AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: **11:30 a.m., Tuesday, November 15, 2016**
Glenn S. Dumke Auditorium

Steven G. Stepanek, Chair
John Nilon, Vice Chair
Jane W. Carney
Adam Day
Thelma Meléndez de Santa Ana
J. Lawrence Norton
Peter J. Taylor

Consent Items

Approval of Minutes of the Meeting of September 20, 2016

1. California State University, Monterey Bay Student Union Project: Approval of the Master Plan Revision, the Amendment of the 2016-2017 Capital Outlay Program, and Schematic Plans, *Action*
2. California State University, Long Beach College of Continuing and Professional Education Classroom Building Project: Approval of the Amended 2016-2017 Capital Outlay Program and Schematic Plans, *Action*
3. Approval of Schematic Plans for CSU Projects at Dominguez Hills, Los Angeles, Monterey Bay, Sacramento, and San José, *Action*

Discussion Item

4. California State Polytechnic University, Pomona Student Housing Replacement Project: Certification of the Final Environmental Impact Report and Approval of the 2016 Master Plan Revision, *Action*

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 Conference Center
401 Golden Shore
Long Beach, California

September 20, 2016

Members Present

Steven G. Stepanek, Chair
John Nilon, Vice Chair
Jane W. Carney
Adam Day
Thelma Meléndez de Santa Ana
J. Lawrence Norton
Peter J. Taylor
Rebecca D. Eisen, Chair of the Board
Timothy P. White, Chancellor

Trustee Steven G. Stepanek called the meeting to order.

Approval of Minutes

The minutes of the July 19, 2016 meeting were approved as submitted.

Approval of the Schematic Plans for California State University, Sacramento

Trustee Stepanek presented agenda item 1 as a consent action item. The committee recommended approval of the proposed resolution (RCPBG 09-16-09).

Approval of the 2016 Master Plan Revision, Amendment of the 2016-2017 Capital Outlay Program, and Schematic Plans for the Monterey Bay Charter School, Phase I at California State University, Monterey Bay

Trustee Stepanek presented agenda item 2 as a consent action item. The committee recommended approval of the proposed resolution (RCPBG 09-16-10).

Trustee Stepanek adjourned the meeting.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

California State University, Monterey Bay Student Union Project: Approval of the Master Plan Revision, the Amendment of the 2016-2017 Capital Outlay Program, and Schematic Plans

Presentation By

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

Summary

This agenda item requests the following actions by the California State University Board of Trustees with regard to the Student Union building for California State University, Monterey Bay:

- Approve the proposed campus master plan revision dated November 2016
- Approve the amendment of the 2016-2017 Capital Outlay Program
- Approve the schematic design
- Approve the addendum to the Final Environmental Impact Report (FEIR) dated August 2016

Attachment "A" is the proposed campus master plan that includes the changes required to site the Student Union building. Attachment "B" is the existing campus master plan approved by the trustees in September 2016.

The CSU Board of Trustees requires a long range physical master plan showing existing and anticipated facilities necessary to accommodate a specified academic year full-time equivalent student enrollment. Each campus master plan reflects the physical requirements of the academic program and auxiliary activities on the campus. By board policy, significant changes to the master plan and approval of a project's schematic design require board approval. Authority to approve minor master plan revisions or schematic designs for projects that are not architecturally significant, are utilitarian in nature, or have a cost of $5,000,000 or less is delegated to the chancellor or his designee.

Proposed Master Plan Revision

The campus proposes revisions to the physical master plan to relocate the proposed site for the Student Union building from the current location on Divarty Street, along the campus crescent, between Beach Hall (#21[1]) and the proposed Academic Building III (#505).

The master plan revision identifies the proposed location of the Student Union building in the existing 225-space parking lot at the southwest corner of Inter-Garrison Road and Fifth Avenue. The project site is situated between Student Housing (#202-204) to the south and the Student Center (#12) to the west. Existing parking lots on campus will be reconfigured to accommodate spaces lost as part of this project.

The proposed master plan changes are noted on Attachment A as Hexagon 1: Student Union Building #504.

Amend the 2016-2017 Capital Outlay Program

The Board of Trustees approved the 2016-2017 Capital Outlay Program at its November 2015 meeting. CSU Monterey Bay wishes to amend the 2016-2017 Capital Outlay Program for $55,558,000 for preliminary plans, working drawings and construction for the Student Union building project.

Student Union Building Schematic Design

Project Architect: HGA Architects
Collaborative Design/Build Contractor: Gilbane Building Company

Background and Scope

The proposed 69,151 gross square foot (GSF) Student Union Building project will provide space to support student life and activities such as meeting space, open lounges, student government offices, food service, a ballroom, and outdoor social event space. The facility will also house the Cross Cultural Center and the campus bookstore.

The three-story "U" shaped building harbors a shaded, wind-protected courtyard. Challenging site and climate conditions were perceived as opportunities to design architectural features that allow the new home for student life to become an enjoyable venue for academic and social activities. The site slopes downward 22 feet from south to north, which the design takes advantage of by creating ground floor entrances on two levels, one on the Inter-Garrison level on the south and one on the Main Quad level to the north. The Inter-Garrison level of the building features a plaza at

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

the street corner. This level will house the bookstore and the ballroom, which provides opportunities for expanding to the exterior for concerts and event activities complimenting the liveliness at the transit friendly location.

The second level, referred to as the Main Quad level, promotes student life through food services, clusters of lounge and seating areas, interior and exterior seating, and steps creating highly visible spaces. The sizable, yet protected, courtyard frames the southern entrance to the building.

The third level houses administrative offices, student program spaces, and a game room. An architectural wind barrier and trellis provides protection from the prevailing winds and sun to maximize usage and increases the usable area of the Student Union.

The proposed facility will consist of a steel brace framed structure with concrete spread footings. Concrete retaining walls will line most of the site as the building is tucked against the hillside. The exterior will include a combination of glass fiber reinforced concrete (GFRC) panel panels, composite zinc metal panels, and curtain wall glazing. The roof will be a standard flat roof design with reflective coating to reduce solar gain.

Energy conservation measures incorporated into the project include high efficiency HVAC systems, energy efficient lighting, and conduit installation for future solar power panels and electric vehicle chargers. In addition to natural daylighting, efficient lighting systems and thermal controls allow occupants flexibility and control of the interior environment as well as increased energy efficiency. Low-flow plumbing fixtures will be installed throughout the project to conserve water.

The building massing and orientation maximizes solar exposure in the winter and minimizes gain in the summer. The building is an indoor-outdoor design solution that responds to a cooler climate with outdoor spaces sheltered from winds and heated by the sun as much as possible. This project will capture storm water runoff from roofs and hardscape using large retention areas as well as rain gardens.

Timing (Estimated)

Preliminary Plans Completed	January 2017
Working Drawings Completed	September 2017
Construction Start	March 2018
Occupancy	September 2019

Basic Statistics

Gross Building Area	69,151 square feet
Assignable Building Area	45,796 square feet
Efficiency	66 percent

Cost Estimate – California Construction Cost Index (CCCI) 6255[2]

Building Cost ($502 per GSF)		$34,735,000
Systems Breakdown	*($ per GSF)*	
a. Substructure (Foundation)	$ 28.36	
b. Shell (Structure and Enclosure)	$ 155.47	
c. Interiors (Partitions and Finishes)	$ 77.73	
d. Services (HVAC, Plumbing, Electrical, Fire)	$ 134.17	
e. Built-in Equipment and Furnishings	$ 21.00	
f. General Requirements	$ 14.17	
g. General Conditions and Insurance	$ 71.40	
Site Development		3,047,000
Construction Cost		$37,782,000
Fees, Contingency and Services		16,509,000
Total Project Cost ($785 per GSF)		$54,291,000
Fixtures, Furniture, & Moveable Equipment		1,267,000
Grand Total		$55,558,000

Cost Comparison

This project's building cost of $502 per GSF is less than the $520 per GSF for the CSU Sacramento University Union Renovation and Expansion, Phase 1 approved in September 2016 and the $505 per GSF for the CSU Fullerton Titan Student Union Expansion approved in March 2015, both adjusted to CCCI 6255. The cost is higher than the $460 per GSF for the San José State Student Union Expansion and Renovation approved in March 2009 adjusted to CCCI 6255. The higher cost relative to San José State is partially due to the foundation costs, which reflect the site work needed, including excavation, construction of retaining walls, and waterproofing to make the sloped site useable. Shell costs are also higher than similar projects due to the proposed use of partial roof surfaces as occupied deck space, and the incorporation of wind protection and shading.

[2] The July 2016 *Engineering News-Record* California Construction Cost Index (CCCI). The CCCI is the average Building Cost Index for Los Angeles and San Francisco.

Funding Data

The project will be funded with Student Union fee revenue reserves ($10 million) and the CSU Systemwide Revenue Bond Program ($45.5 million). Student fee revenue will repay the bonds. Approval of financing for this project will be considered by the Committee on Finance at this meeting.

California Environmental Quality Act (CEQA) Action

The Student Union project was addressed in the Final Environmental Impact Report (EIR) for the California State University, Monterey Bay master plan which was certified by the trustees in May 2009. The university completed an Addendum to the Final EIR in August 2016 which describes the details of the Student Union project and compares the impacts to those identified in prior master plan CEQA documents. The Addendum to the Final EIR addresses the relocation of the proposed Student Union and the relocation of 225 parking spaces due to displacement of such spaces located on the updated Student Union site. Implementation of this project will not result in any new or substantially more severe impacts as outlined in Section 15164(a) of the CEQA Guidelines. The Addendum to the Final EIR is available at: https://csumb.edu/campusplanning/proposed-projects#ceqa-documents-addendum.

