

AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: 1:45 p.m. Tuesday, May 10, 2005
Glenn S. Dumke Auditorium

Kyriakos Tsakopoulos, Chair
Jeffrey L. Bleich
Moctesuma Esparza
George G. Gowgani
Raymond W. Holdsworth
Kathleen E. Kaiser

Consent Items

Approval of Minutes of Meeting of March 15, 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. Draft State and Nonstate Funded Five-Year Capital Improvement Program 2006/2007 through 2010/2011, *Action*
4. Certify the Final Supplemental Environmental Impact Report, Approve the Campus Master Plan Revision and Amend the Nonstate Funded Capital Outlay Program for the Home Depot Center, Phase II at California State University, Dominguez Hills, *Action*
5. 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**

March 15, 2005

Members Present

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

Approval of Minutes

The minutes of January 25, 2005 were approved as submitted.

Amend the 2004/05 Capital Outlay Program, Nonstate Funded

With the concurrence of the committee, Chair Tsakopoulos presented Agenda Item 1 as a consent action item. The committee recommended approval by the board of the proposed resolution (RCPBG 03-05-05).

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 item with the use of a handout. The handout summarized the comments made by the Legislative Analyst's Office (LAO) for the California State University Capital Program. The analyst approved nineteen projects, including three where approval was contingent upon the commitment of future funding: the East Bay Seismic Upgrade, Warren Hall, the Long Beach Peterson Hall 3 Replacement building, and the Northridge Performing Arts Center. The analyst recommended that the remaining \$100 million in the 2004 bond fund be used to complete the East Bay and Long Beach projects, and that nonstate funds be committed to complete the Northridge project. Staff recommendation is that the trustees retain discretion on the priorities of the capital funds for the CSU.

As part of the request to the Governor for the May Revise, documents have been submitted to the Department of Finance to revise the scope and budget of the Warren Hall project for a

replacement building, and for a revised project scope for the Pomona Library Renovation/Addition. The trustees approved the Pomona Library project in 2002.

With regard to the LAO's recommendation, it was proposed that the projects that address safety as a priority and prudently using remaining 2004 bond funds. With regard to the recommendation for the Northridge Performing Arts project, preliminary plans were proposed for funding in the current bond cycle due to the complexity of design, and the trends being seen on the time to complete design documents. The legislature has previously approved phased projects that cross bond cycles. The trustees' categories and criteria for capital projects include a preference to complete projects within the bond cycle, but permits exceptions based on the needs of the project.

In addition to the LAO comments, Ms. San Juan gave a quick update on the Sustainability Advisory Committee. The committee met in Sonoma on March 4, 2005. The committee reviewed the status of the renewable study, the on-going efforts of the Mechanical Review Board, and discussed at length the need to incorporate sustainable design practices early in the feasibility study phase of the project. The next meeting will be via conference call in April to review changes to the feasibility study checklist, then another meeting is scheduled in May to review the rough draft of the renewable study.

Trustee Jackson thanked Ms. San Juan for accommodating the concerns of the students and was looking forward to reviewing the rough draft of the renewable study before the next meeting in May.

Trustee Kaiser asked Ms. San Juan if the Legislative Analyst's Office would allow the CSU to finish the proposed projects in the next bond cycle while seismic projects take priority.

Ms. San Juan responded in the affirmative, stating that the Legislative Analyst's Office has not criticized the program scope or budget. The LAO is concerned about the remaining funds needed to complete the projects.

Approval of Schematic Plans

This item proposed the approval of schematic plans for the CSU Dominguez Hills—California Academy of Mathematics and Science, Phase II and the CSU Fresno—Library Addition and Renovation. 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 Chandler asked whether the Field Act requirements regarding construction of a high school campus applied to CAMS.

Ms. San Juan stated that Trustee Chandler was correct. The Field Act does apply to the high school, and the project has to comply with the CSU standards as well, including plan review by the Seismic Review Board and the Mechanical Review Board.

The committee recommended approval by the board of the proposed resolution (RCPBG 03-05-06).

Trustee Tsakopoulos adjourned the meeting.

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 two projects:

- 1. California State Polytechnic University, Pomona**
Innovation Village, Phase III **PWC** **\$19,925,000**

California State Polytechnic University, Pomona wishes to enter into a public-private partnership with the Trammell Crow Company to construct Phase III at Innovation Village. The proposed project consists of a 120,000 square foot commercial office and research space on approximately 7 acres within the approved 65-acre Innovation Village site approved by the Board of Trustees in July 2000. This project is the third development in Innovation Village and will also include site improvements to accommodate 522 parking spaces. The Trammell Crow Company has agreed to provide shelled space and to pursue future tenants that can provide internship opportunities for Cal Poly Pomona students as well as employment opportunities for graduates. Trammell Crow will manage and sub-lease the project to future Innovation Village tenants.

The project will be entirely financed by the Trammell Crow Company, which will have sole responsibility for the debt service. State or trustees financing will not be required, nor will the transaction be reflected as a debt on the CSU's financial statements or impact the CSU's credit.

- 2. California State University, San Bernardino**
Palm Desert Off-Campus Center, Phase III **PWCE** **\$ 11,287,000**

California State University, San Bernardino desires to proceed with the design and construction of the third building (#2A) on the Palm Desert Off-Campus Center. The building (15,000 ASF/28,000 GSF) will respond to the Coachella Valley's critical shortage of healthcare professionals, by providing a state of the art learning-teaching environment supporting 63 upper division FTE in laboratories. It will also provide space for 210 FTE in lecture, 10 faculty offices, as well as information resources and library functions. In addition, the project will provide facilities to house the function of a Student Health Center (950 ASF). The existing Phase I and

II buildings lack the specialized instructional facilities necessary to support the nursing and other developing health science programs to their full potential.

Funding for this project will be provided through a university-sponsored capital campaign. Future funding for equipment will be requested from the state funded capital outlay 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) \$19,925,000 for preliminary plans, working drawings, and construction for the California State Polytechnic University, Pomona, Innovation Village, Phase III project; and 2) \$11,287,000 for preliminary plans, working drawings, construction, and equipment for the California State University, San Bernardino, Palm Desert Off-Campus Center, Phase III project.

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 and 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.

A handout will be presented comparing the trustees' budget request, the governor's budget, the recommendations made by the Legislative Analyst's Office, and the legislative actions to date.

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

May 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, supporting 19 of the 20 CSU projects included in the governor's budget. The LAO recommended that the future funds for two projects of the 19 be designated from the remaining funds in the 2004 bond fund and that approval of one other project be contingent upon the CSU committing to fund the completion of the project with nonstate funds if state funds are not available.

On April 27, 2005, the Assembly Budget Subcommittee No.2 on Education Finance approved all CSU projects requested in the 2005/06 governor's budget. On May 9, 2005, the Senate Budget and Fiscal Review Subcommittee No.1 approved all CSU projects requested in the 2005/06 governor's budget as updated and reflected in the May 1st technical letter. The Capital Renewal program is pending the governor's May revision of the budget.

Please see the following page for a comparison of the trustees' capital outlay request, the governor's budget proposal, the legislative analyst's recommendations, and the legislative actions to date.

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	Cat.	Campus	Project Title	Trustees' Request		Governor's Budget		Legislative Analyst's Office		May 1st Technical Letter		Senate		Assembly		
				FTE	Phase	Dollars	Phase	Dollars	Phase	Dollars	Phase	Dollars	Phase	Dollars	Phase	Dollars
1	IB	Statewide	Minor Capital Outlay		PWC	16,000,000	PWC	16,000,000	PWC	16,000,000	PWC	16,000,000	PWC	16,000,000	PWC	16,000,000
2	IB	Statewide	Capital Renewal		PWC	26,000,000		0 (a)		0		0		0		0
3	II	San Diego	Social Science/Parking Structure 8	N/A	E	3,324,000	E	3,324,000	E	3,324,000	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	E	2,201,000	E	2,201,000	E	2,201,000
5	IB	Los Angeles	Science Replacement Bldg. - Wing A	N/A	E	4,635,000	E	4,635,000	E	4,635,000	E	4,635,000	E	4,635,000	E	4,635,000
6	II	Sonoma	Darwin Renovation	N/A	E	2,221,000	E	2,221,000	E	2,221,000	E	2,221,000	E	2,221,000	E	2,221,000
7	II	San Luis Obispo	Engineering/Architecture R&R, Ph. II	N/A	E	5,573,000	E	5,573,000	E	5,573,000	E	5,573,000	E	5,573,000	E	5,573,000
8	IB	San Jose	Joint Library - Secondary Effects	N/A	E	2,566,000	E	2,171,000 (a)	E	2,171,000	E	2,171,000	E	2,171,000	E	2,171,000
9	IB	Stanislaus	Science II Replacement Bldg. (Seismic	N/A	E	3,025,000	E	3,025,000	E	3,025,000	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	E	527,000	E	527,000	E	527,000
11	IA	East Bay	Seismic Upgrade, Warren Hall	N/A	W	1,113,000	W	963,000 (a)	W	0 (b)		0		0	W	963,000
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	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	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	WC	86,419,000	WC	86,419,000	WC	86,419,000
15	II	Dominguez Hills	Education Resource Center Addition	0	C	34,876,000	C	34,876,000	C	34,876,000	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	WC	41,488,000	WC	41,488,000	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)	W	2,048,000	W	2,048,000	W	2,048,000
18	II	Sonoma	Music/Faculty Office Building	300	C	16,247,000	C	16,247,000	C	16,247,000	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	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		0 (c)	P	1,210,000	P	1,210,000	P	1,210,000
21	II	East Bay	Student Services/Admin. Repl. Bldg.	N/A							PW	1,651,000 (d)	PW	1,651,000		
22	IA	Pomona	Library Addition and Renovation, Ph. I	863							WC	55,222,000 (e)	WC	55,222,000		
Totals				2,761		\$289,103,000		\$261,507,000		\$257,286,000		\$317,417,000		\$317,417,000		\$261,507,000

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.

