

AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: 3:00 p.m. Tuesday, May 16, 2006
Glenn S. Dumke Auditorium

Kyriakos Tsakopoulos, Chair
Moctesuma Esparza, Vice Chair
George G. Gowgani
William Hauck
Melinda Guzman Moore
Corey Jackson
A. Robert Linscheid
Craig R. Smith

Consent Items

Approval of Minutes of Meeting of March 14, 2006

1. Amend the 2005-2006 Capital Outlay Program, Nonstate Funded, *Action*

Discussion Items

2. Amend the 2005-2006 Capital Outlay Program, State Funded, *Action*
3. Acceptance of Interest in Real Property, *Action*
4. Status Report on the 2006-2007 State Funded Capital Outlay Program, *Information*
5. Approve the Campus Master Plan Revision for San Francisco State University, *Action*
6. 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 14, 2006

Members Present

Kyriakos Tsakopoulos, Chair
Robert G. Foster
George G. Gowgani
William Hauck
Murray Galinson, Chair of the Board
Melinda Guzman Moore
Corey Jackson
A. Robert Linscheid
Charles B. Reed, Chancellor
Craig R. Smith

Approval of Minutes

The minutes of January 31, 2006 were approved as submitted.

Amend the 2005-2006 Capital Outlay Program, Nonstate Funded

With the concurrence of the committee, Chair Tsakopoulos presented agenda item 1 as a consent action item. (RCPBG 03-06-03)

Status Report on the 2006-2007 State Funded Capital Outlay Program

Ms. Elvyra San Juan, assistant vice chancellor, capital planning, design and construction, presented agenda item 2 using a handout. The Governor's Budget included \$289 million for 19 CSU projects, reflecting reductions in funding for four projects per the Department of Finance from the trustees' request. The Legislative Analyst's Office (LAO) recommended budget reductions for three projects at East Bay, Long Beach, and Northridge. The LAO further recommended deletion of four projects at Channel Islands, Monterey Bay, San Luis Obispo, and San Marcos. CPDC is working with the campuses in preparing rebuttals to the LAO response, enforcing the critical nature of the projects.

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

Ms. San Juan presented the report, referencing the draft 5-year plan for 2007/2008 through 2011/2012 that was included with the agenda mailing. Funding for the draft programs rely on

voter approval of a new general obligation bond. The draft 5-year plan provides the trustees and presidents an initial glimpse of the projects that will come back to the board in September for approval. Changes in both the scope and budget of these projects can be anticipated at that time. The campuses will continue to monitor the project bids while CPDC analyzes the costs for new buildings, renovations, and infrastructure. The draft 5-year plan includes proposed funding for systemwide programs in capital renewal to replace aged infrastructures and for smaller (less than \$400,000) minor capital outlay projects. In addition, the campuses were asked to submit small projects in support of addressing facility deficiencies in serving the nursing program.

The state funded summary list printed in the draft book is currently organized to reflect the priority of statewide programs and equipment for new or renovated buildings, followed by previous starts included in 2006/2007 Governor's Budget, followed by prior year requests that have not been funded, and new projects that were not on last year's priority list. Refined project requests will come back to the board in priority order for approval in September.

The current state funded program total for 2007/2008 is \$429 million. The 2007/2008 nonstate funded program is \$831 million, largely driven by student housing. For projects proposed to be funded from the systemwide revenue bond program (student housing, student unions, and parking), campuses must submit financial plans to Financing and Treasury for review to ensure the project can be afforded based on projected revenue. These plans are due in early April.

Approve the Campus Master Plan Revision and Land Exchange for California State University, Monterey Bay

Ms. San Juan presented the report. The proposed master plan revision for Monterey Bay aims to alter the campus boundary by exchanging land with the City of Marina. The benefit of this land exchange to the Monterey Bay campus is that it lays the foundation to develop a main entrance for those traveling from the Salinas Valley region. This will establish an inviting and recognizable entrance to the campus and improve vehicular access.

The master plan that was approved in 2004 was prepared with a Final Supplemental Environmental Impact Report (FEIR). The campus prepared an Addendum to the FEIR to consider the environmental effects of this proposed change per CEQA requirements. In the November 2004 FEIR, the impacts of traffic at the affected intersection were analyzed but the specific boundary changes were not known. The Addendum confirmed that there were no significant changes, environmental impacts or mitigation measures resulting from the specific land exchange and master plan boundary revision.

The committee recommended approval by the board of the proposed resolution (RCPBG 03-06-04).

Certify the Final Environmental Impact Report and Approve the Campus Master Plan Revision with Enrollment Ceiling Increase for California State University, Northridge

With an audio-visual presentation, Ms. San Juan presented the item as stated in the agenda. In 2003, the board asked the campuses to consider enrollment ceiling increases to greater than the 25,000 FTE limit in order to provide access to projected increases of students entering the CSU. As a result, the board recently approved the San Diego enrollment ceiling increase to 35,000 FTE. This item for Northridge is similar in nature.

The agenda item identifies potential contested issues with regard to payment of the off-site traffic and transportation mitigation improvements. There is a concern regarding the lack of details for the faculty/staff housing project, the possible negative effects of neighboring residential values, and the unknown impacts of the increase in traffic and parking in residential areas. The Final Environmental Impact Report (FEIR) concludes that there are unavoidable and significant environmental impacts associated with air quality, noise, traffic and public utilities, even with the mitigation measures. Staff recommends approval.

Chair Tsakopoulos introduced Ms. Hannah Lee, a public speaker who opposes the item.

Ms. Hannah Lee, Associate Planning Deputy to Councilman Greig Smith, read a letter written by the councilman. Councilman Smith, while acknowledging his support for the university, stated in his letter that any approval by the board should incorporate all mitigation, conditioned upon the California Supreme Court's determination on off-site improvements.

Chair Tsakopoulos introduced the public speakers that support the item.