Recommendation

The following resolution is presented for approval:

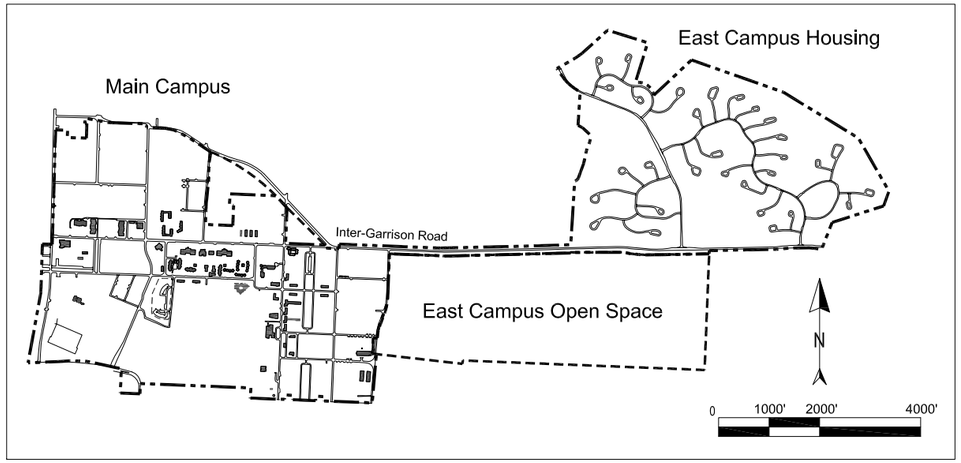
RESOLVED, by the Board of Trustees of the California State University, that:

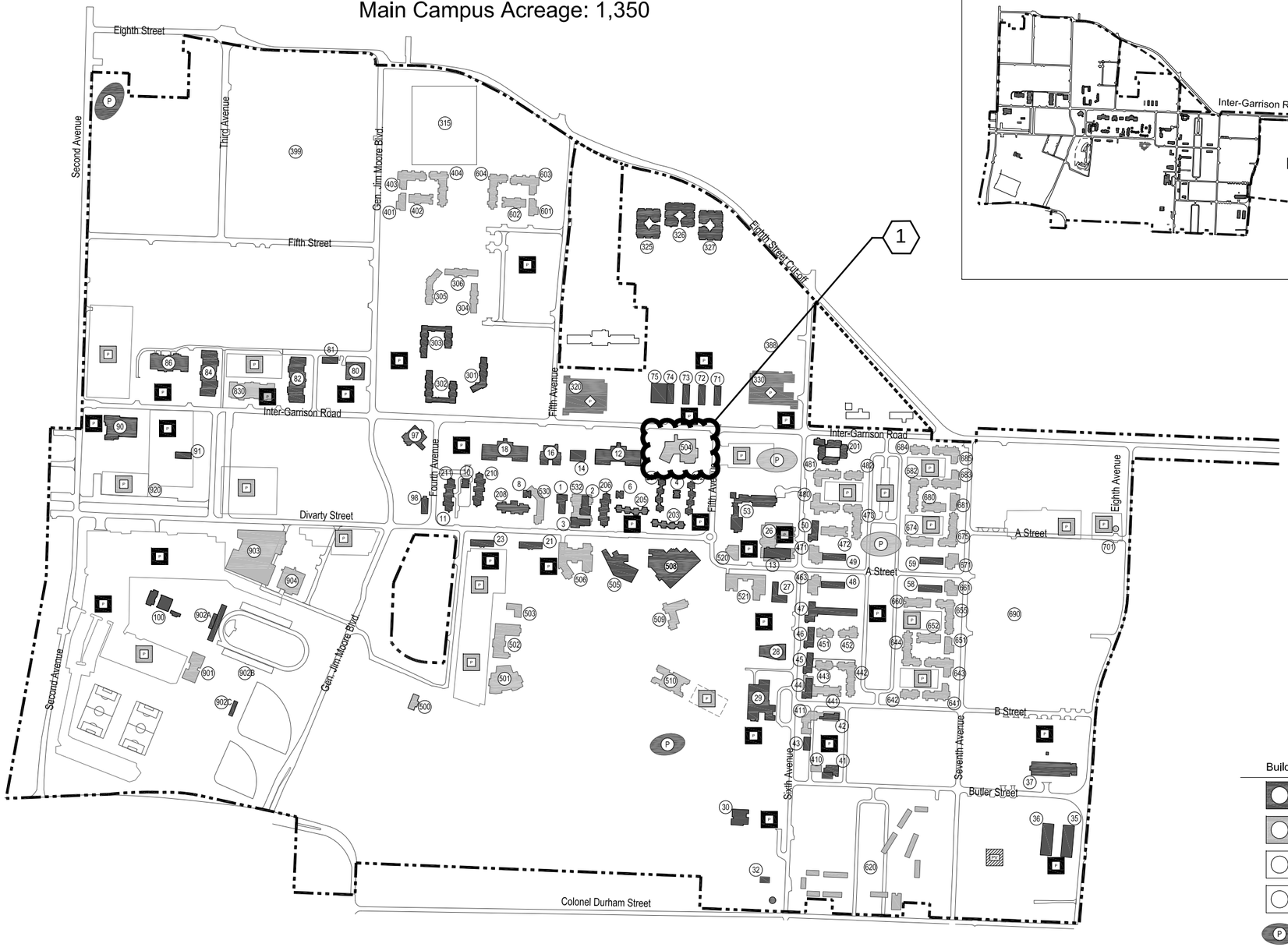
1. The board finds that the May 2009 Master Plan Final EIR has been prepared in accordance with the requirements of the California Environmental Quality Act.
2. The project before this board is consistent with the previously certified May 2009 Master Plan Final EIR.
3. With implementation of the mitigation measures set forth in the master plan previously approved by the trustees, the proposed project will not have a significant adverse effect upon the environment beyond those described in the May 2009 Master Plan Final EIR and the project will benefit the CSU.
4. The California State University, Monterey Bay Campus Master Plan Revision dated November 2016 is approved.
5. The 2016-2017 Capital Outlay Program is amended to include $55,558,000 for preliminary plans, working drawings, construction and equipment for the California State University, Monterey Bay Student Union building.
6. The schematic plans for the California State University, Monterey Bay Student Union building are approved at a project cost of $55,558,000 at CCCI 6255.

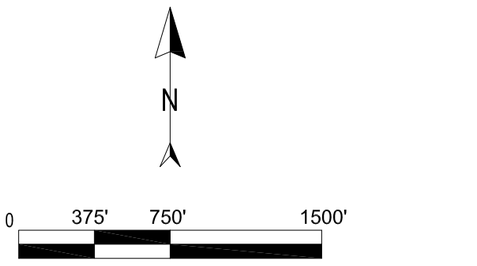
California State University, Monterey Bay

Campus Master Plan

Master Plan Enrollment: 12,000 FTE
Approval Date: May 1998
Proposed Date: November 2016
Main Campus Acreage: 1,350







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
EXISTING RETENTION POND		PHOTOVOLTAIC INSTALLATION
FUTURE RETENTION POND		

ATTACHMENT A
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California State University, Monterey Bay

Master Plan Enrollment: 12,000 FTE
Master Plan approved by the Board of Trustees: May 1998
Master Plan Revision approved by the Board of Trustees: November 2004, March 2006, May 2009, September 2016

Proposed Revision: November 2016

1. Administration Building
2. Del Mar Hall
3. Playa Hall
4. Wave Hall
6. Surf Hall
8. Sand Hall
10. Dunes Hall
11. Telecommunication Shelter
12. Student Center
13. Science Research Lab Annex
14. Otter Express
16. Dining Commons
18. Media Learning Center
21. Beach Hall
23. Tide Hall
26. *Academic Building V*
27. Cinematic Arts and Technology
28. World Theater
29. University Center
30. Music Hall
32. Switch Gear Building
35. Mail Room/Shipping and Receiving
36. University Storage
37. Facilities Services and Operations
41. Telecommunications
42. Watershed Institute
43. IT Services
44. Pacific Hall
45. Coast Hall
46. Harbor Hall
47. Student Services Building
48. World Languages and Cultures-South
49. World Languages and Cultures-North
50. Science Instructional Lab Annex
53. Chapman Science Academic Center
58. Green Hall
59. Reading Center Diagnostics and Instruction
71. Visual and Public Arts East
72. Visual and Public Arts Center
73. Visual and Public Arts West
74. Central Plant
75. Film Archive Instructional
80. Health and Wellness Services
81. Black Box Cabaret
82. Valley Hall Suites A-F
84. Mountain Hall Suites A-F
86. Ocean Hall Suites A-E
90. Otter Sports Center
91. Child Care Center
97. Alumni and Visitors' Center
98. Meeting House
100. Aquatic Center
201. University Corporation
202. Cypress Hall
203. Asilomar Hall
204. Willet Hall
205. Manzanita Hall
206. Yarrow Hall
208. Avocet Hall
210. Tortuga Hall
211. Sanderling Hall
301. Strawberry Apartments
302. Pinnacle Suites
303. Vineyard Suites
304. *Residence Hall*
305. *Residence Hall*
306. *Residence Hall*
315. Student Recreation Field
320. *Structured Parking*
330. *Structured Parking*
388. *Campus Partnerships I*
399. *North Campus Housing*
401. *Student Housing IV*
402. *Student Housing IV*
403. *Student Housing IV*
404. *Student Housing IV*
410. *Main Distribution Facility*
411. *Technology Center*
441. *Student Housing III*
442. *Student Housing III*
443. *Student Housing III*
451. *Student Housing III*
452. *Student Housing III*
463. *Student Housing III*
471. *Student Housing III*
472. *Student Housing III*
473. *Student Housing III*
480. *Student Housing III*
481. *Student Housing III*
482. *Student Housing III*
500. *Bunker Building*
501. *Academic Building VII*
502. *Academic Building VI*
503. *Utility Complex*
504. *Student Union*
505. *Academic Building III*
506. Joel and Dana Gambord Business and Information Technology Building (BIT)
508. Tanimura and Antle Family Memorial Library
509. *Academic Building IX*
510. *Institute for Public Policy*
520. *Administration*
521. *Academic Building VII*
530. *Student Services*
532. *Academic Building IV*
601. *Student Housing IV*
602. *Student Housing IV*
603. *Student Housing IV*
604. *Student Housing IV*
641. *Student Housing V*
642. *Student Housing V*
643. *Student Housing V*
644. *Student Housing V*
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655. *Student Housing V*
660. *Student Housing V*
661. *Student Housing V*
671. *Student Housing V*
674. *Student Housing IIB*
675. *Student Housing IIB*
680. *Student Housing IV*
681. *Student Housing IV*
682. *Student Housing IV*
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690. *Campus Partnerships II*
701. *Cell Tower*
830. *Child Care/Administration Center*
901. *Research Institute*
902A. Field House
902B. *Sports Complex Addition*
902C. Field Office
903. *Varsity Sports Complex*
904. *Varsity Sports Complex*
920. *Campus Partnership III*

LEGEND:
Existing Facility / *Proposed Facility*

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

California State University, Monterey Bay

Campus Master Plan

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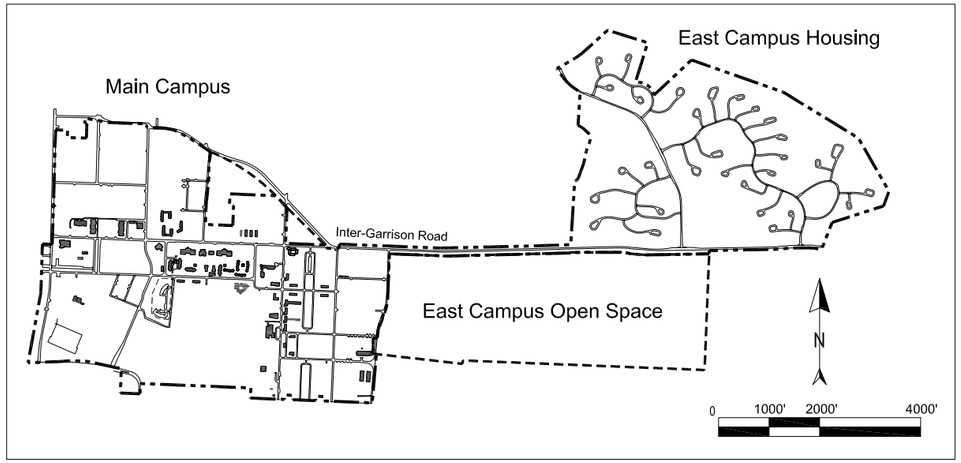

