for adjacent residential neighborhoods.

2. **Transportation/Traffic:** The City of Turlock expressed concerns regarding potential future traffic increases on local intersections and streets related to the athletic complex. The city has requested that a comprehensive traffic study be conducted for this project to address those concerns. Based on discussions with the university administration, the city has agreed to concur with the Mitigated Negative Declaration that includes a mitigation measure limiting the use of the new facilities to the current level of operations at existing facilities. An additional mitigation measure will provide for a traffic study to be completed as part of the next campus-wide physical master plan update and the associated CEQA process.

CSU Response: The campus will maintain the current level of activities at the new facilities until a comprehensive traffic study is completed in conjunction with a future master plan update and appropriate mitigation measures related to the future master plan improvements are identified and negotiated between the university and the city.

No other significant material adverse comments were received prior to the close of the public comment period.

Background

This proposal addresses the relocation of existing and the development of future campus buildings and athletic facilities in the campus physical master plan. The primary objective of this master plan revision is to relocate the track, field and soccer facilities to the north of the existing facilities on the campus, and add a student fitness center and intramural field. In addition, a planned parking structure (#54) will be relocated from the south side of Calaveras Way to the north side.

Proposed Revisions

The proposed components of the master plan revision are identified on Attachment A and listed below.

Hexagon 1: Stadium Restrooms (#63). Locate a 1,600 GSF restroom facility to serve the new stadium (#62).

Hexagon 2: Press Box (#60). Locate a 2,700 GSF three-story press box to overlook the new stadium (#62).

- Hexagon 3:* Stadium (#62). Relocate the existing soccer field and track and field facilities to the north of their present location and construct a new stadium.
- Hexagon 4:* Student Fitness Center (#61). Locate an 18,600 GSF student fitness center just south of the new stadium with space for aerobics, fitness, multipurpose activities, and restrooms/lockers.
- Hexagon 5:* Practice Field. Relocate an existing practice field from the center of the existing track to the south side of the new student fitness center (#61).
- Hexagon 6:* Parking Lot 10. Locate surface parking on the west side of the practice field, adjacent to Merced Way, accommodating 71 parking spaces.
- Hexagon 7:* Parking Structure (#54). Relocate previously approved future parking structure from the south of Calaveras Way to its north. The structure is planned to accommodate 600 parking spaces.
- Hexagon 8:* Intramural Field. Locate intramural field with lighting in the southeast area of the campus immediately south of existing Parking Lot 8.

Fiscal Impact

Implementation of the proposed master plan revision adds nonstate funded improvements at an estimated project cost of \$26 million in current dollars.

California Environmental Quality Act (CEQA) Action

A Mitigated Negative Declaration for the master plan revision and schematic plans for proposed student center and athletic facilities was prepared pursuant to the requirements of the California Environmental Quality Act and filed with the State Clearinghouse on August 3, 2006. The 30-day public review period ended on September 5, 2006. No significant adverse comments were received during the public comment period opposing the facilities construction. Mitigations to address concerns expressed by adjacent residents include the use of an operational plan defining the parameters for use of the stadium, monitoring to control noise and lighting, and future traffic studies as part of a subsequent assessment of campus growth. With these mitigations, project impacts will be less than significant. The Board of Trustees is the Lead Agency for the project and is required to consider the Mitigated Negative Declaration in the board's review and actions on this project. A copy of the Mitigated Negative Declaration will be available at the meeting.

Issues Identified Through Public Participation

The 30-day public review period for the Mitigated Negative Declaration began on August 3, 2006 and ended on September 5, 2006. Six letters were received from public agencies, organizations and individuals commenting on the Draft Mitigated Negative Declaration. Public agencies included the City of Turlock Irrigation District, Stanislaus County Environmental Review Committee, City of Turlock Community Development Services, City of Turlock Municipal Services – Engineering Division, and two letters from local residents.

The comments from public agencies, organizations and individuals raising environmental issues included concerns about:

- Noise and Lighting
- Transportation/Traffic
- Police and Security
- Parking
- Project Location

Responses have been prepared to address the concerns raised and to indicate where and how the Mitigated Negative Declaration addresses the environmental issues. The following is a summary of the comments received and responses to those comments:

Noise and Lighting: Comments were received about the potential impact of lighting from the new facilities negatively impacting the neighborhoods across the street from the project site. Concerns were raised regarding noise that could be created by the location of the new facilities and the impact on the neighborhoods across the street.

