AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: **1:00 p.m. Tuesday, November 17, 2015**
Glenn S. Dumke Auditorium

J. Lawrence Norton, Chair
Peter J. Taylor, Vice Chair
Kelsey M. Brewer
Adam Day
Rebecca D. Eisen
Margaret Fortune
Steven G. Stepanek

Consent Items

Approval of Minutes of Meeting of September 8, 2015

1. Amend the 2015-2016 Capital Outlay Program for California State University, Chico, California State University, Fullerton, California State University, Northridge and San Diego State University, *Action*
2. Approval of Schematic Plans for California State University, Bakersfield, *Action*
3. Approval of the Amendment to the 2015-2016 Capital Outlay Program and Schematic Plans for California State University, Los Angeles, *Action*
4. Approval of the Master Plan Revision, the Amendment of the 2015-2016 Capital Outlay Program and Schematic Plans for Spartan Golf Complex for San José State University, *Action*
5. California State University Seismic Safety Program Annual Report, *Information*

Discussion Items

6. Approval of the Amendment of the 2015-2016 Capital Outlay Program and Schematic Plans for California Polytechnic State University, San Luis Obispo, *Action*
7. Approval of the Amendment of the 2015-2016 Capital Outlay Program and Schematic Plans for California State University, San Bernardino, *Action*
8. Approval of the 2016-2017 Capital Outlay Program and the 2016-2017 through 2020-2021 Five-Year Capital Improvement Plan, *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 8, 2015

Members Present

J. Lawrence Norton, Chair
Peter J. Taylor, Vice Chair
Kelsey Brewer
Adam Day
Rebecca D. Eisen
Lou Monville, Chair of the Board
Steven G. Stepanek
Timothy P. White, Chancellor

Trustee Norton called the meeting to order.

Approval of Minutes

The minutes of July 20-21, 2015 were approved as submitted.

Amend the 2015-2016 Capital Outlay Program for California State Polytechnic University, Pomona, California State University, Sacramento and San Diego State University

Trustee Norton presented agenda item 1 as a consent action item. The committee recommended approval of the proposed resolution (RCPBG 09-15-11).

Approval of the Draft 2016-2017 Capital Outlay Program and the Draft 2016-2017 through 2020-2021 Five-Year Capital Improvement Plan

Executive Vice Chancellor and Chief Financial Officer Steve Relyea introduced agenda item 2, Approval of the Draft 2016-2017 Capital Outlay Program and the Draft 2016-2017 through 2020-2021 Five-Year Capital Improvement Plan. Mr. Relyea informed the board of the five-year capital planning process to identify the facility needs of the university to address the aging infrastructure, the need for modernization, and the construction of new facilities that will provide space to accommodate growing enrollment.

Assistant Vice Chancellor Elvyra F. San Juan provided a historical perspective of state funding for the CSU's capital program and a status report on CSU's new authority for capital funding that went into effect in fiscal year 2014-2015. As a result of the new authority, the CSU has

issued debt (CSU Systemwide Revenue Bonds) for academic projects for the first time – with the debt to be repaid from budgeted operating funds approved by the Board of Trustees ($10 million for the 2014-2015 capital program and $25 million for the 2015-2016 capital program).

The 2016-2017 capital program will be funded in consideration of other system priorities. Campus co-funding is encouraged to address the deferred maintenance backlog, which in turn helps to leverage the limited funds that may be afforded assuming the governor's multi-year budget plan. To date, the campuses have submitted over $312 million in requests for funding, and that number is expected to increase. Of that amount, utility and infrastructure projects continue to be prioritized (with the first priority being $4 million for water conservation projects) along with the ongoing design of replacement buildings and growth projects that were started in 2015-2016.

Additional changes are proposed to the board-approved Categories and Criteria to: 1) encourage campus co-funding, 2) set a limit on the number of debt financed projects, 3) broaden the exemptions to the one-project limit, and 4) identify a few of the metrics that will be considered to assess need for projects.

Trustee Rebecca Eisen asked if we have an inventory of types and quantity of space per campus to help in planning. Ms. San Juan responded that CPDC administers a space and facility database to plan academic program space; the database is a critical planning tool. This is not so true for self-support program space where the data is much less granular. Work is being done to improve data collection in this area.

Trustee Peter Taylor asked where public-private partnership projects fit into the proposed categories and criteria. Ms. San Juan answered that these projects would most likely be exempt from the 'one-project' limit as they typically are funded from private firms.