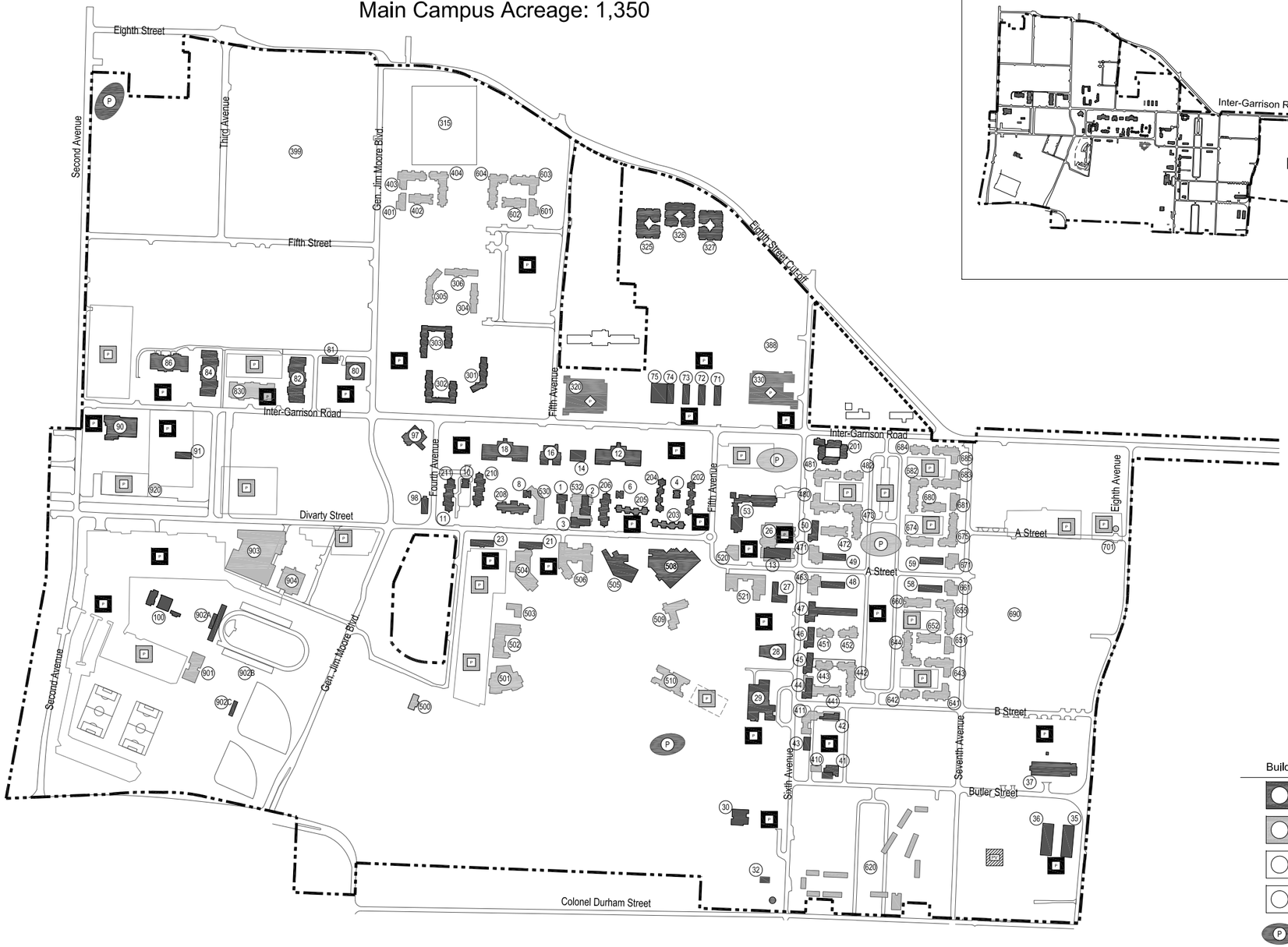

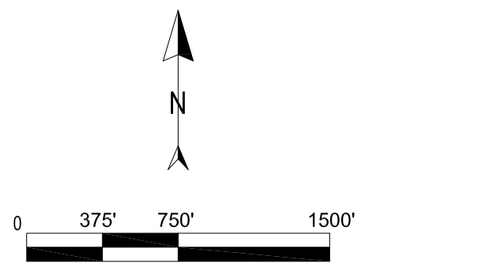

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TEMPORARY BUILDING		EXISTING STRUCTURE
EXISTING BUILDING NOT IN USE		FUTURE STRUCTURE
EXISTING RETENTION POND		PHOTOVOLTAIC INSTALLATION
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ATTACHMENT B
CPB&G - Item 1
November 15-16, 2016
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684. *Student Housing IV*
685. *Student Housing IV*
690. *Campus Partnerships II*
701. *Cell Tower*
830. *Child Care/Administration Center*
901. *Research Institute*
902A. Field House
902B. *Sports Complex Addition*
902C. Field Office
903. *Varsity Sports Complex*
904. *Varsity Sports Complex*
920. *Campus Partnership III*

LEGEND:
Existing Facility / *Proposed Facility*

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

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

California State University, Long Beach College of Continuing and Professional Education Classroom Building Project: Approval of the Amended 2016-2017 Capital Outlay Program and Schematic Plans

Presentation By

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

Summary

This item requests approval to amend the 2016-2017 Capital Outlay Program and approval of schematic plans for the College of Continuing and Professional Education (CCPE) Classroom Building project for California State University, Long Beach. The California State University Board of Trustees approved the 2016-2017 Capital Outlay Program at its November 2015 meeting. This item allows the board to consider the scope and budget of a project not included in the previously approved capital outlay program.

Amend the 2016-2017 Capital Outlay Program

California State University, Long Beach wishes to amend the 2016-2017 Capital Outlay Program for the design and construction of a new CCPE Classroom Building (#43[1]) located adjacent to the existing Social Sciences and Public Affairs building (#46) in the eastern portion of the campus. This building will provide twenty dedicated classrooms and a large conference space to meet the demands of the existing CCPE program.

CCPE Classroom Building Schematic Design
Collaborative Design-Build Contractor: Matt Construction
Architect: ZGF Architects

Background and Scope

The College of Continuing and Professional Education (CCPE) has evolved into an internationally recognized program, attracting students from as far as Dubai and Central China as well as serving the educational needs of adult learners in the community and on the campus itself.

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

Currently, CCPE holds classes in the University Foundation building (#200) and in various facilities on and off-campus. The proposed new 37,980 gross square foot (GSF), three-story building will include classrooms, student interaction space, and a multi-purpose conference room to provide a centralized facility for CCPE course offerings and events.

The first floor of the proposed project houses a 240-seat conference center accessible from an outdoor pre-function space, a catering kitchen, and a lobby. The conference center can transition into three smaller classrooms using operable partitions. The second and third floors hold twenty smaller classrooms, a lounge area, and restrooms.

This project will be designed to be zero net energy and achieve Leadership in Energy and Environmental Design (LEED) Platinum certification. Energy efficient lighting and HVAC systems will be matched to the anticipated 160-kilowatt energy output of a rooftop solar photovoltaic array. Sustainable building features will include LED lighting, water efficient plumbing fixtures, glazed windows, and natural daylighting.

The new building will be a steel braced frame structure with a light steel roof system and a masonry retaining wall. The exterior materials will be selected for durability and ease of maintenance and will feature a mix of brick, cement plaster, and glass. A rooftop solar photovoltaic array will be installed through a power purchase agreement with a third-party provider previously approved in January 2016. Metal fins for sunscreens are proposed to reduce solar gain in the building's interior.

The project site is located on an old creek bed with groundwater within 10 feet of the surface. A specialized deep pile foundation system will provide additional stability given the project site's high water table. In addition, the site's soil is primarily moist clay, which will require removal and replacement to mitigate the clay soil expansion.

The project site contains active chilled/heating hot water and electrical distribution lines that service multiple campus buildings. The building design includes a raised second floor to bridge the utilities with additional attention to the placement of columns and associated piles to avoid significant costs related to relocating the most of the major underground utility lines.

The building massing and orientation are driven largely by the sustainability objectives of the project to minimize the demand for interior heating and cooling. All major building spaces open directly to the exterior, which facilitates cross ventilation and a high degree of natural lighting. The second and third floor utilizes exterior covered balconies as circulation in lieu of the typical double-loaded interior corridors. Operable windows will allow outside air to circulate to interior spaces when outdoor conditions are favorable. An in-slab radiant pipe heating and cooling system will be used on days not suitable for natural ventilation.

Timing (Estimated)

Preliminary Plans Completed	November 2016
Working Drawings Completed	January 2017
Construction Start	February 2017
Occupancy	August 2018

Basic Statistics

Gross Building Area	37,980 square feet
Assignable Building Area	24,499 square feet
Efficiency	65 percent

Cost Estimate – California Construction Cost Index (CCCI) 6255[2]

Building Cost ($527 per GSF)		$20,033,000
Systems Breakdown	*($ per GSF)*	
a. Substructure (Foundation)	$ 29.33	
b. Shell (Structure and Enclosure)	$ 193.94	
c. Interiors (Partitions and Finishes)	$ 60.53	
d. Services (HVAC, Plumbing, Electrical, Fire)	$ 138.39	
e. Built-in Equipment and Furnishings	$ 17.59	
f. Special Construction & Demolition	$ 8.93	
g. General Conditions and Insurance	$ 78.73	
Site Development		2,338,000
Construction Cost		$22,371,000
Fees, Contingency, Services		6,128,000
Total Project Cost ($750 per GSF)		$28,499,000
Fixtures, Furniture & Movable Equipment		410,000
Grand Total		$28,909,000

[2] The July 2016 *Engineering News-Record* California Construction Cost Index (CCCI). The CCCI is the average Building Cost Index for Los Angeles and San Francisco.

