AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: **3:00 p.m., Wednesday, November 12, 2014**
Glenn S. Dumke Auditorium

J. Lawrence Norton, Chair
Rebecca D. Eisen, Vice Chair
Talar Alexanian
Adam Day
Lillian Kimbell
Steven G. Stepanek

Consent Items

Approval of Minutes of Meeting of September 10, 2014

Discussion Items

1. Amend the 2014-2015 Non-State Funded Capital Outlay Program for California State University Channel Islands, California State University, Northridge, and California State Polytechnic University, Pomona, *Action*
2. Approval of Schematic Plans for California State University Channel Islands, California State Polytechnic University, Pomona and California Polytechnic State University, San Luis Obispo, *Action*
3. Approval of the 2015-2016 Capital Outlay Program and the 2015-2016 through 2019-2020 Five-Year Capital Improvement Program, *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

September 10, 2014

Members Present

Rebecca D. Eisen, Vice Chair
Talar Alexanian
Adam Day
Lillian Kimbell
Lou Monville, Chair of the Board
Steven G. Stepanek
Timothy P. White, Chancellor

Approval of Minutes

The minutes for the July 2014 meeting were approved as submitted.

Amend the 2014-2015 Non-State Funded Capital Outlay Program for California State University, Sacramento

Assistant Vice Chancellor Elvyra F. San Juan presented agenda item 1 which proposes to amend the 2014-2015 non-state funded capital outlay program with one project: Stormwater Low Impact Development, at California State University, Sacramento. Trustee Eisen expressed her interest in the innovative project as it supports the trustees' sustainability initiatives and may be replicated on other campuses. Trustee Eisen asked whether there were grant opportunities for other campuses. Ms. San Juan stated that there is opportunity for California State University, Chico with the creek running through its campus, adding that in order to be in compliance with the state's stormwater regulations the CSU is installing more bioswales to capture water runoff.

The committee recommended approval of the proposed resolution (RCPBG 09-14-12).

Approval of the Master Plan Revision for California State University, Bakersfield

With the use of a PowerPoint presentation, Ms. San Juan presented the item that proposes a change in the master plan configuration of future public-private partnership developments located along the southern campus boundary that include an office park with parking structure, hotel, and conference center. The mitigated negative declarations prepared for the projects did not identify any resulting potential significant environmental impacts. Staff recommended approval.

Trustee Eisen asked of other public-private developments in the system. Ms. San Juan noted a hotel at California State University, Fullerton, Campus Pointe at California State University, Fresno which is comprised of student housing, retail space, and approval for a hotel; and Innovation Village at California State Polytechnic University, Pomona that includes office space for Southern California Edison and a processing center for the American Red Cross.

Trustee Kimball asked the purpose of the hotel. Ms. San Juan noted trustees' policy on public-private developments requiring an educational benefit. The ground lease revenue contributes to achieving a benefit, but internships for students is another component that is desired in these partnerships. As an example, 20 percent of the Edison employees located at Innovation Village are Cal Poly Pomona graduates.

Trustee Day asked if the California Environmental Quality Act (CEQA) documents were "program" level. Ms. San Juan responded that they were "project" level documents. When the partnership development agreements are more fully developed, they will be brought back to the trustees for approval. Trustee Day asked if there were any significant off-site impacts identified in the CEQA documents. Ms. San Juan stated there were not, and for public-private partnerships, the developer is responsible for payment of any off-site mitigations. Ms. San Juan noted there are kit foxes at CSU Bakersfield. As necessary, land may be purchased for their relocation or a contribution to a conservancy may be made to address the issue.

Trustee Glazer asked if there was any local opposition to the project. Ms. San Juan stated there was no opposition. The community has been aware of these proposed projects since 2007 when the master plan was approved.

The committee recommended approval of the proposed resolution (RCPBG 09-14-13).

California State University Seismic Safety Program Biennial Report

Ms. San Juan presented the biennial report on the CSU seismic safety program. The board adopted its seismic policy in 1993 calling for a multifaceted program to provide a level of earthquake safety for students, employees and the public who occupy facilities at all locations where CSU operations occur. The policy established the provision of reasonable life-safety protection consistent with good practices.

The report included two short videos: one showing the 2013 demolition of Warren Hall, California State University, East Bay; the second showing the devastation and impact of the 1994 Northridge earthquake on California State University, Northridge, acknowledging its 20th anniversary.

Warren Hall had been the highest CSU priority seismic project for many years due to its soft story construction, rigid structure and proximity to the Hayward fault. President Morishita remarked that the implosion of Warren Hall garnered statewide, national and international

attention due to the building's iconic presence and the opportunity the event presented to the U.S. Geological Survey to study the impact of the implosion on the local fault during and following the demolition.

Following the presentation of the 1994 Northridge earthquake video, President Harrison reported on disaster planning and training at CSU Northridge, reflecting on lessons learned from emerging from the devastation caused by the earthquake. Two of the most significant issues the campus dealt with in the immediate aftermath of the earthquake were damage assessment and temporary facility deployment. To improve campus' emergency response and building assessment following a future seismic event, CSU Northridge has developed a set of emergency response plans for all major buildings, which indicate key structural elements to be inspected to determine structural condition. Second, the campus has developed a detailed set of facility plans that provide physical layouts and utility connection points for temporary modular buildings. These drawings will facilitate efficient mobilization in the event of a major disaster affecting multiple buildings. These two examples eliminate extensive data gathering and analysis that is typically conducted post disaster allowing the emergency operation team to focus on savings lives, protecting property and maintaining business continuity.

President Harrison acknowledged Mr. Collin Donahue, Vice President for Administration and Finance/CFO, CSU Northridge, for his important contribution to campus disaster planning and training.

Ms. San Juan recognized the 21st anniversary of the CSU Seismic Review Board (Board) and the intention to honor the Board with a resolution commending its stellar work. Ms. San Juan also acknowledged Mr. Tom Kennedy, Chief of Architecture and Engineering, for his work with the Board for the past 15 years.

Ms. San Juan introduced Mr. Chuck Thiel, Chair of the Seismic Review Board since its inception, to make a few remarks. Mr. Thiel attributed both the longevity and apparent resounding success of the Board to the particular and specific support it has received from the trustees, capital planning, design and construction in the Office of the Chancellor and the campuses for what has often been the establishment of ground-breaking procedures and practices in assuring seismic safety for the university community. As a result, the Board has also been responsible for writing new sections of the California Building Code. Many of the procedures and practices developed by the Board have been adopted by University of California, community colleges, private universities and other state agencies. Thus the mandate created by the trustees has led to many unintended positive significant consequences for the safety of many outside the immediate CSU community. On behalf of the Seismic Review Board, Mr. Thiel expressed his appreciation for the recognition being given by the trustees.

