

AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: 10:30 a.m. Tuesday, March 15, 2005
Glenn S. Dumke Auditorium

Kyriakos Tsakopoulos, Chair
Anthony M. Vitti, Vice Chair
Jeffrey L. Bleich
Moctesuma Esparza
George G. Gowgani
Raymond W. Holdsworth
Kathleen E. Kaiser
Shailesh J. Mehta

Consent Items

Approval of Minutes of Meeting of January 25, 2005

1. Amend the 2004/2005 Capital Outlay Program, Nonstate Funded, *Action*

Discussion Items

2. Status Report on the 2005/2006 State Funded Capital Outlay Program, *Information*
3. Approval of Schematic Plans, *Action*

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

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

January 25, 2005

Members Present

William Hauck, Chair
Anthony M. Vitti, Vice Chair
Moctesuma Esparza
Murray L. Galinson, Chair of the Board
George G. Gowgani
Raymond W. Holdsworth
Kathleen E. Kaiser
Charles B. Reed, Chancellor

Approval of Minutes

The minutes of November 16, 2004, were approved as submitted.

Amend the 2004/05 Capital Outlay Program, Nonstate Funded

With the concurrence of the committee, Chair Hauck presented Agenda Item 1 as a consent action item. The committee recommended approval by the board of the proposed resolution (RCPBG 01-05-01).

Status Report on the 2005/2006 State Funded Capital Outlay Program

Ms. Elvyra San Juan, assistant vice chancellor, capital planning, design and construction, presented the report. The 2005/06 Capital Outlay Program is the second year proposed to be funded from Proposition 55 that was approved by the voters in March 2004. Based on the funds available, \$289 million was submitted to the Department of Finance for consideration in the governor's budget. Of this amount, the governor's budget has included \$261 million for the capital outlay program. The most significant reduction was the proposed Capital Renewal Program to replace systems that have passed their useful life. The Department of Finance has asked the Attorney General's Office to confirm that such expenditures are consistent with the AB 16 bond language.

Progress Report on Energy Conservation and Sustainable Building Practices

With the use of an audio-visual presentation, Ms. San Juan presented a progress report that updated the board on energy conservation goals and sustainable building practices. The report focused on the ongoing activities in support of sustainable building design, energy conservation,

and the use of renewable energy; highlighted aspects of the Governor's Executive Order S-20-04 issued in December; and identified the next steps planned for the remainder of the year.

The current energy conservation goal is to save 15% by the end of 2004/05 as compared to 1999/2000. Last May, we reported that we were going to make the goal based on data collected, however, our latest projections indicate that we may only achieve a 2% energy reduction. We attribute the increase to additional use of computers, networks, and telecommunication equipment, and the associated air conditioning needed for that equipment. In addition, the recent construction of science buildings and changes to mechanical design standards are other contributing factors.

A key initiative to improving energy efficiency and functions of our buildings is the creation of the Mechanical Review Board. The board has seven engineers who review designs at schematics, preliminary design, and through working drawings. The board also has a role in the review of systemwide design standards. Since the inception of this group last January (2004), almost all of the campuses have been visited, allowing board members to discuss building design and operational problems with staff.

We are in the implementation stage of the CSU / UC energy efficiency partnership program with the investor owned utilities. The partnership program has three components: training and education, energy retrofits, and commissioning buildings. Another avenue of energy conservation that we are pursuing is the \$26 million capital renewal program through the state funded capital outlay program. The capital renewal program would replace mechanical and infrastructure systems that have exceeded their useful life and improve energy efficiency as part of that process. One of the current studies we've commissioned evaluates our ability to save additional energy in existing buildings. Lastly, we have drafted a scope of work for the cost benefit assessment with regard to the generation and purchase of green power.

Trustee Kaiser asked Ms. San Juan whether the advisory committee met and participated in the progress assessment. Ms. San Juan responded that the committee did meet once recently where they reviewed today's presentation, the results of the San Diego (existing building) study, and the draft scope of work for the renewable study.