May 1st Technical Letter

(d) Hayward/East Bay Warren Hall Seismic Upgrade reversion of \$1,113,000 (W) replaced by new request for \$1,651,000 (PW) for Student Services/Admin. Replacement Bldg., based on a revised scope.

(e) Pomona Library Addition and Renovation, Phase I reversion of \$29,891,000 (C) funded in 2002/03 replaced by new request for \$55,222,000 (WC) to increase scope and address cost increases.

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

Draft State and Nonstate Funded Five-Year Capital Improvement Program 2006/2007 through 2010/2011

Presentation By

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

Summary

This item requests the Board of Trustees' approval of the draft state and nonstate funded five-year capital improvement program 2006/07 through 2010/11. The draft program is included with the agenda mailing.

Background

The Board of Trustees adopted the categories and criteria to be used in setting project priorities for the CSU state funded five-year capital improvement program at the July 2004 meeting. We are seeking the board's approval of the draft program in order to submit our project requests to the Department of Finance for consideration in the development of the statewide five-year plan. We anticipate returning to the board in September 2005 for approval of the final five-year plan including the 2006/07 action-year request. Additional refinements to project scope and budget will occur prior to requesting final board approval. The projects are indexed at the July 2004 Engineering News-Record California Building Construction Cost Index (CCCI 4328) pending the Department of General Services' CCCI projection for July 2005.

Action

Funding for the state funded program is dependent upon voter approval of a new general obligation bond measure. The draft program included in the mailing is proposed for Trustee approval based on the results of the proposed November 2006 ballot measure. In order to keep funding options open, the resolution directs staff to negotiate with the Governor's Office during the budget process to maximize funding opportunities for the campuses.

The nonstate program will be funded through campus auxiliary organizations, donations, grants, and the housing and parking programs. The latter two programs rely on user fees to repay bonds issued by the Board of Trustees.

The following resolution is presented for approval:

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

1. The Draft State and Nonstate Funded Five-Year Capital Improvement Program 2006/2007 through 2010/2011 is approved.
2. The chancellor or his designee is requested to explore all reasonable funding methods available and communicate to the governor and the legislature the need to provide funds for the CSU state funded plan in order to develop the facilities necessary to serve all eligible students.
3. The chancellor or his designee is directed to return to the Board of Trustees for approval of the *final* State and Nonstate Funded Five-Year Capital Improvement Program 2006/2007 through 2010/2011, including the 2006/2007 action-year request.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Certify the Final Supplemental Environmental Impact Report, Approve the Campus Master Plan Revision and Amend the Nonstate Funded Capital Outlay Program for the Home Depot Center, Phase II at California State University, Dominguez Hills

Presentation By

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

Summary

This item requests approval of the following proposed actions by the Board of Trustees for California State University, Dominguez Hills:

- Certify the Final Supplemental Environmental Impact Report (Final SEIR)
- Approve the master plan revision
- Approve an amendment to the 2004/2005 Nonstate Funded Capital Outlay Program

California State University, Dominguez Hills proposes to enter into an expanded phase of an existing public/private partnership with Anschutz Southern California Sports Complex, LLC. (ASC) to develop and construct a conference center, including a 200-room hotel; a 60,000 square foot athletics training center/office complex; a 50,000 square foot field house/training center; and a 240-bed athletic residential facility. The project will be built on a 5-acre parcel that is currently leased to ASC and is being used for surface parking.

Attachment A is the proposed campus master plan dated May 2005 and Attachment B is the existing campus master plan approved by the Board of Trustees in June 2001.

The Findings of Fact and Statement of Overriding Considerations with the Mitigation Monitoring and Reporting Program is a separate document that can be viewed at <http://www.csudh.edu/admfin/HDCDRAFTSEIR.pdf>. The remaining one unavoidable significant impact is in the area of construction noise impact on university operations.

Background

In May 2000, the Board of Trustees approved the public/private partnership that led to the construction of the \$150 million Home Depot Center sports complex on the campus of California State University, Dominguez Hills. The partnership provided ASC with a lease of 85 acres of

university property for the major components of the development. There is also a 40-acre section of campus property on which the developer renovated existing athletic facilities. These facilities are available for ASC's programs when the facilities are not in use by the university. In June 2001, the Board of Trustees approved the campus master plan revision and certified the Final Environmental Impact Report siting the sports complex.

In November 2004, the Board of Trustees approved the concept plan for a second phase of development at the Home Depot Center. The additional development proposed will improve programming and training opportunities as well as provide increased shared revenue opportunities for the campus. The conference center will allow the campus to further develop its corporate training programs and create a hotel management program. This proposal also provides for internship opportunities and academic collaborations for university students, which will enhance their educational experience. There will also be financial benefits to the campus that will provide educational program improvements. The development plan is being presented to the Committee on Finance at this meeting for board approval.

Proposed Revisions

The proposed changes for the campus master plan revision are shown on Attachment A.

Hexagon 1: Field House/Training Center (50,000 square foot) and Athletics Training Center/Office Complex (60,000 square foot) (#124)

Hexagon 2: 240-bed Athletic Residential Facility (dormitories) (#123)

Hexagon 3: Conference Center, including a 200-room hotel (#122)

Fiscal Impact

Implementation of the proposed master plan revision adds a nonstate funded project at a total estimated current cost of \$55 million, which will be funded by the Anschutz Southern California Sports Complex, LLC.

Amend the 2004/2005 Nonstate Funded Capital Outlay Program

The university proposes to amend the 2004/2005 Nonstate Funded Capital Outlay Program to include \$55 million for preliminary plans, working drawings, construction and equipment for the CSU Dominguez Hills, Home Depot Center, Phase II project. The Anschutz Southern California Sports Complex, LLC, will fund the project.

California Environmental Quality Act Action

The Final Supplemental Environmental Impact Report (Final SEIR) has been prepared to analyze the potential significant environmental effects of the project, including the revised campus master plan in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Final SEIR is presented to the Board of Trustees for review and certification as part of this agenda item. To determine the scope of the environmental review, a Notice of Preparation (NOP) was circulated on November 24, 2004 for the proposed project. Local jurisdictions, along with other interested agencies and individuals, were provided a copy of the NOP, included in Appendix A of the Draft SEIR.

The Draft SEIR addressed the following issue areas:

- Aesthetics, Light and Glare, and Shadows
- Traffic, Parking and Circulation
- Air Quality
- Noise
- Utilities
- Land Use

In addition, the Draft SEIR included a description of the project; an alternatives section that describes and analyzes alternative plans to reduce identified significant impacts; and an analysis of the cumulative, growth-inducing, and significant and irreversible effects of project implementation. The Draft SEIR was made available for public and agency comments on January 21, 2005. The review period for the Draft SEIR closed on March 7, 2005. During the review period, eleven written comments (4 public agencies and 7 individuals) were received, including three from CSU Dominguez Hills' faculty and three from adjacent residential community representatives. At the commencement of the public review period for the Draft SEIR, two comment letters dated, January 21, 2005, were received from the County of Los Angeles Fire Department and the County of Los Angeles Sheriff's Department which appeared to be comments in response to the Notice of Preparation (NOP) that was published on November 24, 2004. Subsequent to the close of the public comment period for the Draft SEIR, four additional letters were received from the County of Los Angeles Sheriff's Department, the County of Los Angeles Fire Department, California Water Service Company, and the County of Los Angeles Sanitation Districts. Although no response is technically required by the CEQA Guidelines for late comments on a NOP or comments that are received after the close of the public comment period on a draft supplemental environmental document, these comments are included in the Final SEIR.

Issues Identified Through Public Participation

The 45-day public review period for the Draft SEIR began on January 21, 2005 and ended on March 7, 2005. Fifteen letters in total were received from public agencies, organizations and individuals commenting on the Draft SEIR. Public agencies included the County of Los Angeles Fire Department, the County of Los Angeles Sheriff's Department, the city of Carson, and the Southern California Association of Governments.

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

- Aesthetics, Light and Glare, and Shadows
- Parking Impacts / Traffic Circulation
- Air Quality
- Construction Noise and Impact on University Operations
- Water Resources and Sewer Capacity
- Fire, Police and Security
- Cultural and Historic Resources

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

Parking Impacts on Campus and Neighboring Residential Streets. Concern was expressed that there is not adequate on-site parking provided, therefore, attendees would be parking on neighboring residential streets and in parking available for university students. Also, student and faculty parking may be adversely impacted.