Trustee Glazer asked how the campus projects listed on the two seismic priority list attachments fit into the capital outlay program. Ms. San Juan responded that projects not currently underway as noted in the priority list comments would be included in the campus' five-year capital outlay

plan seeking funding. Trustee Glazer asked the cost of these unfunded projects. Ms. San Juan estimated in the hundreds of millions.

Trustee Glazer expressed his concern over the proposed financing model for the CSU against the liability of these seismic deficient facilities originally built by the State of California in support of the mission of the CSU. He noted the apparent dis-investment of the state for the CSU resulting in the possibility of increasing fees and tuition to fund these capital needs.

Trustee Fortune concurred with Trustee Glazer and expressed her desire to have the trustees meet in Sacramento to elevate the importance of the state's investment in the CSU.

Trustee Eisen read the resolution commending the CSU Seismic Review Board and invited Mr. Thiel, Mr. Kennedy, Ms. San Juan and any seismic review board members present to join her, Chair Monville and Chancellor White at the podium for the presentation of the resolution.

The committee recommended approval of the proposed resolution (RCPBG 09-14-14).

Trustee Eisen adjourned the meeting.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Amend the 2014-2015 Non-State Funded Capital Outlay Program for California State University Channel Islands, California State University, Northridge, and California State Polytechnic University, Pomona

Presentation By

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

Summary

The California State University Board of Trustees approved the 2014-2015 non-state funded capital outlay program at its November 2013 meeting. However, as it is not always possible for campuses to fully define the scope, budget, and funding source of the project in advance, this item allows the board to consider the projects that are now ready to proceed.

1. California State University Channel Islands
Student Housing, Phase III **PWCE[1]** **$58,399,000**

California State University Channel Islands wishes to proceed with the design and construction of a new 600-bed housing project (#31) in order to meet the demand for on-campus housing. The project (188,475 gross square foot (GSF)) will include support spaces, administrative offices, study lounges, meeting spaces and community spaces. The complex will be designed with a combination of single- and double-occupancy rooms with shared bathrooms and living areas, and will be located adjacent to Santa Cruz Village (#13), one of two existing student housing projects. The project scope includes the renovation of the lobby (1,650 GSF) in Unit 8 Building to provide a pass-through to the South Quad from the new student housing complex.

The project will be partially funded by a $2.5 million contribution from housing reserves with the remainder of the project cost financed from the CSU Systemwide Revenue Bond program. The bonds will be repaid from housing revenues.

[1] Project phases: P – Preliminary Plans, W – Working Drawings, C – Construction, E – Equipment

2. California State University, Northridge
Sustainability Center **PWCE** **$3,721,000**

California State University, Northridge wishes to proceed with the design and construction of a new Sustainability Center (#124) in the yard where Associated Students has been operating a recycling center since 1991. The project will house the offices of the existing recycling center and the university's Institute for Sustainability in a 3,800 GSF single-story building. The new facility will provide for expanded operations for the university's existing recycling efforts and collaborative office space, seminar room, conference room, restrooms and other support space for the center and the institute. The project will incorporate the latest sustainable aspects into the design and operations of the facility, including photovoltaic panels, passive and active mechanical systems, and materials.

The space in Santa Susana Hall where the Institute for Sustainability is currently housed will be returned to faculty office space when this project is completed. This project will be entirely funded by Associated Student fee reserves.

3. California State Polytechnic University, Pomona
Innovation Village, Phase V **PWCE** **$27,148,000**

California State Polytechnic University, Pomona wishes to enter into a public-private partnership with Southern California Edison (SCE) to construct Innovation Village, Phase V. The proposed project consists of a 123,000 GSF three-story commercial office and research space on approximately seven acres within the 65-acre Innovation Village site approved by the Board of Trustees in July 2000. This project is the fifth development in Innovation Village, and will include site improvements to accommodate 446 parking spaces. This project holds academic benefits for the students and faculty at Cal Poly Pomona. With its expanded on-campus presence, SCE will continue its long-standing support by engaging students in real world learning experiences and hiring Cal Poly Pomona graduates.

The project will be entirely funded by Southern California Edison.

Recommendation

The following resolution is presented for approval:

> **RESOLVED,** by the Board of Trustees of the California State University, that the 2014-2015 non-state funded capital outlay program is amended to include: 1) $58,399,000 for preliminary plans, working drawings, construction and

equipment for California State University Channel Islands Student Housing, Phase III; 2) $3,721,000 for preliminary plans, working drawings, construction, and equipment for California State University, Northridge Sustainability Center; and 3) $27,148,000 for preliminary plans, working drawings, construction and equipment for California State Polytechnic University, Pomona Innovation Village, Phase V.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Approval of Schematic Plans for California State University Channel Islands, California State Polytechnic University, Pomona and California Polytechnic State University, San Luis Obispo

Presentation By

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

Summary

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

1. California State University Channel Islands—Student Housing, Phase III
Design-Risk Team: Sundt/SCB Architects

Background and Scope

California State University Channel Islands proposes to design and construct a new 600-bed, 118,475 gross square foot (GSF) student housing complex (#31), located at the southern end of the South Quad, directly adjacent to existing student housing on campus. Student Housing, Phase III will provide needed freshman student housing for the campus. Studies have documented the positive impact of on-campus housing in promoting student engagement and improving academic success and student retention amongst freshmen. The project scope also includes the minor renovation of the existing Unit 8 Building (1,650 GSF) directly adjacent to the proposed project to provide a direct pathway from the academic core.

The project will consist of two four-story buildings with a large interior courtyard that will be used as an outdoor communal gathering space to create a "village" environment. The 600-bed project will include 15 "pods" with occupancy of 40 beds each. Each pod will include 19 double rooms, one single accessible room, one resident advisor room, a social room, and three toilet/shower facilities for gender-neutral usage. Each floor of the project will have two pods, with the exception of the single pod in the north building ground floor to accommodate additional communal space, cooking and laundry facilities, and an administrative office suite for housing and residential education.

The new construction will be cement plaster with a red clay tile roof, consistent with the existing California mission style architecture of the campus. The building will utilize wood-framed walls, floor and roof deck systems. Site improvements include the development of two courtyards between the existing Unit 8 Building and new buildings, and between the new buildings and landscaped areas along the southern portion of the project adjacent to Santa Paula Road. This will include new hardscape paths, landscape elements, and a new irrigation system that will use reclaimed water.

The project will renovate a small portion of Unit 8 Building, an adjacent, unoccupied two-story building, into a pass-through lobby to connect pedestrian access to the South Quad.