Chair Lou Monville asked if the exemption would still apply if the public-private partnership were a hybrid model. Ms. San Juan replied that it would depend on the structure of the partnership – whether it was on campus land, who is operating the facility, the balance of funding, etc.

Chancellor Timothy P. White, in consideration of future private/public partnerships, added that in order to help stimulate these relationships it may be of value to revisit some rules to make sure they are supportive of our efforts versus imposing regulations that negatively impact developing beneficial partnerships.

The committee recommended approval of the proposed resolution (RCPBG 09-15-12).

Trustee Norton adjourned the meeting.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Amend the 2015-2016 Capital Outlay Program for California State University, Chico, California State University, Fullerton, California State University, Northridge and San Diego State University

Presentation By

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

Summary

The California State University Board of Trustees approved the 2015-2016 Capital Outlay Program at its November 2014 meeting. This item allows the board to consider the scope and budget of projects not included in the previously approved capital outlay program.

1. California State University, Chico
Boiler-Chiller Plant Modification **PWC[1] $10,897,000**

California State University, Chico wishes to proceed with the design and construction of modifications to the Boiler-Chiller Plant (#26[2]), including a new thermal energy storage (TES) tank, one new chiller and infrastructure for a second chiller in the future. The existing chiller plant and TES tank have reached capacity with existing facilities and will not be able to accommodate future cooling needs of the campus. This project proposes to increase the cooling capacity of the campus in a cost effective manner.

The Boiler-Chiller Plant will be expanded to accommodate the new chiller, and the cooling tower will be installed adjacent to it. The new TES tank will be constructed near the existing tank and will be served by both the new and existing chillers, allowing nighttime operation when electricity rates are less expensive than daytime rates. The project scope includes site work to prepare for the new tank and increased Boiler-Chiller Plant building footprint, as well as new equipment, piping and controls. The plant expansion will enable the campus to minimize the need for daytime chilled water production and save operating costs.

[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

The total project cost of $10.9 million will be partially funded by $2.9 million in designated capital reserves. The remaining $8 million will be funded through equipment lease financing, with loan repayment paid by annual operating fund utility cost savings.

2. California State University, Fullerton
College Park West Seismic Corrections & Tenant Improvements PWC $18,829,000

California State University, Fullerton wishes to proceed with the seismic retrofit and tenant improvements to College Park West (#71A & #71B). These facilities were the former Western State University College of Law purchased in 2012 by the Auxiliary Services Corporation.

The seismic retrofit would apply to building #71A only, comprising approximately 56,000 gross square foot (GSF). The tenant improvements would encompass both buildings, comprising approximately 86,000 GSF. Tenant improvements will accommodate University Extended Education and Auxiliary Services Corporation, and other tenants. The facility will accommodate the expansion of University Extended Education enrollment capacity, providing lecture, laboratories, faculty and administrative offices, related support space and food service.

The project will be funded from designated auxiliary organization and campus reserves.

3. California State University, Northridge
Research Facility PWC $2,832,000

California State University, Northridge wishes to proceed with the design and construction of a new Research Facility (#23) located adjacent to Plummer Street (North University Drive) and west of Sage Brush Hall (#201). The facility (10,000 GSF) is intended to double the university's science grants and research funds in the coming years. The Research Facility will be a high-bay, single-story building designed to provide flexible space that can be repurposed as new research activities and grant sponsored programs are cycled through the facility.

This project will be funded from a combination of campus designated reserves and California State University, Northridge Foundation designated reserves.

4. San Diego State University
Confucius Institute Renovation PWCE $4,000,000

San Diego State University wishes to proceed with the renovation of the first floor (5,740 GSF) of the Professional Studies and Fine Arts building (#27) to create a site for the Confucius Institute. This project, located on the northwest quadrant of the historic campus core, will provide a dedicated space to facilitate a broad range of cross-cultural enrichment activities. The

space will accommodate multipurpose, exhibit, meeting display and support space for the Institute.

The space to be renovated is a high-bay remnant of the building's original use as the main campus library, and is vacant thus no academic functions will be displaced by the renovation. The project includes an amount of exterior site work to create a dedicated entrance and entry plaza on the north side of the existing building, along with Americans with Disabilities Act (ADA) accessible ramps and stairs to the entry plaza.