CSU Response: The project applicant will construct parking replacement at a greater than 1:1 ratio to the 550 spaces displaced by the project. All parking operations at Home Depot Center and CSU Dominguez Hills are currently coordinated according to agreements between the institutions. During Home Depot Center events, there are on-site event personnel who direct traffic to the appropriate locations and the current neighborhood parking program developed for the Home Depot Center (restricting access through and in the surrounding residential neighborhoods) would continue in effect. As far as parking is concerned, all replacement parking will be constructed prior to beginning project construction.

Traffic Circulation Issues. Ten of the comment letters expressed a concern that users of these new facilities will cause traffic congestion problems in the surrounding areas.

CSU Response: The Draft SEIR analyzed a total of fourteen intersections, of which, only one significant traffic impact was identified due to the proposed project, along with a mitigation measure that would fully mitigate that impact. This mitigation proposes to add an exclusive right-turn lane to

the eastbound approach on Victoria Street. The Home Depot Center has a comprehensive Traffic Management Plan in cooperation with the Los Angeles County Sheriff's Department, the city of Carson, and the CSU Dominguez Hills Police Department that will be modified to incorporate the activity from these new facilities. Los Angeles County Sheriff officers direct traffic at most Home Depot Center site entries and coordinate with on-site Home Depot Center staff to minimize traffic queues from the site on to public streets.

Air Quality Issues. Some comments expressed a concern that development of this project would decrease air quality on the campus and in the surrounding community especially during construction.

CSU Response: Mitigation measures have been implemented to address concerns of fugitive dust and equipment emissions, including specific requirements to be included in construction contracts. Requirements specify that all exposed earth areas shall be wetted down periodically; all trucks hauling dirt shall be covered with a tarp; a trained dust control monitor will inspect all haul trucks exiting the site; haul truck staging areas will be located as far away from residential areas and campus buildings as possible; all equipment will be shut off when not in use to reduce idling emissions; and grading operations will be suspended during first and second stage smog alerts and during periods of sustained winds above 25 mph. Construction contracts shall require that all diesel-powered equipment be properly tuned and maintained. In addition, contractors shall be required through contract requirements and specifications to undertake all measures that would reduce emissions to the extent practicable, which could include: the use of alternative fuels, or the installation of equipment emission controls and particle traps and oxidation catalysts on on-site earthmoving equipment.

Construction Noise Impact on University Academic Operations. Comments were received about the potential impact of the construction noise that the project would have on university operations, including current academic courses, particularly Continuing Education classes.

CSU Response: Significant noise impacts will occur during the construction phase of the project, primarily on the Continuing Education operations. To substantially reduce the majority of continuous and intermittent equipment noise from the proposed construction site that potentially may affect the adjacent Continuing Education building complex, a portable sound attenuation screen type barrier will be constructed. Since most construction will occur during daylight hours, evening programs will not be impacted. During the day, it may be necessary to relocate some Continuing Education classes to other campus buildings during construction. Continuing Education will receive prior notification regarding those construction activities that may require use of equipment that may create unusually low frequency percussive impact sound. Construction specifications shall also require that contractors be aware of adjacent educational uses and that all reasonable measures be taken to reduce the potential for percussive sound from equipment as well as from nuisance noise associated with material handling or other potentially noisy activities. Although the mitigation measures identified in the Final SEIR would substantially reduce the level of construction noise and

potential impacts to adjacent sensitive uses, short-term, construction noise could not be mitigated to less than significant and a Statement of Overriding Considerations has been prepared to address this short-term, but unavoidable impact.

Aesthetics, Light and Glare, and Shadows. Comments included concern that lighting from the new facilities would negatively impact the neighborhoods across the street from the project site. Also, concerns were raised pursuant to the shadows that would be created by the height and location of the new facilities and the impact on the neighborhoods across the street.

CSU Response: Since the proposed project site is an existing parking lot with lighting, the proposed project is not expected to negatively impact existing lighting levels. In response to community concerns regarding visual impacts, the site plan and building massing for the proposed project has been revised to increase the building setback along Victoria Street consistent with university buildings. As a result of the revised site plan, these visual impacts, including shadows, would be reduced to a less-than-significant level.

Noise. Comments were raised regarding the noise effects encountered during conference events and construction-related noise.

CSU Response: Conference events will take place within the interior of the hotel building and would not result in exterior noise. Construction-related noise impacts to the surrounding area were analyzed in the Draft SEIR and were determined to not exceed the significance threshold of 5 dBA, with the exception of the area exterior of the Extended Education Building. The construction noise impacts to the Extended Education Building are addressed above.

Water and Sewer Resources. Comments received in this area dealt with water supply, storm water, and wastewater impacts.

CSU Response: The California Water Service Company (CWSC), Rancho Dominguez District, provides water to the Project. The District Manager of the CWSC Rancho Dominguez District was contacted to ascertain if the proposed project's projected water demand of 75,422 gallons per day could be accommodated. Based on this communication, it was determined that the proposed project would not adversely affect water supply. With regard to sewer service and capacity, the Los Angeles Department of Public Works and Los Angeles County Sanitation Districts (LACSD) were contacted to finalize the analysis of wastewater system impacts. The Los Angeles Department of Public Works indicates the proposed project would not adversely affect sewer capacity or wastewater treatment plant capacity.

Fire, Police and Security. Comments included concerns as to availability of emergency services to serve the project.

CSU Response: The proposed project would utilize existing fire protection services and does not require expansion of existing services or construction of new facilities. Every building constructed will be accessible to fire department apparatus by way of access roadways. Fire and life safety requirements are addressed during the design and construction phase, subject to State Fire Marshal jurisdiction. Under the existing agreement between the city of Carson and the Home Depot Center, the Sheriff's Department is responsible for security and event staffing in and around the Home Depot Center. The Sheriff's Department's letter dated March 22, 2005, included in the Final SEIR, confirms that it has the authority on all issues of public safety outside the CSU property and that it will continue its current system of coordination with the CSU Dominguez Hills Police Department to address impacts of the proposed project.

Cultural and Historic Resources. Concerns for protection of any archaeological and paleontological resources were expressed.

CSU Response: In regard to archeological resources, no archaeological resources were identified during evaluation of the site for the Final SEIR, which concluded that no potential significant impacts to archaeological and historic resources were identified. Further, no archaeological or paleontological resources were discovered in the Project Area during construction of the Home Depot Center, Phase I. The previously certified Final EIR did identify that should archaeological resources be encountered during excavation, proposed mitigation measures have been developed to address the possibility.

Alternatives

The Final SEIR alternatives section has been prepared in accordance with CEQA and the State CEQA Guidelines. The preferred alternative is the proposed project, including revisions to the university's campus master plan as indicated on Attachment A. The alternatives shown below were analyzed and compared to the proposed project in the Final SEIR and the ability of each alternative to reduce impacts was also identified and considered in the Final SEIR.

No Project Alternative: required by CEQA (CEQA Guidelines 15126(d)(2)), would mean that the project site would remain a surface parking lot for the full term of the lease of such land to ASC. The *No Project Alternative* would not promote the development of new educational programs and would not enhance the prestige and visibility of CSU Dominguez Hills and the city of Carson. Since the project site is currently under lease for fifty-five years to ASC, CSU Dominguez Hills does not have other alternative uses for the site during the lease period.

Alternative 1: Alternate project layouts within the leased project area.

The analysis concluded that there are limited opportunities to relocate the project on other portions of the Home Depot Center lease area that would not adversely affect the basic mission of the Home Depot Center as a sports complex and training facility. The Draft SEIR indicates that the relocation

of the proposed project to another surface parking lot simply shifts the impacts to another location and does not eliminate impacts.

Alternative 2: Reduced height and repositioned structures.

Building heights could be lowered although a larger footprint would be needed in order to maintain the proposed scope of the project. A larger footprint would displace more parking. The current parking could be maintained through parking structures placed above ground that would create new visual impacts, and if below ground, would generate air quality and construction noise impacts greater than the proposed project.

Alternative 3: Remove project components or reduce overall project scale.

Section 6.4 of the alternatives analysis specifically addresses a reduced project and concludes that there are economic constraints to reducing the size of the hotel and that there are program constraints to reducing the size of the training facility. As a result, the Draft SEIR analysis determined that a reduced project could feasibly be achieved by eliminating one of the components in its entirety; this has been analyzed and found not consistent with the project intent and objectives.

A detailed description and analysis of these alternatives is found in Section 6.0 of the Final SEIR. Volume II of the Final SEIR contains all of the public comments received as well as detailed responses.