Dr. Tyree Wieder, President of Los Angeles Valley College, spoke on behalf of the community colleges within the San Fernando Valley, and how the master plan secures access for the anticipated growth among these community colleges, the largest feeders to CSU Northridge. Dr. Wieder also commented on the opportunities that the university provided for the business community to participate in developing the master plan.

Professor David Moon, Chair of the Art Department, expressed his concerns about the university's difficulty and challenge of hiring and retaining well-qualified faculty and staff due to the significant increase in housing costs. Therefore, the proposed faculty/staff housing is critical to the future of securing quality staff and faculty.

Dr. William Watkins, Associate Vice President for Student Affairs, CSU Northridge, spoke about the critical need for more student-housing on campus. Dr. Watkins stated that studies have shown that students who live in small 'live and learn' communities are more academically successful and adjust better to campus life. Dr. Watkins emphasized his support for the proposed master plan by stating that it reflects the mission, goals, and values of the university and the CSU.

Jolene Koester, President, CSU Northridge, introduced Dr. Ron MacIntyre, President of CSU Northridge Faculty and Dr. Bill Jennings, Chair of the Finance Department, College of Business and Economics. They chaired the master plan committee, which led the campus through this

process and are present to signify to the members of the board their support for this critical step in the campus' ability to plan for the future.

President Koester responded to Councilman Smith's letter (read by staff member Hannah Lee) concerning the EIR process and the unmitigated impacts, asking the university to assume certain costs attached to those mitigations. With respect to these concerns, the EIR reflects CSU General Counsel advice.

Chancellor Reed complimented and thanked President Koester and her staff for their leadership of the project and recommended approval.

Trustee Gowgani complimented the staff for doing an excellent job and gave his full support for the item.

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

Approval of Schematic Plans

This item proposed the approval of schematic plans for the CSU East Bay—Student Services Replacement Building, the CSU Northridge—Performing Arts Center, the Cal Poly Pomona—Innovation Village, Phase III, and the CSU Sacramento—Recreation Wellness Center, Phase I. 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 President Koester if there is sufficient adjacent parking to the Performing Arts Center.

President Koester responded that a new parking structure had just opened last fall, which added 2,063 new spaces, and that the new master plan includes another parking structure on the east side of the campus.

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

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Amend the 2005/2006 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 2005/06 nonstate funded capital outlay program to include the following project:

**California State University, Stanislaus
University Bookstore**

PWC \$4,844,000

CSU Stanislaus wishes to proceed with the design and construction of a new 13,300 GSF bookstore on the campus. This project will move the current bookstore out of the University Union, freeing up much needed space for expanding student programs. The new bookstore will be located south of the University Union and north of the Science Building, along a main pedestrian pathway near the center of campus. The project will nearly double the current bookstore space, providing a state-of-the-art facility which will include retail space for textbooks and school spirit merchandise, informal meeting and studying areas, storage, and raised presentation space for community programs such as author signings, poetry readings, music performances, and art displays.

The project will be owned and operated by CSU Stanislaus, Auxiliary Business Services. A third party entity will fund and install Group II equipment. At a future meeting the Board of Trustees will be requested to approve the issuance of CSU Systemwide Revenue Bonds to finance this project.

The following resolution is presented for approval:

RESOLVED, By the Board of Trustees of the California State University, that the 2005/06 Nonstate Funded Capital Outlay Program be amended to include \$4,844,000 for preliminary plans, working drawings, and construction for the California State University, Stanislaus, University Bookstore.

COMMITTEE ON CAMPUS PLANNING, BUILDING AND GROUNDS

Amend the 2005/2006 Capital Outlay Program, State Funded

Presentation By

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

Summary

This agenda item requests approval to amend the 2005/06 state funded capital outlay program to include the following projects:

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|--|------------|--------------------|
| 1. California State University, Chico | | |
| Solar Photovoltaic Project | PWC | \$2,284,000 |

California State University, Chico wishes to proceed with the design and construction of the Solar Photovoltaic project. The proposed project will install 26,500 square feet of solar photovoltaic panels on the roofs of two campus buildings, Yolo Hall (#39) and Acker Gymnasium (#9). The array will provide 326 kilowatts of power for campus operations during daylight hours. This project will be funded through a private investor, Sun Edison, with whom the campus will enter into a Power Purchase Agreement (PPA) for 20 years. Sun Edison will finance the construction and operation of the system. The campus will benefit by paying a lower overall electric rate and realizing a projected avoided cost of \$1.3 million over the contract term. Sun Edison will benefit from federal and state energy tax credits valued at \$856,000 and the utility incentive of \$978,000.

- | | | |
|--|------------|--------------------|
| 2. California State University, Dominguez Hills | | |
| Solar Photovoltaic Project | PWC | \$3,951,000 |

California State University, Dominguez Hills wishes to proceed with the design and construction of the Solar Photovoltaic project. The proposed project will install a shade shelter structure with 44,600 square feet of solar photovoltaic panels in Parking Lot 1 located at the northeast corner of the campus. The array will provide 558.9 kilowatts of power for campus operations during daylight hours. This project will be funded through a private investor, Sun Edison, with whom the campus will enter into a Power Purchase Agreement (PPA) for 20 years. Sun Edison will finance the construction and operation of the system. The campus will benefit by paying a lower overall electric rate and realizing a projected avoided cost of \$2.3 million over the contract term.

Sun Edison will benefit from federal and state energy tax credits valued at \$1.5 million and the utility incentive of \$1.9 million.