This renovation project will be funded from donor funds and designated campus capital reserves.

5. San Diego State University
Open Air Theater Concourse Improvements **PWCE** **$3,890,000**

San Diego State University wishes to proceed with the design and construction of a replacement restroom and concession facilities at the concourse of the Cal Coast Credit Union Open Air Theater (#71), located directly south of Love Library (#54). The Open Air Theater is operated by San Diego State Associated Students.

This project includes the demolition of existing deteriorated and non-code compliant restroom and concession stand facilities and the construction of a 1,450 GSF men's and women's restroom facility and a 750-GSF concession facility that will provide code compliant access and fixture capacity. The project will also construct steel platforms atop the new concession stand and existing ticket booth to accommodate stage lighting brought in for each performance. The improvements will be designed to reference the mission revival architectural heritage of the campus and to replicate the design of the existing ticket booth structure, constructed in 2011. This project will not increase the seating capacity of the venue.

This project will be funded from a combination of Associated Students designated reserves and sponsorship naming rights reserves.

Recommendation

The following resolution is presented for approval:

> **RESOLVED**, by the Board of Trustees of the California State University, that the 2015-2016 Capital Outlay Program be amended to include:
>
> 1. $10,897,000 for preliminary plans, working drawings and construction for the California State University, Chico Boiler-Chiller Plant Modification;

2. $18,829,000 for preliminary plans, working drawings and construction for the California State University, Fullerton College Park West Seismic Corrections and Tenant Improvements;

3. $2,832,000 for preliminary plans, working drawings and construction for the California State University, Northridge Research Facility;

4. $4,000,000 for preliminary plans, working drawings, construction and equipment for the San Diego State University Confucius Institute Renovation; and

5. $3,890,000 for preliminary plans, working drawings, construction and equipment for the San Diego State University Open Air Theater Concourse Improvements.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Approval of Schematic Plans for California State University, Bakersfield

Presentation By

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

Summary

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

California State University, Bakersfield—Faculty Towers Replacement Building (Seismic)
Design/Build Firm: S.C. Anderson, Inc.
Project Architect: Teter Architects

Background and Scope

California State University, Bakersfield wishes to proceed with the design and construction of the Faculty Towers Replacement Building (Seismic) (#57a[1]) located in the northwest quadrant of the campus adjacent to the existing humanities complex. The new facility will replace the existing Faculty Building (#6), which is a priority level 1[2] on the CSU Seismic list and has a backlog of over $4 million of deferred maintenance. The existing Faculty Building will be demolished as part of the scope of this project.

The Faculty Towers Replacement Building will centralize the six humanities departments (English, history, philosophy, humanities, religious studies, modern language, and communication) creating a humanities quad to enhance academic interaction among students and faculty. The project will provide for 50 faculty offices, the dean's office for the School of Humanities and Social Sciences, and four departmental offices in a two-story 13,865 gross square foot (GSF) facility.

The primary exterior surface of the L-shaped building will be brick veneer on one wing and metal panel walls on the other wing. A high performance store front system glazed with tinted insulated glass will provide windows consistent with the campus architecture. Window openings

[1] The facility number is shown on master plan map and recorded in Space and Facilities Database.
[2] The CSU Seismic Review Board assigns buildings to the Seismic Priority List 1 that should be retrofitted as soon as practical.

will have shading devices to control glare and heat gain. The flooring in common areas will be stained concrete and offices will have vinyl flooring. The mechanical system will be a variable refrigerant flow HVAC system that will provide the ability for the faculty and staff to have improved temperature control.

The project is designed to achieve Leadership in Energy and Environmental Design (LEED) Gold equivalence. Sustainable design features include the use of architectural details that are responsive to local climate such as canopy overhangs, louvers to control heat gain, provision of smart controls for LED lighting, optimized energy performance and efficient water use with low flow plumbing fixtures, subsurface drip irrigation systems, and drought tolerant landscaping.

Timing (Estimated)

Preliminary Plans Completed	December 2015
Working Drawings Completed	February 2016
Construction Start	June 2016
Occupancy	July 2017

Basic Statistics

Gross Building Area	13,865 square feet
Assignable Building Area	7,451 square feet
Efficiency	54 percent

Cost Estimate – California Construction Cost Index (CCCI) 6151[3]

Building Cost ($377 per GSF)		$5,230,000
Systems Breakdown	*($ per GSF)*	
a. Substructure (Foundation)	$ 10.24	
b. Shell (Structure and Enclosure)	$141.29	
c. Interiors (Partitions and Finishes)	$ 59.36	
d. Services (HVAC, Plumbing, Electrical, Fire)	$110.06	
e. General Conditions and Insurance	$ 56.26	
Site Development (includes landscaping and demolition)		717,000
Construction Cost		$5,947,000

[3] The July 2015 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.