The following resolution is presented for approval:

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

1. The Final SEIR for CSU Dominguez Hills master plan revision and construction of the Home Depot Center, Phase II was prepared to address the potential significant environmental effects, mitigation measures, and project alternatives associated with approval of the proposed master plan revision and this project and all discretionary actions related thereto, including the component construction projects as identified in the Project Description in the Final SEIR.
2. The Final SEIR was prepared pursuant to the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and CSU CEQA procedures.
3. This resolution is adopted pursuant to the requirements of Section 21081 of the Public Resources Code and Section 15091 of the State CEQA Guidelines, which require that the Board of Trustees make findings prior to approval of a project along with statements of facts supporting each finding.
4. This board hereby adopts the Findings of Fact, the Statement of Overriding Considerations, and related mitigation measures identified in the Mitigation

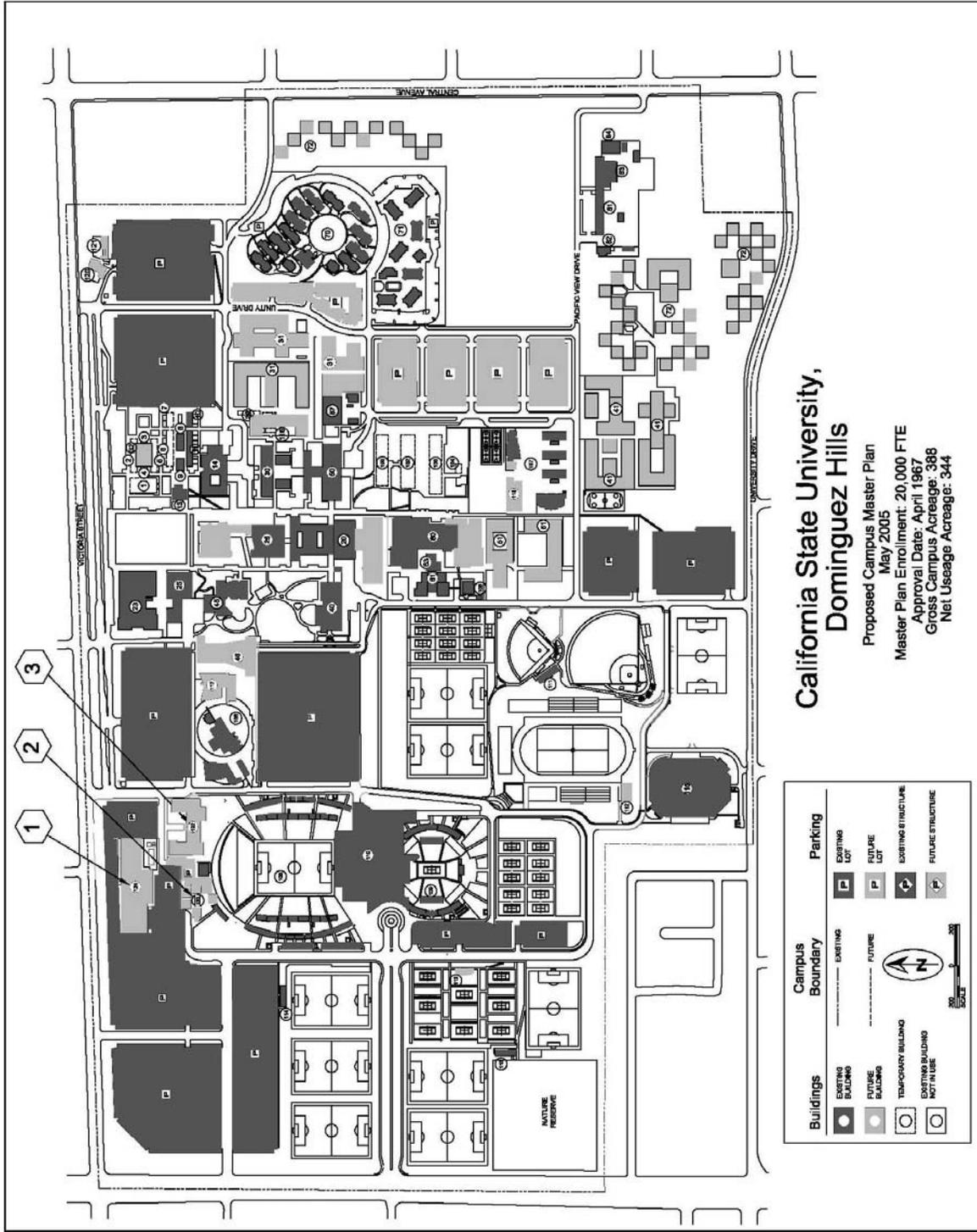
Monitoring and Reporting Plan for Agenda Item 4 of the May 10-11, 2005 meeting of the Board of Trustees' Committee on Campus Planning, Buildings and Grounds, which identify specific impacts of the proposed project and impose mitigation measures to reduce those impacts where feasible to a less than significant level, which are hereby incorporated by reference and made a condition of project approval.

5. The Final SEIR has been prepared to address the environmental impacts, mitigation measures, project alternatives, comments and responses to comments associated with the approval of the CSU Dominguez Hills master plan revision and construction of the Conference Center, Office Complex, Athletic Training Facility, and Athletic Residential Facilities pursuant to the requirements of CEQA and the State CEQA Guidelines.
6. The board has adopted Findings of Fact that include specific overriding considerations that outweigh the remaining unavoidable impact specific to construction noise and impact on university operations.
7. Prior to certification of the Final SEIR, the Board of Trustees has reviewed and considered the prior-certified National Training Center Final EIR as revised by the Final SEIR and finds that the Final SEIR reflects the independent judgment of the Board of Trustees. The board hereby certifies the Final SEIR for the CSU Dominguez Hills master plan revision and the construction of the Conference Center, Office Complex, Athletic Training Facility, and Athletic Residential Facilities as complete and adequate in that the Final SEIR addresses all significant environmental impacts of the proposed project required to be addressed pursuant to Section 15163 of the State CEQA Guidelines, and fully complies with the requirements of CEQA and the State CEQA Guidelines. For the purpose of CEQA, the administrative record of the proceedings for the project is comprised of the following:
 - a. The Final EIR for the master plan revision and the Home Depot Center, Phase I, certified in June 2001; and
 - b. The Draft SEIR for the CSU Dominguez Hills master plan revision and the Conference Center, Office Complex, Athletic Training Facility, and Athletic Residential Facilities project; and
 - c. The Final SEIR, including all comments received on the Draft SEIR and responses to comments; and
 - d. The proceedings before the Board of Trustees relating to the subject project, including testimony and documentary evidence introduced prior to or at the meeting; and

- e. All attachments, documents incorporated, and references made in the documents as specified in items (a) through (d) above.

All of the above information is on file with the California State University, Office of the Chancellor, Capital Planning, Design and Construction, 401 Golden Shore, Long Beach, California, 90802-4210 and California State University, Dominguez Hills, Office of Facilities Planning and Construction Management (Physical Plant building), 1000 E. Victoria Street, Carson, California 90747.

8. The board certifies the Final SEIR for the CSU Dominguez Hills master plan revision and the component construction of project facilities.
9. The board finds that the Final SEIR together with the prior-certified National Training Center Final EIR has sufficiently analyzed the environmental impacts and mitigation measures for the campus master plan revision, and the component construction projects identified in the Final SEIR, and that the resolutions and approvals provided by the board apply to the construction of these project facilities. The board shall consider the Final SEIR together with the prior-certified National Training Center Final EIR in connection with any approvals of the projects.
10. The CSU Dominguez Hills master plan revision dated May 2005 is hereby approved.
11. The 2004/2005 Nonstate Funded Capital Outlay Program is amended to include \$55,000,000 for preliminary plans, working drawings, construction, and equipment for the CSU Dominguez Hills, Home Depot Center, Phase II project.
12. The chancellor or his designee is requested under the Delegation of Authority granted by the Board of Trustees to file the Notice of Determination for the California State University, Dominguez Hills master plan revision and the Home Depot Center, Phase II project.