Sustainable features of the project will include extensive use of natural light and ventilation using large, low emission (low-E) glazed operable windows located in each bedroom and in community spaces to take advantage of the temperate climate of the region. The adaptive re-use of an existing structure, while improving the thermal envelope with the installation of new windows and glass doors with low-E glazing is another sustainable feature of this project. Energy efficient exterior lighting and interior lighting with day lighting controls and occupancy sensors using LED technology will also be incorporated in the new building.

The project will preserve a minimum of 25 mature trees in the courtyards adjacent to the existing building for solar protection and decreased heat gain. The proposed site plan includes drought tolerant planting and the use of reclaimed water for irrigation. The project is being designed to achieve Leadership in Energy and Environmental Design (LEED) Gold equivalent.

Timing (Estimated)

Preliminary Plans Completed	December 2014
Working Drawings Completed	January 2015
Construction Start	March 2015
Occupancy	July 2016

Basic Statistics

<u>Student Housing, Phase III</u>	
Gross Building Area	118,475 square feet
Assignable Building Area	79,215 square feet
Efficiency	67 percent

Unit 8 Building Renovation	
Gross Building Area	1,650 square feet
Assignable Building Area	1,485 square feet
Efficiency	90 percent

Cost Estimate – California Construction Cost Index 6151[1]

New Construction Building Cost ($335 per GSF)		$39,728,000
Systems Breakdown	*($ per GSF)*	
a. Substructure (Foundation)	9.27	
b. Shell (Structure and Enclosure)	85.24	
c. Interiors (Partitions and Finishes)	53.60	
d. Services (HVAC, Plumbing, Electrical, Fire)	116.24	
e. Equipment and Furnishings	2.64	
f. Special Construction & Demolition	6.61	
g. General Requirements	10.33	
h. General Conditions and Insurance	51.40	
Unit 8 Building Renovation		752,000
Site Development		3,994,000
Construction Cost		$44,474,000
Fees, Contingency, Services		11,790,000
Total Project Cost ($468 per GSF)		$56,264,000
Fixtures, Furniture & Movable Equipment		2,135,000
Grand Total		$58,399,000

Cost Comparison

The project's new construction building cost of $335 per GSF is less than California Polytechnic State University, San Luis Obispo Student Housing South project's building cost of $354 per GSF and is also less than the $357 per GSF for San Diego State University's Plaza Linda Verde approved in May 2014, both adjusted to CCCI 6151. The lower cost is primarily due to the less

[1] The July 2014 Engineering News-Record California Construction Cost Index (CCCI). The CCCI is the average Building Cost Index for Los Angeles and San Francisco.

expensive exterior enclosure, interior construction and finishes; less expensive structural systems; and absence of exterior roof terraces.

Funding Data

The proposed project will be financed through the CSU Systemwide Revenue Bond Program and from housing program reserves ($2,500,000). Housing revenue will repay the bond financing.

California Environmental Quality Act (CEQA) Action

Housing facilities were addressed in the Final Environmental Impact Report (EIR) and the Final Supplemental EIR for the California State University Channel Islands master plan which were certified by the trustees in September 1998, and July 2000, respectively. The university completed an addendum to the Final EIR in September 2014 which describes the details of the Student Housing, Phase III project and compares its impacts to those identified in prior Campus Master Plan CEQA documents. The Addendum to the Final EIR identified minor changes and determined that implementation of this project would not result in any new or substantially more severe impacts as outlined in Section 15164(a) of the CEQA Guidelines. The project is consistent with required mitigation measures as previously certified. The Addendum to the Final EIR is available at http://www.csuci.edu/fs/pdc/planning.htm.

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 September 1998 Master Plan Final EIR, July 2000 Final Supplemental EIR, and the September 2014 Addendum prepared for the California State University Channel Islands Student Housing, Phase III project have been prepared in accordance with the requirements of the California Environmental Quality Act.

2. The project before this board is consistent with the previously certified September 1998 Master Plan Final EIR and the July 2000 Final Supplemental EIR, as well as with the September 2014 Addendum prepared for the California State University Channel Islands Student Housing, Phase III project.

3. With the implementation of the mitigation measures set forth in the master plan previously approved by the Board of Trustees, the proposed project will not have a significant adverse effect on the environment beyond those described in the September 1998 Master Plan Final EIR and the July 2000

Final Supplemental EIR, and the project will benefit the California State University.

4. The schematic plans for the California State University Channel Islands Student Housing, Phase III are approved at a project cost of $58,399,000 at CCCI 6151.

2. California State Polytechnic University, Pomona—Innovation Village, Phase V
Project Architect: MacDavid Aubort and Associates, Inc.

Background and Scope

California State Polytechnic University, Pomona proposes to construct a 123,000 gross square foot (GSF) office/research facility as the fifth phase of the development of Innovation Village. In November 1999, the Board of Trustees approved the development of Innovation Village at Cal Poly Pomona. Innovation Village is a master-planned community of technology-based enterprises that include academically driven functions where Cal Poly Pomona students and faculty may participate in work, study, and research partnerships with private entities. The first four phases at Innovation Village, the Center for Training and Technology, American Red Cross, and two Southern California Edison (SCE) buildings, are all completed and occupied. This fifth phase will provide an additional facility for SCE. The Board of Trustees' Committee on Finance will consider approval of the long term public private partnership development agreement with SCE at this November 2014 meeting.

Innovation Village, Phase V is a new commercial office and research building on approximately seven acres. The project is located adjacent to the Phase IV office/research building on the southeastern edge of the campus. This project will construct tenant office and research space, and provide surface parking to accommodate 446 vehicles. The proposed three-story, concrete tilt-up building is enhanced with an outdoor plaza, a formal entry way, articulated building facades, and varied rooflines.

This project will be designed to achieve Leadership in Energy and Environmental Design (LEED) Silver certification. Energy conservation measures incorporated into the new facility are high efficiency HVAC systems, energy efficient lighting, and motion sensors. Other sustainable measures planned for reducing energy consumption are low emission reflective glazing and a reflective roof system (white roof). Water conservation type fixtures will be employed throughout the building. The proposed site plan includes drought resistant plants, drip irrigation, reclaimed water, a site drainage system utilizing permeable landscape, and areas to retain storm water runoff to promote ground water recharge.