Cost Comparison

This project's building cost of $527 per GSF is higher than the CSU Construction Cost Guide for general classroom spaces at $390 per GSF, including Group I equipment. It is also higher than the $371 per GSF of the Extended Learning Center at CSU Northridge approved in September 2013, but is lower than the $541 per GSF for the CSU Monterey Bay Academic Building III project also seeking approval at this meeting. The increase in steel and aluminum costs, along with increases in construction labor costs are cited as drivers to the cost escalation.

The higher building cost is also due to the high-performance building envelope, designed for durability as well as to minimize the demand for heating and cooling of the building. Horizontal metal soffits and louvers are prominent on the building exterior to provide sunscreen and reduce cooling demand of the building. As the second and third floor interior walkways are open to outside elements, interior construction requires additional waterproofing and thermal insulation, and durable finishes. The higher foundation cost is due to extensive soil remediation required for the site, a deeper and more stable foundation system, and the implementation of construction methods and waterproofing to mitigate the wet soil condition.

Cost for building HVAC and electrical services are also higher due to the controls interconnecting the operable windows, radiant floor heating and cooling, and working to a net zero building that is LEED Platinum certified. The building design will result in reduced operational costs.

In addition, the conference center and catering kitchen in this project are not usually included in comparable classroom buildings, thus adding to the higher cost of interior finishes, HVAC, and audio-visual equipment. This space is necessary as the college lacks a formal event space for CCPE.

Funding Data

The project funding will be from the CSU Systemwide Revenue Bond Program ($15 million) and CCPE designated reserves ($13.9 million). CCPE revenue will repay the bond financing debt service. Financing approval for this project will be requested at the January 2017 meeting of the Committee on Finance.

California Environmental Quality Act (CEQA) Action

The Final Mitigated Negative Declaration for the College of Continuing and Professional Education Classroom Building project was approved on October 21, 2016 pursuant to California Environmental Quality Act and State CEQA Guidelines in conjunction with a minor master plan revision, under delegated authority to the chancellor. No significant impacts were identified as part of the environmental review process. The public review period began on June 10, 2016 and closed on July 9, 2016 with no adverse comments received. The final documents are available online at http://daf.csulb.edu/offices/ppfm/pdf/mitigated_negative_declarationJune2016.pdf

Recommendation

The following resolution is presented for approval:

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

1. The Final Initial Study/Mitigated Negative Declaration for the California State University, Long Beach College of Continuing and Professional Education Classroom Building project was prepared pursuant to California Environmental Quality Act and State CEQA Guidelines.
2. The California State University, Long Beach College of Continuing and Professional Education Classroom Building project is consistent with the Final Mitigated Negative Declaration and the effects of the project were fully analyzed in the Final Mitigated Negative Declaration and the project will benefit the California State University.
3. The 2016-2017 Capital Outlay Program is amended to include $28,909,000 for preliminary plans, working drawings, construction, and equipment for the California State University, Long Beach College of Continuing and Professional Education Building project.
4. The schematic plans for the California State University, Long Beach College of Continuing and Professional Education Classroom Building are approved at a project cost of $28,909,000 at CCCI 6255.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Approval of Schematic Plans for CSU Projects at Dominguez Hills, Los Angeles, Monterey Bay, Sacramento and San José

Presentation By

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

Summary

Schematic plans for five projects will be presented for approval:

1. **California State University, Dominguez Hills—Center for Science and Innovation**
   Construction Management at Risk Contractor: CW Driver
   Project Architect: HGA Architects and Engineers

Background and Scope

California State University, Dominguez Hills wishes to proceed with the design and construction of the Center for Science and Innovation (#51[1]), located immediately south of the existing Natural Sciences and Mathematics building (#50). The South Academic Complex 1 (#100), a temporary modular building, is currently located on the project site and will be demolished. The project has been situated to create a landscaped courtyard south of the existing Natural Sciences and Mathematics building, which will link the two buildings and provide an outdoor space for congregation and collaboration.

The Natural Sciences and Mathematics building was constructed in 1973 and is functionally obsolete as a science teaching facility. New standards for technology, science research and education, and teaching pedagogies have widened the gap between emerging trends in higher education and the limitations of this facility, particularly in the disciplines of science, technology, engineering, and mathematics (STEM).

The new 90,854 gross square foot (GSF) building will house the biology, chemistry, and physics departments of the College of Natural Sciences and Mathematics and will provide new replacement teaching laboratories and support spaces, graduate research laboratories, and faculty offices. The new three-story building will provide capacity space for 198 full-time equivalent

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

students (FTES) and 28 faculty offices while vacating 155 FTES and 20 faculty offices in the existing Natural Sciences and Mathematics building. With the completion of this project, the College of Natural Sciences and Mathematics will be housed in both the existing and the new science buildings.

The first floor will contain lab space for the Center for Innovation in STEM Education (CISE) to support students studying science as well as those seeking teaching credentials in STEM disciplines. CISE space consists of two "idea labs" to encourage creativity and innovation in STEM education and a fabrication lab with designated areas for concept design, prototyping, fabrication, assembly, and presentation that focus on the application of scientific concepts. Together, these areas will provide the core spaces for the university's commitment to science and innovation with learning space for both student and teacher education, and the framework for community partnerships and entrepreneurial ventures. The balance of the first floor space will house physics teaching laboratories, instructional support space, and research laboratories.

The second and third floor will house the biology and chemistry departments, including teaching and graduate research laboratories, faculty offices, chemical storage rooms, instructional support spaces, and informal spaces for collaboration.

This project will also increase the cooling capacity of the Central Plant (#87) to service the new Center for Science and Innovation building by installing an 800-ton electric chiller and the necessary electrical systems upgrade to power the chiller.

The new facility will consist of a steel braced frame structure and a roof system of single-ply polyvinyl chloride (PVC) roofing. The primary exterior material will be an aluminum composite panel. Horizontal aluminum sun shade devices will be provided at fenestration along the south façade and vertical sun shades will be provided along the east and west facades.

The project will be designed to achieve Leadership in Energy and Environmental Design (LEED) Gold Certification. Sustainable design features include natural ventilation in non-laboratory spaces, advanced energy metering, use of recycled and regional materials, water-efficient drip irrigation and landscaping, energy-efficient LED lighting fixtures with smart controls, indirect natural daylighting and low-flow plumbing fixtures.

Timing (Estimated)

Preliminary Plans Completed	January 2017
Working Drawings Completed	June 2017
Construction Start	October 2017
Occupancy	October 2019

Basic Statistics

Gross Building Area	90,854 square feet
Assignable Building Area	55,477 square feet
Efficiency	61 percent

Cost Estimate – California Construction Cost Index (CCCI) 6255[2]

Building Cost ($601 per GSF)		$54,604,000
Systems Breakdown	*($ per GSF)*	
a. Substructure (Foundation)	$ 15.48	
b. Shell (Structure and Enclosure)	$ 143.58	
c. Interiors (Partitions and Finishes)	$ 91.05	
d. Services (HVAC, Plumbing, Electrical, Fire)	$ 233.30	
e. Built-in Equipment and Furnishings	$ 45.66	
f. General Conditions and Insurance	$ 71.95	
Site Development (includes landscaping and central plant chiller upgrade)		6,996,000
Construction Cost		$61,600,000
Fees, Contingency, Services		16,386,000
Total Project Cost ($864 per GSF)		$77,986,000
Fixtures, Furniture and Movable Equipment		3,248,000
Grand Total		$81,234,000

Cost Comparison

The project's building cost of $601 per GSF is higher than the $586 per GSF for the San Diego State University Engineering and Interdisciplinary Sciences Complex, approved in July 2015, adjusted to CCCI 6255. Contributing factors to the higher building cost include the HVAC and related electrical system due to the greater number of fumes hoods and wet labs in comparison to the San Diego State building that contains more dry labs. The interiors and built-in equipment costs are also higher related to the lab design. In addition, the escalating cost of construction material, particularly steel, has also impacted the higher building cost.

[2] The July 2016 *Engineering-News Record* California Construction Cost Index (CCCI). The CCCI is the average Building Cost Index for Los Angeles and San Francisco.

Funding Data

The project will be funded with $17.95 million from campus and systemwide reserves, plus an additional $63.28 million from CSU academic project Systemwide Revenue Bonds approved as part of the 2017-2018 Capital Outlay Program. The campus will also pursue donor funding to offset the use of campus reserves.

California Environmental Quality Act (CEQA) Action

The project was addressed in the Final Environmental Impact Report for the California State University, Dominguez Hills Campus Master Plan which was certified by the trustees in May 2010.

Recommendation

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, Dominguez Hills Center for Science and Innovation is consistent with the Campus Master Plan approved in May 2010.
2. The project will benefit the California State University.
3. The schematic plans for California State University, Dominguez Hills Center for Science and Innovation are approved at a project cost of $81,234,000 at CCCI 6255.

2. California State University, Los Angeles— Rongxiang Xu Bioscience Innovation Center
Construction Management at Risk Contractor: Sundt Construction
Project Architect: Lundstrom & Associates

Background and Scope

California State University, Los Angeles proposes to construct the new Rongxiang Xu Bioscience Innovation Center (#491). The project site is an undeveloped lot located along Paseo Rancho Castilla on the southwest edge of campus overlooked by single-family homes immediately to the north and south.

Cal State LA is partnering with Los Angeles County to develop an incubator building as part of the LA Bioscience Corridor that will support the development and growth of bioscience related research, development, and manufacturing enterprises in East Los Angeles, as well as support

economic, workforce, and infrastructure development in the area. The Rongxiang Xu Bioscience Innovation Center will offer leasable space to bioscience start-ups by providing low-cost lab space, industry mentors, and support services for entrepreneurs.

The proposed two-story 20,750 gross square foot (GSF) Rongxiang Xu Bioscience Innovation Center houses flexible, leasable space in the form of both wet and dry laboratories, offices, co-work space, and shared resource areas consisting of conference rooms, collaborative areas, an administrative office suite, and utility rooms. Each floor is functionally divided into two areas: shared resource and primary research space. The site includes a small parking area and an enclosure for building equipment such as electrical switchgear and an emergency generator.

The proposed facility will be a steel moment-frame structure with concrete spread footings. The interior construction will account for adequate loading and vibration control for added flexibility. The building's exterior will have a combination of cement board and metal panel cladding combined with high-performance glazing systems that will provide both a visible entrance on the southeast corner as well as daylight into the lobby and tenant spaces. The cladding materials are aesthetically contextual to the contemporary buildings on the Cal State LA campus.

The building will be cooled using a standalone rooftop air-cooled chiller and heating hot water boiler. The wet laboratories will be served by a 100 percent outside air rooftop air handling unit, while shared spaces such as offices, conference rooms, and lobbies will be served by a separate rooftop air handling unit. Electrical service will be supplied by an existing service at Public Safety and Parking Services.

