

AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: 8:30 a.m., Wednesday, January 28, 2015
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 November 12-13, 2014

Discussion Items

1. Amend the 2014-2015 Non-State Funded Capital Outlay Program for California State University Channel Islands and California Polytechnic State University, San Luis Obispo, *Action*
2. Certify the Final Environmental Impact Report and Approve the Campus Master Plan Revision, the Amendment of the 2014-2015 Non-State Capital Outlay Program and Schematic Plans for the Parking Structure II for California State Polytechnic University, Pomona, *Action*
3. Approval of Amendment of the 2014-2015 Non-State Capital Outlay Program and Schematic Plans for University Office Park, Phase I for California State University, Bakersfield, *Action*
4. Acceptance of Interest in Real Property at California State University, San Bernardino Palm Desert Off-Campus Center, *Information*
5. California State University Channel Islands' CI 2025 Strategy, *Information*

**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**

November 12-13, 2014

Members Present

J. Lawrence Norton, Chair
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 September 2014 meeting were approved as submitted.

Trustee Norton introduced four public speakers addressing Item 2 on the committee's agenda, and specifically the request to approve schematic plans for the Student Housing South project at California Polytechnic State University, San Luis Obispo.

Joi Sullivan, Associated Student, Inc. President, Cal Poly San Luis Obispo, is currently a graduate student having completed her bachelor's degree in political science this past spring. Ms. Sullivan stated that on-campus housing is crucial for academic success and complete integration into the Cal Poly community. Ms. Sullivan supports the Student South Housing project, attributing her successes in and after college to the proximity of her dorm to the core of campus which encouraged her to get involved in many aspects of campus life including student government.

Mike Manchak, President and CEO of the Economic Vitality Corporation, stated that Cal Poly San Luis Obispo is viewed as a vital partner in the community and county. The Student Housing South project adeptly addresses two directly related concerns for the county: the need for more on-campus student housing and making more workforce housing available as the project will free up neighborhood housing for local workers.

Jake Rogers, Associated Student, Inc. Chief of Staff and a fourth-year agricultural business major at Cal Poly San Luis Obispo, spoke in support of the Student Housing South project. He stated that the housing project would facilitate student success by maximizing opportunities for

social, cultural, extracurricular and academic immersion. He also noted that the project would increase the availability of housing in the community which would in turn strengthen the local economy.

Bob Stevens, Vice Chair of the Parent Advisory Council, Cal Poly San Luis Obispo, is the father of two students currently attending the campus and is an alumnus of the campus himself. Mr. Stevens believes that living on campus for the first two years reinforces and promotes the values, practices, discipline and sense of community necessary to be successful at the university and in life after graduation. Mr. Stevens also commented positively on the design of the housing complex with its reduced building height and location of parking away from private properties mitigating intrusiveness to the residential neighborhood.

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

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 three projects: Student Housing Phase III, at California State University Channel Islands, Sustainability Center, at California State University, Northridge and Innovation Village, Phase V, at California State Polytechnic University, Pomona. Staff recommended approval.

The committee recommended approval of the proposed resolution (RCPBG 11-14-15).

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

Presidents Rush, Ortiz and Armstrong, respectively, along with Ms. San Juan presented the item for approval of schematic plans for California State University Channel Islands—Student Housing, Phase III, California State Polytechnic University, Pomona—Innovation Village, Phase V and California Polytechnic State University, San Luis Obispo—Student Housing South.

President Rush remarked that California State University Channel Islands is the fastest growing campus in the CSU. Enrollment has increased 16 percent from 4,472 FTE last year to 5,200 FTE this year. The campus' vision calls for on-campus student housing to provide capacity to serve 25 to 35 percent of the students. The higher percentage reflects the lack of available student housing near the campus.

President Ortiz introduced the fifth phase of Innovation Village, a 65-acre public-private partnership that supports the academic mission of Cal Poly Pomona. The development includes partnerships with business incubators in the Center for Training, Technology and Incubation, two buildings that provide office space for Southern California Edison's transmission and distribution unit, and the development's first tenant, the American Red Cross Southern California

headquarters and blood processing center. The university and the companies jointly benefit from the infusion of fresh perspectives, collaboration among faculty scholars and working professionals, and employment of students and graduates. Innovation Village is creating high paying jobs in Los Angeles County and contributes to the region's economic development.

President Armstrong stated that the proposed Student Housing South project is directly related to student success, providing statistics that support significantly increased persistence rates at the junior year for students who live on campus their first two years. The rates are even more pronounced for first generation students and students from low-income families. The project will result in approximately 1,100 second-year students moving from neighborhoods in San Luis Obispo to campus housing freed up by locating freshmen into the new housing. This expanded on-campus housing translates into approximately 120 additional graduates per year based upon the aforementioned data.

Ms. San Juan reported that the board certified the final environmental impact report for Student Housing South in May 2014. A local neighborhood association filed a lawsuit challenging the board's approval and that matter is now pending.

CEQA requirements have been completed for all three projects and staff recommended approval.

The committee recommended approval of the proposed resolution (RCPBG 11-14-16).

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

Trustee Norton introduced the item and noted that it had been revised in the resolution section.

Ms. San Juan presented the state and non-state funded five-year capital improvement program 2015-2016 through 2019-2020 to the board for approval that included the 2014 action year request. Ms. San Juan provided background on program funding for the CSU's capital outlay program and a summary of what is included in the five-year capital improvement program which includes the action year priority lists for state and non-state funded capital programs. Ms. San Juan also highlighted alternative financing options for the capital program currently under discussion.

A key focus this year was to assess the reliability of the CSU's utility infrastructure. As a result of the repeated electrical failures at California State University, Fresno and concern by the board of the system's susceptibility to campus shutdowns, engineering firms were hired to prepare utility master plans and critical infrastructure assessments. The engineers were tasked to identify infrastructure problems and prioritize the campus deficiencies: the top priority was given to utility failures that could cause a campuswide shutdown; the second priority was failures that could cause a partial campus shutdown; and the third priority was failures that could cause the shutdown of a critical building. The total cost for critical repairs is estimated at just under \$700 million.

Most of the priority projects are to replace infrastructure that has passed its useful life. It was also found that the utility systems did not always keep up with the growth of the university and that inadequate resources for maintenance were increasing the risk of failure of older systems. Thus the studies are confirming the need to reinvest in the existing infrastructure in order avert campuswide failures, particularly in the electrical distribution systems and central heating and cooling systems.

The five-year capital improvement plan identifies \$6.6 billion to support the academic program. Of that amount, \$1.1 billion has been identified as critical deficiencies and \$3.5 billion to renovate and modernize existing buildings. The amount sought to accommodate enrollment growth is \$1.9 billion. For the self-support capital program, the five-year plan totals \$3.9 billion, predominantly for student housing, student unions and recreation centers, followed by parking.

In summary, the state funded program request for the 2015-2016 capital program is \$403.9 million; the non-state funded program request is \$3.4 million. The state and non-state funded five-year capital improvement program request for 2015-2016 through 2019-2020 is \$6.6 billion and \$3.9 billion, respectively.

Ms. San Juan also addressed the new CSU capital financing authority noting that flexibility has been built into the priority lists in order to best leverage funding availability, realizing that this is the first capital program approved by the board under the new authority.

Trustee Norton noted that the revised resolution language inserted in the item was made in light of the new capital financing authority to provide for additional oversight and review to ensure that the CSU moves cautiously as it proceeds.

