

AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: 4:00 p.m., Tuesday, November 15, 2011
Glenn S. Dumke Auditorium

Bob Linscheid, Chair
Linda A. Lang, Vice Chair
Carol R. Chandler
Margaret Fortune
William Hauck
Hsing Kung
Peter G. Mehas
Lou Monville
Glen O. Toney

Consent Items

Approval of Minutes of Meeting of July 12, 2011

1. California State University Seismic Safety Program Annual Report, *Information*
2. California Environmental Quality Act Annual Report, *Information*

Discussion Items

3. Amend the 2011-2012 Capital Outlay Program, Non-State Funded, *Action*
4. Certify the Revised Environmental Impact Report and Approve the Campus Master Plan Revision and Amendment to the Non-State Capital Outlay Program for the Campus Pointe Project at California State University, Fresno, *Action*
5. State and Non-State Funded Five-Year Capital Improvement Program 2012-2013 through 2016-2017, *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
Glenn S. Dumke Auditorium
401 Golden Shore
Long Beach, California**

July 12, 2011

Members Present

Bob Linscheid, Chair
Herbert Carter, Chair of the Board
Carol Chandler
Margaret Fortune
William Hauck
Hsing H. Kung
Peter G. Mehas
Lou Monville
Charles B. Reed, Chancellor

Approval of Minutes

The minutes for the May 2011 meeting were approved as revised.

Amend the 2011-2012 Capital Outlay Program, Non-State Funded

With the concurrence of the committee, Trustee Linscheid presented agenda item 1 as a consent action item. The committee recommended approval by the board of the proposed resolution (RCPBG 07-11-09).

Final Report on the 2011-2012 State Funded Capital Outlay Program

With the use of a PowerPoint presentation, Assistant Vice Chancellor Elvyra F. San Juan provided a Final Report on the State Funded Capital Outlay Program. The \$204 million capital program for 2011-2012 is a sizable increase over last year's program of just under \$90 million. The program is primarily funded from State Public Works Board Lease Revenue Bond funds. The efforts of the campuses and facilities planning contributed significantly to obtaining approval for these projects.

**Categories and Criteria for the State Funded Five-Year Capital Improvement Program
2013-2014 through 2017-2018**

Ms. San Juan presented the categories and criteria which establish priorities for capital funding for the five-year plan 2013-2014 through 2017-2018. The criteria are fairly consistent with prior years and prioritize life-safety with a change of program title from Capital Renewal to Infrastructure Improvements. The terminology change aims to enable the CSU to access the last remaining general obligation bond funds to address infrastructure replacements and upgrades.

Trustee Monville asked if the change in language will assist the campuses in securing funds for energy efficiency and renewable energy systems. Ms. San Juan responded that it will help.

Trustee Linscheid asked what is the current value of the system's deferred maintenance backlog. Ms. San Juan responded \$1.6 billion, predominantly made up of systems that are old and in need of replacement. This number is noted in the revised minutes from the May board meeting where it had previously been submitted incorrectly as \$1.6 million.

Trustee Chandler inquired whether the deferred maintenance amount included seismic upgrades and building renovations. Ms. San Juan answered that it does not include seismic upgrades or programmatic improvements. The \$1.6 billion is strictly based on the estimated life cycle of building systems; programmatic improvements such as seismic strengthening and ADA compliance are an addition to that amount.

The committee recommended approval by the board of the proposed resolution (RCPBG 07-11-10).

Approval of Schematic Plans

The proposed item on the agenda requests the approval of schematic plans for California Maritime Academy—Dining Center Replacement. With an audio-visual presentation, Ms. San Juan presented the item. All CEQA requirements on these projects have been completed and staff recommends approval.

The committee recommended approval by the board of the proposed resolution (RCPBG 07-11-11).

Trustee Linscheid adjourned the meeting.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

California State University Seismic Safety Program Annual Report

Presentation By

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

Summary

This information item presents the CSU Seismic Safety Program Annual Report for the July 2010 through June 2011 period.

Seismic Policy and History

The trustees initiated an assessment of the seismic hazards posed by CSU buildings as directed by former Governor Deukmejian's executive order and legislative provisions. In 1993, the CSU Board of Trustees adopted the following policy:

It is the policy of the Board of Trustees of the California State University, that to the maximum extent feasible by present earthquake engineering practice, to acquire, build, maintain, and rehabilitate buildings and other facilities that provide an acceptable level of earthquake safety for students, employees, and the public who occupy these buildings and other facilities at all locations where CSU operations and activities occur. The standard for new construction is that it meets the life-safety and seismic hazard objectives of the pertinent provisions of Title 24 of the California Code of Regulations; the standard for existing construction is that it provides reasonable life-safety protection, consistent with that for typical new buildings. The California State University shall cause to be performed independent technical peer reviews of the seismic aspects of all construction projects from their design initiation, including both new construction and remodeling, for conformance to good seismic resistant practices consistent with this policy. The feasibility of all construction projects shall include seismic safety implications and shall be determined by weighing the practicality and cost of protective measures against the severity and probability of injury resulting from seismic occurrences.

[Approved by the Board of Trustees of the California State University at its May 19, 1993 meeting (RCPBG 05-93-13)]

In furtherance of this policy the CSU Seismic Review Board was established to provide advice on the ongoing seismic condition of the CSU building stock and technical counsel in how to effectively implement a seismic oversight program. Four of the Seismic Review Board members have participated since the inception of the board in the mid 1990s. New members have been added to replace a (rare) vacancy by the assistant vice chancellor of capital planning, design and construction (CPDC) at the recommendation of the remaining members based on the expertise of the individual. Periodically, the Seismic Review Board has been asked to provide opinions and reports on seismic matters for other state agencies and institutions.

The CSU's seismic approach is to actively seek out and identify potential seismic hazards within its existing building stock and subsequently pursue mitigation. These potential concerns help inform and prioritize capital program planning efforts. Where imminent structural threats are identified immediate action is taken.

The CSU Seismic Review Board

The Seismic Review Board is comprised of:

- Charles Thiel Jr., Ph.D., President, Telesis Engineers (Chair)
- Gregg Brandow, Ph.D., S.E., President, Brandow and Johnston, Adjunct Professor, University of Southern California
- John Egan, G.E., Principal Engineer, AMEC Geomatrix
- John A. Martin, Jr., S.E., President, John A. Martin and Associates, Inc.
- Richard Niewiarowski, S.E., Consulting Structural Engineer, former Principal Rutherford and Chekene, Retired
- Thomas Sabol, Ph.D., S.E., Principal, Englekirk and Sabol
- Theodore C. Zsutty, Ph.D., S.E., Consulting Structural Engineer, former Professor, San José State University, Retired (Co-chair)

Thomas Kennedy, CSU chief of architecture and engineering, is responsible for organizing and managing board activities by prioritizing tasks based on the needs of current and proposed projects, the status of code changes, the need for policy updates, and the need for campus staff training.

CSU Seismic Mitigation and Oversight

The CSU maintains an ongoing seismic mitigation and oversight effort comprised of six elements:

1. *Mitigate urgent falling hazard concerns.* Mitigate significant life-safety threats posed by falling hazards as a priority. In the CSU, falling hazards are generally defined as exterior architectural features that could become dislodged during a seismic event.

2. *Identify and broadly prioritize existing seismic deficiencies.* Identify existing buildings that pose a significant life-safety threat and mitigate these hazards as soon as practical. Prioritize these buildings into two published listings: Seismic Priority List 1, which are buildings that should be retrofitted as soon as practical, and Seismic Priority List 2, which triggers the project's seismic retrofit when any construction work other than maintenance is performed.

The following projects merit special note:

California State University, East Bay, Warren Hall remains an urgent Seismic Priority List 1 project and was approved for demolition and replacement in the 2011-2012 CSU capital program. The program scope identifies Warren Hall for complete demolition plus the design and construction of a smaller (approximately 60,000 GSF) replacement facility. The first replacement facility, the Student Services Replacement Building, is now complete and has been occupied by many staff that has been moved out of the existing building.

Warren Hall is essentially vacant except for a small cadre of essential campus functions that remains operational pending relocation. These functions are the main campus telephone switch gear in the basement, campus Information Technology (IT) servers on the third floor, and various antennas. To address IT needs, the campus will relocate the data center to the Student Services Replacement Building or possibly utilize cloud computing. Although most operational maintenance can be performed remotely, staff will periodically continue to visit these three areas on an as-needed basis.

San Francisco State University, Parking Structure seismic renovations have been successfully completed to this Priority List 1 project with associated accessibility upgrades expected to conclude shortly. The parking structure remained partially in use during this renovation effort.

San Francisco State University, Library (Priority List 1) seismic renovation work continues. During this reporting period, a new shear wall was removed and replaced due to faulty construction. Despite this setback, this large renovation/addition of the campus library is ahead of schedule and expected to be operational in spring 2012.

California State Polytechnic University, Pomona Classroom/Lab/Administration (CLA) Building, due to a range of extensive deficiencies, including seismic, its demolition and replacement was included in the trustees' 2011-2012 capital program request, but it did not make it into the final state budget; it has been proposed again in the 2012-2013 capital program request. Given the need for seismic renovations in other campus facilities and the current state funding outlook, the campus is reinvestigating if it is economically feasible to seismically upgrade and renovate at

least the non-tower portions of the CLA building. The CLA tower remains a Priority List 1 concern.