The project will be designed to achieve LEED Gold Certification. The sustainable features of the design include locating the project near alternative transportation and allowing for the use of low emission and fuel efficient vehicles; reduced water consumption through the use of water efficient fixtures; use of high-efficiency lighting and regionally sourced materials with low volatile organic compounds, and high-recycled content.

Timing (Estimated)

Preliminary Plans Completed	December 2016
Working Drawings Completed	May 2017
Construction Start	August 2017
Occupancy	September 2018

Basic Statistics

Gross Building Area	20,750 square feet
Assignable Building Area	13,856 square feet
Efficiency	67 percent

Cost Estimate – California Construction Cost Index (CCCI) 6255

Building Cost ($468 per GSF)		$9,717,000
Systems Breakdown	*($ per GSF)*	
a. Substructure (Foundation)	$ 18.94	
b. Shell (Structure and Enclosure)	$ 156.39	
c. Interiors (Partitions and Finishes)	$ 43.71	
d. Services (HVAC, Plumbing, Electrical, Fire)	$ 169.35	
e. Built-in Equipment and Furnishings	$ 11.08	
f. General Requirements	$ 4.82	
g. General Conditions and Insurance	$ 64.01	
Site Development		1,236,000
Construction Cost		$1,000
Fees, Contingency, Services		2,984,000
Total Project Cost ($672 per GSF)		$13,937,000

Cost Comparison

This project's building cost of $468 per GSF is lower than the CSU Construction Cost Guidelines for science buildings (wet lab) of $564 per GSF, including Group I equipment, at CCCI 6255. This project's building cost is lower than the $606 per GSF for the California State University, Dominguez Hills Center for Science and Innovation, requesting board approval at this November 2016 meeting. The lower building cost is due in large part to the partial build-out of the interior laboratory spaces, which will be completed by future building tenants and not fully useable at the end of the initial construction.

Funding Data

The proposed project will be funded from multiple sources including a $3.09 million grant provided by the U.S. Economic Development Administration, a $500,000 grant from the Los Angeles County Board of Supervisors, $1.5 million in donor funds, $1 million in designated campus reserves, and a $7.85 million loan from a campus auxiliary.

California Environmental Quality Act (CEQA) Action

A Categorical Exemption has been completed for the project and a notice of exemption was filed with the State Clearinghouse in accordance with the California Environmental Quality Act on May 8, 2015.

Recommendation

The following resolution is presented for approval:

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

1. The proposed project is categorically exempt from the provisions of the California Environmental Quality Act.
2. The project will benefit the California State University.
3. The schematic plans for California State University, Los Angeles Rongxiang Xu Bioscience Innovation Center are approved at a project cost of $13,937,000 at CCCI 6255.

3. California State University, Monterey Bay—Academic Building III
Collaborative Design/Build Contractor: Otto Construction
Project Architect: WRNS Studio

Background and Scope

California State University, Monterey Bay proposes to construct the new Academic Building III (#505) to house the College of Arts, Humanities and Social Sciences. The project site is located along a pedestrian-only portion of Divarty Street in the center of campus, between the recently completed Business and Information Technology building (#506) on the east and Beach Hall (#21) on the west. This is the third building to be constructed on the Crescent, a unifying feature of the campus core that centralizes academic and student activity.

The 48,138 GSF building will provide a home to the cinematic arts, humanities, social science, and world language academic departments. The two-story building will provide capacity for 1,500 FTES in lecture space and 85 faculty offices. The ground floor will contain lecture classrooms, a dean's office, and a small art gallery, along with a few instructional spaces. On the second level, each department has a mix of faculty offices, special instruction spaces and support spaces, arranged in clusters for ease of access between students and faculty.

The proposed facility will consist of a steel brace framed structure and an exterior of marine-grade metal panel and colored plaster. The upper level is unified by a vertically grained façade with zinc panels alternating with operable office windows. The roof will be a single-ply membrane cool roof.

The building functions are arranged around a courtyard, supporting the interconnected nature of the program and the goal of making a powerful connection to the landscape. The courtyard faces the Crescent, allowing for a subtle slope down toward the lobby area on the north, thus creating an outdoor amphitheater for events. All of the ground level spaces open directly onto the courtyard, with a covered outdoor corridor ringing the inner edge of the building. Three stairways connect to the second floor corridor with entrances into specialized instructional spaces and department clusters on the other side.

The Academic Building III plays a key role in implementing the goals of the campus master plan, including a shared utility corridor and shared service yard. Existing parking lots will be reconfigured with required American with Disabilities Act (ADA) parking and accessible routes into the building and courtyard to accommodate spaces lost as part of this project.

The project will be designed to achieve LEED Gold Certification. The organization of the interior spaces ensures that active learning environments benefit from receiving natural daylight. Efficient lighting systems and thermal controls allow occupants flexibility and control of the interior environment as well as increased energy efficiency. This project will capture storm water runoff from roofs and hardscape using rain gardens and detention areas. The landscape design will be water efficient and ecologically appropriate with suitable plant selection and placement, and efficient irrigation system design.

Timing (Estimated)

Preliminary Plans Completed	December 2016
Working Drawings Completed	July 2017
Construction Start	December 2017
Occupancy	April 2019

Basic Statistics

Gross Building Area	48,138 square feet
Assignable Building Area	30,005 square feet
Efficiency	62 percent

Cost Estimate – California Construction Cost Index (CCCI) 6255

Building Cost ($541 per GSF)		$26,056,000
Systems Breakdown	*($ per GSF)*	
a. Substructure (Foundation)	$ 14.58	
b. Shell (Structure and Enclosure)	$ 178.32	
c. Interiors (Partitions and Finishes)	$ 64.94	
d. Services (HVAC, Plumbing, Electrical, Fire)	$ 190.95	
e. Built-in Equipment and Furnishings	$ 33.09	
f. General Conditions and Insurance	$ 59.40	
Site Development		2,807,000
Construction Cost		$28,863,000
Fees, Contingency, Services		9,601,000
Total Project Cost ($799 per GSF)		$38,464,000
Fixtures, Furniture & Movable Equipment		1,307,000
Grand Total		$39,771,000

Cost Comparison

This project's building cost of $541 per GSF is higher than the CSU Construction Cost Guidelines for Classroom Buildings of $379 per GSF, including Group I equipment as well as the $508 per GSF for CSU Monterey Bay Academic Building II, approved in November 2011 and the $470 per GSF for CSU Chico Arts and Humanities Building approved in May 2012, both adjusted to CCCI 6255. The higher building cost is due in large part to building services. Changes to the Title 24 building code requires more stringent energy efficiency standards which drive the higher costs. The necessary automatic close feature on all operable windows requires switches and a higher level of electrical controls. Steel and aluminum prices have increased substantially recently due to taxes on materials manufactured in China. Lastly, trade contractors coming from the Bay Area and San José are paid 15-20 percent more than in the Chico area.

Funding Data

The proposed project will be funded from CSU and campus designated capital reserves totaling $4.90 million and $34.86 million in proposed from CSU Systemwide Revenue Bonds as part of the 2017-2018 Capital Outlay Program and financing request at this meeting.

California Environmental Quality Act (CEQA) Action

The CSU Monterey Bay Academic Building III project was addressed in the Final Environmental Impact Report (EIR) for the California State University, Monterey Bay Master Plan which was certified by the trustees in May 2009.

Recommendation

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, Monterey Bay Academic Building III is consistent with the Campus Master Plan approved in May 2009.
2. The project will benefit the California State University.
3. The schematic plans for California State University, Monterey Bay Academic Building III are approved at a project cost of $39,771,000 at CCCI 6255.

4. California State University, Sacramento—Parking Structure V, Phase 1
Collaborative Design/Build Contractor: Clark Pacific
Project Architect: Dreyfuss + Blackford Architects

Background and Scope

California State University, Sacramento wishes to proceed with the design and construction of Parking Structure V, Phase 1 to be constructed in the existing surface parking Lot 1, on the northwest side of campus located near the Athletics Center (#33). The five story, 551,000 GSF structure (#115) will provide 1,750 parking spaces to replace an equivalent number of spaces lost to current and proposed construction projects. A remote property south of the main campus has been improved to provide temporary parking with shuttle service for students during construction. Temporary faculty/staff parking has been developed and can be expanded if required. A second phase of the project will construct an adjacent administration building on the east side of the structure for campus student services including University Transportation and Parking Services.

The project will be constructed with precast concrete framing with precast concrete floors. The extensive use of precast materials allows most of the garage to be prefabricated off-site which results in enhanced quality control and a shorter on-site construction duration than a poured-in-place parking structure. The exterior skin will consist of materials selected for durability and ease of maintenance, such as precast concrete, aluminum and a glazed curtain wall enclosing the stair tower. The design will incorporate vertical fins as an architectural shading device. Exterior finishes and colors will complement the campus palette and university master plan design guidelines.

Sustainable building features will include LED lighting, natural daylighting, and electric vehicle charging stations. The structure's interior space will be painted white to take advantage of natural daylighting. The shading devices along the east and south elevation will deflect direct sunlight, and help keep the building cool. The structure will be designed for a solar array to be added on the top floor when funds permit.

Timing (Estimated)

Preliminary Plans Completed	January 2017
Working Drawings Completed	April 2017
Construction Start	June 2017
Occupancy	January 2018

Basic Statistics

New Construction	
Gross Building Area	551,015 square feet
Assignable Building Area	532,097 square feet
Efficiency	97 percent

Cost Estimate – California Construction Cost Index (CCCI) 6151

Building Cost ($57 per GSF – $17,940/space)		$31,395,000
Systems Breakdown	*($ per GSF)*	
a. Substructure (Foundation)	$ 5.49	
b. Shell (Structure and Enclosure)	$ 33.74	
c. Interiors (Partitions and Finishes)	$ 2.07	
d. Services (HVAC, Plumbing, Electrical, Fire)	$ 8.63	
e. Built-in Equipment and Furnishings	$ 0.07	
f. Special Construction & Demolition	$ 2.01	
g. General Requirements	$ 1.58	
h. General Conditions and Insurance	$ 3.38	
Site Development		$1,761,000
Construction Cost		$33,156,000
Fees, Contingency, Services		8,909,000
Total Project Cost ($76 per GSF – $24,037/space)		$42,065,000

Cost Comparison

The project's building cost of $17,940 per space is less than the $19,941 per space for Parking Structure 2 for California State University, Chico, approved in May 2011, and the $18,145 per space for Parking Structure I, Phase 2A for California State University San Marcos, approved in July 2008, both adjusted to CCCI 6151.

Funding Data

The project will be financed from the CSU Systemwide Revenue Bond program and a parking program reserve contribution of $23,989,000. The bonds will be repaid from campus parking fees.

California Environmental Quality Act (CEQA) Action

An Environmental Impact Report for the 2015 Campus Master Plan was certified by the trustees in May 2015. The Parking Structure V project is consistent with the Campus Master Plan EIR findings.