Fees and Services	1,500,000
Contingency	93,000
Total Project Cost ($544 per GSF)	$7,540,000
Fixtures, Furnishings and Movable Furniture	250,000
Grand Total	$7,790,000

Cost comparison

The project's building cost of $377 per GSF is higher than the CSU Cost Guide of $361 per GSF for faculty office buildings as well as the project cost of $365 per GSF for the Faculty Office/Lab Building (LEED Silver rating) at California State University, Fresno approved by the board in November 2012, adjusted to CCCI 6151.

Factors contribution to the higher building cost include the costs for the building shell and mechanical equipment required to attain a LEED Gold rating in a desert climate; and the lower cost efficiencies in constructing a smaller building.

Funding Data

The project will be funded through the CSU Systemwide Revenue Bond program and designated campus capital reserves. The bonds will be repaid from systemwide operating funds as approved by the Board of Trustees at the January 2015 meeting (RFIN 01-15-04).

California Environmental Quality Act (CEQA) Action

A Notice of Exemption has been prepared pursuant to the requirements of the California Environmental Quality Act. The Notice of Exemption will be filed with the State Clearinghouse as required.

Recommendation

The following resolution is presented for approval:

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

1. The board finds that the Categorical Exemption for the California State University, Bakersfield Faculty Towers Replacement Building (Seismic) project has been prepared pursuant to the requirements of the California Environmental Quality Act.

2. The project will not have significant adverse impacts on the environment and the project will benefit the California State University.

3. The schematic plans for California State University, Bakersfield Faculty Towers Replacement Building (Seismic) are approved at a project cost of $7,790,000 at CCCI 6151.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Approval of the Amendment to the 2015-2016 Capital Outlay Program and Schematic Plans for California State University, Los Angeles

Presentation By

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

Summary

The California State University Board of Trustees approved the 2015-2016 Capital Outlay Program at its November 2014 meeting. This item allows the board to consider the scope and budget of projects not included in the previously approved capital outlay program and requests approval to amend the 2015-2016 capital outlay program and approval of schematic plans for the California State University, Los Angeles Tennis Center project.

Amend the 2015-2016 Capital Outlay Program

California State University, Los Angeles wishes to amend the 2015-2016 capital outlay program to include $5.1 million for the design and construction of the Tennis Center (#25[1]), a two-story 6,800 gross square foot (GSF) facility on a site located in the southeast quadrant of the main campus, adjacent to the existing tennis courts. The new building is the beginning of a larger scale renovation of the existing sports complex, and will provide a modern building for use by the intercollegiate tennis program and also serve the surrounding community by providing space for a variety of community related athletic organizations and events.

The building will house men's and women's locker rooms, coaches' rooms, and a training room on the first floor, and a spectator suite with supporting hospitality space on the second floor. Views of both the existing tennis courts and existing track and field will be available from the exterior viewing deck.

Tennis Center Schematic Design
Project Architect: Harley Ellis Devereaux

Background and Scope

[1] The facility number is shown on master plan map and recorded in Space and Facilities Database.

The new facility will be supported on bearing masonry walls and steel columns and beams. Exterior wall finishes will be designed for durability and ease of maintenance. The exterior materials, finishes and colors will match the existing campus vernacular. The building's interior spaces on the second floor will take advantage of natural light. Utilities will be taken from the existing campus infrastructure.

This project will be designed to achieve Leadership in Energy and Environmental Design (LEED) Silver certification. Sustainable design features include energy efficient LED lighting fixtures, water efficient landscaping, natural daylighting, low-flow plumbing fixtures, and the incorporation of a cool roof to better reflect sunlight. The building will be served by a high efficiency variable refrigerant flow (VRF) system which will be partitioned to serve four zones.