**3. California State University, Northridge
Central Plant Expansion (Fuel Cell) PWC \$8,692,000**

California State University, Northridge proposes to proceed with the design and construction of a satellite heating and cooling plant using hydrogen fuel cell technology to allow clean, efficient electrical power generation during peak load periods while avoiding peak electrical rates. The 30,000 GSF plant will provide approximately 2,400 tons of peak chilling capacity to the central plant loop, anticipated to meet campus facility growth projections for the next eight to ten years. The project includes renewal and consolidation of existing backup chillers currently located in various campus facilities. By utilizing fuel cell technology, the project will avoid significant capital costs associated with the installation of a traditional satellite chiller plant with thermal energy storage. The facility will be located in the southern portion of the campus and will reuse the decommissioned boiler plant. The project will provide the campus with a 13% reduction of utility consumption. In addition, the fuel cell system operating efficiency of 85% is significantly greater than a conventional heat and power system. The project will be funded through energy savings, fuel cell technology incentives, rebates from energy providers, and capital renewal funds.

**4. California State University, San Bernardino
Energy Services Infrastructure Improvements PWC \$14,347,000**

California State University, San Bernardino proposes to proceed with the design and implementation of the Energy Services Infrastructure Improvements project. The overall project consists of a central chiller plant expansion and optimization, two high efficiency centrifugal chillers, a thermal energy storage (TES) tank, a photovoltaic rooftop system, direct digital control upgrades, high efficiency lighting retrofits, computerized energy management system, water conservation measures and a new well for irrigation. Once implemented, the project will benefit the campus by increasing the chiller plant capacity to serve current and future growth, minimize use of on-peak electricity, and help to reduce the energy use per gross square foot. The project will be funded using equipment-lease financing and energy incentives of \$1.3 million, structured to provide an eleven-year payback on the investment. The loan will be paid from the projected annual avoided utility cost.

**5. California Polytechnic State University, San Luis Obispo
Solar Photovoltaic Project PWC \$1,228,000**

California Polytechnic State University, San Luis Obispo wishes to proceed with the design and construction of the Solar Photovoltaic project. The proposed project will install 14,000 square

feet of solar photovoltaic panels on the roof of one campus building, Engineering West (#21). The array will provide 175.4 kilowatts of power for campus operations during daylight hours. The project will also partially upgrade the Engineering West building roof with an energy efficient roof. This project will be funded through a private investor, Sun Edison, with whom the campus will enter into a Power Purchase Agreement (PPA) for 20 years. Sun Edison will finance the construction and operation of the system. The campus will benefit by paying a lower overall electric rate and realizing a projected avoided cost of \$700,000 over the contract term. Sun Edison will benefit from federal and state energy tax credits valued at \$460,000 and the utility incentive of \$525,000.

The following resolution is presented for approval:

RESOLVED, By the Board of Trustees of the California State University, that the 2005/06 State Funded Capital Outlay Program is amended to include: 1) \$2,284,000 for preliminary plans, working drawings, and construction for the California State University, Chico, Solar Photovoltaic project; 2) \$3,951,000 for preliminary plans, working drawings, and construction for the California State University, Dominguez Hills, Solar Photovoltaic project; 3) \$8,692,000 for preliminary plans, working drawings, and construction for the California State University, Northridge, Central Plant Expansion (Fuel Cell) project; 4) \$14,347,000 for preliminary plans, working drawings, and construction for the California State University, San Bernardino, Energy Services Infrastructure Improvements project; and 5) \$1,228,000 for preliminary plans, working drawings, and construction for the California Polytechnic State University, San Luis Obispo, Solar Photovoltaic project.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Acceptance of Interest in Real Property

Presentation By

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

Summary

The National Oceanic and Atmospheric Administration (NOAA) proposes to transfer to San Francisco State University ownership and operation of a 16.7-acre parcel of bay-front property and two tide lots located just outside the town of Tiburon, in Marin County, for the use as a marine research field station. This item proposes the Board of Trustees accept this real property to add to the current 35.8-acre site.

Background

Initially purchased by the Navy in 1904, the 52.5-acre Tiburon site was acquired by the State of California in 1931 for use as the original training school for the California Maritime Academy now located on the Carquinez Strait. With the threat of World War II, the Navy re-acquired the site in 1940 for use as an anti-submarine net supply depot to protect the entrance to San Francisco Bay with a seven-mile long cable net. The depot closed in 1958 and the property became two new county parks. Since 1961, the site has been associated with research on marine game fish and marine minerals. In 1970, it was transferred from the Navy to the Department of Commerce and the collective research agencies on site became known as the National Oceanic and Atmospheric Administration (NOAA). In 1978, NOAA declared 35.8 acres of the property surplus, and the California State University acquired it from the Federal Government for marine research. The SFSU Romberg Tiburon Center for Environmental Studies is the only academic research facility on the San Francisco Bay and operates unique marine ecology and environmental science research projects.

This proposed 16.7-acre property is a protected estuarine research area and the headquarters of the San Francisco Bay Reserve, a partnership of federal, state and local agencies. It is located directly adjacent to our 35.8-acre site for the Romberg Tiburon Center for Environmental Studies. This property transfer will continue to support the center's mission to serve as a local and regional resource for scientific studies and information on estuarine and marine environments. The property is 19 miles from the San Francisco main campus.

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A Categorical Exemption was filed with the State Clearinghouse on March 17, 2006, which meets the requirements of the California Environmental Quality Act. This transfer of property is pursuant to Public Law 107-372, Section 402(a) (2002), whereby the United States Secretary of Commerce is required “to convey, without consideration, all right, title and interest of the United States in the balance of the NOAA property known as the Romberg Tiburon Laboratory located in Tiburon, California” to the California State University.

The following resolution is presented for approval:

RESOLVED, By the Board of Trustees of the California State University, that the Chancellor or designee is authorized to accept on behalf of the Board of Trustees the interest in real property given to the California State University by the National Oceanic and Atmospheric Administration to continue operation as an estuarine and marine research field station.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Status Report on the 2006-07 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 2006/07 Capital Outlay Program and Five-Year Capital Improvement Program 2006/07 through 2010/11 were presented at the September 2005 Board of Trustees' meeting. The governor's proposed budget included \$289.3 million for the trustees' 2006/07 Capital Outlay Program. The Legislative Analyst's Office recommended project budget reductions and deletions resulting in a proposed budget of \$260.4 million. Funding for this program is dependent upon California voter approval of a future general obligation bond.