Recommendation

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, Sacramento Parking Structure V is consistent with the Campus Master Plan approved in May 2015.
2. The project will benefit the California State University.
3. The schematic plans for California State University, Sacramento University Parking Structure V, Phase 1 are approved at a project cost of $42,065,000 at CCCI 6151.

5. San José State University—Student Recreation and Aquatic Center
Collaborative Design/Build Contractor: Hunt Construction
Project Architect: Gensler

Background and Scope

San José State University proposes to construct the new Student Recreation and Aquatic Center (#115A) located at the corner of Seventh Street and Paseo de San Carlos, with the Student Recreation building (#100) to the north, and the recently completed Campus Village, Phase 2 (#156) to the east.

The proposed site is currently occupied by the Student Union Aquatics Center (#110) and two residence halls, Hoover Hall (#87) and Royce Hall (#88). The two residence hall buildings will be demolished as part of the Campus Village, Phase 2 project, and the Student Union Aquatics Center will be demolished as part of this project, which also includes the re-routing, rehabilitating and reinforcing of the underground utility infrastructure surrounding the site.

The 121,100 GSF facility will house three basketball courts, one multi-activity court, a weight and fitness center, group exercise rooms, indoor running track, rock climbing facility/bouldering wall, sports club organization offices, locker rooms and administrative support space. The project will also construct two outdoor swimming pools (competition and recreation), along with pool equipment/support buildings. The project includes ample locker room space to accommodate students, student-athletes, and the public as the swimming pools will be open to the community during the summer.

The project is a two-story building of steel construction supported on pile foundations. The second floor and roof consists of metal deck over steel framing. Three single-story ancillary pool buildings are included in the project, which house locker rooms and pool equipment; these will be of concrete construction on mat foundations. The building exterior will consist of fiber cement panel, brick, metal panel, porcelain tile rain screen, cast in place concrete, and split face block.

The utility improvements include installation of domestic water, recycled water, sanitary sewer, storm drain, chilled water supply and return, electrical and telecommunications infrastructure. The project will connect to the campus chilled water loop and steam distribution.

The project will be designed to achieve LEED Gold Certification. Sustainable features include use of recycled water in building systems equipment and toilets, displacement ventilation cooling, natural daylighting, energy efficient lighting and controls. The building orientation and use of high performance glazing will minimize the amount of heat gain. Permeable paving, native and drought tolerant plants, and bio retention planters that collect water from the roof all contribute to a sustainable landscape.

Timing (Estimated)

Preliminary Plans Completed	December 2016
Working Drawings Completed	March 2017
Construction Start (Site work and utilities)	December 2016
Construction Start (Building)	April 2017
Occupancy	March 2019

Basic Statistics

Gross Building Area	121,098 square feet
Assignable Building Area	73,675 square feet
Efficiency	61 percent

Cost Estimate – California Construction Cost Index (CCCI) 6255

Building Cost ($644 per GSF)		$77,942,000
Systems Breakdown	*($ per GSF)*	
a. Substructure (Foundation)	$ 66.09	
b. Shell (Structure and Enclosure)	$ 132.17	
c. Interiors (Partitions and Finishes)	$ 162.41	
d. Services (HVAC, Plumbing, Electrical, Fire)	$ 192.65	
e. Built-in Equipment and Furnishings	$ 15.27	
f. Special Construction & Demolition	$ 3.64	
g. General Conditions and Insurance	$ 71.40	
Site Development		$21,472,000
Construction Cost		$99,414,000
Fees, Contingency, Services		26,947,000
Total Project Cost ($1,043 per GSF)		$126,361,000
Fixtures, Furniture & Movable Equipment		5,268,000
Grand Total		$131,629,000

Cost Comparison

This project's building cost of $644 per GSF is higher than the $460 per GSF for the San Francisco State Mashouf Wellness Center approved in May 2014, the $435 per GSF for the CSU East Bay Recreation Wellness Center approved in November 2008, and the $415 per GSF for the CSU Northridge Student Recreation Center approved in September 2008, all adjusted to CCCI 6255. The higher cost is due in large part to the high water table on the site, requiring a deep pile foundation up to 80 feet below grade. The interiors costs are high due to selected building materials: the curtain wall with glazing, and the amount of drywall and fireproofing needed to construct the complex high volume long span ceiling. Additionally, there is more locker room space than typical recreation centers as this project will serve students, student-athletes, and the public.

Lastly, the Bay Area and Silicon Valley, more specifically, has significant construction underway and the economy is driving increased material and labor costs versus when the three comparable projects were constructed.

Funding Data

The project will be financed from the CSU Systemwide Revenue Bond program and a student union program reserve contribution of $51 million. The bonds will be repaid from University Union fees, approved on March 21, 2007 via the alternative consultation process. Financing for this project will be considered by the Committee on Finance at this November 2016 meeting.

California Environmental Quality Act (CEQA) Action

An Initial Study/Mitigated Negative Declaration was prepared to analyze the potential significant environmental effects of the proposed project in accordance with the requirements of CEQA and State CEQA Guidelines. The Final Mitigated Negative Declaration was approved under delegated authority to the chancellor. The project is consistent with the Final Negative Mitigated Declaration and no new environmental analysis is required because the effects of the project were fully analyzed in the Final Negative Mitigated Declaration. The public review period began on July 13, 2015, and closed on August 11, 2015. No written comment letters were received at the close of the public review period. The Final Mitigated Negative Declaration is available at: http://www.sjsu.edu/fdo/ceqa/.

Recommendation

The following resolution is presented for approval:

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

1. The Final Initial Study/Mitigated Negative Declaration has been prepared to address any potential significant environmental impacts and mitigation measures associated with approval of the San José State University Student Recreation and Aquatic Center, and all discretionary actions related thereto, as identified in the Final Initial Study/Mitigated Negative Declaration.
2. The Final Initial Study/Mitigated Negative Declaration was prepared pursuant to the California Environmental Quality Act and State CEQA Guidelines.
3. This resolution is adopted pursuant to the requirements of Section 21081 of Public Resources Code and Section 15091 of the State CEQA Guidelines which require that the Board of Trustees make findings prior to the approval of a project that the mitigated project as approved will not have a significant impact on the environment, that the project will be constructed with the recommended mitigation measures as identified in the mitigation monitoring program, and that the project will benefit the California State University. The Board of Trustees makes such findings with regard to this project.
4. The schematic plans for San José State University Student Recreation and Aquatic Center are approved at a project cost of $131,629,000 at CCCI 6255.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

California State Polytechnic University, Pomona Student Housing Replacement Project: Certification of the Final Environmental Impact Report and Approval of the 2016 Master Plan Revision

Presentation By

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

Summary

This agenda item requests the following actions by the California State University Board of Trustees with regard to the Student Housing Replacement project for California State Polytechnic University, Pomona:

- Certification of the Final Environmental Impact Report (FEIR) dated August 7, 2016
- Approve the proposed campus master plan revision dated November 2016

The Board of Trustees must certify that the FEIR is adequate and complete under the California Environmental Quality Act (CEQA) in order to approve the campus master plan revision. Accordingly, because the FEIR has determined that the proposed master plan revision would result in significant and unavoidable effects, a Statement of Overriding Considerations is required to address these significant and unavoidable impacts. The FEIR with Findings of Fact and Statement of Overriding Considerations, and the environmental Mitigation Measures are available for review by the board and the public at: https://www.cpp.edu/~fpm/planning-design-construction/.

Attachment "A" is the proposed campus master plan that includes the changes needed to site the Student Housing Replacement project. Attachment "B" is the existing campus master plan approved by the trustees in July 2000.

The CSU Board of Trustees requires a long range physical master plan showing existing and anticipated facilities necessary to accommodate a specified academic year full-time equivalent student enrollment. Each master plan reflects the physical requirements of academic program and auxiliary activities on the campus. By board policy, significant changes to the master plan and approval of a project's schematic design require board approval. Authority to approve minor master plan revisions or schematic designs for a project that are not architecturally significant, are utilitarian in nature, or have a cost of $5,000,000 or less is delegated to the chancellor or his designee.

Proposed Master Plan Revision

The campus is proposing revisions to the physical master plan to primarily accommodate the development of the Student Housing Replacement project. The proposed project provides student housing facilities on campus necessary to replace the existing aging student housing facilities located in a seismic fault zone. Those existing facilities currently provide 1,400 beds and include Cedritos (#58[1]), Palmitas (#57), Encinitas (#20), Alamitos (#22), Aliso (#23), and Montecito (#21) residence halls, and the Los Olivos Commons (#70).

The student housing replacement facilities will be located on a 13-acre site in the southeastern area of the campus currently used as a horse pasture. The project includes shifting a segment of Kellogg Drive to the east, placing it along the eastern boundary of the site, and separating the site from a remaining horse pasture to the east.

The project will provide 1,645 beds, a dining facility and associated surface parking. These new student residence facilities will replace 1,400 beds in existing student residence halls, as well as provide 245 additional beds on campus. The residence halls are anticipated to be six- to eight-stories tall, and the dining commons will be a single-story facility. The facilities are anticipated to be developed in two phases, with approximately 980 beds provided by 2019, and the remaining 665 beds by 2022. The existing student housing facilities will be demolished as an equivalent amount of new beds are built. The demolition will be funded as a separate project.

The proposed master plan changes are noted on Attachment A:

Hexagon 1: Commons/Dining Facility (#72)
Hexagon 2: Student Housing Replacement Project (Phase 1: #73, #74; Phase 2: #250, #251)
Hexagon 3: Realignment of Kellogg Drive

Fiscal Impact

The proposed Student Housing Replacement project will require approximately $300 million for preliminary plans, working drawings, construction, and equipment, allocated across two phases. The project will be funded by student housing reserves and CSU Systemwide Revenue Bonds, which will be repaid by student housing fee revenue.

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

California Environmental Quality Act (CEQA) Action

A Final Environmental Impact Report (FEIR) has been prepared to analyze the potential significant environmental effects of the proposed campus master plan revision in accordance with CEQA requirements and State CEQA Guidelines. The FEIR is presented to the Board of Trustees for review and certification. The Draft EIR was distributed for comment for a 45-day period concluding on July 14, 2016. A public meeting was held on June 28, 2016 to obtain public comments. Three comment letters were received: Metropolitan Water District (MWD), County Sanitation Districts of Los Angeles County (LACSD), and Caltrans.

Metropolitan Water District expressed concern with the siting of the project in relationship to the existing feeder water line and related easement, and an increased need for MWD services. In response, it has been clarified that the project review process includes MWD review and approval to assure the integrity of the existing feeder water line and easements are upheld.