Trustee Glazer asked how the campus operating cost savings as a result of utility infrastructure improvement projects are reconciled from an accounting standpoint given that the project was funded at the system level. Ms. San Juan responded that operational savings are retained at the campus. Many campuses have programs that allow the reinvestment of those savings further into energy efficiency projects.

Trustee Fortune inquired how the action for this item impacts the new capital financing authority either in process or strategy. Ms. San Juan explained that the motion for this item is an approval of how capital dollars would be used if the CSU had the funds (prioritization). A separate item on the agenda of the Joint Meeting of the Committees on Finance and Campus Planning, Buildings and Grounds has the action for the financing policy. Lastly, a separate item on actual long-term debt issuance to fund approved projects would come before the board for approval no earlier than January 2015.

Trustee Glazer asked how or where bottlenecks would be prioritized in the context of the noted priority lists. Ms. San Juan stated that projects increasing capacity would address bottlenecks from the perspective of responding to course limitations.

Trustee Glazer expressed concern of the impact of the new capital financing authority on responsibly vetting the five-year capital improvement program, previously charged to the Department of Finance and the legislature.

Chair Monville stated that the capital program as presented is driven by the academic master plans on individual campuses. These projects support the academic mission be it bottleneck or a growing program. Chair Monville invited the presidents to comment on the process followed at their campus to determine capital program needs.

President Armstrong stated that Cal Poly San Luis Obispo is currently undergoing an intensive process (two and one half years) evaluating academic planning which in turn will drive the master plan. There are many committees comprised of faculty, staff and the public examining the academic master plan with a focus on student success as the primary driver. It has been 13 years since Cal Poly San Luis Obispo performed such a review.

President Qayoumi added that in the last year and a half San José State completed an audit of every campus facility. This study provided some important information: 1) the renovation cost of a number of facilities is over 70 percent of the cost of [a new] the building; historically, the CSU has used 65 percent to be the threshold of whether a building should be renovated or replaced; 2) buildings were examined from the perspective of bringing them up to current building code, especially with regards to the environment and the needs of the master plan. The campus uses all this information together – facilities condition, the physical master plan and the academic plan – to develop its priorities for the capital program.

President Wong presented a current situation at San Francisco State wherein the science building cannot be occupied. He noted that the chemistry program, one of the campus' largest and most prestigious programs, will be in portables for up to five years resulting in bottleneck problems in multiple majors, such as pre-med, science, chemistry and microbiology. This is a clear example of a building problem causing a layered bottleneck.

Trustee Glazer noted that San Francisco State's first priority shows a Creative Arts Replacement Building, not a science building. Ms. San Juan clarified that the science lab replacement project appeared on the 2014-2015 priority list presented at the September 2014 board meeting. The campus is reviewing prioritization but, due to the limitation of capital funds, those projects prioritized above the \$300 million mark on the priority list will not be funded in 2015. The campus has infrastructure problems that mostly likely will be addressed in 2015-2016 based on the anticipated funding.

Trustee Glazer, reflecting on the presidents' comments, stated the importance of having a long-term comprehensive perspective on the demand for capital improvement in order to make good fiscal choices from the beginning, noting that the \$10 million financing for \$130 million is a very small part of the whole issue.

President Mitchell responded that the last campus master plan completed for CSU Bakersfield was in 2007. It was developed in accordance with the academic master plan and other student-focused facility needs. The campus' highest priority for capital improvement is the replacement of Faculty Towers, a 40-year facility that does not meet seismic or ADA codes. With the new financing authority, the campus has the flexibility to contribute funding for this extremely important project which would thus lower the cost to the system and hopefully raise its priority for funding.

President Ochoa remarked that the master plan guides the campus' progress, providing general direction and a basis for requesting additional buildings, which begins with the analysis of student demand for a program and establishing the level of current capacity. Campus capacity and student enrollment are primary drivers for requesting additional space. President Ochoa stated that the Chancellor's Office performs a rigorous review of a project, well documenting the need for the new space before it is included on the priority list. CSU Monterey has just initiated the process for developing new master plan.

President Morales remarked that every campus in the system has a critical maintenance issue or a serious building problem. CSU San Bernardino has 'out grown' its campus and the master plan is 13 years-old. The campus is in the early stages of engaging a consultant to work on a new master plan for both the San Bernardino and Palm Desert campuses.

President Zingg noted three factors influencing the capital planning process that affect all the campuses: 1) academic pedagogy in terms of designing space that supports high impact learning practices; 2) consideration of sustainability principles and the extent to which they guide the built environment and how it connects to the natural environment; and 3) the cost of ADA compliance, which in many cases is less expensive to build replacement versus retrofit older buildings to meet ADA requirements.

President Covino stated that CSU Los Angeles is reviewing academic planning, student success and facilities condition to develop its capital program request. Nine buildings built in 1959 have been identified to be in serious need of replacement or renovation, including a seismically unsound physical sciences building which at one time contained all the physical science programs that have since been relocated. The nine-story facility he occupies is deemed a seismically unsound building and is in need of a retrofit. Aging campuses and buildings are a real threat to the university's capacity and ability to sustain the academic program and serve students in a safe environment.

The committee recommended approval of the proposed resolution (RCPBG 11-14-17).
Trustee Norton 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 and California Polytechnic State University, San Luis Obispo

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, it is not always possible for campuses to complete the necessary requirements in time to include them in the capital outlay program. This item allows the board to consider the scope and budget of projects not included in the previously approved non-state funded capital outlay program.

1. California State University Channel Islands Dining Renovation

PWCE¹ \$11,706,000

California State University Channel Islands wishes to proceed with the design and construction of the Dining Renovation project which includes the remodel of approximately 19,500 gross square feet (GSF) of the existing campus dining commons facility adjacent to the Island's Café (#28)² and construction of a new entry pavilion of approximately 1,760 GSF. The project scope includes renovating the existing Salon A dining hall to provide additional dining space, remodeling the kitchen preparation and servery space, and expanding the loading dock for deliveries. Infrastructure improvements incorporated in the project include new electrical switchgear and sanitary sewer expansion. The renovated facility will accommodate increased demand from the campus population including the new 600-bed Student Housing, Phase III project to be completed in July 2016.

The project cost will be financed from the CSU Systemwide Revenue Bond program. The bonds will be repaid from food service revenues.

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

² Facility number shown on master plan map and recorded in Space and Facilities Database

2. California Polytechnic State University, San Luis Obispo Yosemite Hall Fire Sprinkler System	PWC	\$5,603,000
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California Polytechnic State University, San Luis Obispo wishes to retrofit the existing Yosemite Hall (#114) dormitory with fire sprinklers in order to maintain triple occupancy rooms. Yosemite Hall was completed in 1970 with double occupancy rooms, when the building code did not require fire sprinklers. However, the increase to triple occupancy rooms now requires that fire sprinklers be installed to be in compliance with the State Fire Marshal. There are ten towers comprising Yosemite Hall; the project will be completed during summer of 2015 and summer of 2016 when the buildings are not occupied by the students.

The project will be funded from housing reserve funds.