California State University, Dominguez Hills

Master Plan Enrollment: 20,000 FTE

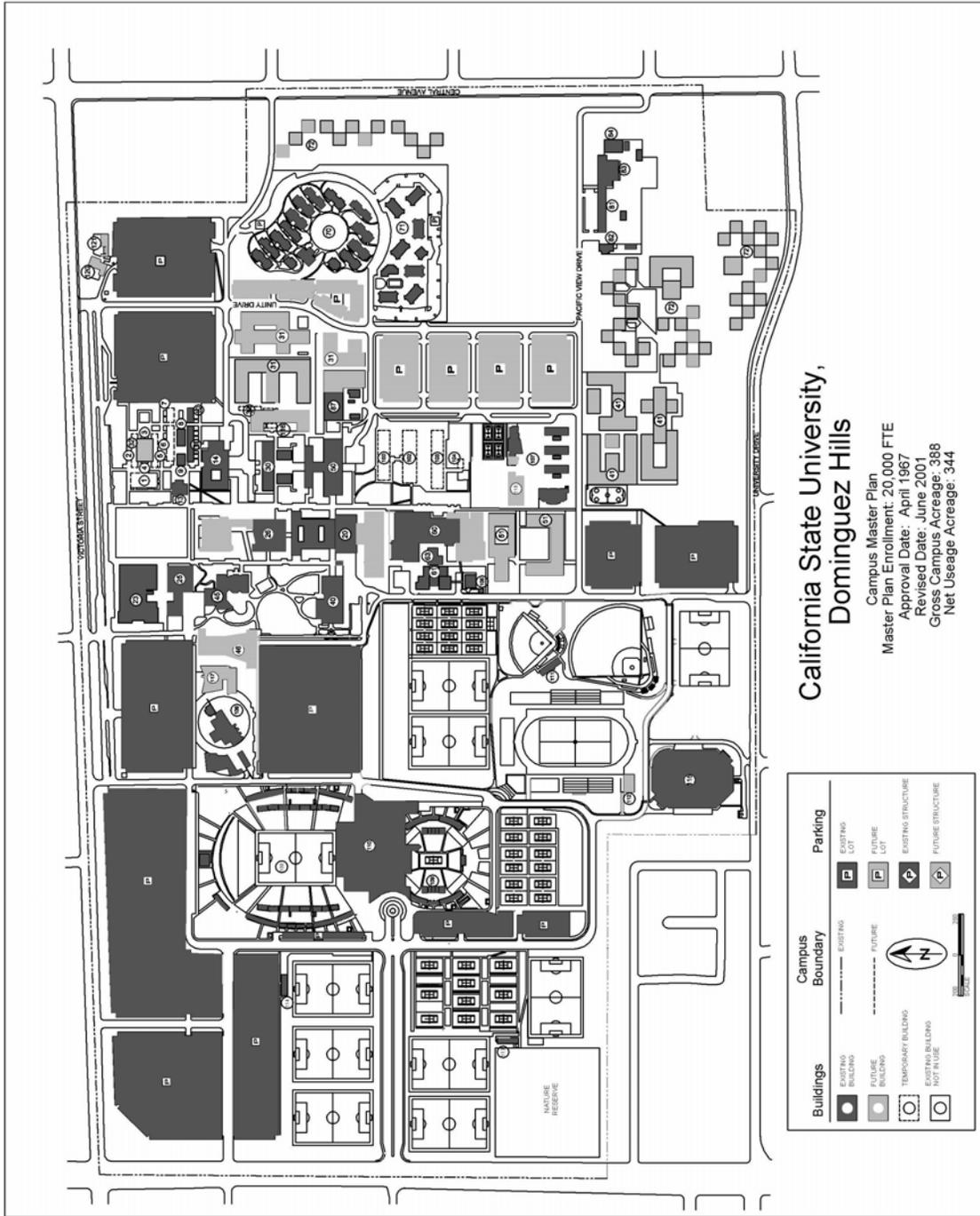
May 2005 Proposed Master Plan

- | | |
|---|--|
| 1. INITIAL BUILDING NO. 1 | 83. UNIVERSITY WAREHOUSE |
| 2. INITIAL BUILDING NO. 2 | 84. PHYSICAL PLANT WAREHOUSE |
| 3. INITIAL BUILDING NO. 3 | 87. CENTRAL PLANT |
| 4. INITIAL BUILDING NO. 4 | 99. PRESIDENT'S RESIDENCE |
| 5. INITIAL BUILDING NO. 5 | 100. SOUTH ACADEMIC COMPLEX 1 |
| 6. INITIAL BUILDING NO. 6 | 102. SOUTH ACADEMIC COMPLEX 2 |
| 7. INITIAL BUILDING NO. 7 | 103. SOUTH ACADEMIC COMPLEX 3 |
| 8. INITIAL BUILDING NO. 8 | 104. CALIFORNIA ACADEMY OF MATHEMATICS
AND SCIENCE LABORATORIES |
| 9. INITIAL BUILDING NO. 9 | 105. HUGHES ATHLETIC AND EDUCATIONAL
CENTER |
| 10. INITIAL BUILDING NO. 10 | 106. EXTENDED EDUCATION |
| 11. INITIAL BUILDING NO. 11 | 107. CALIFORNIA ACADEMY OF MATHEMATICS
AND SCIENCE |
| 12. INITIAL BUILDING NO. 12 | 108. HOME DEPOT CENTER SOCCER STADIUM |
| 14. SCHOOL OF EDUCATION | 109. HOME DEPOT CENTER TENNIS STADIUM |
| 20. LEO F. CAIN LIBRARY | 110. HOME DEPOT CENTER ADMINISTRATIVE/
SPORTS SUPPORT FACILITY/RESTAURANT |
| 23. JAMES L. WELCH HALL | 111. BASEBALL/SOFTBALL STORAGE/REST
ROOMS |
| 25. STUDENT HEALTH CENTER | 112. FIELD AND TRACK STORAGE/REST ROOMS |
| 26. DONALD P. AND KATHERINE B. LOKER
UNIVERSITY STUDENT CENTER | 113. HOME DEPOT CENTER TENNIS
STORAGE/REST ROOMS |
| 30. SOCIAL AND BEHAVIORAL SCIENCES | 114. HOME DEPOT CENTER SOCCER
STORAGE/REST ROOMS |
| 31. <i>Social and Behavioral Sciences</i> | 115. ADT EVENT CENTER (250 METER
VELODROME) |
| 32. <i>School of Management</i> | 116. EAST ACADEMIC COMPLEX |
| 40. LaCORTE HALL | 117. <i>Extended Education Phase II</i> |
| 41. <i>Humanities and Fine Arts</i> | 118. <i>California Academy of Mathematics and Science,
Phase II</i> |
| 45. UNIVERSITY THEATRE | 120. <i>Child Development Center</i> |
| 46. <i>Auditorium</i> | 121. <i>Infant Toddler Center</i> |
| 50. NATURAL SCIENCES AND
MATHEMATICS | 122. <i>HPC Conference Center/Hotel</i> |
| 51. <i>Natural Sciences and Mathematics</i> | 123. <i>Dormitories for Home Depot Center</i> |
| 60. GYMNASIUM | 124. <i>Office Complex and Field House/Training Facility
for Home Depot Center</i> |
| 61. FIELD HOUSE | |
| 63. SWIMMING POOL | |
| 70. PUEBLO DOMINGUEZ (STUDENT
RESIDENCES) | |
| 71. STUDENT HOUSING 2 | |
| 72. <i>Housing</i> | |
| 80. PHYSICAL PLANT | |
| 81. PHYSICAL PLANT SHOPS | |
| 82. PHYSICAL PLANT VEHICLE MAINTENANCE | |

Legend

EXISTING FACILITY / *Proposed Facility*

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



ATTACHMENT B

CPB&G/Item 4

May 10-11, 2005

Page 2 of 2

California State University, Dominguez Hills

Master Plan Enrollment: 20,000 FTE

Master Plan approved by the Board of Trustees: April 1967

- | | | | |
|-----|--|------|--|
| 1. | INITIAL BUILDING NO. 1 | 82. | PHYSICAL PLANT VEHICLE MAINTENANCE |
| 2. | INITIAL BUILDING NO. 2 | 83. | UNIVERSITY WAREHOUSE |
| 3. | INITIAL BUILDING NO. 3 | 84. | PHYSICAL PLANT WAREHOUSE |
| 4. | INITIAL BUILDING NO. 4 | 87. | CENTRAL PLANT |
| 5. | INITIAL BUILDING NO. 5 | 99. | PRESIDENT'S RESIDENCE |
| 6. | INITIAL BUILDING NO. 6 | 100. | SOUTH ACADEMIC COMPLEX 1 |
| 7. | INITIAL BUILDING NO. 7 | 102. | SOUTH ACADEMIC COMPLEX 2 |
| 8. | INITIAL BUILDING NO. 8 | 103. | SOUTH ACADEMIC COMPLEX 3 |
| 9. | INITIAL BUILDING NO. 9 | 104. | CALIFORNIA ACADEMY OF MATHEMATICS AND SCIENCE LABORATORIES |
| 10. | INITIAL BUILDING NO. 10 | 105. | HUGHES ATHLETIC AND EDUCATIONAL CENTER |
| 11. | INITIAL BUILDING NO. 11 | 106. | EXTENDED EDUCATION |
| 12. | INITIAL BUILDING NO. 12 | 107. | CALIFORNIA ACADEMY OF MATHEMATICS AND SCIENCE |
| 14. | SCHOOL OF EDUCATION | 108. | HOME DEPOT CENTER SOCCER STADIUM |
| 16. | CONSTRUCTION OFFICE -A HDC | 109. | HOME DEPOT CENTER TENNIS STADIUM |
| 17. | CONSTRUCTION OFFICE - B HDC | 110. | HOME DEPOT CENTER ADMINISTRATIVE/ SPORTS SUPPORT FACILITY/RESTAURANT |
| 20. | LEO F. CAIN LIBRARY | 111. | BASEBALL/SOFTBALL STORAGE/REST ROOMS |
| 23. | JAMES L. WELCH HALL | 112. | FIELD AND TRACK STORAGE/REST ROOMS |
| 25. | STUDENT HEALTH CENTER | 113. | HOME DEPOT CENTER TENNIS STORAGE/REST ROOMS |
| 26. | DONALD P. AND KATHERINE B. LOKER UNIVERSITY STUDENT CENTER | 114. | HOME DEPOT CENTER SOCCER STORAGE/REST ROOMS |
| 30. | SOCIAL AND BEHAVIORAL SCIENCES | 115. | ADT EVENT CENTER (250 METER VELODROME) |
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| 32. | <i>School of Management</i> | 117. | <i>Extended Education Phase II</i> |
| 40. | LaCORTE HALL | 118. | <i>California Academy of Mathematics and Science Phase II</i> |
| 41. | <i>Humanities and Fine Arts</i> | 120. | <i>Child Development Center</i> |
| 45. | UNIVERSITY THEATRE | 121. | <i>Infant Toddler Center</i> |
| 46. | <i>Auditorium</i> | | |
| 50. | NATURAL SCIENCES and MATHEMATICS | | |
| 51. | <i>Natural Sciences and Mathematics</i> | | |
| 60. | GYMNASIUM | | |
| 61. | FIELD HOUSE | | |
| 63. | SWIMMING POOL | | |
| 70. | PUEBLO DOMINGUEZ (STUDENT RESIDENCES) | | |
| 71. | STUDENT HOUSING 2 | | |
| 72. | <i>Housing</i> | | |
| 80. | PHYSICAL PLANT | | |
| 81. | PHYSICAL PLANT SHOPS | | |

Legend

EXISTING FACILITY / *Proposed Facility*

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

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Approval of Schematic Plans

Presentation By

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

Summary

Schematic plans for the following projects will be presented for approval:

- 1. California State University, Bakersfield—Math and Computer Science Building**
Project Architect: Studios Architecture

Background and Scope

CSU Bakersfield proposes to construct a 54,000 GSF Math and Computer Science Building, which will provide critically needed technological teaching space for the mathematics and computer science programs. The Math and Computer Science Building will be constructed in an existing parking lot directly south of the Science I and II buildings. The new facility will include space for specialized laboratories and shops, computer classrooms, lecture classrooms, and faculty and academic administrative offices. The addition of this facility will create a science precinct that allows for greater interaction for these departments within the larger campus and eliminates space deficiencies.