3. *Perform periodic re-evaluation of existing facilities.* The most recent comprehensive systemwide seismic assessment was completed in 2008. Since then additional buildings have been reviewed and evaluated when there has been a basis for reconsideration either in new knowledge or observed building performance. The results of these individual evaluations are reflected in periodically updated Seismic Priority Lists. Looking forward, a future systemwide comprehensive seismic review will be coordinated to occur after the publication of the next (2013) triennial California building code update.
4. *Provide peer review for all major construction.* Each major capital and minor capital project constructed under CSU authority is both code reviewed and independently, seismically peer reviewed. The California Building Code includes separate provisions for new construction and for renovation work for state projects. The code contains triggering criteria that have the practical effect over time of systematically raising the level of seismic safety for our existing building stock whenever significant modifications, alterations or additions are undertaken. The Seismic Review Board closely monitors this compliance as a part of its peer reviews.
5. *Have in place a Seismic Event Response Plan.* The CSU Seismic Policy has a response protocol in place in the case of a significant seismic event.

Should a significant seismic event occur, predefined CSU and Seismic Review Board actions are triggered. Initial damage assessments by campus first responders and/or Facilities Officers are promptly relayed to the CSU Building Official/Chief of Architecture & Engineering by phone or by email, who then further communicates to Chancellor's Office senior management of a significant event. The Seismic Review Board Chair confers with potentially affected campuses to determine if an on-site presence by the Seismic Review Board is warranted. If so, the Chair of the Seismic Review Board is empowered to act as a Special Deputy Building Official to direct Campus Police Officers to make and enforce building occupancy posting assessments during the period immediate following an earthquake. Once initial life-safety assessments are made follow-up structural repair strategies can be developed.

6. *Conduct seismic related staff training.* CSU operations and physical planning and development staff are afforded systemwide training on project management, building code, building official responsibilities, and seismic emergency response and assessment procedures. Building official training was conducted in September 2010 by the CSU Building Official.

Summary of 2010-2011 Seismic Review Board Activities

1. The Seismic Review Board met four times during this period at campus locations to maintain familiarity with potential concerns, planned projects, or projects in progress, in conjunction with their business agenda. Meetings during the period were held at CSU East Bay to review the status of Warren Hall; CSU Northridge to understand its Emergency Operations Plan; and San José State to review the Spartan Complex (Seismic) and Student Union Renovation & Addition capital projects. One meeting was held at the Office of the Chancellor.
2. The Seismic Review Board provided seismic and structural engineering technical support to the Chancellor's Office and campuses.
3. The Seismic Review Board completed peer review for construction projects in accordance with trustee policy. This includes all new construction and all construction projects that modify the structural characteristics of existing structures, regardless of their extent.
4. Technical clarifications to enforce CSU building official authority are currently in progress with the California Building Standards Commission. The Seismic Review Board will continue to take a proactive role in future code edition updates.
5. The Seismic Review Board made technical updates (such as calculation changes to campus peak ground motion acceleration) to the trustees' *CSU Seismic Requirements*.
6. The CSU Seismic Priority List is regularly evaluated and periodically updated. Projects are removed as renovations/demolitions occur and new listings are added as conditions warrant. The number of entries has increased from years' earlier editions. Several of these listings are likely to be correctable at a cost below minor capital project thresholds (\$600,000). Current budget constraints however severely limit available funds near term for such renovations.
7. During this reporting period there were no significant seismic events that impacted the CSU campuses. As a result of the Japanese event in Tohoku (Fukushima), short term tidal surges were noted at CSU shoreline locations, including the Office of the Chancellor where for a brief time a strong inward tide movement upstream into the Los Angeles River outlet was readily observable. No damaging effects were experienced.
8. The Seismic Review Board continues to provide technical and review support to other state institutions and departments. Historically this has included the University of California Office of the President and selected UC campuses, Department of General Services, Division of State Architect, and California Community Colleges. For recent building code update cycles the Seismic Review Board has chaired and provided significant technical input to California State Building Code requirements for state buildings.

The trustees' *CSU Seismic Requirements* and Priority Lists are posted at:
http://www.calstate.edu/cpdc/ae/review/seismic_peer.shtml.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

California Environmental Quality Act Annual Report

Presentation By

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

Summary

Pursuant to the Board of Trustees' policy, this information item provides the annual report on the CSU's California Environmental Quality Act (CEQA) certification actions for Environmental Impact Reports (EIR) and related documentation. The report identifies the compliance actions that have been acted upon by the board for the period from July 2010 through June 2011, consistent with their responsibility as the "Lead Agency" under CEQA. The report also provides information on recent changes to CEQA administrative rules and procedures, and current court actions.

Background

As the Lead Agency, the board has a responsibility to ensure that draft EIRs and other CEQA documents circulated for required public review provide all relevant information on potential environmental impacts of a project. Under CEQA a "project" can be either a specific building or facility planned for construction, or it can be a programmatic action such as approval of an updated campus master plan, which may not be implemented for several years. The chancellor is delegated responsibility for ensuring compliance with CEQA broadly, and the assistant vice chancellor for Capital Planning, Design and Construction (CPDC) is delegated responsibility to ensure all procedural requirements are met. Compliance with CEQA is important because state project funding may not be authorized if there is a CEQA-based legal challenge to the board's approval of a project. The assistant vice chancellor for CPDC has authority to approve minor capital projects (e.g., architecturally not significant and utility/infrastructure projects) and their related environmental compliance documents, while smaller capital projects, such as facility renovations, are typically exempt from CEQA compliance under a Categorical Exemption and require no public circulation for comment.

CSU Compliance Actions from July 2010 through June 2011

Attachment A lists CEQA actions from July 2010 through June 2011.

The major master plan approval action significant to the CSU's future development includes the following:

- *San Diego State University—Approved May 11, 2011.* The Final Environmental Impact Report for a campus master plan revision was certified by the board on May 11, 2011. The particular focus of the master plan revision was the proposed mixed-use Plaza Linda Verde development. The revision included an amendment to the campus boundary which encompassed the site of the Plaza Linda Verde development as well as additional adjacent properties to facilitate comprehensive long-range campus planning. The master plan revision also included analysis of near term project components for the Plaza Linda Verde development that would provide student housing units, commercial/retail space, and related support uses.

San Diego State met with the City of San Diego in accordance with the *Marina* Supreme Court decision in an effort to reach agreement regarding off-site impacts and related mitigation associated with the master plan revision. The city took the position that San Diego State should be responsible for 100 percent of certain roadway costs rather than a fair share percentage. Furthermore, the city indicated that San Diego State should pay fees for potential impacts to city fire service facilities, even though the EIR did not identify significant impacts to the city's fire services. The city did not accept the university's best and final offer for covering the CSU's calculation of its fair share contribution payment. Following approval and certification by the board, the city did not challenge the EIR and its statutory time in which to do so has lapsed.

Other significant CEQA approval actions include:

- The Entrance Road project at California State University, Channel Islands met CEQA compliance requirements through the preparation of a supplement to an existing approved EIR, confirming conditions (identified in the previously approved EIR) and adding minor technical information. This streamlined CEQA procedure reduces duplication of effort and the time required to prepare items for trustee action.
- Negative Declarations and Mitigated Negative Declarations were certified for five capital projects for California State University, Chico, California State Polytechnic University, Pomona, California Polytechnic State University, San Luis Obispo (two), and California State University, San Marcos.
- Categorical Exemptions were submitted for five major capital outlay projects at California State University, Fresno (two), California State University, Fullerton, California State Polytechnic University, Pomona, and California State University, San Bernardino, also streamlining the environmental review process.

Many minor capital outlay projects and minor master plan revisions are administratively approved with a Notice of Exemption submitted directly by the respective campus to the State Clearinghouse.

Ten major master plan revisions have been approved by the trustees since the *Marina* decision in 2006. In each case, the CSU has made off-site fair share mitigation determinations consistent with that court decision. In three cases, the local city jurisdiction initiated litigation to overturn the board's approval action (further discussion below), and one case (California State University, Monterey Bay) has been settled. The CSU acknowledges the following principles when proceeding with negotiations associated with fair share, off-site mitigation:

1. CSU determines the basis for fair share mitigation responsibility.
2. CSU negotiates in good faith with local agencies.
3. CSU requests off-site mitigation funding from the governor and legislature.
4. Caltrans (California Department of Transportation) is responsible for state highway mitigation improvements.
5. Public/private partnerships are responsible to pay full fair share mitigation costs.

Each year since 2008-09, the CSU has requested funding for off-site mitigation as part of a systemwide CSU state capital outlay request with no resulting favorable response or inclusion in the governor's budget. The CSU will continue efforts to seek funding for fair share mitigation costs in future state project budget requests.

CEQA Guidelines and Judicial Action Updates

CEQA Guidelines and judicial actions continue in two principal resource areas that may have implications for the CSU's capital improvement program and future campus growth.

Amendments to CEQA Guidelines were approved in 2010, which require that the amount of greenhouse gas emissions resulting from a project (as defined by CEQA Guidelines and typically refers to a campus master plan change or new building) be described and estimated as part of CEQA compliance. However, CEQA Guidelines do not clearly define a threshold to be used to determine whether a project will result in a significant adverse greenhouse gas impact. As a result, it is challenging to evaluate this impact if a threshold has not been identified by the local air quality management district.

In 2010, the CSU prevailed in a Superior Court decision in a lawsuit filed by the City of San Diego and other agencies over the 2007 San Diego State University Master Plan and EIR approved by the board. The trial court found that the CSU had complied with the *Marina*

CPB&G

Agenda Item 2

November 15-16, 2011

Page 4 of 4

decision in its analysis and determination of San Diego State's fair share for off-site mitigation costs. The city has appealed the decision. Oral arguments before the Court of Appeal will take place in November 2011.

The City of Hayward and two homeowner associations filed CEQA challenges to the 2009 California State University, East Bay Master Plan and EIR approved by the board. The trial court ruled in favor of the petitioners and enjoined the university from proceeding with construction of a planned parking structure; the university filed an appeal. The CSU opening brief was filed in August 2011. The respondent's brief will be submitted in October 2011.