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 2006/07
State Funded Capital Outlay Program
May 2006



Status Report on the 2006/07 State Funded Capital Outlay Program

The California State University's proposed 2006/07 Capital Outlay Program and the Five-Year Capital Improvement Program 2006/07 through 2010/11 were presented at the September 2005 Board of Trustees' meeting. The trustees approved a 2006/07 priority list totaling \$427 million to complete previously approved projects, perform seismic upgrades, renovate older facilities, and provide new academic space for existing and projected campus enrollments. Funding for this program is dependent on California voter approval of a future general obligation bond. Of the \$427 million in requests, it is anticipated that \$345 million would be available for the 2006/07 program to fund projects, cost of bond issuance, and reserves, consistent with the Governor's Compact.

The Department of Finance considered 19 projects totaling \$303.3 million based on the trustees' priority list. The governor's budget was published on January 10, 2006, and included \$289.3 million for 19 CSU projects, reflecting reductions in funding for four projects.

In the Legislative Analyst's Office, Analysis of the Budget Bill it was recommended that the Legislature reduce the cost of three projects as the proposed amount requested exceeds construction inflation. Additionally, the analyst recommended deleting four projects.

On April 28, 2006, the Senate Budget and Fiscal Review Subcommittee No. 1 approved all CSU projects requested in the 2006/07 governor's budget, and included a new appropriation for the Chico Student Services Center per an amendment to the Governor's Budget Bill. On May 10, 2006, the Assembly Budget Subcommittee No. 2 on Education Finance approved the program request, including the Chico project but excluding the \$50 million in proposed capital renewal funding to total \$281.6 million. This week the Assembly is expected to consider the capital renewal program as part of the CSU support budget funding request.

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 2006/07 Priority List

Cost Estimates are at Engineering News-Record California Building Construction Cost Index 4633 and Equipment Price Index 2726

Rank Order	Cat.	Campus	Project Title	Trustees' Request			Amended Governor's Budget		Legislative Analyst's Office		Senate		Assembly	
				FTE	Phase	Dollars	Phase	Dollars	Phase	Dollars	Phase	Dollars	Phase	Dollars
1	IA	Statewide	Minor Capital Outlay		PWC	25,000,000	PWC	25,000,000	PWC	25,000,000	PWC	25,000,000	PWC	25,000,000
2	IA	Statewide	Capital Renewal		PWC	50,000,000	PWC	50,000,000	PWC	50,000,000	PWC	50,000,000	PWC	0 (h)
3	IB	San Luis Obispo	Eng./Architecture Reno./Replace., Ph. IIB	N/A	E	4,397,000	E	4,397,000	E	4,397,000	E	4,397,000	E	4,397,000
4	IB	Humboldt	Behavioral and Social Sciences	N/A	E	4,670,000	E	2,229,000 (a)	E	2,229,000	E	2,229,000	E	2,229,000
5	II	East Bay	Business and Technology	N/A	E	1,544,000	E	1,544,000	E	1,544,000	E	1,544,000	E	1,544,000
6	IB	San Bernardino	Science Buildings Reno./Add., Phase II	N/A	E	1,573,000	E	1,573,000	E	1,573,000	E	1,573,000	E	1,573,000
7	II	Maritime Academy	Simulation Center	N/A	E	3,618,000	E	3,618,000	E	3,618,000	E	3,618,000	E	3,618,000
8	II	Monterey Bay	Infrastructure Improvements	N/A	E	257,000	E	257,000	E	0 (c)	E	257,000	E	257,000
9	IB	Stanislaus	Science II (Seismic)	N/A	E	4,951,000	E	4,951,000	E	4,951,000	E	4,951,000	E	4,951,000
10	II	San Bernardino	College of Education	N/A	E	2,438,000	E	2,438,000	E	2,438,000	E	2,438,000	E	2,438,000
11	IB	East Bay	Student Services Replacement Building	N/A	C	39,438,000	C	38,938,000 (a)	C	36,186,000 (b)	C	38,938,000	C	38,938,000
12	IB	Channel Islands	Infrastructure Imps., Ph.1a and 1b	0	PWC	11,264,000	PW	2,533,000 (a)	PW	0 (d)	PW	2,533,000	PW	2,533,000
13	IB	Los Angeles	Corporation Yard and Public Safety	N/A	PWC	3,057,000	PW	787,000 (a)	PW	787,000	PW	787,000	PW	787,000
14	IB	Bakersfield	Nursing Renovation	-7	PWC	1,979,000	PWC	1,979,000	PWC	1,979,000	PWC	1,979,000	PWC	1,979,000
15	IB	Long Beach	Peterson Hall 3 Replacement	1,177	C	82,696,000	C	82,696,000	C	71,226,000 (b)	C	82,696,000	C	82,696,000
16	II	Northridge	Performing Arts Center	380	WC	56,528,000	WC	56,528,000	WC	47,571,000 (b)	WC	56,528,000	WC	56,528,000
17	IB	San Luis Obispo	Center for Science	66	P	1,866,000	P	1,866,000	P	0 (e)	P	1,866,000	P	1,866,000
18	II	San Francisco	School of the Arts Acquisition	N/A	A	6,930,000	A	6,930,000	A	6,930,000	A	6,930,000	A	6,930,000
19	II	San Marcos	Social and Behavioral Sciences Building	644	P	1,078,000	P	1,078,000	P	0 (f)	P	1,078,000	P	1,078,000
20	IB	Chico	Student Services Center	0			C	42,252,000 (g)			C	42,252,000	C	42,252,000
Totals				2,260		\$303,284,000		\$331,594,000		\$260,429,000		\$331,594,000		\$281,594,000

Governor's Budget

- Notes: (a) Amount reduced by the Department of Finance.
 (g) Amount approved by Department of Finance for Budget Bill amendment.