Timing (Estimated)

Preliminary Plans Completed	December 2014
Working Drawings Completed	January 2015
Construction Start	February 2015
Occupancy	March 2016

Basic Statistics

Gross Building Area	123,060 square feet
Assignable Building Area	98,000 square feet
Efficiency	80 percent

Cost Estimate – California Construction Cost Index 6151[2]

Building Cost ($134 per GSF)		$16,445,000
Systems Breakdown	*($ per GSF)*	
a. Substructure (Foundation)	$ 7.93	
b. Shell (Structure and Enclosure)	$ 63.62	
c. Interiors (Partitions and Finishes)	$ 9.77	
d. Services (HVAC, Plumbing, Electrical, Fire)	$ 34.96	
e. General Conditions and Insurance	$ 17.35	
Site Development (including landscaping and parking)		3,373,000
Construction Cost		$19,818,000
Fees, Contingency, Services		4,990,000
Total Project Cost ($202 per GSF)		$24,808,000
Fixtures, Furniture & Movable Equipment		2,340,000
Grand Total		$27,148,000

Cost Comparison

The project's building cost of $134 per GSF reflects the nature of a speculative office/research facility with tilt up construction and the unfinished condition of interior spaces. By comparison, this project is higher than the Innovation Village, Phase IV schematic design cost of $121 per

[2] The July 2014 Engineering News-Record California Construction Cost Index (CCCI). The CCCI is the average Building Cost Index for Los Angeles and San Francisco.

GSF and lower than the Innovation Village, Phase III schematic design cost of $165 per GSF (adjusted to CCCI 6151), although the Phase III project actually bid lower at $119 per GSF. The higher cost of $134 per GSF for Phase V reflects the construction market changes since Phase III and is due to compliance with the new building and energy code changes, which include electrical, HVAC system, and seismic requirements. As in prior phases, the proposed building cost includes only the exterior walls, floor slab, main building services, and roof-mounted equipment and relies on future construction costs to be funded by SCE to complete the interior spaces (including interior walls, electrical and HVAC distribution).

Funding Data

Funding for this project will be provided entirely by Southern California Edison.

California Environmental Quality Act (CEQA) Action

An Initial Study/Mitigated Negative Declaration was prepared to analyze the potential significant environmental effects of the proposed project in accordance with the requirements of CEQA and State CEQA Guidelines. The Final Mitigated Negative Declaration analyzed the siting of an office/research facility on the master plan to a specific location within the approved site. The public review period began on June 17, 2014, and closed on July 23, 2014. No adverse comments were received as of the close of the public comment period. With implementation of recommended mitigation measures, project impacts will be reduced to less than significant. The Final Mitigated Negative Declaration was approved under delegated authority to the chancellor. The Final Mitigated Negative Declaration is available at:
http://www.csupomona.edu/~fpm/public/Innovation-Village-PH5-MND.pdf.

The following resolution is presented for approval:

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

1. The Final Initial Study/Mitigated Negative Declaration was prepared pursuant to the California Environmental Quality Act and State CEQA Guidelines.

2. The California State Polytechnic University, Pomona Innovation Village, Phase V project is consistent with the Final Mitigated Negative Declaration prepared and that the effects of the project were fully analyzed in the Final Mitigated Negative Declaration.

3. The schematic plans for the California State Polytechnic University, Pomona Innovation Village, Phase V are approved at a project cost of $27,148,000 at CCCI 6151.

3. California Polytechnic State University, San Luis Obispo—Student Housing South
Architect: Valerio Dewalt Train Associates
Design Build Contractor: Webcor Builders

Background and Scope

California Polytechnic State University, San Luis Obispo proposes to proceed with the design and construction of Student Housing South, located in the southeastern corner of the campus. The project will consist of seven 3- to 5-story concrete framed freshman residence hall buildings (#172 A-G) with 1,475 beds and an adjacent four-level parking structure with 483 parking spaces (#131).

Each floor of the residence hall buildings will accommodate 50 beds consisting of 21 double rooms, two quad rooms, a community kitchen, laundry facilities, and shared study space. In addition, the residence halls will also accommodate 29 residence advisors and two coordinators of student development. The buildings will have a cement stucco exterior finish with accent features including large format porcelain tile as well as metal panels. The stucco on one elevation of each residential building will be patterned to resemble the surrounding hills. The parking garage will be a separate four-story concrete structure replacing the general surface parking lot absorbed with the construction of this project. The parking structure will also house equipment to heat the Student Housing South facilities.

Additional community space for the housing complex and the campus will wrap the parking structure on three sides. These spaces will include a small coffee shop/café, community room, game room, mail room, welcome center, housing offices, and maintenance shop. The café is placed along the north side of the site to generate pedestrian activity and create a connection to the food service venue across Grand Avenue.

Site improvements will include a large open space in the center of the project for activities and group events, volleyball and basketball courts, and outdoor gathering spaces at each building. Pedestrian pathways are designed to pass through the most populated areas to increase opportunities for interaction and exchange.

Sustainable site measures include the pedestrian oriented design which features a walking pathway to the campus, green space and a site designed to maximize the low impact development concepts of stormwater retention. Sustainable building features will include water saving fixtures,

high efficiency windows, a central heating plant with co-generation and solar panels. The project will be designed to achieve Leadership in Energy and Environmental Design (LEED) Gold certification.

Timing (Estimated)

Preliminary Plans Completed	May 2015
Working Drawings Completed	December 2015
Construction Start	February 2016
Occupancy	July 2018

Basic Statistics

Gross Housing Building Area	383,744 square feet
Assignable Building Area	258,184 square feet
Efficiency	67 percent
Bed Spaces	1,475 beds

Gross Parking Building Area	154,458 square feet
Assignable Building Area	130,543 square feet
Efficiency	85 percent
Parking Spaces (all short-term metered)	483 spaces

Cost Estimate – California Construction Cost Index (CCCI) 6077[3]

Housing Building Cost ($350 per GSF)	$134,343,000

Systems Breakdown	($ per GSF)
a. Substructure (Foundation)	$ 6.27
b. Shell (Structure and Enclosure)	$ 104.03
c. Interiors (Partitions and Finishes)	$ 71.28
d. Services (HVAC, Plumbing, Electrical, Fire)	$ 103.36
e. Equipment and Furnishings	$ 4.33
f. Special Construction & Demolition	$ 0.33
g. General Requirements	$ 11.27
h. General Conditions and Insurance	$ 49.23

[3] The July 2013 *Engineering News-Record* California Construction Cost Index (CCCI). The CCCI is the average Building Cost Index for Los Angeles and San Francisco.