Land-Value 77, a private business entity in Fresno, filed a CEQA challenge to the California State University, Fresno's Campus Pointe project. The court ultimately determined that the EIR for Campus Pointe complied with CEQA, except for additional analysis required on overflow parking and traffic as well as certain water and air quality issues. Finding that Land-Value had pursued this matter primarily for its own financial interests, and not for the benefit of the public, the court denied Land-Value's request for \$1.2 million in fees and costs. A revised EIR addressing the court's concerns was circulated for public review and comment in August 2011, with submittal to the board planned for November 2011.

THE CALIFORNIA STATE UNIVERSITY
CALIFORNIA ENVIRONMENTAL QUALITY ACT ANNUAL REPORT
July 2010 through June 2011

CAMPUS/Project	CEQA Action Prepared					
	Exempt	MIT. N.D.	N.D.	E I R	BOT Action	NOD Filed
CALIFORNIA STATE UNIVERSITY, CHANNEL ISLANDS Entrance road with Long Grade Canyon Creek Crossings				√	(1)	11/5/2010
CALIFORNIA STATE UNIVERSITY, CHICO Parking Structure 2 Schematic Plan Approval		√			5/10/2011	5/12/2011
CALIFORNIA STATE UNIVERSITY, FRESNO Faculty Office/Lab Building Sports Medicine Building	√				(1)	3/16/2011
	√				(1)	5/10/2011
CALIFORNIA STATE UNIVERSITY, FULLERTON Photovoltaic Solar Electric	√				(1)	6/23/2011
CALIFORNIA STATE POLYTECHNIC UNIVERSITY, POMONA Recreation Center Schematic Plan Approval Water Filtration Plant	√				(1)	7/19/2010
			√		(1)	11/29/2010
CALIFORNIA STATE UNIVERSITY, SAN BERNARDINO Fuel Cell Installation Project	√				(1)	3/21/2011
SAN DIEGO STATE UNIVERSITY Certify the Final EIR and Approve the 2011 Campus Master Plan Revision				√	5/10/2011	5/12/2011
CALIFORNIA POLYTECHNIC STATE UNIVERSITY, SAN LUIS OBISPO Cal Poly Meats Processing Center Pennington Creek Bridge Removal and Streambed Restoration			√		(1)	8/2/2010
		√			(1)	10/12/2010
CALIFORNIA STATE UNIVERSITY, SAN MARCOS University Student Union Schematic Plan Approval		√			3/23/2011	3/24/2011

- (1) Delegated Administrative Approval
- EXEMPT Categorical Exemption
- MIT. N.D. Mitigated Negative Declaration
- N.D. Negative Declaration
- EIR Environmental Impact Report
- BOT Action Meeting Date Action Taken (or Delegated Approval)
- NOD Filed Date Notice of Determination Filed with State Clearinghouse Office of Planning and Research or Date of Notice of Exemption

COMMITTEE ON CAMPUS PLANNING, BUILDING AND GROUNDS

Amend the 2011-2012 Capital Outlay Program, Non-State Funded

Presentation by

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

Summary

This item requests approval to amend the 2011-12 non-state funded capital outlay program to include the following three projects:

1. San Diego State University

Donald P. Shiley BioScience Center Renovation

PWCE

\$1,900,000

San Diego State University wishes to build out the unfinished shell space (8,157 GSF) on the second floor and basement level of the Donald P. Shiley BioScience Center (#135). The five-story BioScience Center was built in 2006 with donor funds and is located in the campus science quad adjacent to Life Science North (#35). The build out of the second floor will provide increased laboratory space to expand the research capabilities and volume of sponsored research funding capacity for teaching and research groups. The project will construct private office space, primary investigator stations, wet labs and equipment areas, fume hoods, and bio-safety cabinets. The second floor research space will be made available to entrepreneurs and academics to join forces in addressing critical biomedical research and technology development. This project will complete this facility.

The project will be funded from donor funds.

2. San Diego State University

University Towers Renovation

PWCE

\$10,134,000

San Diego State University wishes to proceed with the interior and exterior renovation and code compliance upgrades to University Towers (#932), located at the corner of Montezuma Road and 55th Street on the southern border of the campus. The nine-story, 560-bed residence hall was built in 1966 and suffers serious disrepair in the food service area. The project includes renovation of 23,100 GSF including the food service facility, code compliance upgrades to

residence hall restrooms, entryways and lobby, window replacement on east and west wings, and selective exterior upgrades and landscape improvements.

The project will be financed through the CSU Systemwide Revenue Bond program. The bonds will be repaid from dormitory revenue.

3. Systemwide Solar3 Photovoltaic Initiative **PWC** **\$20,000,000**

The California State University (CSU) wishes to proceed with the implementation of photovoltaic (PV) systems for California State University as part of the Systemwide Solar3 Photovoltaic Initiative. The systems will be designed, constructed, owned and operated by a third party provider who will sell all the electrical output to the campus at a fixed rate for 20 years using a site license and solar purchase agreement.

Solar3 is the third phase of a state solar initiative to increase the percentage of renewable energy in state facilities. Of the 18 campuses participating, CSU Sacramento may be the first to proceed for an array of locations at the Library (#40) and the Well (#109). The Sacramento project will generate approximately 640,000 kilowatt hours, reduce greenhouse gas emissions by 211 metric tons, and realize approximately \$213,000 in avoided utility costs over the 20-year life of the project.

While pricing for the remaining 17 campuses was not favorable, the Request for Proposal and contract terms are being reviewed with vendors to determine driving factors to the poor pricing. Solar3 has the potential to add approximately 12 megawatts of renewable generation on campuses. This would exceed the trustees' 2014 goal by 2 megawatts. The CSU is a university leader in renewable energy purchases and on-site renewable energy infrastructure.

This project will be funded entirely by the third party provider.

The following resolution is presented for approval:

RESOLVED, by the Board of Trustees of the California State University, that the 2011-2012 non-state funded capital outlay program is amended to include: 1) \$1,900,000 for preliminary plans, working drawings, construction, and equipment for the San Diego State University Donald P. Shiley BioScience Center Renovation project; 2) \$10,134,000 for preliminary plans, working drawings, construction, and equipment for the San Diego State University University Towers Renovation project; and 3) \$20,000,000 for preliminary plans, working drawings, and construction for the Systemwide Solar3 Photovoltaic Initiative.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Certify the Revised Environmental Impact Report and Approve the Campus Master Plan Revision and Amendment to the Non-State Capital Outlay Program for the Campus Pointe Project at California State University, Fresno

Presentation By

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

Summary

On May 16, 2007, the Board of Trustees of the California State University: (1) certified the 2007 Environmental Impact Report (EIR) for the Master Plan Revision and Campus Pointe Project (“Project”), (2) approved the May 2007 Campus Master Plan Revision, and (3) approved the amendment of the 2006-07 Non-State Funded Capital Outlay Program at California State University, Fresno to include the Campus Pointe Mixed-Use Development.

The Project is comprised of multi-family housing, senior housing, retail, hotel and office facilities. The 2007 Final EIR concluded that the Project would result in significant and unavoidable impacts on prime farmland, air quality, traffic, and noise. Traffic impacts could be mitigated to less than significant levels with implementation of identified mitigation measures. However, because certain specific traffic mitigation measures are under the authority and jurisdiction of the cities of Clovis, Fresno, and the California Department of Transportation and could not be guaranteed to be implemented, even with the Developer “Fair Share” funding contribution towards implementation, the traffic impacts were considered remaining significant and unavoidable.

The board’s certification of the Final EIR was challenged in 2007 by LandValue 77, a commercial development entity within the City of Clovis. In July 2009, the Fresno County Superior Court found the 2007 EIR adequate in all but three discrete areas related to (1) traffic and overflow parking for the Save Mart Center, (2) water, and (3) air quality. LandValue appealed, and in June 2011, the appellate court upheld the trial court’s original determination. CSU was directed to file a response to the court within 120 days of the court’s order. An extension to November 28, 2011, was obtained from the court.

In response to the court’s order following the appeal, CSU Fresno prepared and circulated a Revised Environmental Impact Report (REIR) on August 12, 2011, for agency and public review and comment. The campus held a public meeting on September 13, 2011, and the public

comment period ended on September 26, 2011. The 2011 REIR is limited to the environmental impacts of the Project in the three discrete areas found inadequate by the court. To address new CEQA Guidelines (15064.4), the REIR also contains a new section regarding greenhouse gases and climate change impacts.

This item is returning to the board for re-approval and re-certification in compliance with the court's order.

Attachment "A" is the proposed campus master plan. Attachment "B" is the existing campus master plan approved by the Board of Trustees in November 1999.

The 2011 REIR, including the Findings of Fact, Statement of Overriding Considerations, and the Environmental Mitigation Measures, along with the previously certified 2007 EIR and the 2006 Draft EIR, are available for review by the board and the public at www.auxiliary.com.

Project Status

The proposed Project is located east of the main CSU Fresno campus on the northeast corner of Shaw and Chestnut Avenues. The multi-family (workforce) rental housing opened for occupancy in July 2009, and the multi-family (basic) housing units opened for occupancy in June 2010. Construction of the senior housing units is planned to commence in fall 2011, and construction of the retail and live/work lofts will begin in spring 2012. All of the common roads and infrastructure improvements have been completed. Construction of the hotel will begin in 2012-13. Currently, there is no estimated start or completion date for the future office project. In addition, on-site parking facilities (2,805 parking spaces) will be constructed to serve the proposed Project. A full description of the Project is included in the REIR. When fully built out, the Project will construct approximately 1 million square feet of space and will accommodate an estimated 1,382 residents.

Court Rulings

In response to LandValue's CEQA challenge, the Superior Court upheld the adequacy of the Project's 2007 Final EIR in all but three discrete areas related to (1) traffic and overflow parking for the Save Mart Center, (2) water, and (3) air quality. LandValue appealed. The Court of Appeal affirmed in part and reversed in part, and directed the trial court to issue a modified judgment and issue a peremptory writ of mandate.