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) \$11,706,000 for preliminary plans, working drawings, construction and equipment for the California State University Channel Islands Dining Renovation;
and 2) \$5,603,000 for preliminary plans, working drawings and construction for the California Polytechnic State University, San Luis Obispo Yosemite Hall Fire Sprinkler System.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Certify the Final Environmental Impact Report and Approve the Campus Master Plan Revision, the Amendment of the 2014-2015 Non-State Capital Outlay Program and Schematic Plans for the Parking Structure II for 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 requires that every campus have a long range physical master plan, showing existing and anticipated facilities necessary to accommodate a specified academic year full-time equivalent student enrollment. Each master plan reflects the physical requirements of academic program and auxiliary activities on the campus. By board policy, significant changes to the master plan and approval of a project's schematic design require board approval, while authority for minor master plan revisions or schematic designs for projects that are not architecturally significant, are utilitarian in nature, or have a cost of \$3,000,000 (or less) are delegated to the chancellor (or his designee).

This agenda item requests the following actions by the Board of Trustees with regard to the Parking Structure II for California State Polytechnic University, Pomona:

- Certify the final environmental impact report dated November 2014
- Approve the proposed campus master plan revision dated January 2015
- Approve the amendment of the 2014-2015 Non-state Capital Outlay program
- Approve the schematic plans

Attachment "A" is the proposed campus master plan. Attachment "B" is the existing campus master plan approved by the trustees in July 2000.

Master Plan Revision

The Board of Trustees last approved the campus master plan in July 2000 and sited the proposed Parking Structure II on the southeastern edge of the campus on South Campus Drive. This proposed master plan revision relocates the Parking Structure II to a nearby site at the corner of Collins Way and University Drive on what is presently parking lots K-1 and K-2.

The proposed site permits the construction of a less imposing structure at the gateway of the campus. In addition, the location maintains the master plan vision to locate parking on the campus perimeter roadway to provide convenient and safe access to the university.

The proposed master plan change is noted on Attachment A:

Hexagon 1: Parking Structure II (#107)

Amendment of the 2014-2015 Non-state Funded Capital Outlay Program

California State Polytechnic University, Pomona wishes to amend the 2014-2015 non-state capital outlay program to include \$40,997,000 for the design and construction of Parking Structure II (#107), an 1,825-space facility located on the existing parking lots K-1 and K-2, in the southern area of campus. The approximately 587,000 gross square feet (GSF) facility will be adjacent to the existing International Polytechnic High School (#85) and the physical education fields. The structure will replace 625 surface parking spaces in lots K-1 and K-2, resulting in a net increase of 1,200 spaces.

Parking Structure II Schematic Design

Project Architect: Steinberg Architects

Design/Build Contractor: Bomel Construction Company, Inc.

Description

The proposed project design includes one level of parking underground, one level at grade across the entire site, and a partial level of parking above ground. The structure amenities will include a pedestrian walkway with a landscape buffer on both sides, as well as a shuttle/bus stop. Parking Structure II is designed to have a low profile, allowing for visual connections with the campus core from the southern end of campus.

Sustainability features include the reduction of the existing stormwater flow rate, low-emitting materials, natural ventilation in place of a mechanical system, site plumbing to use recycled water for all landscape irrigation, occupancy sensors and dimming daylighting controls, and LED lighting. The building is being designed to support the future installation of photovoltaic panels over the top deck.

Timing (Estimated)

Preliminary Plans Completed	January 2015
Working Drawings Completed	April 2015
Construction Start	May 2015
Occupancy	August 2016

Basic Statistics

Gross Building Area (GSF)	586,635 square feet
Assignable Building Area (ASF)	565,725 square feet
Efficiency (ASF/GSF)	96 percent
Parking Spaces	1,825 spaces

Cost Estimate – California Construction Cost Index (CCCI) 6151¹

Building Cost (\$16,024 per space)	\$29,244,000
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<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 10.08
b. Shell (Structure and Enclosure)	\$ 22.90
c. Interiors (Partitions and Finishes)	\$ 2.92
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 10.34
e. General Conditions and Insurance	\$ 3.61

Site Development	<u>4,042,000</u>
Construction Cost	\$ 33,286,000
Fees, Contingency, Services	<u>7,711,000</u>
Grand Total (\$22,464 per space)	<u>\$40,997,000</u>

Cost Comparison

The project's building cost of \$16,024 per space is less than the \$19,939 per space for the Parking Structure 2 for California State University, Chico, approved in May 2011, and the

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 and is updated monthly.

\$18,145 per space for the Parking Structure I, Phase 2A for California State University San Marcos, approved in July 2008, both adjusted to CCCI 6151.

This project's below grade design drives a higher substructure cost per square foot; however, with the number of spaces in the proposed project (1825 space) being much higher than Chico's Parking Structure 2 of 359 spaces, this helps to reduce the overall cost per space in the comparison. The low-profile stature also allows for a reduced shell cost when compared to the structures constructed at CSU Chico and CSU San Marcos.

Funding Data

This project will be funded from the CSU Systemwide Revenue Bond Program, presented during the January 2015 Committee on Finance meeting, and parking program reserves of \$6 million. The bond financing will be repaid from parking fee revenue.

California Environmental Quality Act (CEQA) Action

To determine the scope of environmental topics to be addressed in a Draft Environmental Impact Report (Draft EIR) for the Parking Structure II project, a Notice of Preparation/Initial Study (NOP/IS) was distributed on May 7, 2014, for a 30-day review period. The Draft EIR for the project was subsequently prepared and made available to the public for review and comment for a 45-day period, from September 15, 2014, to October 29, 2014. A public meeting was held on October 15, 2014, to obtain public comments. No comments, other than the acknowledgement of compliance with the State Clearinghouse review requirements for the Draft EIR, were received.

The Final Environmental Impact Report (FEIR) has been prepared and is presented to the trustees' for review and certification. The final documents, including the Mitigation Monitoring Program, are available online at: <http://www.csupomona.edu/~fpm/public/EIRParkingStructure2.pdf>. The FEIR found the project will not result in any unavoidable significant environmental impacts with the implementation of mitigation measures to reduce traffic impacts at two intersections, and measures to reduce the short-term effects of construction noise, dust, emissions, and trips.