County Sanitation District of Los Angeles County comments include the calculation used for determination of the amount of wastewater generated, capacity of existing sewer lines and confirmation that all other data in the report is accurate. The response to the comments confirmed that the wastewater generation was determined by current on-campus actuals, and that the recorded capacity of the existing sewer line is indeed the same as LACSD's records.

Caltrans commented on a number of concerns: the project may contribute to already congested highway conditions; consideration should be given to vehicle-demand-reducing strategies; and a permit is needed for the transport of oversized construction equipment on state roads and highways. Campus response emphasized the nature of the project and the reduction in trips generated as a result of students living on campus. The response also addressed how student housing is a part of the solution to increase transit opportunities, building upon smart growth principles. The comments also recognized the need to comply with oversized equipment transport.

The final documents, including the Mitigation Monitoring and Reporting Program are available online at https://www.cpp.edu/~fpm/planning-design-construction/. After application of feasible mitigation measures identified in the FEIR, the project will result in the following unavoidable impacts relating to aesthetics, historic resources, and short term peak construction day cumulative air quality impact.

Aesthetics

The project's student residence hall will incorporate architectural details, distinctive building facades, shielded lighting, landscaping, and other features to enhance visual character and quality. However, in spite of the application of high quality visual design features in the student housing and road realignment project, the change itself from a horse pasture to an urban landscape may be considered by some to be a significant impact in the visual character of the site and the surrounding area.

Historic Resources

The plan to demolish the existing Palmitas and Cedritos residence halls, is noted as an impact to historic resources. These halls appear to be eligible for the California Register as part of a historic district because they are an example of the work of the highly noted Southern California architectural firm, Smith & Williams. To mitigate the impact, the campus will commission photographs and related descriptions of the facilities and file them with the Cal Poly Pomona Library Department of Special Collections and Archives, as well as with the Design & Architecture Museum at the University of California, Santa Barbara. The campus will also compile video recording of the site and associated spaces, and file the video with the Cal Poly Pomona Library Department of Special Collections and Archives. Even with archival process, the impact to historic resources resulting from removal of the Palmitas and Cedritos residence halls will remain significant.

Short Term Peak Construction Air Quality Impact

Construction of student housing replacement facilities will involve equipment and activities that generate air pollutant emissions. The peak construction day emissions will be below the South Coast Air Quality Management District (SCAQMD) threshold amounts for most criteria pollutants, except for emissions of reactive organic gases (ROG) and oxides of nitrogen (NOx) when modeling both the student housing and administration replacement building construction emissions. Implementation of mitigation measures (such as suspending dust generating activities during high wind periods, watering the site, etc.) will reduce peak construction day emissions, however since cumulative emissions of ROG and NOx could be above the daily threshold amount, the potential remaining impact is considered significant.

The CSU has reviewed the Final EIR, has balanced the benefits of the project against its unavoidable significant effects, and has concluded that the benefits of the project outweigh the unavoidable adverse environmental effects to aesthetics historic resources and air quality during construction.

Project Alternatives

The alternatives considered to the Project include the following:

Alternative 1: "No Project" – Continuation of Current Master Plan alternative

The "No Project" alternative, required to be evaluated in the EIR, considers "existing conditions…as well as what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services" [CEQA Guidelines Section 15126.6(e)(2)]. Pursuant to this alternative the project site would remain in its current condition and would continue its current use as a horse pasture. This alternative would not achieve any of the project's primary objectives.

Alternative 2: Smaller Project

Pursuant to this alternative, the project would only replace the existing 1,400 student beds on the proposed site as those facilities need to be removed due to their current location in a seismic fault zone. Providing only the necessary replacement student beds would neither avoid nor substantially reduce any significant project impacts, and would eliminate the project's beneficial long term impact on air quality from reducing vehicular emissions associated with student commute trips. This alternative would not achieve primary project objectives of enhancing the provision of student housing on campus to help accommodate the strong student demand for on-campus housing, and to increase student academic success and graduation rates.

Alternative 3: Alternate location

The university evaluated the entire main campus and area south of West Temple Avenue to accommodate 1,645 student beds to replace existing housing and accommodate modest growth. Sites were evaluated based on: location in a seismic zone, built area, major roadways, legacy or committed land that cannot be used for student housing, and extreme slopes. Areas that were subject to these constraints were then removed from further consideration. The next step of the process involved identifying criteria for student housing in terms of location, community connections, and infrastructure. The location criteria included proximity to the following: academic facilities, recreation, student services, existing student housing, potential central dining, and proximity to open space. The infrastructure criteria included safety and security, adequate site size, utility and central plant needs, as well as pedestrian and bicycle accessibility. Based on those criteria, 10 potential locations were identified and surveyed.

The project location was selected because it offered the most advantages for future student residents. Since student housing at the site will also merge with the existing Residential Suites (#60-63), it will create a larger campus residential community that includes housing, dining, and recreation. The project site is close to the center of campus, allowing students to get to the recreation center, the Bronco Student Center, and the university library within minutes. The site is also adjacent to the pastures of the W.K. Kellogg Arabian Horse Center and is close to the athletics fields. In addition, by shifting Kellogg Drive eastward to integrate the new freshmen housing with the rest of the university campus, roadway improvements will enhance pedestrian and bicycle accessibility and safety.

Alternative 4: Additional Student Housing

This alternative considers providing additional student housing at the project site to accommodate 2,500 students, including 1,400 students relocated from the existing residence halls that will be removed. With a waiting list of about 1,500 for on-campus housing for freshmen students, the need for additional student housing on campus has become acute. Provision of more on-campus student

housing under this alternative would further reduce commute trips to campus and vehicle miles traveled. More students living on campus instead of commuting would also eliminate additional peak hour travel on the street and roadway network serving the campus.

Among the alternatives considered, the Additional Student Housing alternative could be considered environmentally superior to the project because while it would result in the same impacts as those associated with the Student Housing Replacement project, it would significantly increase the beneficial air quality and greenhouse gas (GHG) effects as well as achieve project objectives to a much greater extent. However, since funding for additional student housing is not in place, this alternative is not fiscally viable at this time. Therefore, the superior alternative is Alternative 3, as it supports the objective to accommodate growth in student housing.

Recommendation

The following resolution is presented for approval:

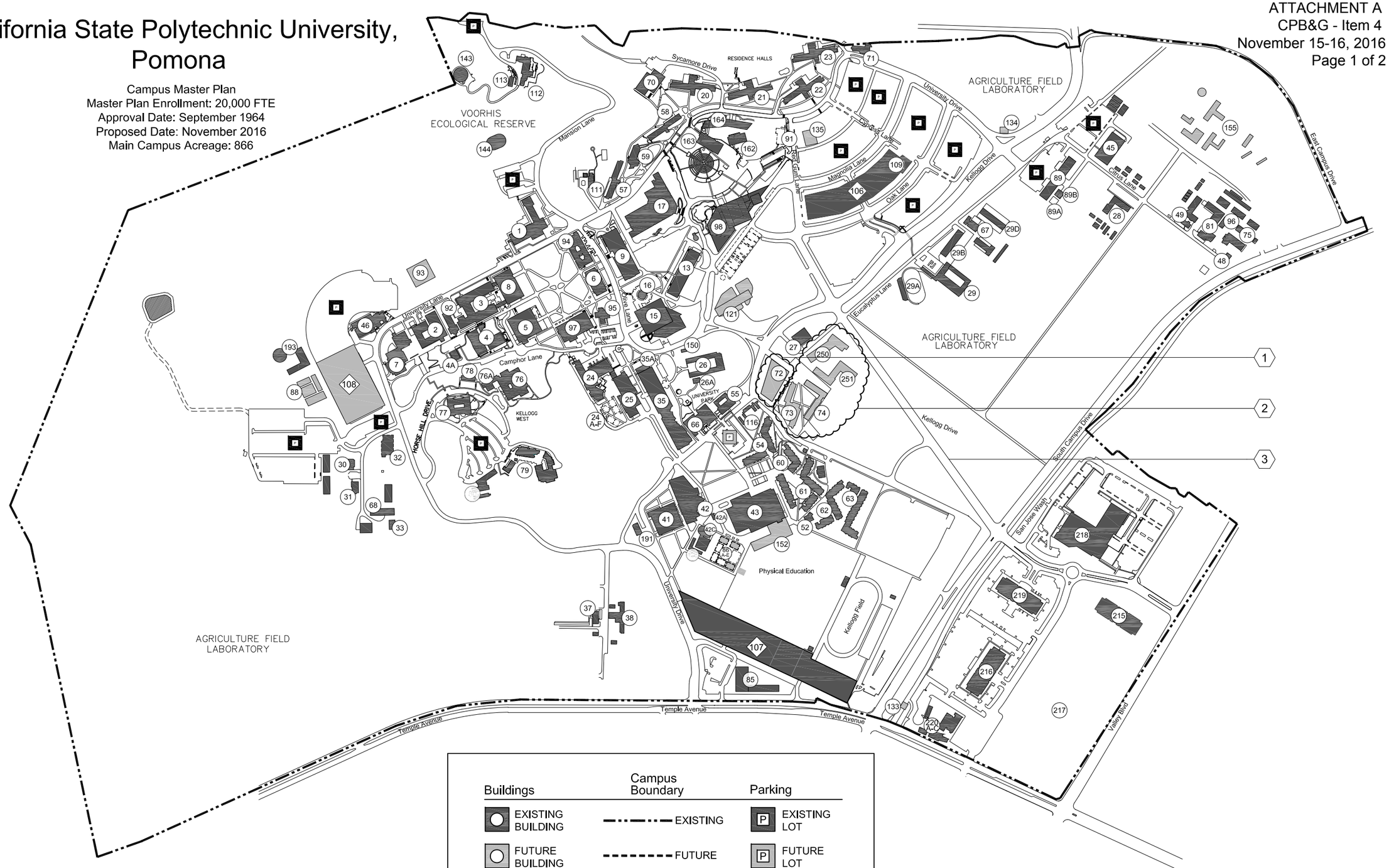
RESOLVED, by the Board of Trustees of the California State University, that:

1. The FEIR for the California State Polytechnic University, Pomona Master Plan Revision has addressed any potentially significant environmental impacts, mitigation measures, project alternatives, comments and responses to comments associated with approval of the proposed campus master plan revision pursuant to the requirements of the California Environmental Quality Act and State CEQA Guidelines.
2. The FEIR addresses the proposed campus master plan revision and all discretionary actions related to the project as identified in the Final EIR.
3. This resolution is adopted pursuant to the requirements of Section 21081 of Public Resources Code and Section 15091 of State CEQA Guidelines which require that the Board of Trustees make findings prior to the approval of a project.
4. The board hereby adopts the Findings of Fact and Mitigation Monitoring and Reporting Program, including all mitigation measures identified therein, for Agenda Item 4 of the November 15-16, 2016 meeting of the Board of Trustees' Committee on Campus Planning, Buildings and Grounds, which identifies the specific impacts of the proposed campus master plan revision and related mitigation measures, which are hereby incorporated by reference.
5. The board hereby adopts the Findings of Fact and Statement of Overriding Considerations that outweigh certain unavoidable impacts to aesthetics, historic resources, and short term peak construction day cumulative air quality.