The Superior Court's Judgment and Peremptory Writ of Mandate, issued on June 10, 2011, in response to the Court of Appeal's judgment, directed the CSU to do the following:

- 1) Set aside the certification of the 2007 EIR;

- 2) Set aside the approval of the Master Plan revision and Campus Pointe Project;
- 3) Set aside its adoption of the Findings of Fact and Statement of Overriding Considerations to permit the revisions of findings as they relate to the additional review that will be conducted pursuant to the judgment and writ of mandate;
- 4) Respond to comments made by the City of Fresno concerning the Project's impact on traffic caused by the elimination of the overflow parking lot for the Save Mart Center;
- 5) Revise responses to the public's comments in the water supply analysis to address the inadequacies discussed in the court's statement of decision and to take action necessary to bring the water resources section of the environmental impact report into compliance with CEQA; and
- 6) Discuss the applicability of the San Joaquin Valley Unified Air Pollution Control District Rule 9510 to the Project to address the inadequacies discussed in the court's Statement of Decision (SOD) and to take the action necessary to bring the air quality section analysis of the environmental impact report into compliance with CEQA.

CSU was directed to file a response to the court within 120 days of the court's order. An extension to November 28, 2011, was obtained from the court.

The Court's Specific Concerns

1. Traffic and Parking: The Superior Court concluded the 2007 EIR's traffic and parking analysis was inadequate in the following areas:

- a) Elimination of Overflow Parking

In particular, the Superior Court expressed concern that "the elimination of overflow parking, while operating as an immediate, direct positive impact in the form of giving the [Campus Pointe] project the parking that it will require, still might cause an indirect negative impact to transportation in the area surrounding the project if people attending Save Mart Center events were to lose 2,000 spaces of overflow parking to the project." SOD, p. 43)

The Superior Court focused on the Lead Agency's responses to the following two specific comments submitted by the City of Fresno (Comment #8 in the 2007 EIR) regarding Campus Pointe's loss of overflow parking for the Save Mart Center:

The Draft EIR does not explain why the loss of overflow parking will not significantly impact the existing uses and future uses on the Save Mart Center site and [the Campus Pointe Project] site. In section 2.0 it states that 'approximately 11 acres of the Project site is used for overflow parking for the adjacent Save Mart Center and provides approximately 2,000 spaces.' Where will these 2,000 spaces be relocated? It cannot be

assumed that all the people using Campus Pointe will also be attending major functions at the Save Mart Center. (SOD, p. 41)

The court also recognized the City of Fresno's concern that the change in roadway circulation would create additional impacts associated with the loss of overflow parking.

b) Parking Sharing Arrangement

The Superior Court noted that CSU Fresno had indicated it had a parking 'sharing' arrangement that would address the problem, but that "no explanation could be found in the record detailing the 'sharing' arrangement." (SOD, p. 43)

The Court of Appeal upheld the ruling of the Superior Court on traffic and parking.

2. Air Quality: The Superior Court ruled that the air impact section (Section 4) of the 2007 EIR was inadequate because there was no discussion or analysis of the San Joaquin Valley Air Pollution Control District's Rule 9510 - Indirect Source Review (ISR). The ISR requirement became effective on March 1, 2006, and applies to projects that meet certain thresholds based on the size and use of the project and that received final discretionary approval on or after the ISR's effective date. "In particular, 5.3 of the rule says that the district will give each applicant an onsite checklist that includes quantifiable onsite measures that reduce operational NO_x (nitrogen oxide) and/or PM₁₀ (particulate matter) emissions, and requires the applicant to identify the measures it has voluntarily selected and how they will be enforced, as well as to include justification for measures not selected." The Court of Appeal held that the trustees should take action necessary to bring the air quality sections of the 2007 EIR into compliance with CEQA, and that such action shall include a discussion of the applicability of the ISR.
3. Water: The Superior Court concluded that in the water analysis contained in the Campus Pointe Master Plan's 2007 EIR (Section 7: Public Facilities and Services), the following statement was unclear:

To avoid any negative impact on the overall groundwater balance (as compared to historical conditions) it is anticipated that implementation of the final phase of the Project will be conditioned on dedication to the City of an additional 250-acre feet per year of surface water entitlement. This additional supplemental water supply may be provided through suitable arrangements for additional groundwater recharge/banking, additional recycled water use, City's renewal of its CVP [Central Valley Project] supply contract, banked flood waters or water purchases. (SOD, p. 50)

Specifically, the Superior Court found it unclear which "Project" the quoted language was referring to as well as which "final phase" of the project. The Superior Court also stated that

it appeared that Respondents were relying on the future dedication to the City of Fresno of 250-acre feet per year of “paper water,” and concluded that the 2007 EIR failed to adequately analyze the Project’s water issues.

The Court of Appeal ruled that the trustees should take the actions necessary to bring the water analysis into compliance with CEQA.

Response to the Court’s Order in the Revised EIR

The CSU has responded to each of the court’s concerns as discussed above in the 2011 REIR, which contains additional information and analysis summarized below.

1. *Elimination of Overflow Parking/Parking Sharing Arrangement:* The court ordered the CSU to respond to the City of Fresno’s comments concerning the Project’s impact on traffic caused by elimination of the overflow parking lot for the Save Mart Center.

CSU Response: The campus retained traffic consultants to revisit the original traffic study, utilized data from actual Save Mart Center events from 2004 to 2011, and assessed the utilization of existing campus parking lots in order to confirm that adequate parking spaces would be available to serve Save Mart Center events given the proposed loss of the Overflow East Lot due to the Campus Pointe development.

With the construction of Campus Pointe, a portion of the site (approximately 11 acres) that has been used to provide 1,920 spaces of overflow parking (Overflow East Lot) will be eliminated. The traffic study included in the 2007 EIR analyzed the shift of traffic with the assumption that vehicles that would have parked in the Overflow East Lot would park in existing campus lots (Lots, A, B, C, J, and V) that are located west of the Save Mart Center. The original traffic study analyzed the addition of 18,000 new vehicle trips anticipated with the completion of the Campus Pointe Project along with event traffic. The analysis indicated that no additional roadway or intersection mitigation is required other than what was included in the original Mitigation Monitoring Plan. Thus, no new or changed circumstances have occurred that have resulted in new traffic or parking impacts, or impacts greater than those analyzed in the original traffic study. With the removal of the Overflow East Lot upon full build out of the Project, there will be no impact as arrangements have been made by the university (Refer statement on Page 10. of the REIR) for accommodating overflow event parking in other existing campus parking lots.

Event Parking Needs

The Save Mart Center has a dedicated parking lot (“North Lot”) which was constructed at the time the Save Mart Center was built in 2003, and is located just north of the building.

This parking lot accommodates 2,467 vehicles. An updated analysis of parking needs was prepared by the university's traffic consultant in February 2010 and updated by the university's parking office for the 2011 REIR. The analysis includes parking demand scenarios for various size events up to full capacity attendance of 16,000 persons. For a full capacity event, the projected parking requirement is 3,949 vehicles (based on an actual average parking ratio (4.05 persons per parking space) over 11 weekday evening events held during 2004 – 2011). The average attendance during this period was 8,870 persons, with a parking requirement of 2,189 spaces. The Save Mart Center North Parking Lot has 2,467 spaces; therefore, for most events the North Lot can accommodate the majority of the event parking needs.

When additional parking capacity beyond the North Lot is required, the Save Mart Center can use campus lots located west of the Save Mart Center off Woodrow Avenue. The total parking capacity of the Save Mart Center North Lot and campus lots A, B, C, J and V is 5,451 spaces. Campus parking demand is approximately 922 spaces during weekday (Monday-Thursday) evenings, as identified in Appendix A-1-Table 5 for 2009-10. Thus, there is no significant parking impact to students, faculty, or staff resulting from the loss of the Overflow East Lot and there is adequate parking capacity to satisfy both campus demand and a Save Mart Center capacity event. The loss of the Overflow East Lot would not result in a significant impact to existing campus parking facilities or to the surrounding neighborhood community.

Impacts on Campus Parking

The REIR states the arrangement that the Save Mart Center has with the university to allow use of campus parking lots for events (REIR, page 10). The university ultimately decides whether or not to host weekday Save Mart events during an academic semester so as to avoid conflict with the priority parking needs for academic classes. Since 2004, the Save Mart Center has had very few (less than five) weekday evening events during an academic semester that approached the maximum capacity. The average attendance of most weekday evening events is 8,870 persons. In addition, the arena operator works closely with event promoters to schedule large entertainment events on the weekends or on weekday evenings when an academic semester is not in session.

In summary, if a Save Mart Center capacity event of 16,000 attendees were held on a weekday evening during an academic semester, the projected maximum parking demand would be 3,949 spaces. The total parking capacity, excluding the Overflow East Lot, is 5,451 parking spaces which leaves 1,503 available for students, faculty and staff who attend evening classes or other campus events, far exceeding the campus parking demand of 922 spaces.

Roadway Mitigation Measures

In 2010, the university's traffic consultant confirmed the conclusions of the 2007 EIR that traffic impacts during special events will be less than significant with the application of the mitigation measures required of the Project.

All roadway and intersection mitigation requirements included in the 2011 REIR have been settled and agreed to with the City of Fresno, the City of Clovis, and the California Department of Transportation. Since completion of the 2007 EIR, the widening of Chestnut Avenue has been completed (at no cost to the City of Fresno). Chestnut Avenue was widened from two to four lanes, including traffic signal upgrades and intersection improvements from Shaw to Bullard Avenues.

Revisions to the Save Mart Center Traffic Control Plan and Parking Plan

Since opening, the Save Mart Center has made operational improvements to address problems encountered during events held in previous years including increasing traffic control staff, improving traffic routing, and streamlining parking payment collection procedures. In addition, improvements to Chestnut Avenue were completed with the installation of roundabouts at the intersections of Barstow and Chestnut Avenue and Bulldog Lane and Chestnut Avenue that have greatly enhanced traffic flow during ingress and egress.