Legislative Analyst's Office

- (b) Recommended reduction in funding due to original increase (previously approved by the Legislature) exceeding construction inflation.
 (c) Recommended deleting this request due to questions regarding the use of capital outlay funding.
 (d) Recommended deleting this request due to insufficient justification of specific project elements.
 (e) Recommended deleting this request due to issues related to the increase in instructional space, renovating as an alternative solution, and inclusion of central plant project elements.
 (f) Recommended deleting this request due to insufficient projected enrollment.

Assembly

- (h) To be considered as part of CSU support budget.

- 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

Approve the Campus Master Plan Revision for San Francisco State University

Presentation By

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

Summary

This item requests approval of a campus master plan revision by the Board of Trustees for San Francisco State University. The proposed plan maintains the campus enrollment ceiling of 20,000 full-time equivalent students. The primary objective of the plan is to relocate and site future facilities and change the designation of one building from permanent to temporary. Attachment A is the proposed campus master plan dated May 2006 with revisions indicated in hexagons. Attachment B is the existing campus master plan as approved by the Board of Trustees in January 2005.

Potential Contested Issues

Pursuant to the trustees' request that potential contested issues be noted early in the agenda item, the following is provided:

No material adverse comments were received prior to the April 25, 2006 close of the comment period.

Background

This proposal addresses the relocation and development of future campus buildings in the campus five-year plan and the redesignation of one building from permanent to temporary status. The proposed master plan changes are in response to facility deficiencies of academic support space in the existing Creative Arts Building, the Humanities and Social Sciences (HSS) Building, and the Gymnasium. A new greenhouse is shown as a replacement of the existing greenhouse currently located in Hensill Hall.

Proposed Revisions

The principle changes and additions proposed as components of the revised master plan are identified on Attachment A as follows:

- Hexagon 1:* Creative Arts Building (#75). The new location of this previously approved project is at the corner of Lake Merced Boulevard and Font Boulevard on the west edge of campus. Additional parking to serve this facility will be provided by a surface parking lot for 115 spaces.
- Hexagon 2:* Re-designates existing Creative Arts Building (#7) as a temporary building, and identifies the future site of the Behavioral and Social Sciences (BSS) Classroom Replacement Building (#10).
- Hexagon 3:* Health and Human Services Classroom Replacement Building (#99). Re-designates the future building #99 to Health and Human Services (HHS) Classroom Replacement Building.
- Hexagon 4:* Greenhouse No. 2 (#62). Identifies the location of Greenhouse No. 2 along the north edge of Florence Hale Stephenson Field (#46).

Fiscal Impact

Implementation of the proposed master plan revision will require nonstate and donor funded improvements estimated at \$34,284,000. Previously approved state funded projects costing \$280,425,000 are also affected by the proposed master plan revision. There is no new state funding requirement.

California Environmental Quality Act Action

A Mitigated Negative Declaration and Initial Study were prepared and filed with the State Clearinghouse on March 27, 2006, pursuant to the California Environmental Quality Act. The 30-day public review period ended on April 25, 2006. With the recommended project mitigation measures, impacts will be reduced to less than significant. A copy of the Mitigated Negative Declaration 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 Mitigated Negative Declaration and Initial Study for this 2006 master plan revision were prepared pursuant to the requirements of the California Environmental Quality Act.
2. The proposed project will not result in any significant adverse effects on the environment because mitigation measures to address potential impacts from

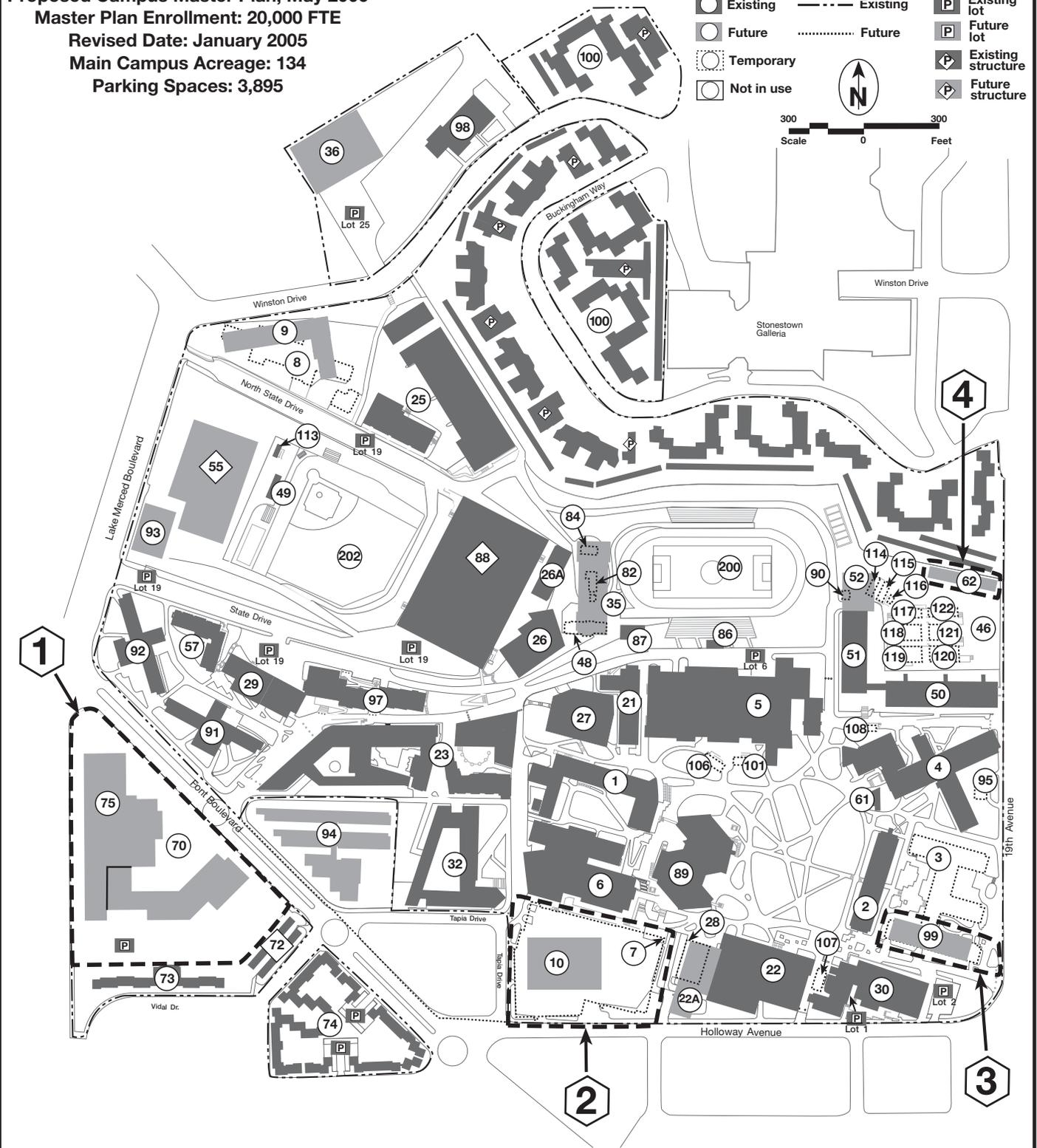
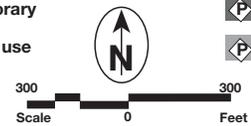
construction and operation of the proposed project will reduce all potential significant effects on the environment to less than significant.