The Math and Computer Science Building will be clad with a brick veneer over a metal framing system, with a significant amount of windows that allow natural light into the building and views of the campus. Sustainable design features include: north/south building orientation, optimal energy performance, and water efficient landscaping. Additionally, the project is utilizing low emitting materials to manage indoor air quality, utilizing local or regional materials, and specifying construction waste management procedures.

Timing (Estimated)

Completion of Preliminary Drawings	August 2005
Completion of Working Drawings	December 2005
Construction Start	May 2006
Occupancy	November 2007

Basic Statistics

Gross Building Area	53,900 square feet
Assignable Building Area	34,400 square feet
Efficiency	64 percent

Cost Estimate—California Construction Cost Index 4100

Building Cost (\$240 per GSF)	\$12,947,000
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<i>Systems Breakdown (includes Group I)</i>	<i>(\$ per GSF)</i>
a. Substructure	\$ 9.72
b. Shell (Superstructure and Enclosure)	\$76.52
c. Interior (Partitions and Finishes)	\$34.76
d. Services (HVAC, Plumbing, Electrical, Fire)	\$97.63
e. Equipment and Furnishings	\$10.07
f. Special Construction and Demolition	\$11.46

Site Development	<u>\$1,868,000</u>
Construction Cost	\$14,815,000
Fees, Contingency and Services	<u>4,160,000</u>
Total Project Cost (\$352 per GSF)	\$18,975,000
Group II Equipment	<u>1,448,000</u>
Grand Total	<u>\$20,423,000</u>

Cost Comparison

This project's building cost of \$240 per GSF (includes Group I) is less than the CSU construction cost guideline of \$256 per GSF at CCCI 4100 for engineering buildings as the building includes a mixture of non-laboratory space types such as lecture classroom and faculty offices, which reduces the average cost per square foot of the building.

Funding Data

The project received state funds in the amount of \$18,975,000 for preliminary plans, working drawings and construction from voter approved Proposition 55 in 2004. Future funds of an additional \$1,448,000 will be needed for equipment.

California Environmental Quality Act (CEQA) Action

It was determined that the project is a Categorically Exempt infill development per Title 14, California Code of Regulations Section 15332, Class 32. The building is consistent with the approved campus master plan for the university. The Categorical Exemption for the project will be filed with the State Clearinghouse 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, Bakersfield, Math and Computer Science Building project has been prepared in accordance with the requirements of the California Environmental Quality Act.
2. The proposed project will not have a significant adverse impact on the environment, and the project will benefit the California State University.
3. The schematic plans for the California State University, Bakersfield, Math and Computer Science Building are approved at a project cost of \$20,423,000 at CCCCI 4100.

2. California State University, Long Beach—Peterson Hall 3 Replacement Building *Project Architect: HOK Architects*

Background and Scope

The proposed 160,000 GSF Peterson Hall 3 Replacement Building at CSU Long Beach is a four-level facility for the College of Natural Sciences and Mathematics. Programs to be housed in the new Peterson Hall 3 Replacement building are: biology, chemistry, geology, physics, and science education. The new facility will also provide space for a Science Advising Center, a vivarium, lecture halls, administrative offices, support space, and a greenhouse. A bridge will connect the

building to the adjacent Molecular Life Sciences Center building and to the Microbiology building. The existing building and ancillary buildings on this site will be demolished to enable construction of the new replacement building.

The three-story above grade massing of the new building is consistent with the adjacent Molecular Life Sciences Center building and compatible with the general scale of the campus. The one-story lecture halls are located at the plaza entry side to lower the building scale and activate this pedestrian space. The exterior finishes are compatible with the campus material palate. A brick exterior finish is used on the office portions of the plan and pre-cast concrete panels are used on the laboratory portions. Orientation of building is with long facades facing north/south with sunscreens used on the southern orientation to limit solar gain and control indirect light. Building entries and communicating stairways exploit natural lighting to express their function and foster their use. Drought tolerant landscaping and low flow fixtures will be installed for water conservation. The lower building efficiency is a result of enclosing air handlers to promote a longer life cycle. Significant mechanical system costs are budgeted to extend equipment lifecycles and employ energy control systems.

Timing (Estimated)

Completion of Preliminary Drawings	September 2005
Completion of Working Drawings	June 2006
Start of Construction	January 2007
Occupancy	July 2009

Basic Statistics

Gross Building Area	159,524 square feet
Assignable Building Area	95,537 square feet
Efficiency	60 percent

Cost Estimate—California Construction Cost Index CCCI 4100

Building Cost (\$363 per GSF)	\$57,837,000
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<i>Systems Breakdown (includes Group I)</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 20.78
b. Shell (Superstructure and Enclosure)	\$ 92.57
c. Interiors (Partitions and Finishes)	\$ 39.87
d. Services (HVAC, Plumbing, Electrical, Fire)	\$154.55
e. Equipment and Furnishings	\$ 52.24
f. Special Construction and Demolition	\$ 2.55

Site Development (includes landscaping)	<u>\$4,278,000</u>
Construction Cost	\$62,115,000
Fees and Contingency	<u>12,325,000</u>
Total Project Cost (\$467 per GSF)	\$74,440,000
Group II Equipment	<u>4,420,000</u>
Grand Total	<u>\$78,860,000</u>

Cost Comparison

The project's building cost of \$363 per GSF is above the CSU construction cost guideline of \$295 per GSF (CCCI 4100 including Group I) for science buildings due to significant industry-wide cost increases for steel, lumber, cement, and fuel, as well as the inclusion of additional structural reinforcements for near source seismic conditions, the basement, and site constraints limiting contractor access. The bridges to adjacent buildings also contribute to the higher cost.

Funding Data

The project received state funds in the amount of \$1,361,000 for preliminary plans in 2004/05 and \$2,048,000 for working drawings have been included in the Governor's 2005/06 Budget from voter approved Proposition 55. The proposed budget for construction is greater than the currently approved state budget. This revised budget will be proposed as part of the 2006/07 Capital Outlay Program and will be requested from a future voter approved bond measure.

California Environmental Quality Act (CEQA) Action

It was determined that the project is a Categorically Exempt infill development per Title 14, California Code of Regulations Section 15332, Class 2 and 32. The replacement building is consistent with the approved campus master plan for the university. The Exemption was filed with the State Clearing House on July 14, 2004.

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, Long Beach, Peterson Hall 3 Replacement Building project has been prepared in accordance with the requirements of the California Environmental Quality Act.
2. The proposed project will not have a significant adverse impact on the environment, and the project will benefit the California State University.
3. The schematic plans for the California State University, Long Beach, Peterson Hall 3 Replacement Building are approved at a project cost of \$78,860,000 at CCCI 4100.

3. California State University, Los Angeles—Student Union Replacement
Project Architect: Tate Snyder Kimsey Cambeiro Design Studio
Contractor: Douglas E. Barnhart

Background and Scope

CSU Los Angeles proposes to construct a 92,000 GSF Student Union to replace the existing 120,000 GSF facility. The new facility will be the primary gathering point for student activities on campus, creating a terminus for the three major pedestrian axis on campus. The new Student Union will provide outdoor space for a variety of student activities, expand the food service options, and suitably mark the western entry to the campus.

The design scheme for the new Student Union draws inspiration from the recently completed Golden Eagle building and the Luckman Fine Arts Complex. The building form and site plan creates an oval shaped urban plaza scaled for student gatherings. A second story loggia contains entrances to student services: food and dining, a computer center, a multi-purpose 200-seat theater, and a fitness center. The building will also include meeting rooms and the Student Union administrative and staff offices. The new Student Union will be connected to the Golden Eagle building at the third level by a bridge and includes a second floor outdoor balcony that projects out over the student plaza.

The building exterior is primarily stucco and will feature brick and metal accents. The window shade canopies are painted steel with perforated metal infill panels. The plaza will be accented with a pattern of brick pavers. The selected contractor included sustainable design features

including low-E glass, energy efficient lighting, occupancy sensors, water use reduction, recycled materials, low-emitting volatile organic compound materials, and a cool roof.