Parking Building Cost ($17,975 per space)		$8,682,000
Systems Breakdown	($ per GSF)	
a. Substructure (Foundation)	$ 3.08	
b. Shell (Structure and Enclosure)	$ 28.69	
c. Interiors (Partitions and Finishes)	$ 2.61	
d. Services (HVAC, Plumbing, Electrical, Fire)	$ 11.17	
e. Equipment and Furnishings	$ 0.16	
f. Special Construction & Demolition	$ 0.79	
g. General Requirements	$ 1.81	
h. General Conditions and Insurance	$ 7.90	
Site Development (includes landscaping and demolition)		19,533,000
Construction Cost		$162,558,000
Fees, Contingency, Services		28,771,000
Total Project Cost ($355 per GSF)		$191,329,000
Fixtures, Furniture & Movable Equipment		7,534,000
Grand Total		$198,863,000

Cost Comparison

Housing Component

The Student Housing South project's building cost of $350 per GSF is less than the $353 per GSF for San Diego State University's Plaza Linda Verde and the $452 per GSF for San José State University's Campus Village 2, both approved in May 2014 at CCCI 6077.

The lower costs are due to the use of a more cost-effective concrete frame structure compared to the steel structure used for Plaza Linda Verde (7-story) and the more robust structural system necessary to support the 10-story Campus Village 2. The Student Housing South project is also a larger development, with more square footage and beds, and achieves economies of scale to reduce construction cost, particularly in interior construction, HVAC, and plumbing.

Parking Component

The project's 483-space parking component will have a building cost of $17,975 per space, less than the $29,153 per space for the parking component of San Diego State's Plaza Linda Verde

(approved in May 2014 at CCCI 6077) and the $19,700 per space for the CSU Chico Parking Structure 2, approved in May 2011, adjusted to CCCI 6077. This project's parking structure is simpler in design and uses less costly exterior enclosures and interior finishes than the comparable structures. The Plaza Linda Verde structure is located on a constrained site and has a high bay design at the lower level, while the Chico structure included a University Police Building and solar panels, which added to the cost per space.

Funding Data

The project will be financed with a mix of CSU Systemwide Revenue Bonds ($188.8 million) and housing program reserves ($10 million). The housing facilities will be managed by the campus housing program and the parking structure will be managed by the campus parking services program. Housing revenue will repay the bond financing.

California Environmental Quality Act (CEQA) Action

The Final Environmental Impact Report (EIR) for the Student Housing South project was certified by the Board of Trustees in May 2014 pursuant to CEQA. The EIR concluded that the Master Plan would result in significant and unavoidable impacts relating to aesthetics, air quality and transportation and circulation. The Findings of Fact and associated Statement of Overriding Considerations were previously adopted by the Board of Trustees. A local neighborhood association, Alliance of SLO Neighborhoods, filed a timely lawsuit challenging the board's May 2014 approval and certification of the Final EIR, and that matter is now pending.

The following resolution is presented for approval:

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

1. The Final Environmental Impact Report (Final EIR) for the California Polytechnic State University, Student Housing South project addressed the potential significant environmental impacts, mitigation measures, comments and responses to comments associated with approval of the Student Housing South project, and all discretionary actions related thereto. The Board of Trustees certified the Final EIR under CEQA and the project was approved in May 2014.

2. The schematic plans for California Polytechnic State University, San Luis Obispo, Student Housing South are approved at a project cost of $198,863,000 at CCCI 6077.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Approval of the 2015-2016 Capital Outlay Program and the 2015-2016 through 2019-2020 Five-Year Capital Improvement Program

Presentation By

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

Summary

This item seeks board approval of the 2015-2016 California State University State and Non-State Funded Capital Outlay Program and the 2015-2016 through 2019-2020 CSU/State and Non-State Funded Five-Year Capital Improvement Program.

CSU/State Funded Capital Outlay Program Overview

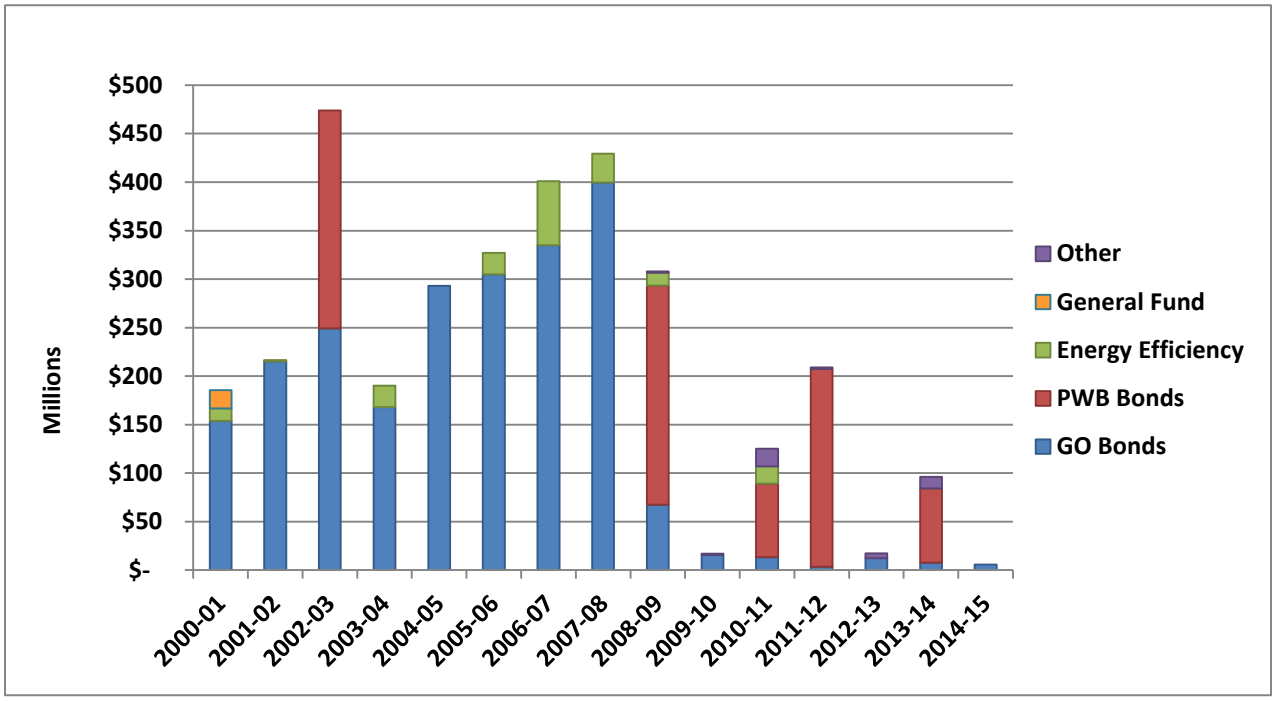
The primary objective of the capital outlay program is to provide facilities appropriate to the California State University's educational programs, to create environments conducive to learning, and to ensure that the quality and quantity of facilities at each of the 23 campuses serve the students equally well. Annually, the CSU Board of Trustees approves the categories and criteria for setting priorities for the state funded program. Historically, the categories and criteria have prioritized the use of capital funds to address deficiencies in existing buildings and the utility infrastructure with close to 70 percent of the state funded program being reinvested into existing facilities since 2000-2001. This need has been balanced against the demand to accommodate student population growth by constructing new buildings and building initial buildings at California State University, Monterey Bay and California State University Channel Islands.