CSU Response: Mitigations and standards identified in the Final Mitigated Negative Declaration will be made part of the campus operational plan for the Student Recreation Complex. The operational plan outlines standards for hours of operation, lighting, sound, event management, handling of complaints, and community relations. To substantially reduce and monitor lighting impact, the stadium and intramural field lighting shall be designed and constructed so spillover light does not exceed 0.2 foot candles at off campus residential properties. This standard of 0.2 foot candles for spillover lighting is conservative when compared to community standards in California and as well as various parts of the county for these type facilities. It is also the level used for the Dominguez Hills Track and Field lighting. At stadium events, noise levels will be monitored to ensure consistency with standards in the plan. The final operational plan with standards and monitoring schedules for the complex is available on the campus website.

Transportation/Traffic: Two of the comment letters expressed a specific concern that these new facilities will cause traffic congestion in the surrounding areas.

CSU Response: The University has committed to maintaining the present schedule and level of activities for the new sports complex and stadium until a comprehensive traffic study is completed. The operational plan for the Student Recreation Complex will outline standards for parking and traffic access, event management, handling of complaints, event planning and community relations in consideration of neighborhood concerns. Long-term impacts identifying new and expanded campus facilities affecting traffic levels through 2030 will be included in the forthcoming master plan update and CEQA process.

Police and Security: Several comments expressed concerns as to availability of university police and City of Turlock emergency services to serve the project and surrounding neighborhoods.

CSU Response: The Final Mitigated Negative Declaration identifies the mitigation measures required for operation of the Student Recreation Complex, including use of University Police law enforcement as the primary responder to neighborhood complaints during an event. The operational plan also identifies university staff as additional contacts. The City of Turlock Police Department did not comment on the Draft Mitigated Negative Declaration.

Parking: Concern was expressed that there is not adequate on-site parking provided, and that event attendees therefore would be parking on neighboring residential streets for facility activities. Also, student and faculty parking may be adversely impacted, reducing available parking remaining on campus.

CSU Response: This project will increase the campus parking spaces from 2,509 to 2,580 spaces. The operational plan provides for signage to direct vehicles to the existing campus entrance on Geer Road and to campus lots to minimize parking in adjoining residential neighborhoods. In addition, a bus-drop off was included to encourage alternative transportation.

One additional comment suggested relocating this project elsewhere on available campus land. The original campus master plan from March 1962 designated the northeast corner for campus sports and sports-related activities. Relocation of these facilities would be cost prohibitive and impractical due to other established campus uses. In response to one other concern, a public utility easement will be dedicated to Turlock Irrigation District to accommodate the relocation of an existing 13kv overhead line within the project area.

Amend the 2006/2007 Nonstate Funded Capital Outlay Program

CSU Stanislaus wishes to amend the 2006/2007 nonstate funded capital outlay program to include \$16.3 million for the design and construction of the Student Recreation Complex. This project will move the existing track and field complex north of its current location and will also construct fitness and recreation facilities to support intramural and student programs. The students approved a referendum to fund the construction of the Student Recreation Complex, which will be owned and developed by the university. At a future meeting the Board of Trustees

will be requested to approve the issuance of systemwide revenue bonds to finance the project. Campus parking reserves of \$408,000 will fund the proposed parking lot.

Approval of Schematic Plans—Student Recreation Complex
Project Architects: HMC Architects

Background and Scope

California State University, Stanislaus proposes to construct the Student Recreation Complex north of the existing campus athletic facilities. The project has several components: a new soccer and track stadium, a student fitness center and an adjacent surface parking lot accommodating seventy-one spaces.

The stadium with seating for 2,500 will have a running track and a regulation-sized soccer field, which along with a three-story 2,700 GSF press box and a 1,600 GSF restroom will provide the university with a competitive facility for games and meets. The stadium facilities will share a similar color palette with the adjacent fitness center.