Recommendation

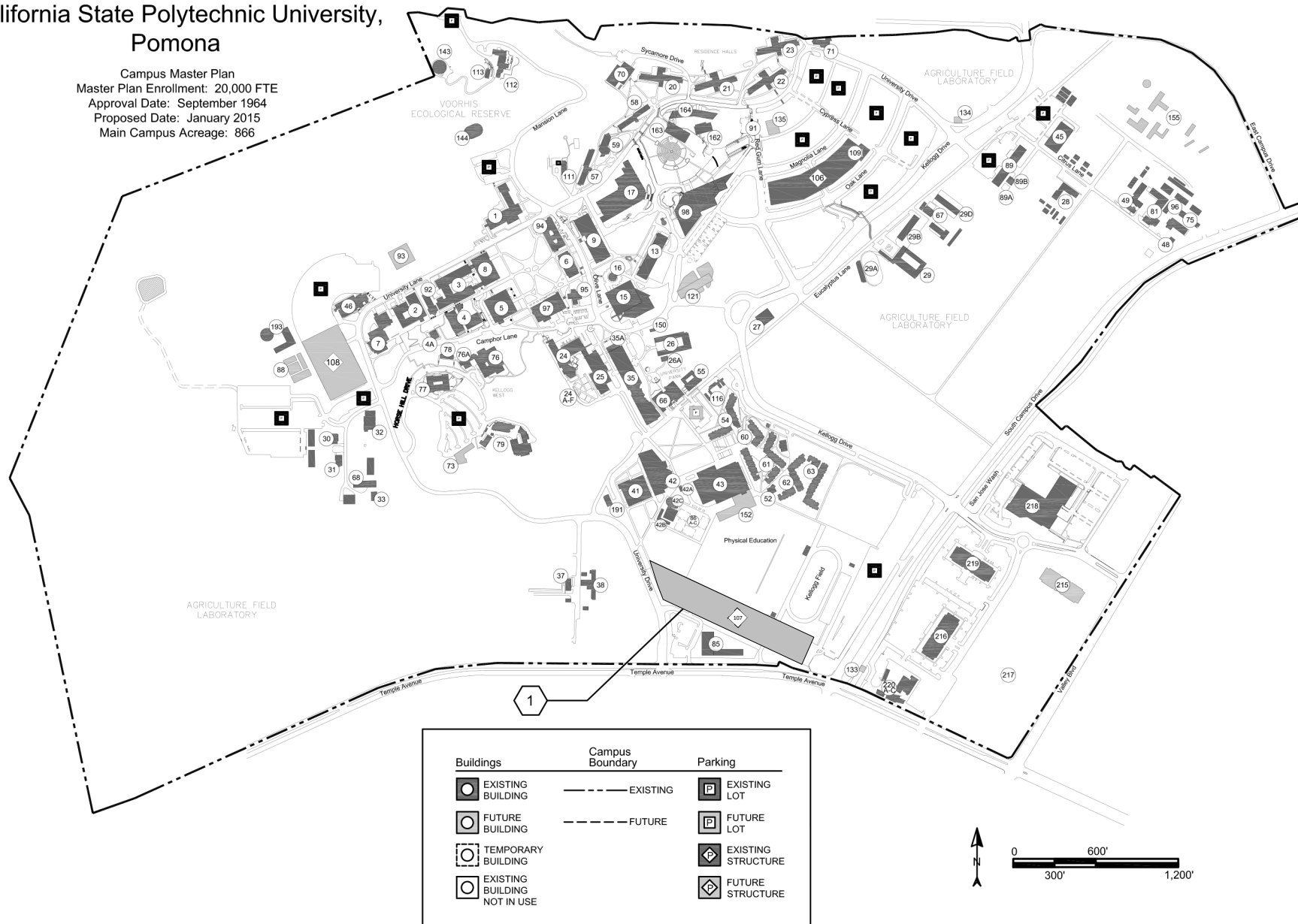
The following resolution is presented for approval:

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

1. The board hereby certifies the Final EIR for the California State Polytechnic University, Pomona Parking Structure II project dated November 2014 as complete and in compliance with CEQA.
2. The mitigation measures identified in the Mitigation Monitoring Program are hereby adopted and shall be monitored and reported in accordance with the Mitigation Monitoring Program for the Agenda Item 2 of the January 27-28, 2015, 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).
3. The above information is on file with The California State University, Office of the Chancellor, Capital Planning, Design and Construction, 401 Golden Shore, Long Beach, California 90802-4210, and at California State Polytechnic University, Pomona Facilities Planning and Management, 3801 West Temple Avenue, Pomona, California 91768.
4. The California State Polytechnic University, Pomona Campus Master Plan Revision dated January 2015 is approved.
5. The chancellor is requested under Delegation of Authority granted by the Board of Trustees to file the Notice of Determination for the project.
6. The 2014-2015 non-state funded capital outlay program is amended to include \$40,997,000 for preliminary plans, working drawings, and construction for the California State Polytechnic University, Pomona Parking Structure II project.
7. The schematic plans for the California State Polytechnic University, Pomona, Parking Structure II are approved at a project cost of \$40,997,000 at CCCI 6151.

California State Polytechnic University, Pomona

Campus Master Plan
 Master Plan Enrollment: 20,000 FTE
 Approval Date: September 1964
 Proposed Date: January 2015
 Main Campus Acreage: 866