3. The board hereby concurs with the findings of fact and related mitigation measures in the Mitigated Negative Declaration, which identify that the proposed project will reduce all potential significant effects on the environment to less than significant.
4. No additional mitigation measures are necessary, and the project will benefit the California State University.
5. The San Francisco State University campus master plan revision dated May 2006 is hereby approved.

San Francisco State University

Proposed Campus Master Plan, May 2006
 Master Plan Enrollment: 20,000 FTE
 Revised Date: January 2005
 Main Campus Acreage: 134
 Parking Spaces: 3,895

- | Buildings | Campus Boundary | Parking |
|------------|-----------------|--------------------|
| Existing | Existing | Existing lot |
| Future | Future | Future lot |
| Temporary | | Existing structure |
| Not in use | | Future structure |



SAN FRANCISCO STATE UNIVERSITY

Proposed Master Plan

Master Plan Enrollment: 20,000 FTE

Master Plan Approved by the Board of Trustees: September 1964

Master Plan Revision approved by the Board of Trustees: June 1965, January 1966, September 1970, February 1971, November 1978, January 1981, March 1982, May 1985, July 1987, March 1988, March 1999, November 2004, January 2005

1.	Burk Hall	73.	Villas Residential Community/Lot 41
2.	Business Building	74.	Villas at Parkmerced/Lot 42
3.	HSS Building	75.	<i>Creative Arts Building</i>
4.	Science Building	82.	Warehouse #1
5.	Gymnasium	84.	Warehouse #3
6.	Fine Arts Building	86.	Press Box
7.	Creative Arts Building	87.	Stadium Restroom Building
8.	Lakeview Center	88.	Parking Structure
9.	<i>New Lakeview Classroom/Faculty Office Building</i>	89.	Student Union
10.	<i>BSS Classroom Replacement Building</i>	90.	Women's Field Equipment Building
21.	Ethnic Studies and Psychology Building	91.	Mary Ward Hall
22.	J. Paul Leonard Library	92.	Mary Park Hall
22A.	<i>J. Paul Leonard Library Addition</i>	93.	<i>Future Development</i>
23.	The Village at Centennial Square (Buildings 23a-23d)	94.	<i>Future Development</i>
25.	Corporation Yard (Buildings 25a-25e)	95.	Compass Building
26.	Central Plant/Waste Management	97.	Student Apartments
27.	Student Health Center	97A.	Science and Technology Theme Community
28.	Franciscan Building	98.	Sutro Library
29.	Residence Dining Center	99.	<i>HHS Classroom Replacement Building</i>
30.	Administration Building	100.	Stonestown Apartments
32.	Humanities Building	101.	Modular Building A
35.	<i>Health, Physical Education and Recreation Building</i>	106.	Modular Building G
36.	<i>Outdoor Physical Education Facility</i>	107.	Modular Building I
46.	Florence Hale Stephenson Field	108.	Modular Building M
48.	Field House No. 1	113.	Restrooms
49.	Field House No. 2	114.	Modular Building H
50.	Hensill Hall	115.	Modular Building J
51.	Thornton Hall	116.	Modular Building K
52.	<i>Engineering/Computer Science Building</i>	117.	Modular Building N
55.	<i>Parking Structure II</i>	118.	Modular Building O
57.	Children's Center	119.	Modular Building P
61.	Greenhouse	120.	Modular Building Q
62.	<i>Greenhouse No.2</i>	121.	Modular Building R
70.	Softball Field	122.	Modular Building S
71.	Accessory Building	200.	Cox Stadium
72.	Parking Garage	202.	Maloney Field