Timing (Estimated)

Completion of Preliminary Drawings	September 2005
Completion of Working Drawings	January 2006
Construction Start	April 2006
Occupancy	July 2007

Basic Statistics

Gross Building Area	92,477 square feet
Assignable Building Area	63,777 square feet
Efficiency	69 percent

Cost Estimate – California Construction Cost Index 4100

Building Cost (\$251 per GSF)	\$23,175,000
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<i>Systems Breakdown (includes Group I)</i>	(\$ per GSF)
a. Substructure (Foundation)	\$23.04
b. Shell (Superstructure and Enclosure)	\$89.29
c. Interior (Partitions and Finishes)	\$28.81
d. Services (HVAC, Plumbing, Electrical, Fire)	\$92.19
e. Equipment and Furnishings	\$17.28

Site Development	<u>\$ 7,130,000</u>
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Construction Cost	\$30,305,000
Fees, Contingency and Services	<u>7,978,000</u>

Total Project Cost (\$414 per GSF)	\$38,283,000
Group II Equipment	<u>1,599,000</u>

Grand Total	<u><u>\$39,882,000</u></u>
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Cost Comparison

The CSU does not have a building cost standard for student unions due to the varying programmatic differences across campus projects. However, based on two recent student union projects at CSU San Bernardino (\$254 per GSF) and CSU Dominguez Hills (\$224 per GSF), this project's cost (\$251 per GSF) is within the range.

Funding Data

This project will be jointly funded with \$11,500,000 from student union reserves and the remaining balance (\$28,382,000) through the CSU Systemwide Revenue Bond Program.

California Environmental Quality Act (CEQA) Action

It was determined that the project is a Categorical Exempt infill development per Title 14, California Code of Regulations Section 15332, Class 32. The building is consistent with the adopted physical master plan for the university. The Categorical Exemption for the project will be filed with the State Clearinghouse 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, Los Angeles, Student Union Replacement project has been prepared in accordance with the requirements of the California Environmental Quality Act.
2. The proposed project will not have a significant adverse impact on the environment, and the project will benefit the California State University.
3. The schematic plans for the California State University, Los Angeles, Student Union Replacement are approved at a project cost of \$39,882,000 at CCCI 4100.
4. **California State University, Monterey Bay—Cogeneration Plant and Infrastructure Improvements**
Project Architect: Salas O'Brien Engineers, Inc.

Background and Scope

CSU Monterey Bay proposes to construct a new cogeneration plant and infrastructure improvements that will address campus utility deficiencies, correct path of travel and accessibility problems, demolish buildings, and upgrade the physical education field house and playing fields. These are two separately funded projects, which due to overlapping infrastructure elements have been combined for the schematic presentation. Common elements will be packaged and bid to achieve construction efficiencies and logistical savings. The project enables the campus to establish the master plan “Heart of Green” and key pedestrian pathways accessible to existing and future academic core buildings.

An 8,000 GSF cogeneration plant with the capacity to generate 1MW of electricity will be constructed to serve the needs of the developing university. Heat will be recovered from the unit and used to generate hot water, which will replace the current distributed boiler system that provides the heating needs of the campus; this results in an overall efficiency of 85 percent. The electrical infrastructure includes the installation of a 12KV distribution system that will eliminate overhead lines in the campus core and replace the 4KV system.

In addition to the sustainable benefits of the cogeneration facility, the single-story plant building housing the cogeneration plant will utilize sustainable and recyclable building materials including aluminum, glass windows, masonry block, and standing seam metal roofing to complement the campus architectural palette and surrounding buildings. Many of the large groves of oak trees will be retained after construction to screen the new structure. Vehicle routes have been located to provide optimal pedestrian flow onto the campus crescent walk.

The Infrastructure Improvements project includes the demolition of 37 unsafe military structures and 600,000 square feet of asphalt areas. It also includes the renovation of space for physical education, upgrades to the playing field area, and ADA accessibility upgrades for the existing stadium. Playing fields and courts that will be renovated are one softball field, one baseball field, eight tennis courts, and two basketball courts.

Timing

Completion of Preliminary Plans	July 2005
Completion of Working Drawing	February 2006
Construction Start	May 2006
Occupancy	October 2007

Basic Statistics

Physical Education

Gross Building Area	6,185 square feet
Assignable Building Area	3,490 square feet
Efficiency	56 percent

Cogeneration Plant

Gross Building Area	8,000 square feet
Assignable Building Area	7,200 square feet
Efficiency	90 percent

Cost Estimate—California Construction Cost Index 4100

Infrastructure Improvements

Physical Education Building Cost (\$120 per GSF)	\$739,000
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<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 4.61
b. Shell (Superstructure and Enclosure)	\$51.08
c. Interior (Partitions and Finishes)	\$20.50
d. Services (HVAC, Plumbing, Electrical, Fire)	\$43.30

Site Development	<u>\$14,070,000</u>
Construction Costs	\$14,809,000
Fees, Contingency, Services	<u>3,706,000</u>
Total Project Cost	\$18,515,000
Group II Equipment	<u>250,000</u>
Grand Total Infrastructure	<u>\$18,765,000</u>

Cogeneration Plant

Building Cost (\$511 per GSF)	\$4,090,000
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<i>System Breakdown (Includes Group I)</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 19.12
b. Shell (Superstructure and Enclosure)	\$100.50
c. Interior (Partitions and Finishes)	\$ 6.93
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 28.63

e. Equipment and Furnishings	\$356.02
Site Development	<u>\$3,920,000</u>
Construction Costs	\$8,010,000
Fees, Contingency, Services	<u>2,699,000</u>
Grand Total Cogeneration Plant	<u>\$10,709,000</u>
Grand Total Infrastructure and Cogeneration	<u>\$29,474,000</u>

Cost Comparison

The Physical Education building cost of \$120 per GSF is below the CSU construction cost guide of \$179 per GSF (at CCCI 4100) for physical education buildings, consistent with a renovation. The building cost of \$511 per GSF for the Cogeneration Plant includes significant Group I equipment, such as the engine generator, back up boiler, electrical switchgear, and ancillary equipment for the central plant. Without the Group I equipment, the basic building cost is \$155 per GSF. The CSU does not have a cost guide for central plants.

Funding Data

The Infrastructure Improvements project received state funds in the amount of \$18,515,000 for preliminary plans, working drawings and construction from voter approved Proposition 55 in 2004. Cogeneration Plant funding of \$10,709,000 is from the equipment lease-financing purchase process to be funded from projected energy savings. Funds of an additional \$250,000 will be needed for equipment from a future bond.

California Environmental Quality Act (CEQA) Action

It was determined that the project is a Categorical Exempt infill development per Title 14, California Code of Regulations Section 15332, Class 32. The building is consistent with the approved campus master plan for the university. The Categorical Exemption for the project will be filed with the State Clearinghouse 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, Monterey Bay, Cogeneration Plant and Infrastructure

Improvements project has been prepared in accordance with the requirements of the California Environmental Quality Act.

2. The proposed project will not have a significant adverse impact on the environment, and the project will benefit the California State University.
3. The schematic plans for the California State University, Monterey Bay, Cogeneration Plant and Infrastructure Improvements are approved at a project cost of \$29,474,000 at CCCI 4100.

5. California State University, San Bernardino—College of Education
Project Architect: LPA Architects

Background and Scope

The proposed CSU San Bernardino, College of Education Building will provide a three-story, 135,000 GSF facility which will enable the university to alleviate the space shortages in classrooms and laboratories, and will address the clinical and technological needs of the post-baccalaureate and graduate programs. Currently, the various departments and functions of the college are located in a number of facilities across the campus. The new building will consolidate lecture classrooms, teaching laboratories, faculty offices, a number of graduate research laboratories, and administrative offices into one facility that will strengthen and better serve the academic programs in the College of Education. The project will also add capacity for this facility at the central plant.

The new facility will be situated on the north-south axis to accommodate existing infrastructure and future master plan requirements. It will energize the existing “Camphor Walk,” which is the main east-west pedestrian walkway on campus. The main entry is set back about 85 feet to create a “Fore Court” to the building, where special events and receptions can be held.

The three-story building will be constructed with steel frame and concrete metal deck for maximum versatility and flexibility. The exterior cladding of the building is glass fiber reinforced concrete with metal panel accents to blend with the established architectural vocabulary of the campus. The facility will utilize double-glazed low-e insulating glass to minimize the life cycle cost of building heating and cooling, in addition the built-up roofing system with white cap sheet (cool roof) will further reduce cooling loads on the building. The College of Education will feature the following sustainable design elements: storm water management, drought tolerant landscaping, efficient indoor mechanical systems, water efficient plumbing fixtures, construction site recycling and waste management, utilization of recycled material, low-emitting volatile organic compound materials, and day lighting.

Timing (Estimated)

Completion of Preliminary Plans	June 2005
Completion of Working Drawings	December 2005
Start of Construction	March 2006
Occupancy	September 2007

Basic Statistics

Gross Building Area	135,030 square feet
Assignable Building Area	85,005 square feet
Efficiency	63 percent

Cost Estimate—California Construction Cost Index CCCI 4100

Building Cost (\$266 per GSF) \$35,962,000

<i>Systems breakdown (includes Group I)</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 9.17
b. Shell (Superstructure and Enclosure)	\$ 75.52
c. Interiors (Partitions and Finishes)	\$ 87.34
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 84.48
e. General Conditions	\$ 9.82

Site Development (includes landscaping and related central plant alterations) \$4,885,000

Construction Cost \$40,847,000

Fees, Contingency and Services 7,850,000

Total Project Cost (\$361 per GSF) \$48,697,000

Group II Equipment 2,349,000

Grand Total \$51,046,000

Cost Comparison

The building cost of \$266 per GSF is modestly above the \$260 per GSF from the proposed CSU construction cost guide that recognizes the recent construction industry cost increases. A cost premium for near source seismic condition is also recognized as a factor.