California State Polytechnic University, Pomona

Proposed Master Plan

Master Plan Enrollment: 20,000 FTE

Master Plan approved by the Board of Trustees: September 1964

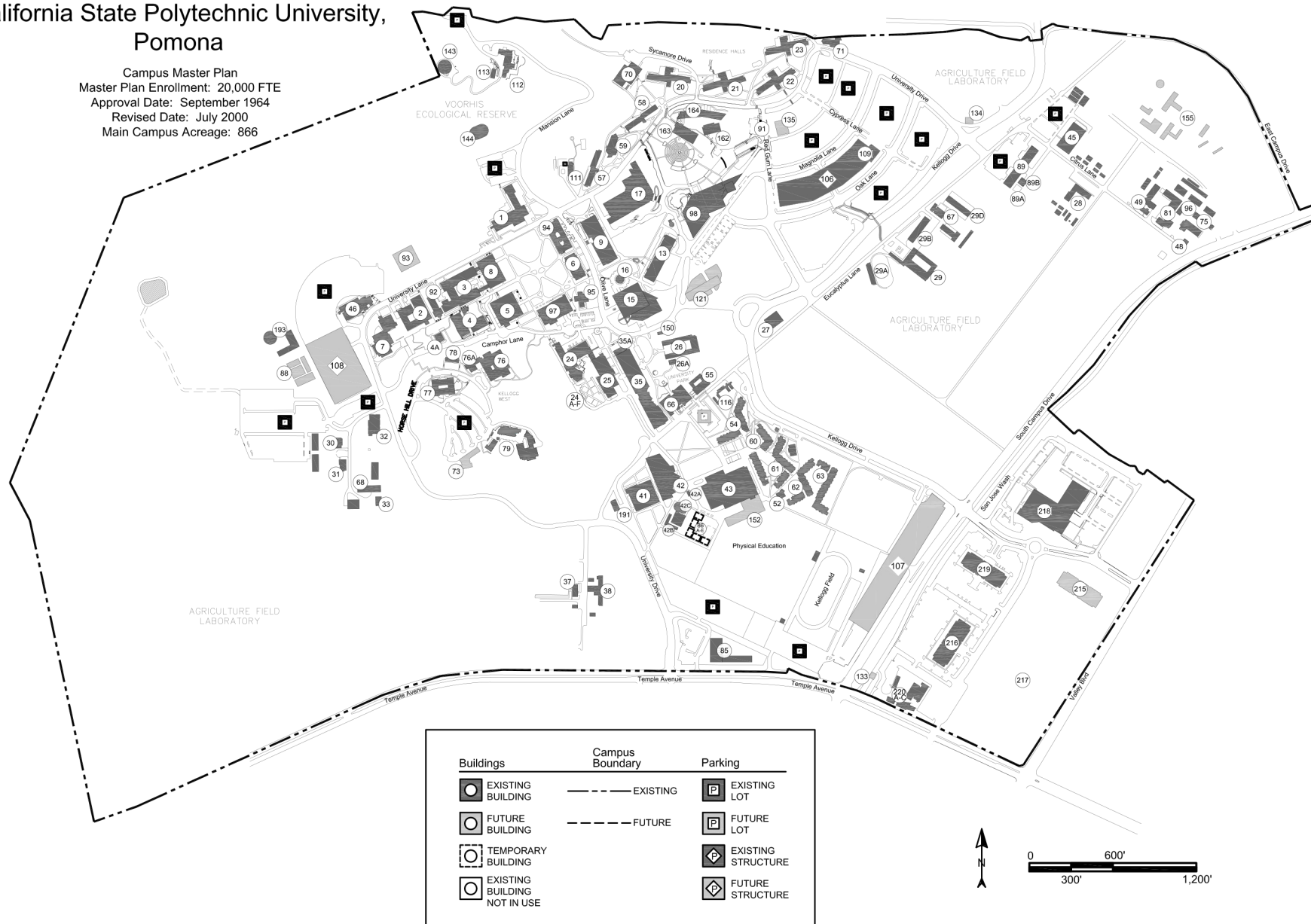
1. Administration	55. Kellogg Foundation Services	118. Hazardous Waste Material Storage
2. Agriculture Classrooms	57. Palmitas Hall	121. <i>Administration Replacement Building</i>
3. Science	58. Cedritos Hall	127. <i>Academic Building</i>
4. Biotechnology	59. La Cienega Center	133. <i>Visitor Information</i>
4A. Biotrek Learning Center	60. Vista Bonita	134. <i>Visitor Information</i>
5. Letters, Arts and Social Science	61. Vista Del Sol	143. Upper Reservoir
6. Business Administration	62. Vista de Las Montanas	144. Lower Reservoir
7. Environmental Design	63. Vista de La Luna, Phase II	150. MASA Building
8. Science	66. Bronco Bookstore	152. <i>Physical Education Expansion</i>
9. Engineering	67. Equine Research Facility	155. <i>Center for Animal Veterinary Science Education</i>
13. Art/Engineering Annex	68. Hay Barn	162. College of Business Administration (B)
13B-D. Learning Resource Center	70. Los Olivos Commons	163. College of Business Administration (C)
15. Library	71. Housing Maintenance Building	164. College of Business Administration (A)
16. Library Mechanical Equipment	73. <i>Collins College Faculty Offices and Classrooms</i>	191. Electrical Substation
17. Engineering Labs	75. Purchasing and Receiving	193. Central Plant-Chiller
20. Encinitas Hall	76. Kellogg West	200. University Village
21. Montecito Hall	76A. Kellogg West Addition	208. Center for Regenerative Studies, Phase II
22. Alamitos Hall	77. Kellogg West Main Lodge	209. John T. Lyle Center for Regenerative Studies
23. Aliso Hall	78. Kellogg West Lodge Addition	210. Landlab Information Center
24. Music	79. The Collins College of Hospitality and Management	211. Agriscapes
24A-F. Modular Surge Space	81. Physical Plant Office	211A-H. Agriscapes Greenhouse
25. Drama/Theater	85. I-Poly High School	212. <i>Resources Evaluation and Research Center</i>
26. University Plaza	86. English Language Institute	216. Innovation Village, Phase IV
26A. Student Orientation Center	86A-C. Temporary Classrooms/ Faculty Offices II	217. Innovation Village Infrastructure
27. Water Filtration Plant	88. <i>Facilities Management and Corporation Yard</i>	218. American Red Cross Headquarters
28. Fruit and Crop/Greenhouse	89. Interim Design Center	219. Innovation Village, Phase III Office/Research Facility
29. Arabian Horse Center	89A. Interim Design Center Addition	220A-C. Center for Technology, Training and Incubation
29A. Horse Arena	89B. Interim Design Center Faculty Offices	
29B. Weaning Barn	91. Temporary Administration Offices	
29C. Paddocks	92. Laboratory Care Facility	
29D. Horse Barn	93. <i>Environmental Design Center</i>	
30. Agriculture Unit	94. University Office Building	
31. Poultry Unit	95. Multi-Culture Center	
32. Beef Unit	96. Paint Shop	
33. Feed Mill Unit	97. Campus Center	
35. Bronco Student Center	98. Classroom/Lab/Administration Building	
35A. Kellogg Art Gallery	106. Parking Structure 1	
37. Swine Unit	107. <i>Parking Structure 2</i>	
38. Sheep Unit	108. <i>Parking Structure 3</i>	
41. Darlene May Gymnasium	109. Public Safety and Parking Services	
42. Bronco Recreation and Intramural Complex	111. Manor House	
42A. Restroom Building	112. University House	
42B. Pool Support Building	113. Kellogg Guest House	
42C. Pool Building	116. Child Care Center	
43. Kellogg Gymnasium		
45. Agriculture Engineering		
46. Health Service		
48. Custodial Services		
49. Beaver House		
52. Commons Building		
54. Vista de Las Estrellas		

LEGEND:
 Existing Facility / *Proposed Facility*

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

California State Polytechnic University, Pomona

Campus Master Plan
 Master Plan Enrollment: 20,000 FTE
 Approval Date: September 1964
 Revised Date: July 2000
 Main Campus Acreage: 866



California State Polytechnic University, Pomona

Master Plan Enrollment: 20,000 FTE

Master Plan approved by the Board of Trustees: September 1964

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9. Engineering	67. Equine Research Facility	155. <i>Center for Animal Veterinary Science Education</i>
13. Art/Engineering Annex	68. Hay Barn	162. College of Business Administration (B)
13B-D. Learning Resource Center	70. Los Olivos Commons	163. College of Business Administration (C)
15. Library	71. Housing Maintenance Building	164. College of Business Administration (A)
16. Library Mechanical Equipment	73. <i>Collins College Faculty Offices and Classrooms</i>	191. Electrical Substation
17. Engineering Labs	75. Purchasing and Receiving	193. Central Plant-Chiller
20. Encinitas Hall	76. Kellogg West	200. University Village
21. Montecito Hall	76A. Kellogg West Addition	208. Center for Regenerative Studies, Phase II
22. Alamitos Hall	77. Kellogg West Main Lodge	209. John T. Lyle Center for Regenerative Studies
23. Aliso Hall	78. Kellogg West Lodge Addition	210. Landlab Information Center
24. Music	79. The Collins College of Hospitality and Management	211. Agriscapes
24A-F. Modular Surge Space	81. Physical Plant Office	211A-H. Agriscapes Greenhouse
25. Drama/Theater	85. I-Poly High School	212. <i>Resources Evaluation and Research Center</i>
26. University Plaza	86. English Language Institute	216. Innovation Village, Phase IV
26A. Student Orientation Center	86A-C. Temporary Classrooms/ Faculty Offices II	217. Innovation Village Infrastructure
27. Water Filtration Plant	88. <i>Facilities Management and Corporation Yard</i>	218. American Red Cross Headquarters
28. Fruit and Crop/Greenhouse	89. Interim Design Center	219. Innovation Village, Phase III Office/Research Facility
29. Arabian Horse Center	89A. Interim Design Center Addition	220A-C. Center for Technology, Training and Incubation
29A. Horse Arena	89B. Interim Design Center Faculty Offices	
29B. Weaning Barn	91. Temporary Administration Offices	
29C. Paddocks	92. Laboratory Care Facility	
29D. Horse Barn	93. <i>Environmental Design Center</i>	
30. Agriculture Unit	94. University Office Building	
31. Poultry Unit	95. Multi-Culture Center	
32. Beef Unit	96. Paint Shop	
33. Feed Mill Unit	97. Campus Center	
35. Bronco Student Center	98. Classroom/Lab/Administration Building	
35A. Kellogg Art Gallery	106. Parking Structure 1	
37. Swine Unit	107. <i>Parking Structure 2</i>	
38. Sheep Unit	108. <i>Parking Structure 3</i>	
41. Darlene May Gymnasium	109. Public Safety and Parking Services	
42. Bronco Recreation and Intramural Complex	111. Manor House	
42A. Restroom Building	112. University House	
42B. Pool Support Building	113. Kellogg Guest House	
42C. Pool Building	116. Child Care Center	
43. Kellogg Gymnasium		
45. Agriculture Engineering		
46. Health Service		
48. Custodial Services		
49. Beaver House		
52. Commons Building		
54. Vista de Las Estrellas		