LEGEND

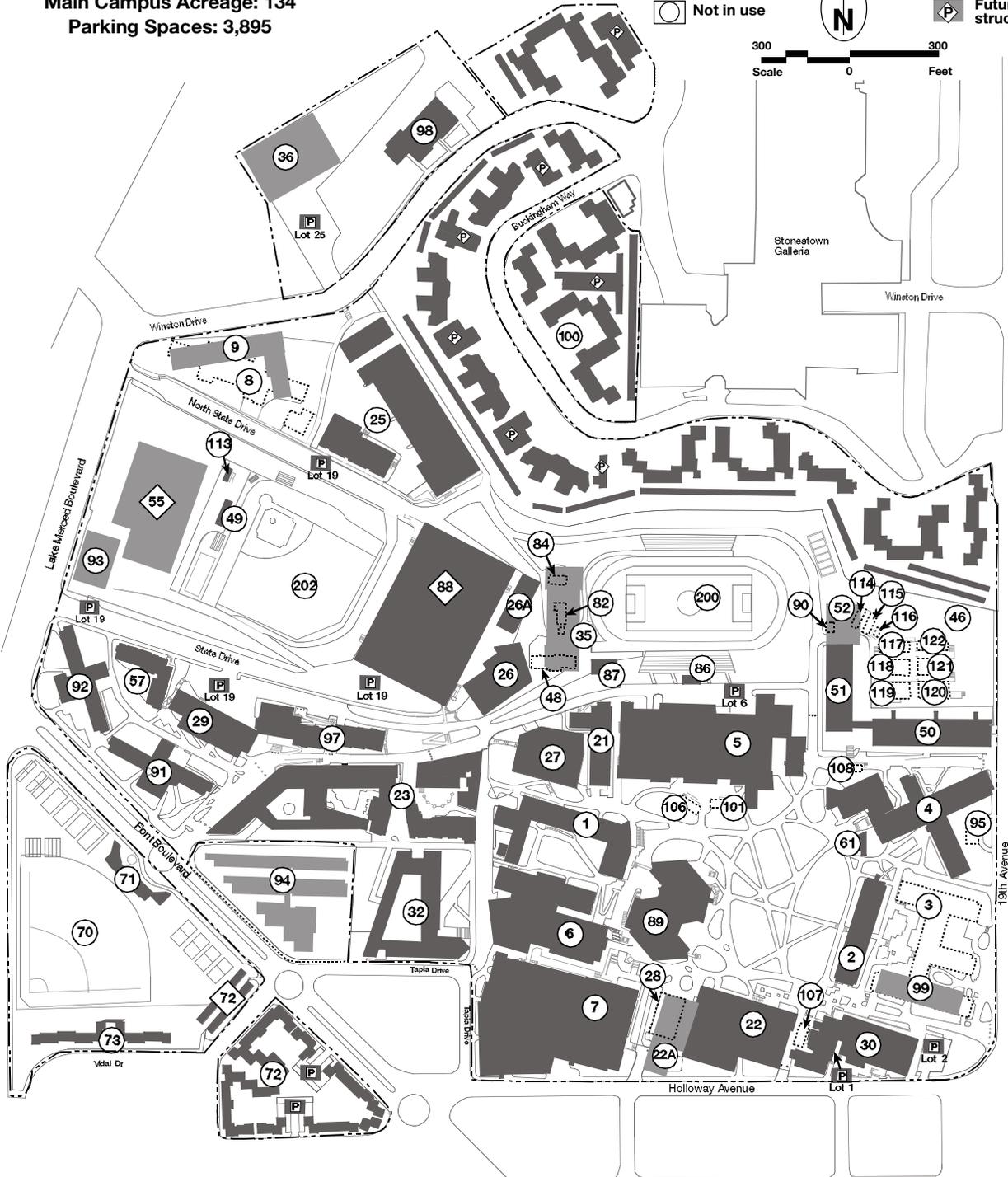
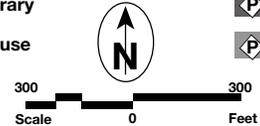
Existing Facility / *Proposed Facility*

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

San Francisco State University

Campus Master Plan
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Buildings	Campus Boundary	Parking
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SAN FRANCISCO STATE UNIVERSITY
 Master Plan Enrollment: 20,000 FTE

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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 two projects will be presented for approval:

- 1. California State University, Bakersfield—Recreation Center**
Project Architect: Sink Combs Dethlefs

Background and Scope

California State University, Bakersfield proposes to construct a 75,411 GSF Recreation Center located south of the student center on the eastern side of the campus. This project will provide a recreation facility for students and the campus community, which will include a fitness center, a three-court gymnasium complex with running track, student recreation offices, and multipurpose activity spaces. The project will also create an outdoor sports field adjacent to the building. The building has been designed around a central open space with rock climbing connecting the gymnasium and the fitness area. The fitness area is planned to have a large video kiosk configured to be accessed for audio at the individual fitness stations. A patio area, outside the fitness area, is planned to connect the building to the sports field.

The building's structure is steel brace frame. The building exterior will be a combination of brick, pre-cast concrete, large glass windows and pre-finished metal panels. The north and west sides also utilize a pergola to emphasize the entry and decrease the heat gain on the west face and the northwest corner, filtering light as it enters the building.

Sustainable features will include natural lighting using clerestory windows for increased daylight into the interior of the building. All building systems are designed to be energy and water efficient. Durability, ease of maintenance, and wear resistance are all important design factors given the large amount of usage expected in the facility.

Timing (Estimated)

Completion of Preliminary Plans	July 2006
Completion of Working Drawings	October 2006
Construction Start	February 2007
Occupancy	May 2008

Basic Statistics

Gross Building Area	75,411 square feet
Assignable Building Area	60,297 square feet
Efficiency	80 percent

Cost Estimate – California Construction Cost Index CCCI 4328

Building Cost (\$204 per GSF) \$15,397,000

<i>Systems Breakdown (includes Group I)</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$11.13
b. Shell (Superstructure and Enclosure)	\$81.22
c. Interiors (Partitions and Finishes)	\$26.95
d. Services (HVAC, Plumbing, Electrical, Fire)	\$66.98
e. Group I Equipment	\$ 1.15
f. Special Construction	\$16.74

Site Development (includes landscaping and sports field) \$1,340,000

Construction Cost \$16,737,000

Fees 2,491,000

Additional Services 314,000

Contingency 2,422,000

Total Project Cost (\$291 per GSF) \$21,964,000

Group II Equipment 778,000

Grand Total \$22,742,000

Cost Comparison

The California State University does not have a building cost guideline for student recreation centers due to varying programmatic differences across campus projects. The project's building

cost of \$204 per GSF is reasonable based on recent cost trends and comparable to the \$200 per GSF for the Sonoma Recreation Center, approved in September 2001, and less than the San Bernardino Student Recreation Center at \$253 per GSF approved in May 2003, both adjusted to CCCCI 4328. The San Bernardino project reflected higher costs for structural requirements near the San Andreas Fault.