Timing (estimated)

Preliminary Plans Completed	December 2015
Working Drawings Completed	January 2016
Construction Start	April 2016
Occupancy	April 2017

Basic Statistics

Gross Building Area	6,800 square feet
Assignable Building Area	5,500 square feet
Efficiency	81 percent

Cost Estimate – California Construction Cost Index 6151[2]

Building Cost ($473 per GSF)		$ 3,218,000
Systems Breakdown	*($ per GSF)*	
a. Substructure (Foundation)	$ 11.76	
b. Shell (Structure and Enclosure)	$188.53	
c. Interiors (Partitions and Finishes)	$ 49.26	
d. Services (HVAC, Plumbing, Electrical, Fire)	$136.91	
e. Equipment (includes Group I)	$ 21.62	
f. Special Construction and Demolition	$ 11.18	
g. General Conditions and Insurance	$ 53.92	
Site Development (includes landscaping)		494,000

[2] The July 2015 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.

Construction Cost	$3,712,000
Fees and Services	1,057,000
Contingency	261,000
Total Project Cost ($740 per GSF)	$5,030,000
Group II Equipment	100,000
Grand Total	$5,130,000

Cost Comparison

This project's building cost of $473 per GSF is higher than the San José State Spartan Stadium End Zone Building at $409 per GSF (approved in May 2013), the San José State Spartan Golf Complex at $347 per GSF (requesting board approval at this November 2015 meeting), and the CSU Fresno Sports Medicine Building at $380 per GSF (approved in May 2011), all adjusted to CCCI 6151. The higher cost is largely due to the smaller scale of the building in comparison to San José and Fresno. The shell cost is higher due to the use of masonry walls throughout the building, and the services cost is higher due to the use of the energy efficient VRF system, which has a higher initial cost, but will reduce operating costs over the life of the building.

Funding Data

The project is donor funded.

California Environmental Quality Act (CEQA) Action

A Notice of Exemption has been prepared pursuant to CEQA. The Notice of Exemption will be filed with the State Clearinghouse as required.

Recommendation

The following resolution is presented for approval:

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

1. The 2015-2016 capital outlay program is amended to include $5,130,000 for preliminary plans, working drawings, construction, and equipment for the California State University, Los Angeles Tennis Center.

2. The board finds that the Categorical Exemption for the California State University, Los Angeles, Tennis Center has been prepared pursuant to the requirements of the California Environmental Quality Act.

3. The proposed project will not have significant adverse impacts on the environment, and the project will benefit the California State University.

4. The schematic plans for the California State University, Los Angeles, Tennis Center, are approved at a project cost of $5,130,000 at CCCI 6151.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Approval of the Master Plan Revision, the Amendment of the 2015-2016 Capital Outlay Program and Schematic Plans for Spartan Golf Complex for San José State University

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 has 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 ultimate 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. The board has delegated authority to the chancellor, or his designee, to approve minor master plan revisions or schematic designs for projects that are not architecturally significant, utilitarian in nature, or have a cost of $3,000,000, or less.

This agenda item requests the following actions by the Board of Trustees for the Spartan Golf Complex at San José State University:

- Approval of the proposed campus master plan revision dated November 2015
- Approval of the amendment to the 2015-2016 Capital Outlay Program
- Approval of schematic plans

Attachment "A" is the proposed campus master plan. Attachment "B" is the existing campus master plan approved by the board in January 2002.

Master Plan Revision

The Board of Trustees last approved the campus master plan in January 2002 and certified the accompanying Final Environmental Impact Report, which is further discussed in the California Environmental Quality Act (CEQA) section of this item.

The proposed changes to the campus master plan locate the Spartan Golf Complex (#144[1]) to the southeastern corner of South Campus at the intersection of Senter Road and East Alma Avenue, and relocates three existing sports facilities currently on this site. The baseball field will move to the northern side of South Campus, at the southeastern intersection of South Tenth Street and East Humboldt Street. The softball field will move to the west side of South Tenth Street, across from the baseball field. The tennis complex (#119) will be located immediately south of the softball field. The proposed site fulfills the campus master plan vision to create a central athletic campus and to connect with the local community. Moreover, it allows the campus to construct modern sports facilities to meet the needs of today's student athletes, while eliminating old facilities with deferred maintenance backlogs. The proposed sites for the relocated sports facility projects create a contiguous athletic zone, allowing for better use of the facilities, and eased wayfinding for athletes, students and visitors.