The capital outlay program is in a transformative stage as a result of the enactment of the 2014-2015 Trailer Bill Language granting the CSU greater authority to utilize operating funds and other revenue sources to finance deferred maintenance and capital outlay projects. Whereas the CSU has primarily relied upon General Obligation (GO) bond proceeds and State Public Works Board Lease Revenue (PWB) bond proceeds to fund the academic and instructional support facilities of the state funded capital outlay program, the new authority provides a management tool that will enable the CSU to address facility deficiencies absent support by the administration and legislature for GO or PWB bond financing funded by the state. Hence, the campus requests for academic buildings and instructional support are being noted as "CSU/State Funded" to

recognize both the change in CSU's authority and comments by the trustees that the CSU should remain eligible for the historic funding (GO and PWB bonds) provided by the state to support the academic program.

With the last GO bond approved by the voters in 2006, the average annual funding for academic facilities has significantly declined (Figure 1). Of the $3.1 billion in the 2006 GO bond for higher education, the measure provided the CSU $690 million, or an average of $345 million over two years. Unlike GO bonds, PWB bond proceeds are typically used to fund new construction, or total building renovations where the completed project is expected to have at least a 30-year life; partial building renovations or utility infrastructure projects do not qualify for funding under this program. The state is authorized to use Leased Asset Transfer Revenue (LAT) bond financing to fund projects not suitable for PWB financing. In LAT bond financing, a building is identified as the security and funds are borrowed (bonds are sold) against the value of the building. The bond proceeds are then used to fund approved projects, like seismic upgrades or infrastructure improvements. The last CSU project approved by the legislature was appropriated in 2013-2014 for construction of the California State Polytechnic University, Pomona Administration Replacement Building based on the use of PWB lease revenue bond financing; however, it may be that this project will be financed using the new authority granted to the CSU pending the board's approval on the proposed changes in board policy and approval of the specific project financing.

Figure 1 – State Funded Capital Outlay Funding by Type of Financing, 2000-2001 to 2014-2015

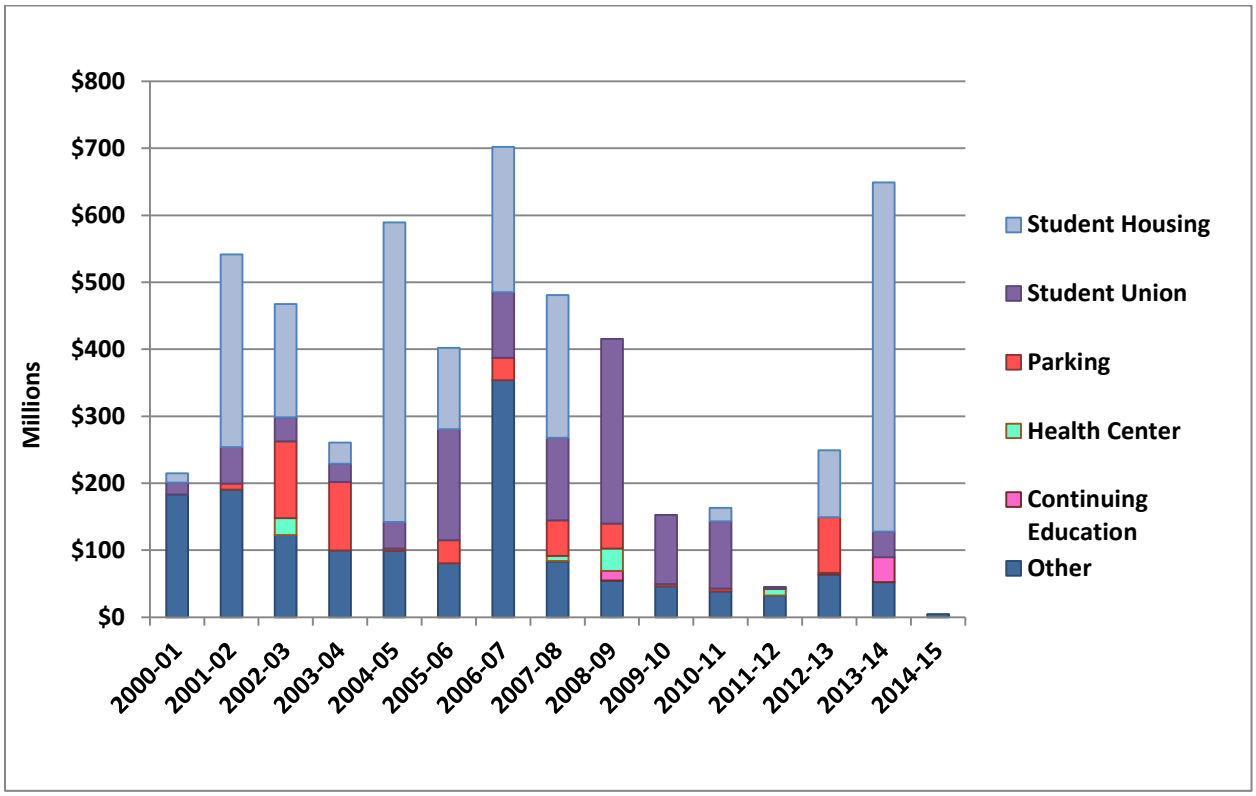


Non-State Funded (Self-Supported) Capital Outlay Program Overview

The non-state program is comprised typically of projects funded from self-supported programs and financed from the CSU Systemwide Revenue Bond Program (SRB). The SRB Program was established in March 2002 by the board as a new debt financing program authorized pursuant to the State University Revenue Bond Act of 1947 (Education Code). The program was designed to replace revenue-based project financing programs with a systemwide multi-source revenue pledge to create a larger pool of funds to support the debt and thereby achieve a superior quality of credit in the process. A similar multi-source, centrally managed revenue program is proposed for CSU capital bond financing. As of June 2014, the CSU has financed over $3 billion in campus projects through its SRB program (Figure 2). The revenues pledged to the program include:

- Student (Rental) Housing Fees
- Parking Fees
- Continuing Education Fees
- Student Union Fees
- Health Center Facility Fees
- Other (includes Auxiliary/Foundation/Bookstore, Donor and Public-Private Partnership)

Figure 2 – Non-State Funded Capital Outlay Funding, 2000-2001 to 2014-2015



2015-2016 Capital Outlay Program

The trustees are requested to approve the CSU/State Funded Priority List (27 projects) of $403.9 million for the 2015-2016 capital outlay program (Attachment A, page 1 of 2). The criteria for priority setting for the 2015-2016 capital outlay program were approved by the trustees at the November 2013 board meeting. Of the $403.9 million request, program documentation for eight projects totaling $364.9 million, including seismic safety, infrastructure improvements and utilities infrastructure programs, have been submitted to the Department of Finance (DOF) pending the trustees consideration of the proposed financing policy changes.