Funding Data

The CSU Bakersfield students approved a referendum authorizing funding through the issuance of CSU Systemwide Revenue Bonds, to be paid from student fees.

California Environmental Quality Act (CEQA) Action

A Notice of Categorical Exemption has been prepared for this project and filed with the State Office of Planning and Research. No further CEQA action is required.

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 Notice of Categorical Exemption for the California State University, Bakersfield, Recreation Center has been prepared in accordance with the requirements of the California Environmental Quality Act.
 2. The proposed project will not have the potential for significant adverse impacts on the environment, and the project will benefit the California State University.
 3. The schematic plans for the California State University, Bakersfield, Recreation Center are approved at a project cost of \$22,742,000 at CCCCI 4328.
- 2. California State University, San Bernardino—Palm Desert Off-Campus Center, Phase III**
Project Architect: HMC Architects

Background and Scope

The CSU San Bernardino, Palm Desert Off-Campus Center proposes to construct a 28,000 GSF Health Sciences facility, the third phase of the 55-acre center. The project responds directly to

the critical shortage of health care professionals in the Coachella Valley region. The building will include classrooms, chemistry and biology laboratories, nursing instructional labs, a distance learning classroom, computer labs, a student health center, and library information resource space. The facility will provide for 63 FTE in upper division laboratories, 210 FTE in lecture, and 10 faculty offices.

The building footprint will consist of two wings, each with distinct programmatic functions. The academic wing contains classrooms and laboratories, while the nursing wing houses simulation rooms, a health assessment laboratory, a student health center, and a nursing skills laboratory. The two wings frame a central lobby that serves as the circulation hub. At the heart of this lobby is the library and resource center, accessed via an entry “kiva,” paying homage to the Cahuillan Indian ceremonial round houses, which existed in this region in years past.

The site for the new building is near the intersection of Cook Street and Frank Sinatra Drive. The exterior finishes are stucco and aluminum metal clad trim, and the design includes overhangs and architectural fins as exterior sunscreens. The color and finish of these materials will be compatible to the palette initiated in earlier phases. A clock tower is being considered for location next to the nursing wing. The element, which may contain a concealed cellular transmission tower, is not included in the cost summary below but will be included in the visual presentation to the board. Its installation is dependent upon agreement between the university and a private third party on the terms and conditions of the tower installation, funding, and use.

A number of sustainable features have been incorporated into the project’s design in addition to the exterior elements described above. A cool roof (light colored) will be used to minimize heat absorption, and an air plenum between the roof and inhabited spaces will also minimize direct heat transfer. Other energy efficiency features include: light tubes integrated into the roof structure to help deliver natural light to interior spaces; dual mode occupancy sensors; insulated low-emission tinted glazing; HVAC variable air volume controls; higher ratings for roof and wall insulation; and high efficiency lighting. All these features will contribute to lower energy consumption.

Timing (Estimated)

Completion of Preliminary Drawings	July 2006
Completion of Working Drawings	October 2006
Construction Start	December 2006
Occupancy	February 2008

Basic Statistics

Gross Building Area	27,747 square feet
Assignable Building Area	15,429 square feet
Efficiency	56 percent

Cost Estimate – California Construction Cost Index 4328

Building Cost (\$337 per GSF)	\$9,353,000
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<i>Systems Breakdown</i> (includes Group I)	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 9.08
b. Shell (Superstructure and Enclosure)	\$142.50
c. Interiors (Partitions and Finishes)	\$ 52.65
d. Services (HVAC, Plumbing, Electrical, Fire)	\$112.12
e. Equipment and Furnishings	\$ 20.72

Site Development (includes landscaping)	<u>732,000</u>
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Construction Cost	\$10,085,000
Fees	1,417,000
Additional Services	363,000
Contingency	<u>901,000</u>

Total Project Cost (\$460 per GSF)	\$12,766,000
Group II Equipment	<u>992,000</u>

Grand Total	<u>\$13,758,000</u>
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Cost Comparison

This project building cost of \$337 per GSF is above the CSU construction cost guideline of \$295 per GSF (CCCI 4328 including Group I) for science buildings. The key factor for the higher cost is the significant amount of exterior surface relative to the building's area. The campus considered alternative configurations and locations for the mechanical equipment, but has recommended the penthouse solution in part to improve the life cycle of the equipment and in part to enhance the visual impact of the new building.

Funding Data

Funding for this project will be provided through a university-sponsored capital campaign. Construction will not proceed until funds are available. Future funding for equipment will be requested from the state funded capital outlay program.

California Environmental Quality Act (CEQA) Action

The city of Palm Desert, as lead agency and at its expense, prepared a Draft Environmental Impact Report (DEIR) pursuant to the provisions of CEQA. The city of Palm Desert certified the Final EIR, with required Findings of Fact, on March 16, 1999. The Final EIR was presented to the CSU Board of Trustees at its May 2000 meeting and the board concurred with the report's findings. Environmental impacts of the Phase III building on this site were analyzed in the FEIR. A Notice of Categorical Exemption has been prepared for this project and filed with the State Office of Planning and Research. No further CEQA action is required.

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 Notice of Categorical Exemption for the California State University, San Bernardino Palm Desert Off-Campus Center Phase III has been prepared in accordance with the requirements of the California Environmental Quality Act.
2. The proposed project will not have the potential for significant adverse impacts on the environment, and the project will benefit the California State University.
3. The schematic plans for the California State University, San Bernardino Palm Desert Off-Campus Center Phase III are approved at a project cost of \$13,758,000 at CCCI 4328.