Proposed master plan changes noted on Attachment A include:

Hexagon 1: Spartan Golf Complex (#144); Spartan Golf Complex Maintenance Facility (#145)
Hexagon 2: Baseball Field and Baseball Batting Facility (#146)
Hexagon 3: Softball Field
Hexagon 4: Tennis Complex (#119)

Amend the 2015-2016 Capital Outlay Program

San José State University wishes to amend the 2015-2016 capital outlay program to include $24,197,000 for the design and construction of the Spartan Golf Complex, a new 18,786 gross square foot (GSF) golf practice and training facility for San José State's men's and women's golf teams on South Campus. The complex will serve university golf teams; provide physical education to support academic programs; offer golf camps and clinics for students; and provide services for alumni, donors and the public. The project is located on South Campus at the west side of Senter Road between East Humboldt Street and East Alma Avenue.

[1] The facility number is shown on master plan map and recorded in Space and Facilities Database.

Spartan Golf Complex Schematic Design
Architect: Gensler
CM at Risk: Selection in process

Background and Scope

Over the years, the university has made an effort to revitalize South Campus but with little success, as the development opportunities depend heavily on donors. This project provides an opportunity to revitalize the site by constructing a new golf practice facility. The Spartan Golf Complex will provide the opportunity to relocate the existing sports teams into new modern facilities in more strategic locations within South Campus. Although the golf project displaces facilities serving sports teams such as baseball, softball, and tennis, the complex is a vital step towards the development of South Campus.

The project will create an on-campus golf facility for the men's and women's golf teams comprised of 22 athletes. The proposed project includes a practice range, short game practice area, practice putting greens, a clubhouse, training facility, a maintenance building and associated parking. The clubhouse will include a team room, offices for coaches, locker rooms, warming kitchen, and a lounge. The training area will include hitting bays, a putting lab and fitness space. The project will also include a maintenance space to support the golf complex. The project is consistent with Title IX, providing equal facilities to men's and women's sports programs.

The proposed project will be designed to achieve Leadership in Energy and Environmental Design (LEED) Silver certification, at a minimum. Some of the sustainable features will include a recycled water connection to restrooms and landscape areas, a passive cooling design, building materials with recyclable and renewable contents, thermal controls and LED lights.

Timing (estimated)

Preliminary Plans Completed	December 2015
Working Drawings Completed	February 2016
Construction Start	May 2016
Occupancy	November 2017

Basic Statistics

Gross Building Area	18,786 square feet
Assignable Building Area	14,653 square feet
Efficiency	78 percent

Cost Estimate – California Construction Cost Index (CCCI) 6151[2]

Building Cost ($367 per GSF)		$ 6,902,000
Systems Breakdown	($ per GSF)	
a. Substructure (Foundation)	$ 25.34	
b. Shell (Structure and Enclosure)	$144.42	
c. Interiors (Partitions and Finishes)	$ 51.42	
d. Services (HVAC, Plumbing, Electrical, Fire)	$ 80.01	
e. Built-in Equipment and Furnishings	$ 14.21	
f. Special Construction & Demolition	$ 9.58	
g. General Conditions & Insurance	$ 42.45	
Site Work (including golf course, landscape and site utilities)		9,996,000
Construction Cost		$16,898,000
Fees and Services		5,599,000
Contingency		1,400,000
Total Project Cost ($1,149 per GSF)		$23,897,000
Fixtures, Furniture & Equipment		300,000
Grand Total		$24,197,000

Cost Comparison

This project's building cost of $367 per GSF is less than the San José State Spartan Stadium End Zone Building at $409 per GSF (approved in May 2013), the CSU Los Angeles Tennis Center at $473 per GSF (requesting approval at this November 2015 meeting) and the CSU Fresno Sports Medicine Building at $380 per GSF (approved in May 2011), all adjusted to CCCI 6151. The building cost is lower because the proposed project is one story and programmatically simpler compared to these similar student sports facilities.

Funding Data

Funding for this project will be provided by donors.

[2] The July 2015 *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.

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 was approved under delegated authority to the chancellor. The project is consistent with the Final Negative Mitigated Declaration and no new environmental analysis is required because the effects of the project were fully analyzed in the Final Negative Mitigated Declaration. The public review period began on September 28, 2015, and closed on October 27, 2015. No written comment letters were received at the close of the public review period. The Final Mitigated Negative Declaration is available at http://www.sjsu.edu/fdo/ceqa.