The student fitness center is an 18,600 GSF single-story facility that contains an entrance lounge, a multipurpose court, a fitness equipment room, an aerobics studio, and restrooms/lockers. The building is constructed with steel beams and columns with a lateral force resisting system. The exterior skin is composed of colored cementitious plaster with brick accents and asphalt shingle roofing.

Sustainable design features include day lighting from the skylights, energy efficient lighting and dual glazed low emitting windows. The interior floor and ceiling finishes will feature recycled materials and the interior finish will be low VOC (volatile organic compound) paint. Other sustainable features include upgraded insulation and WiFi (Wireless Fidelity) capability in the lounge area to reduce the need for multiple data connections, thereby increasing the efficiency of the building's use of materials.

Timing (Estimated)

Completion of Preliminary Plans	February 2007
Completion of Working Drawings	July 2007
Construction Start	October 2007
Occupancy	October 2008

Basic Statistics

Gross Building Area	22,934 square feet
Assignable Building Area	15,547 square feet
Efficiency	68 percent
Acreage	13.7 acres

Cost Estimate – California Construction Cost Index CCCI 4633

Building Cost (\$310 per GSF) \$7,099,000

<i>System Breakdown (includes Group I)</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 17.66
b. Shell (Structure and Enclosure)	\$123.57
c. Interiors (Partitions and Finishes)	\$ 44.65
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 81.02
e. Group I Equipment	\$ 5.41
f. Special Construction & Demolition	\$ 37.24

Site Development 5,023,000

Construction Cost \$12,122,000

Fees 1,944,000

Additional Services 266,000

Contingency 1,542,000

Total Project Cost (\$692 per GSF) \$15,874,000

Group II Equipment 500,000

Grand Total \$16,374,000

Cost Comparison

The project's building cost of \$310 per GSF is reasonable based on recent cost trends and is comparable to the Chico Wildcat Center at \$287 per GSF approved in July 2006 and the Fullerton Student Recreation Center at \$344 per GSF approved in July 2005, both adjusted to CCCI 4633. This project is higher than the Chico Wildcat Center due to special construction of the stadium and the inefficiencies of constructing three relatively small facilities.

California Environmental Quality Act (CEQA) Action

A Notice of Intent to Adopt a Mitigated Negative Declaration has been prepared for this project and filed with the State Office of Planning and Research. Mitigation Measures have been identified and are described in the section above entitled "Issues Identified through Public Participation." These have been incorporated in the operational plan for the project to ensure minimal impacts to local residents and continued monitoring of activities in the new facilities.

The following resolution is presented for approval:

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

1. The board finds that the Mitigated Negative Declaration for the California State University, Stanislaus, Student Recreation Complex was prepared pursuant to the requirements of the California Environmental Quality Act and the state CEQA Guidelines, and is therefore certified as complete and adequate.
2. With implementation of the recommended Mitigation Measures, the Student Recreation Complex will not have the potential for significant adverse impacts on the environment, and the project will benefit the California State University.
3. The CSU Stanislaus campus master plan revision dated November 2006 is hereby approved.
4. The 2006/2007 nonstate funded capital outlay program is amended to include \$16,374,000 for preliminary plans, working drawings, construction, and equipment for the Student Recreation Complex.
5. The schematic plans for the California State University, Stanislaus, Student Recreation Complex are approved at a project cost of \$16,374,000 at CCCCI 4633.

Attachment A

CPB&G-Item 3

November 14-15, 2006

Page 2 of 2

CALIFORNIA STATE UNIVERSITY, STANISLAUS

Proposed Master Plan

Master Plan Enrollment: 12,000 FTE

Master Plan approved by the Board of Trustees: March 1962

Master Plan Revision approved by the Board of Trustees: April 1968, September 1969, January 1973, February 1975, September 1977, March 1978, September 1979, February 1981, March 1984