The proposed highest priority projects (Attachment A, page 2 of 2) will fund campus critical infrastructure priorities identified by engineering consultants conducting critical utility assessments and updating utility master plan reports. Most of these reports are approximately 90 percent complete and provide a comprehensive assessment of utility conditions on each campus. Priority projects include those addressing potential infrastructure failures that could shut down the entire campus, a portion of the campus, or a key campus building. These reports will inform presidents of campus conditions that present the greatest risk of failure based on condition and age, and utilities that require additional capacity to support near term growth. The Statewide Infrastructure Improvements list also identifies funds that could be used to fund campus water and energy conservation projects to support the board's sustainability goals by reducing utility consumption and help the state reduce its water use during this severe drought.

As the governor's proposed financing authority was approved in 2014-2015 to modify the debt management authority of the CSU, the development and assessment of capital financing options are underway to address the most critical infrastructure projects across the CSU. The project list for 2015-2016 was developed based on the assumption that a range of $100 million to $365 million in project funds may be available and leaves the door open to additional one-time or permanent base funding being provided by the state for deferred maintenance.

The 2015-2016 non-state capital program consists of two projects totaling $3.4 million based on the use of grant funds and continuing education reserves (Attachment B).

Five-Year Capital Improvement Program

The 2015-2016 through 2019-2020 Capital Improvement Program document identifies the campuses' capital project priorities to address facility deficiencies and accommodate student growth for the five-year period. The approved categories and criteria used to set the priorities for the program are included. The document also contains the physical master plan and history of each campus along with recently funded projects (previous five years). Statistical

summaries provide an array of data on: funding by category, funding by campus, the seismic retrofit program, the energy program, and projected housing and parking capacity.

The 2015-2016 through 2019-2020 CSU/State and Non-State Funded Five-Year Capital Improvement Program totals $6.6 billion and $3.9 billion, respectively. The program can be viewed at: http://www.calstate.edu/cpdc/Facilities_Planning/majorcapoutlayprogram.shtml. If approved by the board, the capital improvement program will be published and distributed.

Recommendation

The following resolution is presented for approval:

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

1. The final CSU/State and Non-State Funded Five-Year Capital Improvement Program 2015-2016 through 2019-2020 totaling $6,573,701,000 and $3,898,299,000, respectively, are approved.

2. The 2015-2016 CSU/State Funded Capital Outlay Program included in the five-year program distributed with the agenda is approved at $403,944,000.

3. The 2015-2016 Non-State Funded Capital Outlay Program included in the five-year program is approved at $3,402,000.

4. The chancellor is authorized to proceed in 2014-2015 with design documents to fast-track projects in the 2015-2016 program.

5. The chancellor is requested to explore all reasonable funding methods available and communicate to the board, the governor and the legislature the need to provide funds to develop the facilities necessary to serve the academic program and all eligible students.

6. The chancellor is authorized to make adjustments, as necessary, including priority sequence, scope, phase, project cost, bond sale schedule, financing source and total budget request for the 2015-2016 Capital Outlay Program.

CSU/State Funded Capital Outlay Program 2015/16 Priority List

Cost Estimates are at Engineering News Record California Construction Cost Index 6151 and Equipment Price Index 3202

Rank Order	Cate-gory	Campus	Project Title	FTE	Phase	Total Request	Funds to Complete	Cumulative Amount
1	IA	Statewide	Infrastructure Improvements	*0*	PWC	230,000,000	0	230,000,000
2	IA	Humboldt	Seismic Upgrade, Library	*N/A*	PWC	5,447,000	0	235,447,000
3	IA	Los Angeles	Seismic Upgrade, State Playhouse Theatre	*N/A*	PWC	1,156,000	0	236,603,000
4	IA	Humboldt	Seismic Upgrade, Van Duzer Theatre	*N/A*	PWC	7,604,000	0	244,207,000
5	IB	Los Angeles	Utilities Infrastructure	*N/A*	PWC	36,253,000	0	280,460,000
6	IB	Long Beach	Utilities Infrastructure	*N/A*	PWC	27,683,000	0	308,143,000
7	IB	San Bernardino	Utilities Infrastructure	*N/A*	PWC	34,429,000	0	342,572,000
8	IB	Pomona	Electrical Infrastructure	*N/A*	PWC	22,369,000	0	364,941,000
9	IB	Bakersfield	Faculty Towers Replacement Building (Seismic)	*N/A*	PWC	7,490,000	50,000	372,431,000
10	II	Monterey Bay	Academic Building III	*700*	PW	2,296,000	31,812,000	374,727,000
11	IB	San Francisco	Creative Arts Replacement Building ◊	*1,296*	P	1,704,000	42,652,000	376,431,000
12	IB	Sacramento	Science II Replacement Building, Ph. 2	*-1,583*	PW	4,558,000	82,445,000	380,989,000
13	II	San Diego	Engineering and Science Lab Replacement Building ◊	*200*	P	517,000	29,483,000	381,506,000
14	IB	Dominguez Hills	Natural Sciences and Mathematics Building Renovation	*5*	P	1,235,000	50,648,000	382,741,000
15	IA	Fullerton	McCarthy Hall Renovation	*0*	PW	296,000	12,421,000	383,037,000
16	IB	Humboldt	Jenkins Hall Renovation	*15*	P	312,000	9,188,000	383,349,000
17	II	Channel Islands	Gateway Hall	*50*	PW	1,525,000	26,812,000	384,874,000
18	IB	East Bay	Library Renovation (Seismic)	*N/A*	PW	2,823,000	50,513,000	387,697,000
19	IB	Chico	Siskiyou II Science Replacement Building	*31*	P	2,690,000	84,144,000	390,387,000
20	II	Sonoma	Professional Schools Building	*513*	P	1,081,000	39,944,000	391,468,000
21	II	Maritime	Learning Commons/Library Addition	*N/A*	P	779,000	24,606,000	392,247,000
22	IB	San José	Nursing Building Renovation	*155*	P	456,000	15,594,000	392,703,000
23	II	San Luis Obispo	Academic Center and Library ◊	*843*	P	2,028,000	101,789,000	394,731,000
24	IB	Stanislaus	Library Renovation/Infrastructure, Ph. 1 (Seismic)	*-15*	PW	3,419,000	45,753,000	398,150,000
25	IB	Northridge	Sierra Hall Renovation	*N/A*	PW	3,998,000	60,091,000	402,148,000
26	II	San Marcos	Applied Sciences/Technology Building	*545*	P	977,000	30,759,000	403,125,000
27	II	Fresno	Central Plant Replacement and Upgrade	*N/A*	P	819,000	29,381,000	403,944,000
			Total	***2,755***		**$ 403,944,000**	**$ 768,085,000**	**$ 403,944,000**