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 has been prepared to address any potential significant environmental impacts, mitigation measures and comments associated with approval of the San José State University Spartan Golf Complex project, and all discretionary actions related thereto, as identified in the Final Initial Study/Mitigated Negative Declaration.

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

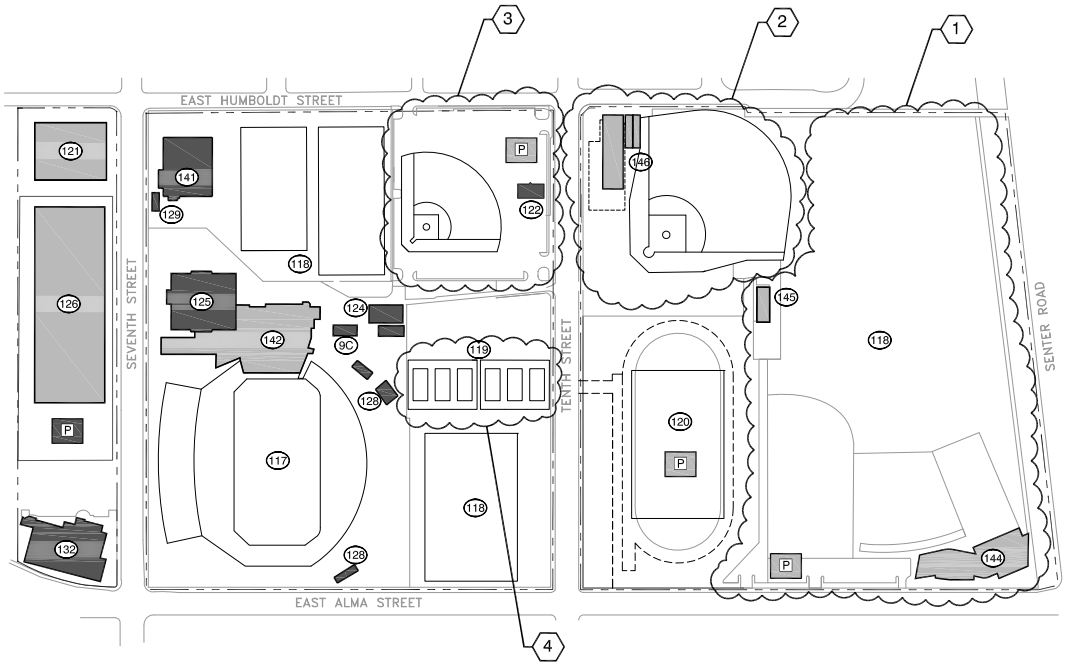
3. This resolution is adopted pursuant to the requirements of Section 21081 of Public Resources Code and Section 15091(a)(3) of the State CEQA Guidelines which finds that there will not be a significant effect above and beyond that previously identified and analyzed in the program-level environmental impact report (EIR), that the Findings of Fact and associated Statement of Overriding Considerations previously adopted by the Board of Trustees as part of the certification of the Campus Master Plan EIR in January 2002 account for the impact related to the Spartan Golf Complex project, that the project will be constructed with the recommended mitigation measures as identified in the included Initial Study/Negative Declaration mitigation monitoring program, and that the project will benefit the California State University. The Board of Trustees makes such findings with regards to this project.

4. The San José State University Campus Master Plan Revision dated November 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 2015-2016 capital outlay program is amended to include $24,197,000 for preliminary plans, working drawings, construction and equipment for the San José State University Spartan Golf Complex.

7. The schematic plans for the San José State University Spartan Golf Complex are approved at a project cost of $24,197,000 at CCCI 6151.



San Jose State University

South Campus Master Plan
Master Plan Enrollment: 25,000 FTE
Approval Date: July 1965
Proposed Date: November 2015
South Campus Acreage: 62

Buildings	Campus Boundary	Parking
EXISTING BUILDING	EXISTING	EXISTING LOT
FUTURE BUILDING		FUTURE LOT
TEMPORARY BUILDING		EXISTING STRUCTURE
		FUTURE STRUCTURE