Tylor Middlestadt, Vice President of Associated Students, Inc. at Cal Poly San Luis Obispo, delivered a letter on behalf of the Renew CSU Campaign to Chancellor Reed and the trustees.

Trustee Jackson expressed concern about the level of participation of the advisory committee with regard to the forthcoming report due in July.

Approval of Schematic Plans

This item proposed the approval of schematic plans for the CSU Dominguez Hills—Educational Resource Center Addition, the California Maritime Academy—Simulation Center, and the Sonoma State University—Green Music Center and Music/Faculty Office Building. With the

use of an audio-visual presentation, Ms. San Juan presented the item. She stated that all CEQA actions on the projects had been completed and staff recommended approval.

Trustee Kaiser stated how important the sustainable features are in each of the projects.

The committee recommended approval by the board of the proposed resolution (RCPBG 01-05-02).

Approve the Campus Master Plan Revision for the Stonestown Apartments for San Francisco State University

With the use of an audio-visual presentation, President Robert Corrigan presented item five, a proposed master plan revision to extend the campus boundary to the north to encompass a 24.81-acre parcel of land. This revision would allow for the future acquisition of the property. President Corrigan stated how important this master plan revision was to the long-term growth of the university.

The committee recommended approval by the board of the proposed resolution (RCPBG 01-05-03).

Approve Agreement for Assignment of Leasehold Interest of the Stockton Center Site Authority Between Master Sublessee Grupe Commercial Company and the Stockton Unified School District

Executive Vice Chancellor Richard West presented the item as stated in the agenda, an Assignment of Leasehold Interest of the Stockton Center Site Authority between Master Sublessee Grupe Commercial Company and the Stockton Unified School District. The request was to approve the transfer of 12 acres of the 100-acre site sublease and make an assignment of that property to the Stockton Unified School District for the construction of a kindergarten through eighth grade school.

The committee recommended approval by the board of the proposed resolution (RCPBG 01-05-04).

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Amend the 2004/2005 Capital Outlay Program, Nonstate Funded

Presentation By

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

Summary

This item requests approval to amend the 2004/05 nonstate funded capital outlay program to include the following projects:

**1. California State University, Bakersfield
Parking Lot E Replacement**

PWC \$1,046,000

California State University, Bakersfield wishes to proceed with the design and construction of two new parking lots to provide a total of 600 parking spaces on campus. The construction of the new Math and Computer Science building will displace approximately 400 parking spaces in Parking Lot E at the center of the campus. A new 400-space permanent parking lot will be constructed on an existing undeveloped field proximate to the new building. In addition, a 200-space parking lot will be constructed at the north side of the campus to complement the Doré Theatre and Music Building Complex. These proposed parking lots would continue a program to provide parking in balance with the needs of the rapidly growing university and in accordance with the campus master plan. The project will be funded from campus parking reserves.

**2. Humboldt State University
Student Housing Fire Alarm Installation**

PWC \$1,021,000

Humboldt State University wishes to proceed with the design and construction of the expansion of fire alarm systems in student housing on campus. The project will include the eight canyon residence hall buildings and the Cypress Residence Hall (nine stories), all of wood construction. The fire alarm systems will be fully networked addressable systems based on the existing campus standard for fire alarm systems. The proposed systems will link with the University Police Department's Communication Center. The project will be funded from campus housing reserves.

3. San Francisco State University

Real Property Acquisition and Purchase of Stonestown Housing A \$143,348,000

San Francisco State University wishes to proceed with the real property acquisition of approximately 24.81 acres, known as the Stonestown Apartments. The acquisition will extend the campus boundary to the north to encompass this parcel of land. The property is zoned for residential and will be offered for student, faculty, and staff housing as units are vacated. The property consists of a mix of 697 garden and tower apartment units in fourteen buildings. There are 683 covered parking spaces and 350 surface spaces, for a total of 1,033 parking spaces. The acquisition will be funded through the systemwide revenue bond program.