LEGEND:
 Existing Facility / *Proposed Facility*

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

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Approval of Amendment of the 2014-2015 Non-State Capital Outlay Program and Schematic Plans for University Office Park, Phase I for California State University, Bakersfield

Presentation By

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

Background

The California State University Board of Trustees approved the concept of a real property public-private development in November 2006 to construct a commercial office building on the CSU Bakersfield campus (RFIN 11-06-12). The office use was incorporated into the campus Master Plan at the September 2007 Board of Trustees meeting, and revised in September 2014 to account for the changes in the specific office building configuration.

The board will consider the approval of the development agreement with Gregory D. Bynum and Associates (“Developer”) at this meeting. As the board approved the 2014-2015 non-state funded capital outlay program at its November 2013 meeting, it was not possible to complete the necessary requirements to include this project in the annual five-year capital improvement program. This item allows the board to consider the scope and budget of the project to amend the 2014-2015 non-state capital outlay program and approve the schematic plans for the California State University, Bakersfield, University Office Park, Phase I project should the board agree with the provisions of the development agreement.

Amend the 2014-2015 Non-state Funded Capital Outlay Program

CSU Bakersfield wishes to amend the 2014-2015 non-state capital outlay program to include \$10,400,000 for the design and construction of University Office Park, Phase I, a 61,300 gross square foot (GSF) office facility (#70) on 4.3 acres as the first phase of a commercial office park development. The public-private office park will be developed in two phases on a 12.5-acre site in the southwest quadrant of the campus. The scope of the first phase includes the construction of approximately 253 parking spaces. The second phase will include two buildings totaling 220,700 GSF, 591 surface parking spaces and a 315-space parking garage on 8.2 acres. The trustees provided conceptual approval for the 12.5-acre business park in November 2006.

Development of the site for commercial use will include the extension of Scarlet Oak Boulevard along the east boundary of the parcel in Phase I. This street will be used as a primary entrance to access the core of the Bakersfield campus from the south. This project will provide academic benefits for the students and faculty through internships, employment of graduates and revenue for academic programs via long-term ground lease payments.

University Office Park, Phase I Schematic Design

Project Architect: Delawie Architects, Inc.

Design/Build Contractor: S.C. Anderson, Inc.

Description

The proposed three-story, steel frame building is enhanced with an outdoor plaza, shade pavilions and articulated building facades incorporating metal panels 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. Water conservation type fixtures will be employed throughout the building. The proposed site plan includes drought resistant plants, drip irrigation, a site drainage system utilizing permeable landscape and areas to retain stormwater runoff to promote ground water recharge.

Timing

Preliminary Plans Completed	March 2015
Working Drawings Completed	July 2015
Construction Start	August 2015
Construction Completed	June 2016

Basic Statistics

Gross Building Area	61,300 square feet
Assignable Building Area	49,000 square feet
Efficiency	80 percent

Cost Estimate – California Construction Cost Index 6151¹

Building Cost (\$112 per GSF) \$6,864,000

<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 3.85
b. Shell (Structure and Enclosure)	\$ 59.80
c. Interiors (Partitions and Finishes)	\$ 12.22
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 26.07
e. General Conditions and Insurance	\$ 10.03

Site Development (including landscaping and parking) 1,598,000

Construction Cost \$8,462,000

Fees, Contingency, Services 1,938,000

Total Project Cost (\$170 per GSF) \$10,400,000

Fixtures, Furniture & Movable Equipment 0

Grand Total \$10,400,000

Cost Comparison

The project's building cost of \$112 per GSF reflects the nature of a speculative office facility with steel frame construction and the unfinished condition of interior spaces. However, by comparison, this project is lower than the building costs of \$202 per GSF for Innovation Village, Phase V and \$165 per GSF for Innovation Village, Phase III both for Cal Poly Pomona, adjusted to CCCI 6151. The lower building cost for this project reflects the differences in construction type (steel frame versus tilt up concrete construction), and differences in floor to floor height and building type (open office with 9 foot ceilings versus lab with 16 foot floor to floor height first level and 14 foot for second and third levels).

Funding Data

Funding for this project will be provided entirely by the Developer. The trustees will also consider the terms of the proposed development agreement with the Developer during the January 2015 Committee on Finance meeting.

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.

California Environmental Quality Act (CEQA) Action

At its September 2014 meeting the Board of Trustees approved the Final Initial Study/Mitigated Negative Declaration for the Bakersfield University Office Park pursuant to the California Environmental Quality Act and State CEQA Guidelines. During the environmental review process, there were no significant impacts identified and no adverse public comment received. The trustees found that the CSU Bakersfield University Office Park, Phase I project is consistent with the Final Mitigated Negative Declaration and that the effects of the project were fully analyzed in the Final Mitigated Negative Declaration.

Recommendation

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 University, Bakersfield University Office Park Phase I project is consistent with the Final Mitigated Negative Declaration prepared pursuant to the California Environmental Quality Act and State CEQA Guidelines and that the effects of the project were fully analyzed in the Final Mitigated Negative Declaration.
3. The 2014-2015 non-state funded capital outlay program is amended to include \$10,400,000 for preliminary plans, working drawings and construction for the California State University, Bakersfield University Office Park, Phase I project.
4. The schematic plans for the California State University, Bakersfield University Office Park, Phase I, are approved at a project cost of \$10,400,000 at CCCI 6151 and in accordance with the timing schedule identified in this Board Agenda Item 3.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Acceptance of Interest in Real Property at California State University, San Bernardino Palm Desert Off-Campus Center

Presentation By

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

Summary

The California State University Board of Trustees' standing orders delegate the acceptance and disposition of real property to the chancellor or his designee. This item informs the board of significant real property interest to be acquired through this delegated authority. The property of interest is proposed to be conveyed from the City of Palm Desert to the California State University.

The real property to be accepted is a 113-acre parcel of land located adjacent to the existing CSU San Bernardino Palm Desert Off-Campus Center and the remaining property that had been reserved for the future expansion of the campus. The Board of Trustees previously approved the off-campus center master plan identifying this potential future acquisition to carry out the primary mission and functions of the CSU.

Background

In 1994, the CSU entered into a Memorandum of Understanding with the City of Palm Desert and the Palm Desert Redevelopment Agency to acquire land for the purpose of constructing a CSU off-campus center. In 1999, the Palm Desert Redevelopment Agency approved a Disposition and Development Agreement which conveyed 40 acres of the approximately 200-acre site to the CSU for the initial development of the CSU San Bernardino Palm Desert Off-Campus Center. The remaining property ("Reserve Property") was to be held by the city for future expansion of the off-campus center.