The Traffic Control Plan prepared in 2003 includes diagrams for various event traffic parking plans depending upon size and day of the week in order to mitigate traffic congestion at key intersections. The development of the plan included consultation with local law enforcement agencies, city council representatives, and neighboring residential/homeowners associations to ensure event parking did not impact the residential areas south of Shaw Avenue. This is a dynamic plan and the university recognizes that traffic patterns and parking availability will change as the Project develops.

In addition to the Traffic Control Plan, an event-specific traffic operations plan is developed prior to every Save Mart Center event, which forecasts traffic and parking requirements based on expected ticket sales, audience demographics, day of the week, and starting time of the event. This plan is approved by University Police which then coordinates with applicable law enforcement agencies. The event-specific plan is adjusted as necessary to reflect the shift in traffic circulation and access to parking areas depending upon estimated attendance.

The concern raised by the City of Fresno regarding a revised Save Mart Center Traffic Control Plan was resolved and agreed upon with the City of Fresno in a subsequent Settlement Agreement executed in September 2007 that requires the university to continue to convene the Traffic Management Committee to address any traffic related issues. The committee is comprised of representatives from the City of Fresno, the City of Clovis, the California Highway Patrol, and other local agencies. The Committee held its most recent meeting on October 17, 2011.

2. *Air Quality*: The court ordered the CSU to discuss the applicability of the San Joaquin Valley Unified Air Pollution Control District Rule 9510 to the Project.

CSU Response: Subsequent to the filing of the Administrative Record with the court, all required applications and payment of fees were submitted in compliance with the San Joaquin Valley Air Pollution Control District (SJVAPCD) Indirect Source Review (ISR), Rule 9510.

The 2007 EIR did not address ISR Rule 9510, which became effective March 1, 2006. The 2011 REIR addresses ISR 9510. On February 12, 2009, the Project obtained approval of its Air Impact Assessment in compliance with rule 9510 and an approval letter has been issued by the San Joaquin Valley Air Pollution Control District (SJVAPCD) for the overall site plan. A fee deferral schedule is on file for the phases that have not yet been completed. Required applications have been approved by the SJVAPCD in compliance with ISR, Rule 9510 including payment of mitigation fees (paid by the developer) for projects in construction. Refer to Appendix B-1 of the REIR for copies of approval letters documenting compliance and agency approval dates.

3. *Water Supply*: The court concluded that the CSU was not required to prepare a water supply assessment pursuant to SB 610 because the requirement only applies to cities and counties. However, the court did order the CSU to revise its comments regarding the water supply analysis as discussed above. The court stated:

There has been no discussion of what the suitable arrangements are for the additional groundwater recharging or groundwater banking, additional recycled water use, whether or not the City of Fresno can renew its Central Valley Project supply contract (and no analysis of what other entities may draw on that same CVP water as well and that may affect CSU's entitlement to the 250 acre-feet of water), banked flood waters, and who will bank them, or water purchases and from whom. If there is going to be a final phase of the Project and it is reasonably foreseeable that future activities requiring an additional 250 acre-feet per year of surface water entitlement will be required to provide it with sufficient water, the final phase must be analyzed now, not later.

CSU Response: The 2011 REIR clarifies the proposed Project's water demand and identifies the source of water. The total Project demand for water is projected to average 278.7 acre-feet per

year and is shown in Table 7-1 of the REIR. The City of Fresno, as the water purveyor for the Project, will provide an average 278.7 acre-feet per year through a combination of ground water and surface/recycled water.

The 2011 REIR analyzes all the impacts of the proposed Project. There is no “final phase” of the Campus Pointe Project that has not been analyzed; the total demand for the Project is 278.7 acre-feet per year. The 2008 Urban Water Management Plan (UWMP), which was approved by the city after the 2007 Final EIR was certified, indicates that the City of Fresno has the capacity to meet projected growth in its service area without adversely impacting groundwater.

Ground Water

The UWMP indicates that 90 percent of the City of Fresno’s water needs were met with groundwater in 2005. The UWMP projects the percentage of water obtained from groundwater will decline as more surface water and recycled water are used in the city. The city plans to significantly expand intentional groundwater recharge facilities to balance future groundwater operations and is working with its regional partners to fully utilize the sites already developed and is developing new sites in southeast Fresno. The university is providing recharge facilities that will help the city achieve its recharge targets. The City of Fresno has adequate capacity to serve this Project and accommodate growth anticipated in its service area without adversely impacting groundwater. The city has made suitable arrangements to ensure that groundwater overdraft is addressed. Therefore, by 2025 the Project’s share of groundwater usage from the city system would be approximately 100 acre-feet per year.

Surface Water

The UWMP identifies all sources of water supply and describes the reliability of the supply during normal and dry years. The City of Fresno has the contractual right to obtain 60,000 acre-feet of water per year from the Friant Unit of the Central Valley Project (CVP). The CVP contract was renewed on April 6, 2007. A copy of the contract is included in Appendix C-1. The city has a permanent right to receive a portion of the water supply available to the Fresno Irrigation District (FID). By 2025, the city expects to obtain 126,500 acre-feet from its FID Kings River entitlement. A copy of the FID contract is included in Appendix C-2.

The primary source of water for the Project is from the city’s Surface Water Treatment Facility. The Campus Pointe developer constructed a 14-inch water line designed in accordance with City of Fresno design standards and which was oversized in order to provide adequate water flows and pressure to serve the Project and for other areas to

receive surface water in the future. This water line is served by the City of Fresno's new 30" water transmission main that was installed in 2009 while Chestnut Avenue was under construction. The water main constructed for the Project and the looped system designed to serve the project ensure adequate water flows and pressure to meet all water quality and safety considerations.

California Environmental Quality Act (CEQA) Action

CSU Fresno has prepared the 2011 REIR to address issues identified by the Court of Appeal and the Superior Court. The recirculation of the REIR addresses only aspects of the Campus Pointe Project (CEQA Guidelines Section 15161) and includes information supporting responses to the court's specific concerns. The document represents a revision to the May 2007 Final EIR. A comprehensive review of the 2007 EIR was conducted, with the determination that there are no other sections outside of those noted herein that need to be updated or modified as part of the REIR. The REIR was circulated for public and agency review. The campus also held a public meeting on September 13, 2011, with only one individual attending. CSU Fresno has responded to comments submitted in response to the revised chapters or portions of the REIR in accordance with CEQA Guidelines 15088.5(f)(2).

The 2007 EIR did not include an assessment of the Project's impacts on climate change. The California Natural Resources Agency approved amendments to the CEQA Guidelines that became effective March 18, 2010. Therefore, an analysis of the Project's climate change impacts has been included in the 2011 REIR. The Project incorporates a number of features such as reducing energy and water demand that would minimize greenhouse gas emissions. These reductions comply with the SJVAPCD threshold of a 29 percent reduction in emissions and the California Air Resources Board Scoping Plan 28 percent target for 2020. Therefore, impacts would be less than significant.

It was specifically concluded in the review that there is no new significant environmental impact or mitigation measure associated with the Project. In addition, there are no substantial increases in the severity of environmental impacts that would result from the Project, and there are no feasible project alternatives or mitigation measures considerably different from others previously analyzed. Copies of the previously approved 2007 EIR and the 2011 REIR and technical appendices are available at the California State University Chancellor's Office, offices of the California State University, Fresno Association, Inc. and at the campus auxiliary corporation's website (www.auxiliary.com).

During the public comment period, six comment letters were received from the California Department of Transportation (Caltrans), the Governor's Office of Planning and Research, the Native American Heritage Commission, the Fresno Irrigation District (FID), San Joaquin Valley Air Pollution Control District, and Stoel Rives (LLP representing Land Value and James

Huelskamp). The only substantive concerns expressed in the comments received were from Caltrans and Stoel Rives. These related to traffic and parking issues resulting from events held at the Save Mart Center. These concerns are addressed in the responses to comments.

Amend the 2006/07 Non-State Funded Capital Outlay Program

The components of the proposed Campus Pointe Project are identified on Attachment A as follows:

- Hexagon 1:* Multi-Family Housing (#400). This project will construct 406,000 square feet of multi-family rental housing, which consists of 360 units of basic and workforce housing on approximately 12 acres.
- Hexagon 2:* Senior Housing (#401). This project will construct 200,000 square feet of senior housing, which consists of 180 units on approximately 4 acres.
- Hexagon 3:* Hotel (#402). This project will construct 145,000 square feet for a 240-room hotel including 10,000 square feet of meeting room space on approximately 7 acres.
- Hexagon 4:* Retail (#403). This project will construct 235,000 square feet of retail and office space including a multi-screen theatre and live/work lofts on approximately 22 acres.
- Hexagon 5:* Office (#160). This project will construct 160,000 square feet of office space west of Chestnut Avenue.

The campus wishes to amend the 2006-07 non-state funded capital outlay program to include the Campus Pointe Project (Hexagons 1 thru 4 only). The Campus Pointe Project is being 100 percent funded by a third-party private developer, Kashian Enterprises.

The following resolution is presented for board approval:

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

1. In accordance with the judicial writ, the board sets aside the May 2007 resolution (RCPBG 05-07-11) approving the Campus Master Plan Revision and the Amendment to the 2006-07 Non-State Funded Capital Outlay Program to include the Campus Pointe Project, and certifying the 2007 Final EIR, the Findings of Fact, the Mitigation Monitoring and Reporting Plan, and the Statement of Overriding Considerations.