1.	J. Burton Vasche Library	31.	<i>Corporation Yard</i>
1A.	J. Burton Vasche Library Addition	32.	<i>Information Booth</i>
2.	Dorothy and Bill Bizzini Hall	34.	<i>Science Research Building</i>
3.	Boiler Plant	35.	Science Building II
4.	Corporation Yard	35A.	<i>Greenhouse II</i>
5.	Field House	36.	Biology Field Site Support Dome
6.	Music	36A.	Biology Field Support Restroom and Storage
6A.	Bernell and Flora Snider Music Recital Hall	37.	Residence Life Village Apartments I
7.	Drama	37A.	Residence Life Village Apartments II
8.	Art	38.	Residence Life Village Suites
9.	Science Building I	38A.	Residence Life Village Apartments III
9A.	Observatory	39.	Residence Life Village Community Center
9B.	Greenhouse	39A.	Residence Life Village Dining Hall
10.	Educational Services	40.	Pool Facility
10A.	Classroom Annex	41.	Innovative Center
11.	Field House Annex	42.	<i>Physical Education/Wellness Facility</i>
12.	Cafeteria	42A.	<i>Physical Education Facility Addition</i>
13.	Scene Shop	42B.	<i>Physical Education Facility Addition II</i>
15.	Physical Education Facility	43.	<i>Health Center/University Union</i>
16.	<i>Performing Arts</i>	44.	Track and Football Field
16A.	<i>Performing Arts</i>	46.	Warrior Lake Pump House
16B.	<i>Performing Arts</i>	47.	Teague Park Restrooms
17.	<i>Library Addition II</i>	51.	Amphitheater
18.	<i>Cafeteria Addition</i>	52.	<i>Resource Conservation Center</i>
20.	Irrigation Pump Station Building	53.	<i>University Bookstore</i>
21.	Demergasso - Bava Hall	54.	<i>Parking Structure</i>
22.	<i>Classroom Building II</i>	55.	Arts Amphitheater & Gazebo
22A.	<i>Classroom Building III</i>	60.	<i>Stadium Press Box</i>
22B.	<i>Classroom Building IV</i>	61.	<i>Student Fitness Center</i>
23.	Sewer Pump Station Building	62.	<i>Stadium</i>
24.	<i>Science Building</i>	63.	<i>Stadium Restrooms</i>
24A.	<i>Science Building</i>	105.	Campus Services Building
25.	University Union	105A.	Campus Services Addition
25A.	University Union Addition	105B.	Archeology Storage
26.	Pergola	116.	Student Services
27.	Mary Stuart Rogers Educational Services Gateway Building	117.	Athletic Storage
28.	Animal Care Facility	118.	Baseball Storage
29.	Health Center	119.	Tennis Storage
30.	John Stuart Rogers Faculty Development Center		