The following resolution is presented for approval:

RESOLVED, By the Board of Trustees of the California State University, that the 2004/05 Nonstate Funded Capital Outlay Program be amended to include: 1) \$1,046,000 for preliminary plans, working drawings, and construction for the California State University, Bakersfield, Parking Lot E Replacement project; 2) \$1,021,000 for preliminary plans, working drawings, and construction for the Humboldt State University, Student Housing Fire Alarm Installation project; and 3) \$143,348,000 for the acquisition of Real Property and the Stonestown Housing for San Francisco State University.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Status Report on the 2005/2006 State Funded Capital Outlay Program

Presentation By

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

Summary

This item presents a comparison between the CSU 2005/06 state funded capital outlay program request and the funding level recommended by the Legislative Analyst's Office.

Background

The California State University's proposed 2005/06 Capital Outlay Program and Five-Year Capital Improvement Program 2005/06 through 2009/10 were presented at the September 2004 Board of Trustees' meeting. The governor's proposed budget included \$262 million for the trustees' 2005/06 Capital Outlay Program. Funding for the program resulted from the passage of Proposition 55 by the voters on March 2, 2004.

The Legislative Analyst's Office will publish the *Analysis of the 2005/06 Budget Bill* in February 2005. A handout will be presented comparing the trustees' budget request, the governor's budget, and the recommendations by the Legislative Analyst's Office.

Status Report on the 2005/06 State Funded Capital Outlay Program

March 2005



The California State University

Status Report on the 2005/06 State Funded Capital Outlay Program

The California State University's proposed 2005/06 Capital Outlay Program and Five Year Capital Improvement Program 2005/06 through 2009/10 was approved at the September 14-15, 2004 Board of Trustees' meeting. The trustees' budget request totaled \$602.7 million for 36 projects. The Department of Finance considered the first 20 projects totaling \$289.1 million based on the trustees' priority list and the CSU share of the Proposition 55 general obligation bond amount.

The governor's budget was published on January 10, 2005, and included \$261.5 million for twenty CSU projects. Adjustments included reductions to three projects and withheld approval of the proposed \$26 million Capital Renewal program to replace 30-50 year-old building and infrastructure systems.

The Legislative Analyst's Office (LAO) published their *Analysis of the 2005/06 Budget Bill* on February 25, 2005. The LAO supported 19 of the 20 CSU projects included in the governor's budget, however recommended that the future funds for the following two projects be designated from the remaining funds in the 2004 bond fund:

- CSU Hayward, Seismic Upgrade, Warren Hall—Future funds of \$28,933,000
- CSU Long Beach, Peterson Hall 3 Replacement—Future funds of \$70,743,000

The LAO recommended that approval of the CSU Northridge, Performing Arts Center be contingent upon the CSU committing to fund the completion of this project (WCE) \$52,635,000 with nonstate funds if state funds are not available.

Two projects are pending the May revise of the governor's budget. The CSU prioritized the need to address the seismic safety of the CSU Hayward, Seismic Upgrade, Warren Hall project. However, due to recent construction cost increases and proposed scope changes, \$675,000 of the remaining preliminary design funds will be reverted. This project will be terminated and the prior request for \$1,113,000 for working drawings (2005/06) will be replaced by a request for \$1,651,000 in 2005/06 for the preliminary and working drawing design of a new Student Services/Administration Replacement Building.

Similarly, there is a significant seismic safety and hazardous material abatement condition in the Cal Poly Pomona Library Addition and Renovation, Phase I project. Again, due to the increased costs and expanded scope required to accomplish the required seismic strengthening and abatement conditions, \$29,891,000 of previously appropriated construction funds will be reverted and \$55,222,000 will be requested in 2005/06 to complete the design and construction of the Library Addition and Renovation, Phase I project.