In March 2001, the Palm Desert Redevelopment Agency approved an amendment to the Disposition and Development Agreement increasing the conveyed acreage granted from 40 acres to 55 acres to the CSU for the off-campus center. As part of the amendment, the CSU also released its option rights on 20 acres of the Reserve Property to the University of California,

Riverside for development. In 2008, the CSU agreed to release its option rights on an additional three acres for the construction of a fire station by the City of Palm Desert.

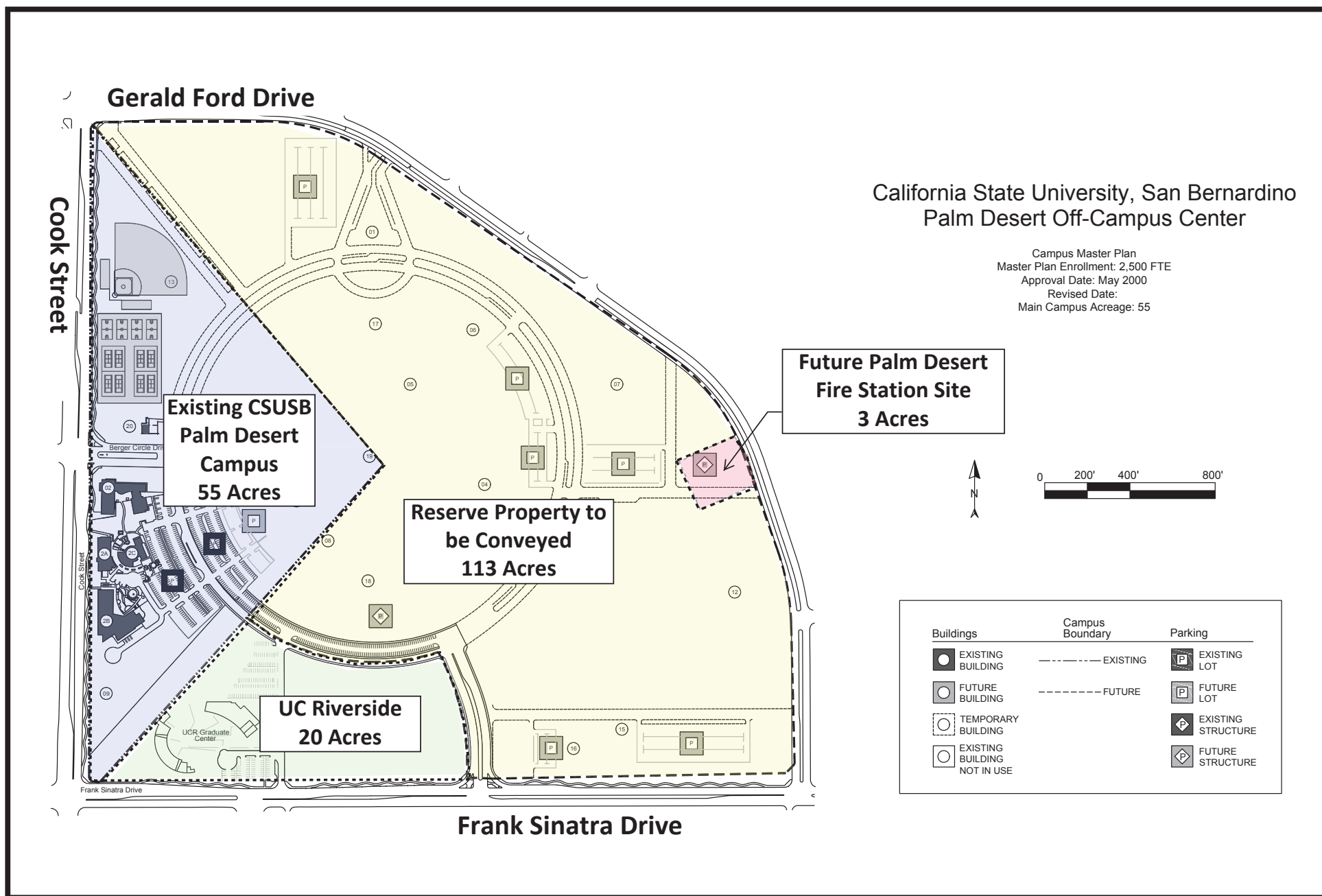
A campus master plan was approved by the trustees in 2000 for the development of the property based upon the approval of the property acquisition included in the Disposition and Development Agreement. Local funding of \$33 million was utilized to construct the three phases of facilities for the CSU San Bernardino Palm Desert Off-Campus Center, which allowed the center to move from the College of the Desert community college to begin operation on the permanent site in 2002. This enabled the state to provide minimal capital outlay funds for only the furnishing and equipment associated with the building projects. Today, the Palm Desert Off-Campus Center is home to approximately 1,100 undergraduate and graduate students (913 full-time equivalents). The first freshman class was admitted during the 2013 fall quarter, making CSU San Bernardino Palm Desert Off-Campus Center the only four-year public university choice in the Coachella Valley. The development of the Palm Desert Off-Campus Center is one of the CSU's valued exemplars of local community support for higher education.

Acceptance of Reserved Property

Effective October 1, 2011, Assembly Bill 26 dissolved all California redevelopment agencies and designated successor agencies to take control of redevelopment agency assets and properties and oversee their disposal. The City of Palm Desert is the successor agency to the Palm Desert Redevelopment Agency. The city's University Planning and Development Committee, comprised of representatives from the CSU, the University of California, the City of Palm Desert, and members of the community has approved, and continues to support, the conveyance of this property.

The City of Palm Desert seeks to advise the Department of Finance of the existence of a Disposition and Development Agreement and to secure their approval to convey the remaining 113-acre Reserve Property for the continued utilization of the property for public higher education and to further the educational goals of the CSU. Conveyance of the site to the CSU will allow for the master planned development of the Palm Desert Off-Campus Center and enhance access to higher education in the Coachella Valley. It is anticipated that the Disposition and Development Agreement for the remaining Reserve Property will be executed and the land transferred by March 2015.

Attachment A is the off-campus center master plan approved by the Board of Trustees in 2000. The map depicts the area currently held by the CSU, the area for UC Riverside, the proposed future city fire station, and the planned 113 acres previously approved by the board for future acquisition.



California State University, San Bernardino

Palm Desert Off-Campus Center

Master Plan Enrollment: 2,500 FTE

Master Plan approved by the Board of Trustees: May 2000

1. *Information and Public Safety*
2. *Mary Stuart Rogers Gateway Building*
- 2A. *Indian Wells Center for Education Excellence*
- 2B. *Health Sciences Facility*
- 2C. *Indian Wells Theater*
3. *College of Education*
4. *College of Social and Behavioral Sciences*
5. *College of Natural Sciences*
6. *College of Engineering*
7. *College of Business*
8. *College of Humanities*
9. *Extended Education*
10. *Rancho Mirage Student Center*
11. *Arena and Aquatic Center*
12. *Track and Field*
13. *Baseball Diamond*
14. *Housing*
15. *Physical Plant*
16. *President's Residence*
17. *Administration*
18. *Resource Center*
19. *Clock Tower*
20. *Utility Substation*

LEGEND:

Existing Facility / *Proposed Facility*

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

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

California State University Channel Islands' CI 2025 Strategy

Presentation By

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

Richard Rush
President
California State University Channel Islands

Summary

This item provides the California State University Board of Trustees with information on California State University Channel Islands' CI 2025 strategy, the campus' next major phase of facilities expansion. In addition to traditional methods available to deliver capital projects, CSU Channel Islands continues to seek alternative methods to build out the campus, including opportunities made available through the California State University, Channel Islands Site Authority (Site Authority), as appropriate, by establishing public/private partnerships or public/public partnerships. The information outlined below serves as the introduction to the CI 2025 plan. Future individual agenda items will be presented to the Board of Trustees to obtain approval for individual projects identified in the master plan that are critical to delivering basic campus services to students.