LEGEND

Existing Facility / *Proposed Facility*

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

Attachment B

CPB&G-Item 3

November 14-15, 2006

Page 1 of 2

California State University, Stanislaus

Campus Master Plan

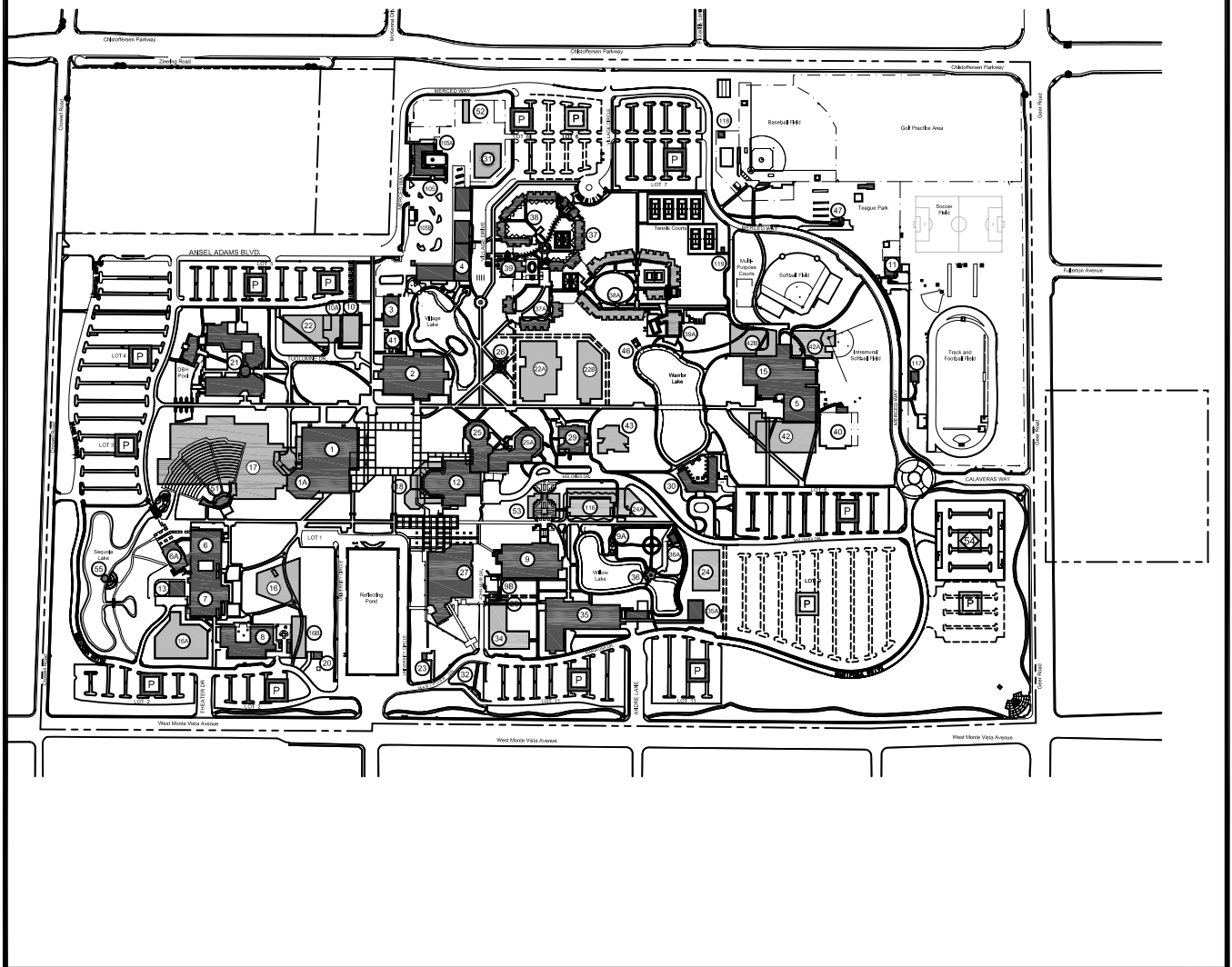
Master Plan Enrollment: 12,000 FTE

Approved Date: March 1962

Revised Date: March 1984

Main Campus Acreage: 228.8

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



CALIFORNIA STATE UNIVERSITY, STANISLAUS

Master Plan Enrollment: 12,000 FTE

Master Plan approved by the Board of Trustees: March 1962

Master Plan Revision approved by the Board of Trustees: April 1968, September 1969, January 1973, February 1975, September 1977, March 1978, September 1979, February 1981, March 1984

- | | | | |
|------|----------------------------------------------------------|-------|------------------------------------------------|
| 1. | J. Burton Vasche Library | 29. | Health Center |
| 1A. | J. Burton Vasche Library Addition | 30. | John Stuart Rogers Faculty Development Center |
| 2. | Dorothy and Bill Bizzini Hall | 31. | <i>Corporation Yard</i> |
| 3. | Boiler Plant | 32. | <i>Information Booth</i> |
| 4. | Corporation Yard | 34. | <i>Science Research Building</i> |
| 5. | Field House | 35. | Science Building II |
| 6. | Music | 35A. | <i>Greenhouse II</i> |
| 6A. | Bernell and Flora Snider Music Recital Hall | 36. | Biology Field Site Support Dome |
| 7. | Drama | 36A. | Biology Field Support Restroom and Storage |
| 8. | Art | 37. | Residence Life Village Apartments I |
| 9. | Science Building I | 37A. | Residence Life Village Apartments II |
| 9A. | Observatory | 38. | Residence Life Village Suites |
| 9B. | Greenhouse | 38A. | Residence Life Village Apartments III |
| 10. | Educational Services | 39. | Residence Life Village Community Center |
| 10A. | Classroom Annex | 39A. | Residence Life Village Dining Hall |
| 11. | Field House Annex | 40. | Pool Facility |
| 12. | Cafeteria | 41. | Innovative Center |
| 13. | Scene Shop | 42. | <i>Physical Education/Wellness Facility</i> |
| 15. | Physical Education Facility | 42A. | <i>Physical Education Facility Addition</i> |
| 16. | <i>Performing Arts</i> | 42B. | <i>Physical Education Facility Addition II</i> |
| 16A. | <i>Performing Arts</i> | 43. | <i>Health Center/University Union</i> |
| 16B. | <i>Performing Arts</i> | 44. | Track and Football Field |
| 17. | <i>Library Addition II</i> | 46. | Warrior Lake Pump House |
| 18. | <i>Cafeteria Addition</i> | 47. | Teague Park Restrooms |
| 20. | Irrigation Pump Station Building | 51. | Amphitheater |
| 21. | Demergasso - Bava Hall | 52. | <i>Resource Conservation Center</i> |
| 22. | <i>Classroom Building II</i> | 53. | <i>University Bookstore</i> |
| 22A. | <i>Classroom Building III</i> | 54. | <i>Parking Structure</i> |
| 22B. | <i>Classroom Building IV</i> | 55. | Arts Amphitheater & Gazebo |
| 23. | Sewer Pump Station Building | 105. | Campus Services Building |
| 24. | <i>Science Building</i> | 105A. | Campus Services Addition |
| 24A. | <i>Science Building</i> | 105B. | Archeology Storage |
| 25. | University Union | 116. | Student Services |
| 25A. | University Union Addition | 117. | Athletic Storage |
| 26. | Pergola | 118. | Baseball Storage |
| 27. | Mary Stuart Rogers Educational Services Gateway Building | 119. | Tennis Storage |
| 28. | Animal Care Facility | | |