State Funded Capital Outlay Program 2005/06 Priority List

Cost Estimates are at Engineering News-Record California Building Construction Cost Index **4328** and Equipment Price Index **2649**

Rank Order	Category	Campus	Project Title	FTE	Trustees' Request		Governor's Budget		Legislative Analyst's Office	
					Phase	Dollars	Phase	Dollars	Phase	Dollars
1	IA	Statewide	Minor Capital Outlay		PWC	16,000,000	PWC	16,000,000	PWC	16,000,000
2	IB	Statewide	Capital Renewal		PWC	26,000,000	PWC	0 (a)	PWC	0
3	II	San Diego	Social Science/Parking Structure 8	N/A	E	3,324,000	E	3,324,000	E	3,324,000
4	IB	Chico	Student Services Center	N/A	E	2,201,000	E	2,201,000	E	2,201,000
5	IB	Los Angeles	Science Replacement Building - Wing A	N/A	E	4,635,000	E	4,635,000	E	4,635,000
6	IB	Sonoma	Darwin Renovation	N/A	E	2,221,000	E	2,221,000	E	2,221,000
7	II	San Luis Obispo	Engineering/Architecture R&R, Ph. IIA	N/A	E	5,573,000	E	5,573,000	E	5,573,000
8	IB	San José	Joint Library- Secondary Effects	N/A	E	2,566,000	E	2,171,000 (a)	E	2,171,000
9	IB	Stanislaus	Science II Replacement Building (Seismic)	N/A	E	3,025,000	E	3,025,000	E	3,025,000
10	IB	San Marcos	Craven Hall Renovation	N/A	E	527,000	E	527,000	E	527,000
11	IA	Hayward	Seismic Upgrade, Warren Hall	N/A	W	1,113,000	W	963,000 (a)	W	0 (b)
12	IA	Long Beach	Seismic Upgrade, Liberal Arts 2,3,& 4	N/A	PWC	1,253,000	PWC	1,253,000	PWC	1,253,000
13	II	Long Beach	Library Addition and Renovation	N/A	wC	31,326,000	wC	31,326,000	wC	31,326,000
14	II	Fresno	Library Addition and Renovation	0	WC	86,419,000	WC	86,419,000	WC	86,419,000
15	II	Dominguez Hills	Educational Resource Center Addition	0	C	34,876,000	C	34,876,000	C	34,876,000
16	IB	Humboldt	Forbes PE Complex Renovation	40	WC	42,539,000	WC	41,488,000 (a)	WC	41,488,000
17	II	Long Beach	Peterson Hall 3 Replacement	1,177	W	2,048,000	W	2,048,000	W	0 (b)
18	II	Sonoma	Music/Faculty Office Building	300	C	16,247,000	C	16,247,000	C	16,247,000
19	II	Humboldt	Mai Kai Land Acquisition	N/A	A	6,000,000	A	6,000,000	A	6,000,000
20	II	Northridge	Performing Arts Center	381	P	1,210,000	P	1,210,000	P	0 (c)
Totals				1,898		\$289,103,000		\$261,507,000		\$257,286,000

Notes: Governor's Budget

(a) Amount reduced by the Department of Finance.

Legislative Analyst's Office

(b) LAO recommended approval of these projects and that funds remaining in the 2004 bond fund be designated for their future costs.

(c) LAO recommended this project be approved contingent upon CSU committing to fund the completion with nonstate funds if state funds are not available.