2. The 2011 Revised EIR for the California State University, Fresno, Master Plan Revision and Campus Pointe Project has been prepared to address the court's ruling and writ in the matter styled *LandValue 77, LandValue Management, LLC, and James Huelskamp v. The Trustees of the California State University, Fresno, et al.* (Fresno County Superior Court, Case No. 07CECG02874).
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 make findings prior to approval of any project along with statement of fact supporting each finding.
4. This board has reviewed and considered the additional information prepared for Agenda Item 4 of the November 15-16, 2011, meeting of the Committee on Campus Planning, Buildings and Grounds regarding the 2011 REIR, which identifies specific impacts of the proposed Project and related mitigation measures which are hereby incorporated by reference.
5. This board has reconsidered the May 16, 2007, approval of the Project in light of the 2011 REIR and all other information and analysis specified in the record for this Project. This information demonstrates that the nature and severity of the Project's impacts have not materially changed. This board adopts appropriate findings to modify the original resolution approving the Project.
6. The board adopts the findings set forth in Agenda Item 4 of the November 15-16, 2011, meeting of the Committee on Campus Planning, Buildings and Grounds, including any modified mitigation measures that are incorporated in the Project's Mitigation Monitoring Plan. The board specifically finds that the modified mitigation measures are appropriate in light of the determinations and additional information provided in the 2011 REIR.
7. The board has adopted revised Findings of Fact that include Specific Overriding Considerations that outweigh certain remaining unavoidable significant impacts to air quality, noise, traffic, and loss of prime farmland.
8. Prior to certification of the 2011 REIR, the board has reviewed and considered the above-mentioned REIR and finds that it reflects the independent judgment of the Board of Trustees. The board hereby concurs with and certifies the 2011 REIR prepared for the proposed Project as complete and adequate and in

conformance with CEQA, the State CEQA Guidelines and the requirements imposed by the Writ of Mandate issued in Superior Court of the State of California, County of Fresno, Case No. 07CECG02874. For the purposes of CEQA and the State CEQA Guidelines, the record of the proceedings for the Project includes the following:

- A. The approval of an amendment to the 2006-2007 non-state capital outlay program for the Project (May 15, 2007);
- B. The approval of the 2007 Campus Master Plan Revision (May 15, 2007);
- C. The previously certified 2007 Final EIR, including all comments received and responses to these comments (May 15, 2007);
- D. All proceedings before the Board of Trustees relating to the Project, including testimony and documentary evidence introduced at such proceedings;
- E. All records of court proceedings, including, but not limited to the Peremptory Writ of Mandate issued on July 1, 2009;
- F. The 2011 Campus Master Plan Revision;
- G. The 2011 REIR, which incorporates the 2006 Draft EIR, the 2007 Final EIR and technical appendices, including all comments received and responses to these comments; and
- H. All attachments, documents incorporated, and references made in the documents as specified in items (A) through (G) 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, and at the offices of the California State University, Fresno Association, Inc., 2771 East Shaw Avenue, Fresno, California 93710.











- 9. The board hereby certifies the 2011 REIR for the Project and directs that the REIR be forwarded to the Superior Court of the State of California, County of Fresno for its consideration, and that it be considered in any further actions on the Project.

10. The mitigation measures identified in the Mitigation Monitoring and Reporting Plan are hereby adopted and incorporate any necessary agreements. These mitigation measures shall be monitored and reported in accordance with the Mitigation Monitoring and Reporting Program for Agenda Item 4 of the November 15-16, 2011, meeting of the Board of Trustees' Committee on Campus Planning, Buildings, and Grounds, which meets the requirements of CEQA (Public Resources Code Section 21081.6).
11. The Project will benefit the California State University.
12. The California State University, Fresno Master Plan Revision including the Campus Pointe Project dated November 2011 is approved.
13. The non-state funded capital outlay program is amended to include \$171,962,000 at CCCI 4633 for preliminary plans, working drawings, construction, and equipment for the California State University, Fresno Campus Pointe Project (does not include future office project).
14. 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, Fresno 2011 Master Plan Revision and Campus Pointe Project, dated November 2011.



California State University, Fresno

Campus Master Plan
 Master Plan Enrollment: 25,000 FTE
 Proposed Date: November 2011
 Main Campus Acreage: 327 Acres

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

Master Plan Enrollment: 25,000 FTE

Master Plan Revision approved by the Board of Trustees: November 1966, January 1967, June 1968, May 1970, September 1970, January 1973, January 1975, January 1982, November 1982, May 1984, July 1988, September 1989, March 1990, September 1994, November 1999, November 2011

- | | | | |
|------|--|----------|--|
| 1. | Joyal Administration | 78. | Satellite Student Union |
| 2. | Music | 80. | University Student Union |
| 3. | Speech Arts | 81. | Sequoia/Cedar Hall |
| 4. | Conley Art | 82. | Birch Hall |
| 4T. | Conley Art (Temporary Print Making Lab) | 83. | Residence Atrium |
| 5. | Agriculture | 84. | Sycamore Hall |
| 6. | McLane Hall | 85. | Aspen/Ponderosa Hall |
| 7. | Professional and Human Services | 86. | Baker Hall |
| 8. | Family and Food Science | 87. | Graves Hall |
| 9. | McKee Fisk | 88. | Homan Hall |
| 10. | Social Science | 90. | Shipping/Receiving/Print Shop |
| 11. | Engineering West | 91. | Football Stadium |
| 12. | Grosse Industrial Technology | 91A. | MDF 'C' |
| 12A. | MDF 'A' | 92. | Baseball Stadium |
| 13. | North Gymnasium | 92A. | Baseball Batting Cage |
| 13A. | Handball Courts | 93. | Duncan Athletic Facility |
| 13B. | Spalding Wathen Tennis Center | 93A. | <i>Sports Medicine</i> |
| 13C. | North Gymnasium Addition | 94. | Strength and Conditioning Center |
| 13D. | North Gymnasium Annex | 95. | Keats Campus |
| 13E. | Track and Field House | 96. | Softball Stadium |
| 13F. | <i>Aquatics Center</i> | 96A. | Softball Batting Cage |
| 13G. | <i>Faculty Office/Lab</i> | 99. | Corporation Yard |
| 14. | South Gymnasium | 99K. | Public Safety and Addition |
| 15. | Engineering East | 133T. | Education Annex Trailer |
| 16. | Science | 134. | University High School |
| 17. | <i>Sciences and Applied Research</i> | 135T. | Lab School Annex |
| 17A. | Downing Planetarium | 150. | Save Mart Center |
| 17B. | Crime Lab | 150A. | Student Recreation Center |
| 17C. | Science II | 170. | Greenhouses |
| 17D. | Downing Planetarium Museum | 180. | Meteorology Building |
| 17E. | MDF 'B' | 296. | WET Incubator |
| 19. | <i>Physical Education Addition</i> | | |
| 23. | Agricultural Mechanics | | Farm Buildings |
| 27. | Henry Madden Library | | |
| 30. | Temporary Lab School | 200-295. | Farm Buildings |
| 31. | Kennel Bookstore | 228. | <i>Rue and Gwen Gibson Farm Market</i> |
| 32. | University Center | 237T. | Equestrian Center |
| 33. | Student Health Center | 257. | <i>Poultry Shelter</i> |
| 34. | Home Management | | |
| 35. | Residence Dining | | Campus Pointe |
| 38. | <i>Bookstore/Food Service</i> | | |
| 40. | Frank W. Thomas Building | | |
| 41. | <i>Administration</i> | 400. | Campus Pointe Multi-Family Housing |
| 42. | Smittcamp Alumni House | 401. | <i>Campus Pointe Senior Housing</i> |
| 43. | <i>Parking Structure</i> | 402. | <i>Campus Pointe Hotel</i> |
| 44. | <i>Classroom</i> | 403. | <i>Campus Pointe Retail</i> |
| 46. | Kremen School of Education and Human Development | 404. | <i>Campus Pointe - Office</i> |
| 47. | <i>Humanities/Auditorium</i> | | |
| 49. | <i>Graphic Arts</i> | | LEGEND: |
| 50. | Peters Business | | Existing Facility / <i>Proposed Facility</i> |
| 54. | McLane Hall Addition | | |
| 56. | <i>Social Science Addition</i> | | NOTE: Existing building numbers correspond |
| 77. | <i>Satellite Student Union Addition</i> | | building numbers in the Space and Facilities |
| | | | Data Base (SFDB) |

Farm Buildings

200-295. Farm Buildings
228. *Rue and Gwen Gibson Farm Market*
237T. Equestrian Center
257. *Poultry Shelter*