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

Potential Gift of Real Property and Conceptual Plan for a California State University, Sacramento Off-Campus Center in Placer County

Presentation By

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

Alexander Gonzalez
President
California State University, Sacramento

Summary

This item provides an update of the March 2003 Campus Planning, Buildings and Grounds information item for a conceptual plan to establish a CSU Sacramento Off-Campus Center in Placer County. This item also requests a Board of Trustees' resolution that authorizes the chancellor to enter into a Memorandum of Understanding with Placer Ranch Developers who proposes to provide a gift of approximately 290 acres to the California State University, as well as provide the additional funds necessary to construct the initial facility of an off-campus center.

Background

California State University, Sacramento is a major higher education institution in the greater Sacramento region. The Sacramento region has experienced substantial growth in the last decade with increased transportation corridor gridlocks. Over 480,000 people live within Placer County or its vicinity. Based upon population projections made by Sacramento Area Council of Government (SACOG), the county's population could grow to exceed 605,000 by 2020. The off-campus center would provide a local opportunity for transfer students from Sierra College, American River College, Folsom Lake College, and Yuba College. Enrollment at these campuses currently exceeds 70,000 and is projected to grow to over 95,000 by 2020.

Placer Ranch Developers, with the leadership of Mr. Eli Broad, a business leader and philanthropist for education, has approached the campus regarding a potential gift of approximately 290 acres of undeveloped land to be used for higher education within their total development area of 2,500 acres.

The planned development is located outside the city of Roseville, approximately one mile west of the State Route 65/Sunset Boulevard interchange. Placer Ranch is proposed to consist of approximately 11 million square feet of office, commercial, and industrial space, and 3,077 dwelling

units of residential development. The proposed site is roughly 25 miles northeast of the CSU Sacramento campus.

Board Policy

In May 1999, the board updated its policy and criteria regarding the establishment of new off-campus centers and its approval of permanent off-campus centers. The basis for off-campus education programs is to provide regular academic degree programs in geographic areas not adequately served by existing CSU campuses. The centers should not compete with existing community colleges, or other local institutions, or with the four-year "home" campus. Off-campus centers are an integral part of the "home" campus academic program, offering upper division and graduate courses allowing students to complete specific degree programs. The policy also envisioned the campus use of leased or other facilities to grow the center to 200 FTE prior to seeking board approval of a new center. The following board criteria apply to the establishment of new off-campus centers:

1. Determine no negative impact on established higher education institutions in the region.
2. Establish alternative instructional delivery is insufficient to meet regional demand.
3. Achieve enrollment of at least 200 FTE, with anticipated growth to 500 FTE over 5-10 years.
4. Offer at least three academic degree programs with full upper division program.
5. Maintain staffing with regular CSU faculty at ratio similar to on-campus staffing.
6. Ensure academic resources are sufficient for continuity without impacting "home" campus programs.
7. Demonstrate that the projected center enrollment cannot be accommodated through distance learning technologies or other alternative instruction delivery methods that meet pedagogical requirements for effective instruction for the new center serving up to 500 FTE.
8. Show how the proposal meets trustee policy requirements and affirm that the proposed center does not require additional support costs above the campus's allocated enrollment budget. Based on this report, the chancellor is delegated the authority to approve the establishment of a new off-campus center, not to exceed 500 FTE, without Board of Trustees' approval.