6. The FEIR has identified potentially significant impacts that may result from implementation of the proposed campus master plan revision. However, the Board of Trustees, by adopting the Findings of Fact, finds that the inclusion of certain mitigation measures as part of the project approval will reduce most, but not all, of those effects to less than significant levels. Those impacts which are not reduced to less than significant levels are identified 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.
7. Prior to the certification of the FEIR, the Board of Trustees reviewed and considered the above-mentioned FEIR, and finds that the FEIR reflects the independent judgment of the Board of Trustees. The board hereby certifies the FEIR for the project as complete and adequate in that the FEIR addresses all potentially significant environmental impacts of the project and fully complies with the requirements of CEQA and State CEQA Guidelines. For the purpose of CEQA and State CEQA Guidelines, the administrative record of proceedings for the project includes the following:
    a. The 2016 Draft EIR for the California State Polytechnic University, Pomona Campus Master Plan;
    b. The Final EIR, including comments received on the Draft EIR, and responses to comments;
    c. The proceedings before the Board of Trustees relating to the subject master plan revision, including testimony and documentary evidence introduced at such proceedings; and
    d. All attachments, documents incorporated and references made in the documents as specified in items (a) through (c) above.
8. The Board of Trustees hereby certifies the FEIR for the California State Polytechnic University, Pomona Campus Master Plan Revision dated November 2016 as complete and in compliance with CEQA.
9. The mitigation measures identified in the Mitigation Monitoring and Reporting Program are hereby adopted and shall be monitored and reported in accordance with the Mitigation Monitoring and Reporting Program for Agenda Item 4 of the November 15-16, 2016 meeting of the Board of Trustees' Committee on Campus Planning, Buildings and Grounds, which meets the requirements of CEQA (Public Resources Code, Section 21081.6).
10. The project will benefit the California State University.
11. The California State Polytechnic University, Pomona Campus Master Plan dated November 2016 is approved.
12. 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 Final Environmental Impact Report for the California State Polytechnic University, Pomona Master Plan Revision.

California State Polytechnic University, Pomona

Campus Master Plan
Master Plan Enrollment: 20,000 FTE
Approval Date: September 1964
Proposed Date: November 2016
Main Campus Acreage: 866



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, Pomona

Master Plan Enrollment: 20,000 FTE

Master Plan approved by the Board of Trustees: September 1964

Master Plan Revision approved by the Board of Trustees: March 1965, October 1967, September 1970, March 1971, May 1972, January 1975, November 1977, September 1978, September 1979, September 1980, February 1981, May 1982, September 1984, May 1985, November 1985, September 1986, September 1987, May 1989, May 1991, July 2000, November 2013, January 2015

Proposed Master Plan: November 2016

1. Administration
2. Agriculture Classrooms
3. Science
4. Biotechnology
4A. Biotrek Learning Center
5. Letters, Arts and Social Science
6. Business Administration
7. Environmental Design
8. Science
9. Engineering
13. Art/Engineering Annex
13B-D. Learning Resource Center
15. Library
16. Library Mechanical Equipment
17. Engineering Labs
20. Encinitas Hall
21. Montecito Hall
22. Alamitos Hall
23. Aliso Hall
24. Music
24A-F. Modular Surge Space
25. Drama/Theater
26. University Plaza
26A. Student Orientation Center
27. Water Filtration Plant
28. Fruit and Crop/Greenhouse
29. Arabian Horse Center
29A. Horse Arena
29B. Weaning Barn
29C. Paddocks
29D. Horse Barn
30. Agriculture Unit
31. Poultry Unit
32. Beef Unit
33. Feed Mill Unit
35. Bronco Student Center
35A. Kellogg Art Gallery
37. Swine Unit
38. Sheep Unit
41. Darlene May Gymnasium
42. Bronco Recreation and Intramural Complex
42A. Restroom Building
42B. Pool Support Building
42C. Pool Building
43. Kellogg Gymnasium
45. Agriculture Engineering
46. Health Service
48. Custodial Services
49. Beaver House
52. Commons Building
54. Vista de Las Estrellas
55. Kellogg Foundation Services
57. Palmitas Hall
58. Cedritos Hall
59. La Cienega Center
60. Vista Bonita
61. Vista Del Sol
62. Vista de Las Montanas
63. Vista de La Luna, Phase II
66. Bronco Bookstore
67. Equine Research Facility
68. Hay Barn
70. Los Olivos Commons
71. Housing Maintenance Building
72. *Commons/Dining Facility*
73. *Student Housing Replacement, Ph.1*
74. *Student Housing Replacement, Ph.1*
75. Purchasing and Receiving
76. Kellogg West
76A. Kellogg West Addition
77. Kellogg West Main Lodge
78. Kellogg West Lodge Addition
79. The Collins College of Hospitality and Management
80. Marriott Learning Center
81. Physical Plant Office
85. I-Poly High School
86. English Language Institute
86A-C. Temporary Classrooms/ Faculty Offices II
88. *Facilities Management and Corporation Yard*
89. Interim Design Center
89A. Interim Design Center Addition
89B. Interim Design Center Faculty Offices
91. Temporary Administration Offices
92. Laboratory Care Facility
93. *Environmental Design Center*
94. University Office Building
95. Multi-Culture Center
96. Paint Shop
97. Campus Center
98. Classroom/Lab/Administration Building
106. Parking Structure 1
107. Parking Structure 2
108. *Parking Structure 3*
109. Public Safety and Parking Services
111. Manor House
112. University House
113. Kellogg Guest House
116. Child Care Center
118. Hazardous Waste Material Storage
121. *Administration Replacement Building*
127. *Academic Building*
133. *Visitor Information*
134. *Visitor Information*
143. Upper Reservoir
144. Lower Reservoir
150. MASA Building
152. *Physical Education Expansion*
155. *Center for Animal Veterinary Science Education*
162. College of Business Administration (B)
163. College of Business Administration (C)
164. College of Business Administration (A)
191. Electrical Substation
193. Central Plant-Chiller
200. University Village
208. Center for Regenerative Studies, Phase II
209. John T. Lyle Center for Regenerative Studies
210. Landlab Information Center
211. Agriscapes
211A-H. Agriscapes Greenhouse
212. *Resources Evaluation and Research Center*
215. Innovation Village, Phase V
216. Innovation Village, Phase IV
217. Innovation Village Infrastructure
218. American Red Cross Headquarters
219. Innovation Village, Phase III Office/Research Facility
220A-C. Center for Technology, Training and Incubation
250. *Student Housing Replacement, Ph.2*
251. *Student Housing Replacement, Ph.2*

LEGEND:
Existing Facility / *Proposed Facility*

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

California State Polytechnic University, Pomona

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Revised Date: January 2015
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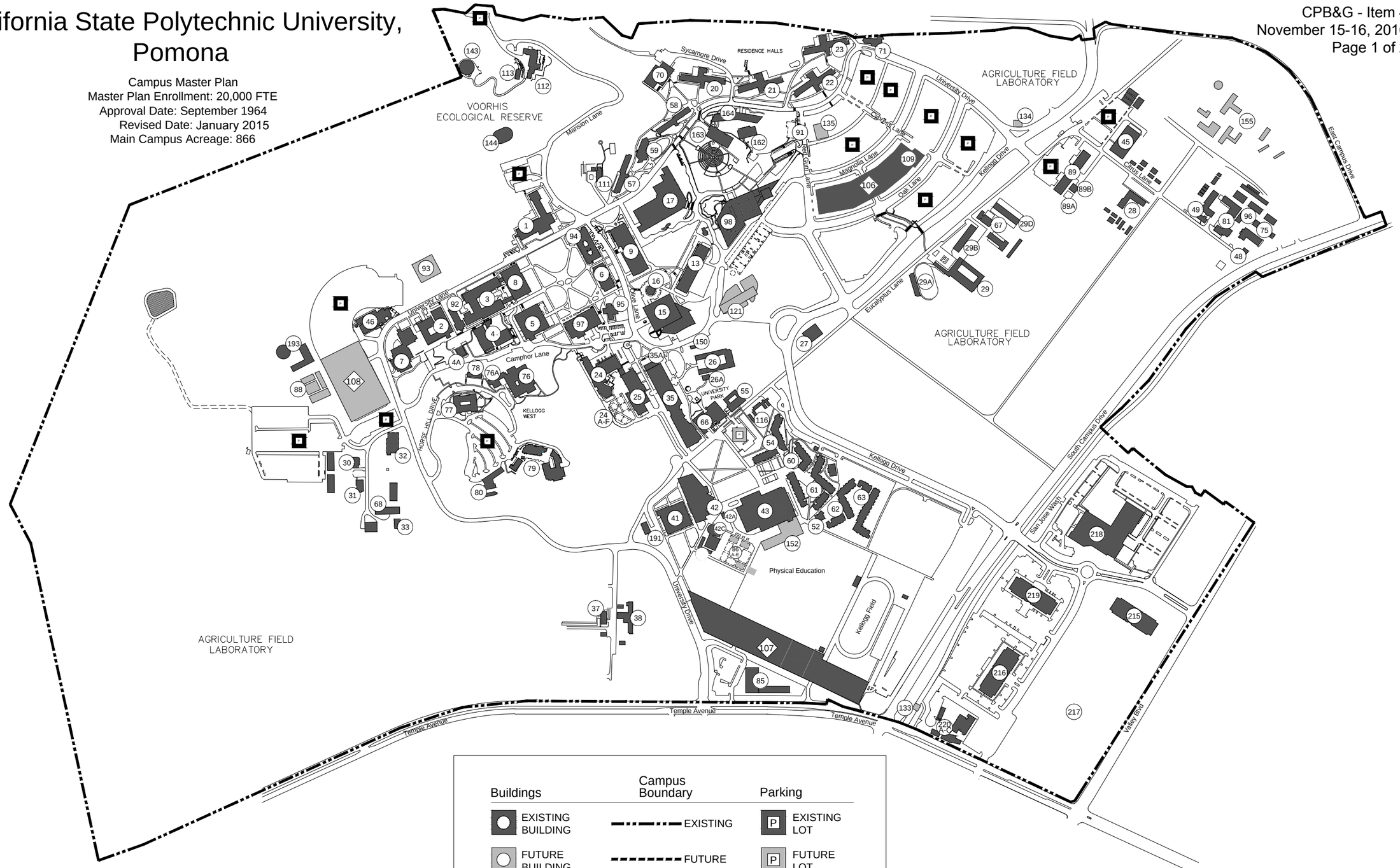

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