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

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

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 two projects will be presented for approval:

- 1. California State University, Dominguez Hills—California Academy of Mathematics and Science, Phase II**
Project Architect: HMC Architects

Background and Scope

California State University, Dominguez Hills will construct a one-story 15,400 GSF facility for the California Academy of Mathematics and Science (CAMS), a Long Beach Unified School District (LBUSD) magnet high school on CSU property leased to LBUSD. Such construction shall be at LBUSD's sole cost. This project will provide classrooms, technology labs, and food service facilities, including covered outdoor eating space to accommodate 250 students. The completion of this project will allow the high school to move out of the South Academic Complex and enable its use by the university. The building is being designed to closely follow the architectural details of the existing phase I buildings. The exterior skin is stucco over a wood-framed structure. Energy efficient mechanical and lighting systems and the use of day-lighting will reduce energy demand for this facility.

Timing (Estimated)

Completion of Preliminary Plans	April 2005
Completion of Working Drawings	September 2005
Start of Construction	February 2006
Occupancy	November 2006

Basic Statistics

Gross Building Area	15,391 square feet
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Assignable Building Area 12,702 square feet
Efficiency 82.5 percent

Cost Estimate—California Construction Cost Index CCCI 4100

Building Cost (\$220 per GSF)		\$3,382,000
<i>Systems Breakdown (includes Group I)</i>		
	<i>(\$ per GSF)</i>	
a. Substructure (Foundation)	\$ 9.75	
b. Shell (Substructure and Enclosure)	\$90.51	
c. Interiors (Partitions and Finishes)	\$33.14	
d. Services (HVAC, Plumbing, Electrical, Fire)	\$73.68	
e. Equipment and Furnishings	\$12.67	
Site Development (includes landscaping)		<u>340,000</u>
Construction Cost		\$3,722,000
Fees, Contingency and Services		<u>1,146,000</u>
Total Project Cost (\$316 per GSF)		\$4,868,000
Group II Equipment		<u>300,000</u>
Grand Total		<u><u>\$5,168,000</u></u>

Cost Comparison

The project's building cost of \$220 per GSF for the high school is less than our proposed CSU construction cost guide of \$260 per GSF for university classroom buildings.

Funding Data

The project is funded from a State School Facility Program (SFP) Grant with matching funds from Long Beach Unified School District (donor funds).

California Environmental Quality Act (CEQA) Action

A Categorical Exemption under Title 14, Class 32 (infill project), was filed for the project with the State Clearinghouse on September 16, 2004 in accordance with the California Environmental Quality Act.

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 Categorical Exemption for the California State University, Dominguez Hills, California Academy Mathematics and Science, Phase II has been prepared in accordance with the requirements of the California Environmental Quality Act.
2. The proposed project does not have the potential for any significant effect on the environment, and the project will benefit the California State University.
3. The schematic plans for the California State University, Dominguez Hills, California Academy of Mathematics and Science, Phase II are approved at a project cost of \$5,168,000 at CCCI 4100.

2. California State University, Fresno—Library Addition and Renovation
Project Architect: AC Martin Partners

Background and Scope

California State University, Fresno will construct a 249,000 GSF addition to address the campus library space deficit. The project will also renovate the existing four-story (91,000 GSF) portion of the library. This combined space will accommodate the master plan enrollment of 25,000 FTE.

The new addition will be sited in the north-south orientation direction, allowing the opportunity for significant northern exposure where a shear glass wall, clad in energy efficient “low e” insulated glass, overlooks the cherished Peace Garden. This side of the building features the highest concentration of reader stations to afford the use of excellent natural light. A large oval form marks the entry and penetrates all floors of the library and functions as a way-finding device that is recognizable on all levels.

The majority of the library collection will be housed in the basement utilizing high density compact shelving, freeing up the upper floors for open stacks, reader stations, technical and public areas, and media storage. The addition will also provide space for circulation, government documents, reference and map libraries, periodicals, information competency centers, collaborative learning areas, juvenile curricula, and the music library. Additionally, it will include administrative space to alleviate the campus space shortage. The renovated facility will accommodate the non-reference functions of the library administration and the special collections so that it may be shut down during later operating hours.