An off-campus center that exceeds the 500 FTE threshold requires Trustees' approval and action by the California Postsecondary Education Commission (CPEC) to be recognized as a permanent off-campus center.

Program Initiative

Discussions will be held among President Gonzalez and his staff, Placer County Ranch staff (the Developer), and Chancellor's Office staff for the purpose of ascertaining the site's feasibility and to reach agreements regarding the property donation. A Memorandum of Understanding will be developed by and among the Developer, Placer County and CSU. The MOU will memorialize the criteria that must be met for the trustees to accept the donated land and initial facility from the Developer.

Because of the complexities of financing the public infrastructure associated with development of the site, the Developer and CSU are working on defining and clarifying their respective responsibilities. The implementation and financing of the public infrastructure necessitates a significant coordination of the respective planning of resources by the CSU and the Developer for the improvements to be successfully completed in a timely manner. Accordingly, the MOU will delineate the responsibilities of the various parties regarding planning, financing, and design and construction of the necessary improvements, and the conditions and criteria that will be incorporated in a gift of land and Development Agreement that will be brought to the trustees for review prior to execution.

Among the conditions and criteria to be addressed in the MOU are the following:

- The Developer, the County and the CSU will work cooperatively to ensure that uses in the areas surrounding the proposed off-campus center site are consistent with development of the site as a potential future university campus.
- The Developer will work with the County to coordinate development of the initial facility to ensure that plans are consistent with other developments in the area and the County's Land Use General Plan.
- The Developer will ensure timely preparation and certification of an Environmental Impact Report on the proposed overall development of the site and a proposed master plan for future development of facilities.
- The Developer will ensure timely completion of environmental studies to evaluate any potential for hazardous materials or other adverse environmental conditions on the site and provide for adequate mitigation.
- The Developer will identify the providers of necessary utilities, including water, sewer, and energy, and ensure that adequate capacity will be provided as part of the initial infrastructure, to serve the needs of the off-campus center as it develops.

- The Developer will identify the source of funding for all development on the site, including initial, near-term infrastructure, roads and access, and initial building(s) and facilities required for the center to open and meet demand projections.
- The conditions under which the trustees will not be held liable to any future commitment regarding a CSU Sacramento Off-Campus Center in Placer County or on land belonging to Placer Ranch, should negotiations not be successful and a Development Agreement is not executed timely between the CSU and the Developer for the donation of land and provision of related facilities.

Concurrent to the development of the MOU, the campus will:

- Submit a report to the chancellor demonstrating how the trustees' criteria have been met. The campus will follow the Approval Procedure for Establishment of a New Off-Campus Center Not to Exceed 500 FTES as defined in Executive Order 720 (dated January 2000) even though the campus has not reached the 200 FTE threshold anticipated in the board policy and executive order. The report will include the "home" campus and off-campus center multiyear enrollment growth, assurance that the projected center enrollment cannot be accommodated through distance learning technologies or other alternative delivery methods that meet pedagogical requirements, assurance that academic resources are sufficient for continuity without impacting "home" campus programs, and confirmation the proposed center budget can be accommodated within the campus's operating budget.

The following resolution is presented for approval:

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

1. The chancellor is hereby authorized, on its behalf, to enter into a Memorandum of Understanding with Placer Ranch to establish the conditions for acceptance of real property on land identified as Placer Ranch, for a potential future California State University, Sacramento Off-Campus Center, subject to proper due diligence and compliance with the Board of Trustees' policies and procedures related to the establishment of new off-campus centers (REP 05-99-04).
2. The chancellor will report to the board any action to authorize a new off-campus center prior to the execution of the Development Agreement and acceptance of real property.