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

◊ This project is dependent upon state and non-state funding.
P = Preliminary plans W = Working drawings C = Construction E = Equipment

CSU Funded Infrastructure Improvements Capital Outlay Program 2015/2016 List

Cost Estimates are at Engineering News Record California Construction Cost Index 6151 and Equipment Price Index 3202

No.	Campus	Project Title	Phase	CSU Funded	Funds to Complete	Cumulative Amount
1	Bakersfield	Digital Control Replacement, Ph. 1	PWC	677,000		677,000
2	Bakersfield	Natural Gas Line Replacement	PWC	300,000		977,000
3	Bakersfield	Cooling Tower Replacement	PWC	400,000		1,377,000
4	Channel Islands	Sage Hall HVAC Upgrades	PWC	576,000		1,953,000
5	Channel Islands	ADA Pathway Upgrades	PWC	350,000		2,303,000
6	Channel Islands	Electrical and Fire Alarm Upgrades	PWC	327,000		2,630,000
7	Chico	Boiler Replacement, Ph. 2	C	1,621,000		4,251,000
8	Chico	Arc Flash Reliability Upgrades	PWC	1,504,000		5,755,000
9	Dominguez Hills	Central Plant Cooling Tower Replacement, Ph. 2	C	191,000		5,946,000
10	Dominguez Hills	Domestic and Fire Water Line Replacement	PWC	1,527,000		7,473,000
11	East Bay	Electrical Infrastructure Upgrade, Ph. 2C	PWC	1,960,000		9,433,000
12	Fresno	Gas, Sewer, and Storm Line Upgrade	C	3,696,000		13,129,000
13	Fullerton	Central Plant Chiller Upgrade, Ph. 2	C	3,947,000		17,076,000
14	Humboldt	Fire Alarm System Modernization, Ph. 2	PWC	347,000		17,423,000
15	Humboldt	Elevator Modernization	PWC	452,000		17,875,000
16	Humboldt	Campus Controls Replacement	PWC	549,000		18,424,000
17	Long Beach	Hot Water Piping Replacement, Ph. 2	C	5,013,000		23,437,000
18	Los Angeles	Electrical Distribution Replacement, Ph. 2	PWC	2,937,000		26,374,000
19	Los Angeles	Physical Sciences (Seismic)	PWC	10,000,000		36,374,000
20	Los Angeles	Central Plant Chiller Replacement, Ph. 1	PWC	2,671,000		39,045,000
21	Maritime	Boiler Replacement, Ph. 2	PWC	467,000		39,512,000
22	Monterey Bay	Demolition, Ph. 2	PWC	10,000,000	10,000,000	49,512,000
23	Monterey Bay	Electrical Distribution System Replacement, Ph. 1	PWC	1,516,000		51,028,000
24	Northridge	Heating System Replacement	C	3,536,000		54,564,000
25	Northridge	Building Electrical System Replacement	W	500,000	1,000,000	55,064,000
26	Northridge	Redundant Substation Upgrade	W	500,000	1,000,000	55,564,000
27	Pomona	Domestic Water Line Upgrades, Ph. 2	C	1,579,000		57,143,000
28	Pomona	Natural Gas Line Upgrades	PWC	2,394,000		59,537,000
29	Sacramento	Fire Alarm Systems Upgrades, Ph. 2	PWC	1,052,000		60,589,000
30	Sacramento	Elevator Cylinder Replacements, Ph. 2	PWC	488,000		61,077,000
31	Sacramento	Building Main Switchgear Replacement	PWC	1,750,000		62,827,000
32	Sacramento	Campus ADA Upgrades	PWC	795,000		63,622,000
33	San Bernardino	Pfau Library Deck Replacement	PWC	2,662,000		66,284,000
34	San Diego	Engineering/Industrial Tech Demolition	PWC	4,736,000		71,020,000
35	San Diego	Peterson Gym Roof Replacement	PWC	700,000		71,720,000
36	San Francisco	Electrical Substation Replacement	C	3,780,000		75,500,000
37	San Francisco	Increased Fire Hydrant Coverage	PWC	1,048,000		76,548,000
38	San José	Utilities Infrastructure, Ph. 1B	C	4,830,000		81,378,000
39	San Luis Obispo	Central Heating and Chilled Water System Repairs, Ph. 2	C	5,050,000		86,428,000
40	San Marcos	Elevator Replacement	PWC	1,059,000		87,487,000
41	San Marcos	Craven Hall HVAC Upgrade, Ph. 1	PWC	462,000		87,949,000
42	Sonoma	Domestic Water Tank Replacement, Ph. 2	C	1,661,000		89,610,000
43	Stanislaus	PE Pool Repair and Infrastructure Upgrade, Ph. 2	C	464,000		90,074,000
44	Stanislaus	Cafeteria Air Handling Unit Replacement	PWC	1,000,000		91,074,000
45	Statewide	Water and Energy Conservation	PWC	138,926,000		230,000,000
		Total		**$ 230,000,000**	**$ 12,000,000**	**$ 230,000,000**

P = Preliminary plans W = Working drawings C = Construction

Non-State Funded Capital Outlay Program 2015/16 List By Fund Source

*Cost Estimates are at Engineering News Record California Construction Cost Index **6151** and Equipment Price Index **3202***

Campus	Fund Type/Project Title	Phase	Dollars	Funds to Complete
	Continuing Education			
San Diego	Engineering and Science Lab Replacement Building	PW	2,624,000	57,164,000
	Subtotals		**$2,624,000**	**$57,164,000**
	Grant			
Long Beach	Buton Creek Bike Path	PWC	778,000	
	Subtotals		**$778,000**	**$0**
	Totals		**$3,402,000**	**$57,164,000**

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