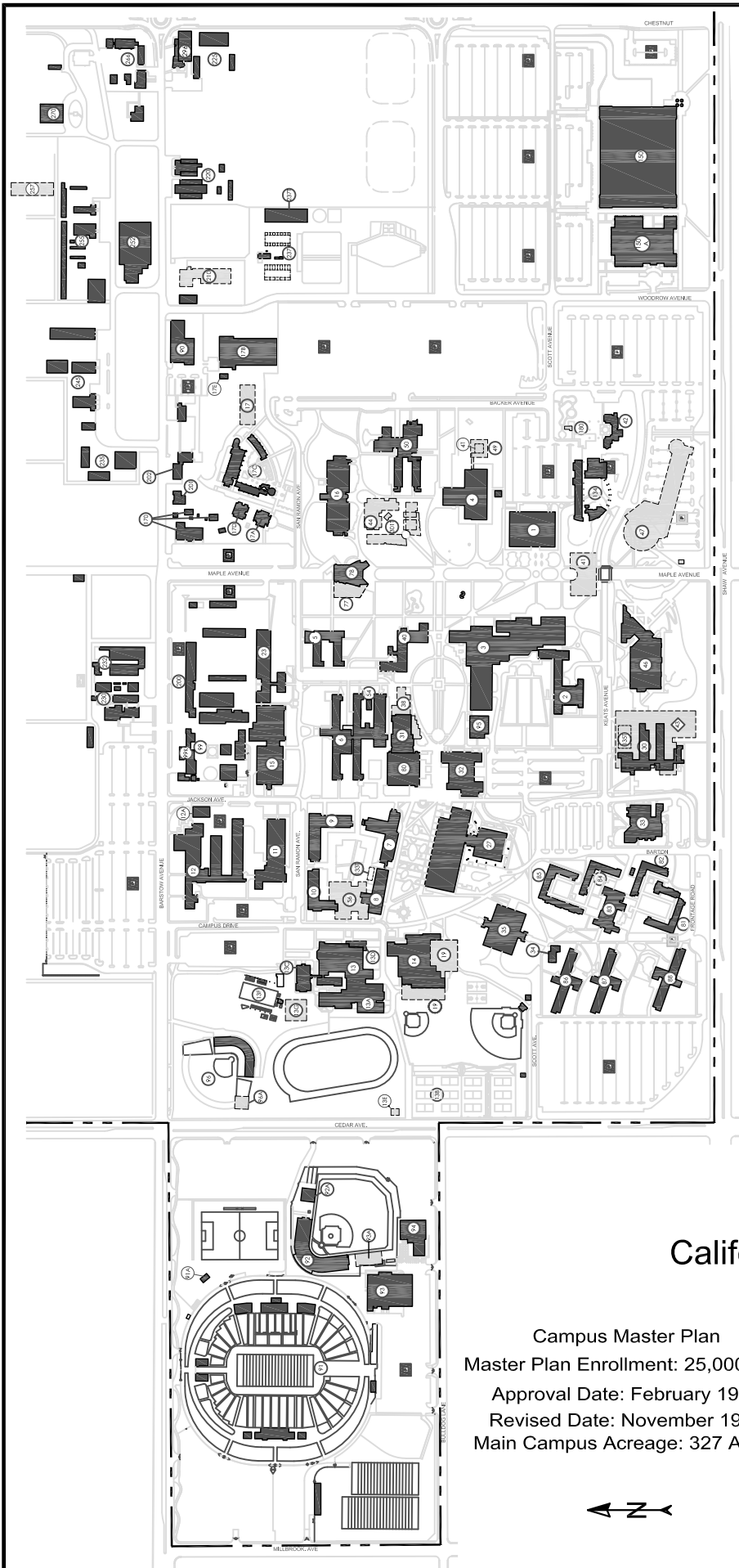
Campus Pointe

400. Campus Pointe Multi-Family Housing
401. Campus Pointe Senior Housing
402. Campus Pointe Hotel
403. Campus Pointe Retail
404. Campus Pointe - Office

LEGEND:

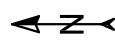
Existing Facility / Proposed Facility

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



California State University, Fresno

Campus Master Plan
 Master Plan Enrollment: 25,000 FTE
 Approval Date: February 1964
 Revised Date: November 1999
 Main Campus Acreage: 327 Acres



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

Master Plan Revision approved by the Board of Trustees: November 1966, January 1967, June 1968, May 1970, September 1970, January 1973, January 1975, January 1982, November 1982, May 1984, July 1988, September 1989, March 1990, September 1994, November 1999

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

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

State and Non-State Funded Five-Year Capital Improvement Program 2012-2013 through 2016-2017

Presentation By

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

Summary

This item provides background information on the California State University physical plant as the backdrop to the capital planning process and seeks board approval of the 2012-2013 state and non-state funded capital outlay program and the 2012-2013 through 2016-2017 state and non-state funded five-year capital improvement program. The capital program documents can be viewed at http://www.calstate.edu/cpdc/Facilities_Planning/majorcapoutlayprogram.shtml.

Physical Plant Operations

The CSU has grown to total over 89 million state and non-state supported gross square feet across the 23 campuses. This growth is the result of the CSU response to student demand for access to higher education by providing suitable academic learning environments and university support facilities. A report containing system statistics and a summary of physical plant management and development is being prepared to provide an overview of CSU facilities. The presentation to the board will provide highlights of the report compiled to date and its relation to capital outlay planning efforts to serve the academic program and address infrastructure needs.

An important issue in physical plant is the backlog of deferred maintenance/capital renewal needs coupled with reductions in both the support budget and the capital outlay budget to address critical projects. Campus administrators continue to pursue and implement efficiency measures and cost reduction strategies in light of reduced budgets, but expect that the cost for emergency repairs will increase over time as scheduled repairs or replacement are delayed indefinitely.

Capital Outlay Financing

In 1986, the voters approved the first of a number of General Obligation (GO) bond funds on the credit of the state to fund K-Higher Education capital outlay needs. Prior to that time (1968-1986), CSU capital outlay was largely funded from tidelands oil revenue (Capital Outlay Fund for Public Higher Education). The last voter approved bond for K-Higher Education was

Proposition 1D passed in 2006, with the legislature approving limited Lease Revenue Bond financing (LRB) more recently to conservatively fund priority CSU projects in light of the state's fiscal crisis.

Lease Revenue Bond financing is structured for the Public Works Board (PWB) to contract with the CSU to design and construct a building, lease the facility from the PWB, and be responsible for the maintenance and repair of the building. Due to the nature of the financing, the state prefers LRB financing be limited to assets that can be readily leased like new buildings and major renovations with an expected 30-year life.

In absence of new voter approved GO bond funds, and as LRB bond funds are not appropriate to fund infrastructure projects, seismic upgrade retrofit projects, equipment, or capital renewal projects, the Department of Finance (DOF) supported legislation (AB 1620, 2010) to enable Lease Asset Transfer (LAT) financing. The financing structure allows the CSU to lease an existing building asset to the PWB; the state sells bonds against the existing asset; then the CSU leases back the existing asset from the PWB with the bond sale proceeds used to fund legislatively approved CSU projects, like seismic upgrades or infrastructure projects.

While Lease Revenue and Lease Asset Transfer bonds are on the credit of the CSU, the state includes in the annual CSU support budget the lease payment amount to service the debt. The CSU previously used a type Lease Asset Transfer financing to fund \$41 million in Deferred Maintenance projects over two years in 1994-1995 (\$17 million) and 1995-1996 (\$24 million).

This summarizes the three types of bond funds proposed for the CSU 2012-2013 State Funded Capital Outlay Program.

2012-2013 Capital Outlay Program

The trustees are requested to approve the state funded priority list (34 projects) of \$529 million for the 2012-2013 capital outlay program. Of the \$529 million amount, program documentation for 18 projects totaling \$448.4 million, including seismic safety, renovation, new capacity, and equipment programs have been submitted to the DOF.

Program funding is uncertain and relies upon the governor's and legislature's approval of LRB financing, LAT financing, and the use of remaining GO bond funds.

Of the 18 projects submitted to DOF, seven projects totaling \$87.7 million are proposed for LAT funding; six projects totaling \$340.2 million are proposed for LRB funding, and the remaining five projects (includes two systemwide programs) will use \$20.5 million of previously approved GO bond funds. The LAT funding is proposed for five seismic upgrades and two utilities infrastructure projects. Existing campus facilities proposed for use as LAT financing are: CSU Bakersfield, math and computer science building (\$19 million); CSU Fresno, science II replacement building (\$22.6 million); and, CSU Los Angeles, science replacement building,

wing B (\$51.2 million). Final valuation and approval of these facilities for use as lease asset transfer funding will be determined by DOF after proposed projects are approved for inclusion in the 2012 governor's budget.

The 2012-2013 non-state capital program totals \$131.9 million. The projects will be funded through campus auxiliary organizations, donations, student housing, student union, and parking programs. The latter three programs rely on user fees to repay systemwide revenue bonds issued by the board.

Five-Year Capital Improvement Program

The 2012-2013 through 2016-2017 capital improvement program identifies the campuses' capital project priorities to address facility deficiencies and accommodate student growth, and includes the physical master plan of each campus along with recently funded projects. The totals for the 2012-2013 through 2016-2017 state and non-state funded five-year capital improvement program are \$5.9 billion and \$4.3 billion, respectively.

The following resolution is presented for approval:

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

1. The final state and non-state funded five-year capital improvement programs 2012-2013 through 2016-2017 totaling \$5,981,919,000 and \$4,269,366,000 respectively are approved.
2. The 2012-2013 state funded capital outlay program included in the five-year program is approved at \$529,057,000.
3. The 2012-2013 non-state funded capital outlay program included in the five-year program is approved at \$131,888,000. The chancellor is authorized to proceed in 2011-2012 with design documents for fast-track projects in the 2012-2013 non-state program.
4. The chancellor 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.
5. The chancellor is authorized to make adjustments, as necessary, including priority sequence, scope, phase, project cost, buildings identified as potential assets for lease asset transfer financing, and total budget request for the 2012-2013 state funded capital outlay program.

COMMITTEE ON CAMPUS PLANNING, BUILDING, 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 Maritime Academy—Physical Education Replacement Facility**
Project Architect: WRNS Studio
CM at Risk Contractor: Gilbane Company

Background and Scope

California Maritime Academy proposes to design and construct a 38,601 GSF two-story facility to replace the existing 1945 Physical Education building whose limited capacity (20,979 GSF) cannot adequately serve the current or future enrollment. The project is sited on the parcels acquired in 2007, located at the far north edge of the campus. This facility offers an opportunity to create a new campus gateway and public face.

The Physical Education Replacement Facility (#39) includes a competition level NCAA gymnasium; a 50-meter pool for academics, survival training, athletics, and recreation; and a variety of training, administrative, and support areas. The first level houses training spaces, with the main gym, pool deck, multipurpose room, and weight and wellness rooms adjacent to a central locker area. The second level includes primarily administrative, faculty, and support spaces.