Funding Data

The project received state funds in the amount of \$48,697,000 for preliminary plans, working drawings and construction from voter approved Proposition 55 in 2004. Future funds of an additional \$2,349,000 will be needed for equipment.

California Environmental Quality Act (CEQA) Action

The development of this academic facility was analyzed as part of the Final Environmental Impact Report (FEIR) prepared for the campus master plan update in August 1996. The FEIR was certified as complete and the revised campus master plan was approved by the Board of Trustees in January 1999. The College of Education building has been found to be consistent with the project description and the respective analysis in the FEIR 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 is presented for approval:

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

1. The project is consistent with the CSU San Bernardino campus master plan revision approved by the Board of Trustees in January 1999 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. With the implementation of the mitigation measures set forth in the master plan previously approved by the Board of Trustees, the proposed project will have no new or previously undisclosed significant effects on the environment, and the project will benefit the California State University.
4. The mitigation measures shall be monitored and reported in accordance with the requirements of the California Environmental Quality Act (Public Resources Code, Section 21081.6).
5. 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.

6. The schematic plans for the California State University, San Bernardino, College of Education are approved at a project cost of \$51,046,000 at CCCI 4100.

6. San Diego State University—Pool Complex
Project Architect: Austin Veum Robbins Partners

Background and Scope

This project will construct a new Pool Complex to replace the former Terry Pool, which was taken out of service in June 2000. The proposed pool complex will provide high quality swimming pool facilities for educational and recreational use by students, faculty, and staff, as well as provide facilities for the university's intercollegiate swimming team.

The proposed facility will include three pools: a 50-meter by 25-yard Olympic-style pool (with moveable bulkhead), a 7,000 square foot recreational pool, and a 250 square foot hydrotherapy spa. A 4,985 square foot building will be constructed to accommodate showers, locker rooms, restrooms, and administrative offices, with attached exterior storage space. The building design will maintain the character and the appearance of the adjacent facilities with the use of split faced concrete block and stucco exterior walls, standing seam metal roofs, and painted metal railings. The project will also include a 2,115 square foot building to house the pool mechanical equipment. Extensive site work will include grading and excavation, enhanced paving, underground utility services, decorative fencing, and landscaping. Parking will be available in Parking Structure V while a limited number of spaces are located adjacent to the complex for accessible parking, service vehicles, vendors, and special permits.

The materials and systems selected for this project are intended to maximize sustainability and energy efficiency while minimizing operating and maintenance costs. Solar panels and insulating pool covers will be used to maintain the water temperature and reduce the energy required to heat the pool. It is anticipated that energy consumption related to heating the pool can be reduced by as much as 60 percent through the use of these measures. Other sustainable building measures incorporated into the facility include the use of motion sensors and photocell controls for lighting; variable speed drives on pumps and other motors where appropriate; a direct digital control (DDC) system to monitor and control all the functions associated with mechanical, ventilation, and plumbing systems; and the recycling of construction debris and waste.

Timing (Estimated)

Completion of Preliminary Drawings
Completion of Working Drawings

June 2005
August 2005

Construction Start	November 2005
Occupancy	January 2007

Basic Statistics

Olympic Sized Pool	25-yard x 50-meter
Recreational Pool	7,000 square feet
Spa	250 square feet
Gross Building Area	7,100 square feet
Assignable Building Area	6,544 square feet
Efficiency	92 percent

Cost Estimate—California Construction Cost Index 4100

Building Cost (\$387 per GSF)	\$2,751,000
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<i>Systems breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 19.22
b. Shell (Superstructure and Enclosure)	\$156.61
c. Interiors (Partitions and Finishes)	\$128.92
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 79.62
f. Special Construction & Demolition	\$ 3.11

Site Development (includes pools)	<u>\$5,964,000</u>
Construction Cost	\$8,715,000
Fees, Contingency and Services	<u>2,885,000</u>
Total Project Cost (\$1,634 per GSF)	\$11,600,000
Group II Equipment	<u>500,000</u>
Grand Total	<u>\$12,100,000</u>

Cost Comparison

The CSU construction cost guide does not include Aquatic Centers as a building type. However, the high building cost reflects premium costs for the substructure and shell because of the poor soil conditions and heavy equipment housed in the building. The cost of the adjacent exterior storage yard is also included in the building cost. In addition, the interior finishes include concrete masonry and large amounts of ceramic tile, two building elements that increase the cost.

Funding Data

The project cost will be funded through the CSU systemwide revenue bond program. The bonds will be supported by an additional \$16 per semester student fee approved in April 2004 and dedicated to that purpose.

California Environmental Quality Act (CEQA) Action

It has been determined that the project is consistent with the FEIR prepared in conjunction with the campus master plan revision and approved by the Board of Trustees in May 1999. A new environmental analysis is not required because the effects of the project were fully analyzed in the 1999 FEIR. A copy of the FEIR will be available at the meeting.

The following resolution is presented for approval:

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

1. The board finds that the San Diego State University, Pool Complex project is consistent with the campus master plan revision approved in May 1999 pursuant to the requirements of the California Environmental Quality Act.
2. The project before this board is consistent with the project description as analyzed in the previously certified Final EIR and does not propose substantial changes to the original project description, which would require major revision to the Final EIR or Findings adopted by this board in certifying said Final EIR.
3. With the implementation of the mitigation measures set forth in the master plan previously approved by the Board of Trustees, the proposed project will not have a significant effect on the environment, and the project will benefit the California State University.
4. The mitigation measures shall be monitored and reported in accordance with the requirements of the California Environmental Quality Act (Public Resources Code, Section 21081.6).
5. The chancellor is requested under Delegation of Authority by the Board of Trustees to file a Notice of Determination for the project.

6. The schematic plans for the San Diego State University, Pool Complex are approved at a project cost of \$12,100,000 at CCCI 4100.

7. California Polytechnic State University, San Luis Obispo—Housing Administration Building
Project Architect: R.L. Binder, Architecture & Planning

Background and Scope

Cal Poly San Luis Obispo proposes to construct an 8,000 GSF Housing Administration Building to replace the existing two structures that comprise the current Housing Office. The housing program at San Luis Obispo is growing rapidly and the facilities for administering and managing such large and complex operations have not kept pace with the growth to date, much less the planned growth over the next few years. The existing Housing Office buildings, constructed in the early 1940's as a residence and carport, comprise a total area of 3,100 GSF. The buildings suffer from age, dry rot, termites, and inadequate mechanical and electrical systems.

The proposed building is a two-story structure utilizing spread footings, slab on grade, and is wood framed with plywood shear walls. The building's exterior finish combines painted cement panel siding, an integral-colored cement plaster, and aluminum windows. The new building will consolidate the administrative, business, facilities, and residential life components of the housing program into one location and will provide an appropriate environment for introducing prospective students, their families, and the general public to Cal Poly's housing program.

Sustainable features of the project include sunshades along the east and west exposures, low-e exterior glass and skylights in the upper corridor providing daylight to over 75 percent of the critical occupied spaces, 75 percent diversion of construction waste, and drought tolerant landscaping.

Timing (Estimated)

Completion of Preliminary Drawings	June 2005
Completion of Working Drawings	September 2005
Construction Start	December 2005
Occupancy	April 2007

Basic Statistics

Gross Building Area	8,367 square feet
Assignable Building Area	5,680 square feet
Efficiency	68 percent

Cost Estimate—California Construction Cost Index 4100

Building (\$243 per GSF)	\$2,035,000
<i>Systems Breakdown (includes Group I)</i>	
	(\$ per GSF)
a. Substructure	\$12.07
b. Shell (Superstructure and Enclosure)	\$80.79
c. Interior (Partitions and Finishes)	\$49.12
d. Services (HVAC, Plumbing, Electrical, Fire)	\$93.94
e. Equipment and Furnishings	\$ 7.29
Site Development	\$ 539,000
Construction Cost	\$2,574,000
Fees, Contingency and Services	<u>810,000</u>
Total Project Cost (\$404 per GSF)	\$3,384,000
Group II Equipment	<u>123,000</u>
Grand Total	<u>\$3,507,000</u>

Cost Comparison

The project's building cost of \$243 per GSF is higher than the CSU construction cost guideline of \$196 per GSF for an administrative building (including Group I) at CCCI 4100 due to the industry-wide increase in construction costs, and the higher cost of construction in the San Luis Obispo region.

Funding Data

This project will be funded through campus Housing Reserve Funds.

California Environmental Quality Act

It has been determined that the project is Categorical Exempt under Title 14, California Code Section 15300, Class 3(c), new construction of small structures. A Notice of Exemption was filed with the State Clearinghouse on March 8, 2005.

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 Polytechnic State University, San Luis Obispo, Housing Administration Building project was prepared and submitted pursuant to the requirements of the California Environmental Quality Act.
2. The proposed project will not have a significant adverse impact on the environment, and the project will benefit the California State University.
3. The schematic plans for the California Polytechnic State University, San Luis Obispo, Housing Administration Building are approved at a project cost of \$3,507,000 at CCCI 4100.