Background

CSU Channel Islands is the 23rd campus of the CSU. In 1998, the board acquired the site, originally designated as a state hospital in 1933, from the state after operating an off-campus center for CSU Northridge in leased facilities for many years. Since the campus opened its doors in 2002, it has distinguished itself as an institution of higher education and provides strategic educational access to Ventura, Santa Barbara, and Los Angeles counties. This location enables synergistic alliances, capitalizing on close proximity to research and outreach opportunities offered by the regional presence of entities such as the Channel Islands National Park Service, military bases, a major commercial port, and other business sectors, including technology.

With a long-term plan master plan to accommodate 15,000 full-time equivalent students (FTE) and assuming a modest enrollment growth over the next decade, the campus wishes to annually

increase its current enrollment of 5,200 FTE to serve its mission. This increase requires a corresponding addition of academic facilities as well as essential student support facilities such as housing, health services, and recreation/wellness facilities. Since transfer of the property, 400,000 square feet of space has been renovated and 666,000 square feet of new construction has been added. Former hospital space of 500,000 square feet is unoccupied and requires renovation.

Unlike more mature CSU campuses, Channel Islands is challenged to build critically needed facilities to accommodate enrollment expansion. The campus has successfully sought various community and private contributions, and nurtured partnerships to help develop the site. However, costs to transform the property for university purposes continue to increase and the state's economic environment over the last decade has been challenged to adequately resource the capital facility needs of the CSU. Therefore, to respond to the campus' educational mission with a plan for modest growth and better deliver the academic program, it is imperative to identify alternative ways to fund and build academic and student support facilities.

California State University Channel Islands Site Authority

To foster redevelopment of the site and to financially support further development of the campus, the same year that the campus site was acquired from the state, the California Legislature created the Site Authority and empowered it with local government authority for the community development areas of the campus, including land use (Government Code Section 67470-67480; Health and Safety Code 33498-33498.2).

The Site Authority's essential objectives include:

- Facilitate the optimal use of the former hospital site by the CSU and other compatible uses, and mitigate the onsite and offsite impacts of those uses;
- Promote development and redevelopment of the site through tax incentives;
- Provide income for further development of the campus;
- Provide desirable economic, cultural, and social benefits to the region;
- Provide revenue-generating authority to achieve the development and other beneficial educational uses of the campus and its environs; and
- Plan for, finance, and carry out the reuse of the former hospital site.

With its authority to generate revenue, the Site Authority created university-related commercial and residential programs that provide revenue to support the campus' development. The Site Authority began implementation of a residential development in 2002, referred to as University Glen. Approximately two-thirds (658 units) of a planned 900-unit faculty and staff residential community of for-sale single family homes, apartment/townhome rentals, and a town center that includes retail and commercial services were completed by 2007 under a ground lease between the Site Authority and the CSU Board of Trustees. These 658 units are occupied and generate

revenue for the campus. The completion of University Glen was halted in 2008 and 242 units of planned for-sale housing were not completed because of increases in construction costs and the national housing market crash that occurred during that time.

From this development, the Site Authority collects rental income, property and possessory interest taxes, Mello-Roos special taxes, and campus-generated sales and use tax. That income is used to meet operating and debt service obligations related to the financing of the residential development, with any excess intended to assist in campus development. As of June 2014, total Systemwide Revenue Bond indebtedness for the Site Authority, including the financing of the campus library, is approximately \$194.7 million. Because the final phase of for-sale housing was not completed, revenues generated by the development have not been as high as originally expected and the Site Authority has required contributions from systemwide resources to cover the \$11.1 million annual debt service.

CI 2025 Strategy

CI 2025 is a comprehensive capital expansion strategy being developed to make progress toward achieving the university's mandate of serving 15,000 FTE. A long history of support exists for the university from leaders in the region to meet the demand to educate future leaders for this region and the state. To adequately serve current and future students, new living and learning facilities are needed, including facilities to support and grow campus educational, cultural and athletic activities, as well as recreation and wellness programs. In addition, the plan identifies potential capital projects suitable for partnerships with community groups to serve regional needs, creating relationships and generating revenue.

Given the prospect that the level of support from the state for capital projects will not increase significantly, the campus seeks to advance a strategy to achieve its mission by leveraging current assets and exploring alternative capital delivery options. The strategy proposes to facilitate the delivery of several critical capital projects including such revenue-generating projects as University Glen, Phase 2 housing, and expansion of the Town Center retail/housing complex. To assist the campus with identifying all real estate opportunities, in June 2014 the Site Authority supported the engagement of a consulting firm to:

1. Assess the financial status of existing real estate development;
2. Evaluate potential real estate revenue sources and approaches to reducing costs;
3. Evaluate alternative financing and development structures, including public/private and public/public partnerships to free up financial resources;
4. Develop multiple real estate strategies to support CI 2025 priorities; and
5. Develop an implementation plan for the selected development strategy.

Early Concept Project Information

The early modelling of the most viable strategies supports positive cashflow opportunities for the campus to invest in the academic campus in significantly meaningful ways and to reduce the Site Authority debt for the University Glen housing development by half.

The first CI 2025 project to be considered would be constructed in University Glen on Site Authority leased land that was originally slated for the construction of the final 242 attached and detached for-sale units. With the new project, it is envisioned that up to 590 rental apartments will be constructed. This project will complement the existing 658 units that already exist in University Glen, which is comprised of 184 for-sale single family attached and detached homes, 58 apartments located in a multi-use building, 328 apartments, and 88 rental town homes.

The CI 2025 strategy would propose that the Site Authority enter into a public/private partnership for the development, construction and operation of the 590 rental apartments; sell the 328 existing apartments, and convert the 88 rental town homes to for-sale product as the rental leases expire. Proceeds from the sale of the existing housing assets would be used to reduce the Site Authority's outstanding Systemwide Revenue Bond debt. Analysis of the real estate market in Ventura County (for-sale and rental) supports this strategy. Work continues on the project options to assess such areas as the impact on affordable faculty/staff housing, existing residential operations, fiscal and environmental impacts prior to returning to the board.

Educational Benefits

To date, state funding with some donor funds has provided classrooms, labs, faculty offices, and student support services. Systemwide Revenue Bonds have been used to finance self-support projects to provide student housing, parking and student union facilities. While the state recently increased the CSU's authority to finance capital facilities, it did not adequately resource the support budget to fund the construction of capital facilities for campuses that have not built its full complement of buildings to serve the academic program. Developing the CI 2025 strategy is vital to the academic mission of the University as it will provide a comprehensive method to increase access to a growing student demand.

Approval of Concepts and Final Development Plans

Prior to the execution of commitments for the development and use of the properties, conceptual approval of individual projects will be presented at future meetings of the Board of Trustees. In addition, any related environmental documents and master plan revisions, amendments to the non-state capital outlay program, schematic plans, financial plans, and/or key business points of finalized development agreements plans will be presented to the Board of Trustees for approval.