The addition will consist of a four-story structure above grade with a one-story basement. The exterior skin will be comprised of pre-cast concrete over a structural steel frame system. The new and existing structures will be connected on the first floor by an existing atrium walkway and on the second floor by a bridge. The project will incorporate several sustainable features, including building orientation, extensive use of recycled materials, the use of day-lighting with an emphasis on natural light from the north, a focused effort to use and specify local building materials and water conservation technologies.

Timing (Estimated)

Completion of Preliminary Drawings	May 2005
Completion of Working Drawings	October 2005
Start of Construction	February 2006
Occupancy	March 2008

Basic Statistics

Addition

Gross Building Area	249,384 square feet
Assignable Building Area	173,359 square feet
Efficiency	70 percent

Renovation

Gross Building Area	90,600 square feet
Assignable Building Area	63,961 square feet
Efficiency	70 percent

Cost Estimate—California Construction Cost Index 4328

Building Addition Cost (\$247 per GSF)		\$ 61,555,000
<i>Systems Breakdown (Includes Group I)</i>	<i>(\$ per GSF)</i>	
a. Substructure (Foundation)	\$21.73	
b. Shell (Substructure and Enclosure)	\$90.39	
c. Interiors (Partitions and Finishes)	\$60.07	
d. Services (HVAC, Plumbing, Electrical, Fire)	\$74.64	
Building Renovation Cost (\$67 per GSF)		\$ 6,026,000
<i>Systems Breakdown (Includes Group I)</i>	<i>(\$ per GSF)</i>	
a. Substructure (Foundation)	\$ 0.00	
b. Shell (Substructure and Enclosure)	\$.64	
c. Interiors (Partitions and Finishes)	\$19.57	

- d. Services (HVAC, Plumbing, Electrical, Fire) \$40.01
- e. Specialized Construction & Demolition \$ 6.29

Site Development (includes landscaping)	<u>4,123,000</u>
Construction Cost	\$ 71,704,000
Fees, Contingency, and Services	<u>16,392,000</u>
Total Project Cost	\$88,096,000
Group II Equipment	<u>6,646,000</u>
Grand Total	<u>\$94,742,000</u>

Cost Comparison

The addition's building cost of \$247 per GSF is above the CSU's proposed construction cost guideline of \$229 per GSF and the recently approved CSU Dominguez Hills Educational Resource Center (library addition) at \$200 per GSF (CCCI 4328) due to the inclusion of administrative space in the library and the basement in the Fresno project.

Funding Data

This project received state funds in the amount of \$1,677,000 for preliminary plans from voter approved Proposition 55. Funds for working drawings and construction have been included in the 2005/06 Governor's Budget. Future funds of an additional \$6.6 million will be needed for equipment.

California Environmental Quality Act (CEQA) Action

The development of this facility was analyzed as part of the Final Master Plan Environmental Impact Report (Final EIR) prepared for the campus master plan update in early 1994. The Final EIR was certified as complete and the revised campus master plan was approved by the Board of Trustees in September 1994. The proposed Library Addition and Renovation has been found to be consistent with the project description and the respective analysis in the Final EIR previously approved by this board and identified above, and therefore a Finding of Consistency has been made and requires no additional review or analysis for CEQA compliance.

The following resolution is presented for approval:

RESOLVED, By the Board of Trustees of the California State University, that the Board of Trustees, upon consideration of the information provided in the

Finding of Consistency with regard to the master plan final program EIR approved in September 1994, approves the following action and makes the following findings:

1. The Project is consistent with the CSU Fresno campus master plan revision approved by the Board of Trustees in September 1994 and a Finding of Consistency has been prepared 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. The proposed project will not have any new or previously undisclosed significant effects on the environment, and the project will benefit the California State University.
4. The chancellor or his designee is requested under Delegation of Authority by the Board of Trustees to file the Notice of Determination for the project.
5. The schematic plans for the California State University, Fresno, Library Addition and Renovation are approved at a project cost of \$94,742,000 at CCCI 4328.