Proposed design features incorporate the campus architectural vocabulary while establishing a prominent academy facility. The multipurpose room, conceived as the “sentinel” marking the campus entry on Maritime Academy Drive, is a double height volume wrapped in glass. The gymnasium is clad in white precast concrete panels and is offset from the multipurpose volume to create a striking entry for the campus while evoking maritime references. Brick walls that reference the historic building material and color of the main campus form the base of the building. The structural system is comprised of steel brace frames with metal deck and concrete fill. Portions of the perimeter are supported with cast in place concrete retaining walls.

The pool is designed for multiple uses and is fully ADA accessible with water depths ranging from 3'6" to 13'3". The 50-meter by 25-yard pool allows for both survival training to simulate required ship safety and rescue experiences, and competitive collegiate level men's and women's water polo and recreation activities. Wave generation system equipment is envisioned to provide waves up to a maximum of eight inches, simulating an ocean environment. The pool includes a three-meter platform for diving and will contain a hoist/davit system for life raft extraction.

The site contains significant grade changes, adding to the complexity of the development given that the program calls for large areas of flat, contiguous space. Parking is provided for 81 total spaces with a drop-off zone and 24 spaces at the building entry, with the balance of 57 spaces along the west side of the facility. PG&E overhead power lines with associated easements cut across the site and will be located underground as part of this project.

The project incorporates a variety of sustainable features anticipated to be equivalent to a LEED Gold certification. Particularly noteworthy are the high performance exterior envelope with a high albedo (white) roof and glazing and exterior enclosure insulation, and building materials utilizing recycled content and regionally obtained materials. Sustainable systems include modulating, condensing boilers for pool heating; displacement ventilation to maximize cooling; and continuous day lighting and occupancy controls assisting in reaching the overall goal of reducing energy to 15 percent below Title 24. The sustainable site measures include bioswales to treat storm water prior to its release from the site as well as utilizing native and drought tolerant plants reducing water consumption by 50 percent.

Timing (Estimated)

Preliminary Plans Complete	February 2012
Working Drawings Complete	October 2012
Construction Start	February 2013
Occupancy	August 2014

Basic Statistics

Gross Building Area	38,601 square feet
Assignable Building Area	26,574 square feet
Efficiency	69 percent

Pool Construction Gross Building Area (includes deck, bleachers, mechanical rooms, storage, etc.)	26,600 square feet
--	--------------------

Cost Estimate – California Construction Cost Index 5950

Building Cost (\$393 per GSF) \$15,160,000

<i>Systems Breakdown (includes Group I)</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 10.85
b. Shell (Structure and Enclosure)	\$175.80
c. Interiors (Partitions and Finishes)	\$ 60.83
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 94.35
e. Equipment and Furnishings	\$ 17.77
f. General Conditions	\$ 33.14

Pool Construction 5,997,000

Site Development (including landscape) 6,503,000

Construction Cost \$27,660,000

Fees, Contingency, Services 7,091,000

Total Project Cost (\$533 per GSF) \$34,751,000

Group II Equipment 1,286,000

Grand Total \$36,037,000

Cost Comparison

The project budget was appropriated in 2008-09 at CCCI 5179, but due to the state's fiscal crisis, the design funds were not available until 2010-11. However, as the project's schematic cost estimate was calculated at CCCI 5950 the cost comparisons will also be reflective of that cost index.

The project's building cost of \$393 per GSF is higher than the CSU cost guide of \$313 per GSF and the \$388 per GSF for the Forbes Physical Education Building at Humboldt State University approved in September 2005, adjusted to CCCI 5950. The higher cost is attributed to a number of factors, primarily the site with significant grade changes requiring higher foundation costs to install retaining walls to protect the facility and the pool. Additionally, the project site costs require the undergrounding of PG&E lines, new code storm water mitigations, and parking.

Funding Data

This project is funded from Lease Revenue Bonds approved in 2008-09 for preliminary plans, working drawings and construction at \$34,751,000. Funding for equipment (\$1,286,000) will be requested in a future budget year.

California Environmental Quality Act (CEQA) Action

An Initial Study and Mitigated Negative Declaration have been prepared to analyze the potential significant environmental effects of the proposed project in accordance with the requirements of CEQA and the state CEQA Guidelines. The Final Mitigated Negative Declaration is presented to the Board of Trustees for review and certification as part of this agenda item. The public review period began September 13, 2011 and closed October 12, 2011. One written comment letter regarding parking was received prior to the close of the public review period and a response was prepared as part of the Final Mitigated Negative Declaration. All concerns are not considered to be a significant impact under CEQA.

The following resolution is presented for approval:

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

1. The Initial Study and Mitigated Negative Declaration has been prepared to address any potential significant environmental impacts, mitigation measures, comments and responses to comments associated with approval of the Physical Education Replacement Facility, and all discretionary actions related thereto, as identified in the Final Initial Study and Mitigated Negative Declaration.
2. The Mitigated Negative Declaration was prepared pursuant to the California Environmental Quality Act and the state CEQA Guidelines.
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 requires that the Board of Trustees make findings prior to the approval of a project that the mitigated project as approved will not have a significant effect on the environment and the project will be constructed with the recommended mitigation measures, and the project will benefit the California State University.
4. The chancellor is requested under Delegation of Authority granted by the Board of Trustees to file the Notice of Determination for the project.
5. The schematic plans for the California Maritime Academy, Physical Education Replacement Facility are approved at a project cost of \$36,037,000 at CCCI 5950.

2. California State University, Monterey Bay—Academic Building II

Project Architect: HMC Architects
CM at Risk Contractor: Rudolph and Sletten

Background and Scope

California State University Monterey Bay proposes to design and construct Academic Building II (#505), located immediately west of the Tanimura and Antle Family Memorial Library along Divarty Street. The 57,900 GSF building will provide lecture space, lower and upper division lab space, faculty offices, and related support space. The School of Business and the School of Information Technology and Communications Design will be housed in the facility.

The design concept for the new Academic Building II is to create a series of linked interior and exterior spaces that provide opportunities for interdisciplinary collaboration and informal social interaction. The maximum building height is three stories, stepping down to two-stories and one-story to compliment the adjacent library building with appropriate massing and sheltered outdoor spaces. The ground floor spaces are transparent and inviting to users and passersby. Classrooms and laboratories will be housed on the first floor, while offices, administrative areas, and associated support spaces will occupy the second and third floors, which have ocean views to the south and west.

The building will have a steel moment frame structure with an atrium. Durable exterior materials have been selected to withstand a marine environment and support a sustainable design. The exterior skin of the three-story section is a high performance curtain wall system constructed of extruded aluminum frames and one-inch insulated glass units. The two-story mass is clad with a high performance siding for durability and natural beauty. Building massing is appropriately sized to maximize solar gain in the winter and minimize heat gain in the southwestern elevation in the summer.

The organization of the interior spaces ensures that active learning environments benefit from receiving natural daylight. Efficient lighting systems and thermal controls will allow occupants flexibility and control of the interior environment as well as increased energy efficiency. This project will capture storm water runoff from roofs and hardscape using rain gardens and retention areas. The landscape design will be water efficient through appropriate plant selection and placement, strict water management, and efficient irrigation system design. The project will also demolish additional vacant structures to further transform the campus.

Timing (Estimated)

Preliminary Plans Complete
Working Drawings Complete
Construction Start

April 2012
November 2012
April 2013

Occupancy

July 2014

Basic Statistics

Gross Building Area	57,892 square feet
Assignable Building Area	34,541 square feet
Efficiency	60 percent

Cost Estimate – California Construction Cost Index 5950

Building Cost (\$483 per GSF)	\$27,984,000
-------------------------------	--------------

<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 14.16
b. Shell (Structure and Enclosure)	\$ 206.94
c. Interiors (Partitions and Finishes)	\$ 74.67
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 118.31
e. Equipment and Furnishings	\$ 29.71
g. General Conditions	\$ 39.60

Site Development (includes demolition and landscaping)	<u>5,831,000</u>
--	------------------

Construction Cost	\$33,815,000
-------------------	--------------

Fees, Contingency, Services	<u>8,784,000</u>
-----------------------------	------------------

Total Project Cost (\$736 per GSF)	\$42,599,000
------------------------------------	--------------

Group II Equipment	1,714,000
--------------------	-----------

Grand Total	<u>\$44,313,000</u>
-------------	---------------------

Cost Comparison

The project budget was appropriated in 2008-2009 at CCCI 5179, but due to the state's fiscal crisis, the design funds were not available until 2010-2011. However, as the project's schematic cost estimate was calculated at CCCI 5950 the cost comparisons will also be reflective of that cost index.

This project's building cost of \$483 per GSF is higher than the CSU cost guide of \$454 per GSF, as well as the \$453 per GSF for the Cal Poly Pomona College of Business Administration building, approved in May 2007, and the \$463 per GSF for the CSU San Bernardino Palm Desert Off-Campus Center Phase III approved in May 2006, all adjusted to CCCI 5950. The higher cost

for this project is attributed to the atrium design, the first floor large lecture hall being located partially below grade, and the exterior skin design for shading and to better withstand the marine environment.

Funding Data

This project is funded from Lease Revenue Bonds approved in 2008-09 for preliminary plans, working drawings, and construction at \$40,599,000 and \$2,000,000 in non-state funds from the University Corporation. Equipment funding (\$1,714,000) will be requested in a future budget year.

California Environmental Quality Act (CEQA) Action

A Notice of Determination indicating that the project is consistent with the Master Plan EIR and that no additional CEQA documentation is necessary has been prepared and will be filed with the State Clearinghouse and County Clerk's office upon approval by the board. 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 California State University Monterey Bay Academic Building II project is consistent with the 2007 Campus Master Plan approved in May 2009, and a Notice of Determination was prepared pursuant to the requirements of the California Environmental Quality Act.
2. The proposed project will not have significant adverse impacts on the environment, and the project will benefit the California State University.
3. The schematics plans for the California State University Monterey Bay, Academic Building II are approved at a total project cost of \$44,313,000 at CCCI 5950.