San José State University

Proposed Master Plan
Master Plan Enrollment: 25,000 FTE

Main Campus

1. Automated Bank Teller Facility
3. Student Union
4. Central Plant
6. Spartan Memorial
7. Faculty Office Building
12A. Corporation Yard Offices
12B. Corporation Yard Trades Building
16. *Humanities Building*
19. Associated Students House
20. Washington Square Hall
21. Dwight Bentel Hall
25. Morris Dailey Auditorium
27. Computer Center
30. Administration
31. Art
33. IRC, Richard B. Lewis
34. Dudley Moorhead Hall
34A. *Dudley Moorhead Hall Infill Addition*
35. Engineering
36. Sweeney Hall
38. Health Building
39. Industrial Studies
44. Music
45. Yoshihiro Uchida Hall
45A. Yoshihiro Uchida Hall Annex
46. SPX East
47. SPX Central
48. Science 1
49. Hugh Gillis Hall
52. Duncan Hall
53. North Parking Facility
53A. Student Services Center
54. South Parking Facility
55. West Parking Facility
59. Clark Hall
71. Central Classroom Building
72. Tower Hall
78. MacQuarrie Hall
87. Hoover Hall (Student Residence)
88. Royce Hall (Student Residence)
89. Washburn Hall (Student Residence)
90. Joe West Hall (Student Residence)
91. Dining Commons
92. Boccardo Business Classroom Building
92T. Business Tower
100. Student Recreation
110. Student Union Aquatics Center
110A. Aquatics Center Locker Room
110B. Aquatics Center Pump Room
112. *Science Addition*
115A. *Student Recreation and Aquatic Center Expansion*
116. Student Wellness Center
133. UPD Building
134. Dr. Martin Luther King, Jr. Library
140. San Antonio Parking Lot
140F. Modular F
151. Campus Village A
151A. Campus Village Garage
152. Campus Village B
153. Campus Village C
154. *Residence Hall, Phase 3*
155. *Residence Hall, Phase 3*
156. *Campus Village, Phase 2*
160. *Theatre*

South Campus

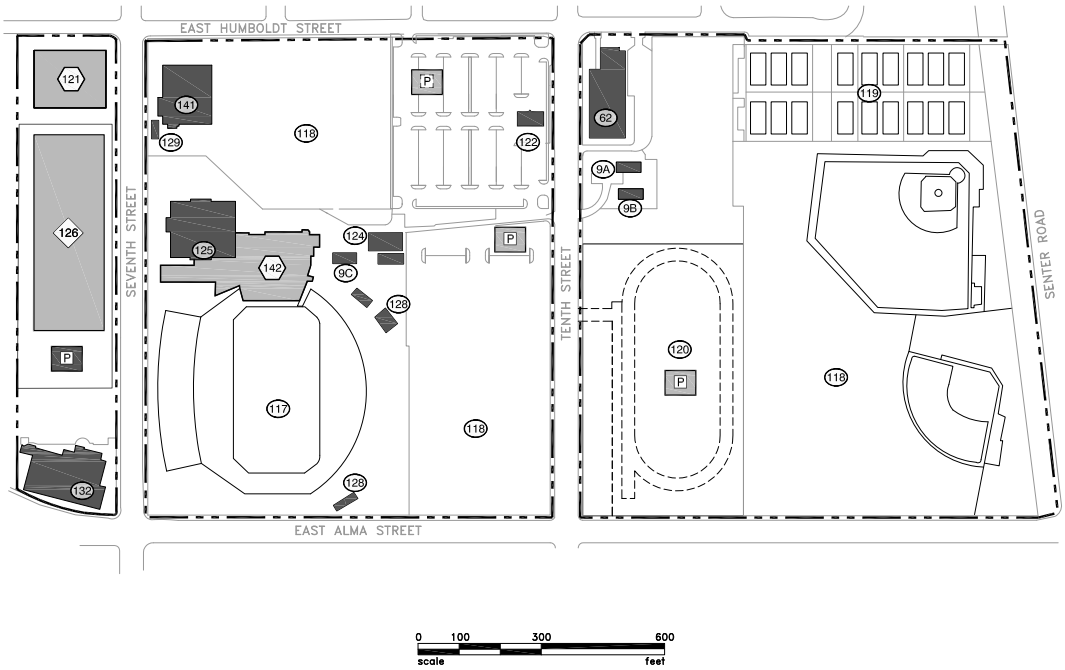
9A. Modular Building 3
9B. Modular Building 2
9C. Modular Building 1
62. Field House
117. Stadium
118. Outdoor Physical Education
119. Tennis Complex
120. Track and Field
121. *Student Family Housing*
122. Spartan Village Recreation Center
124. Storage Building
125. Simpkins Stadium Center
126. *Parking Facility I*
128. Concession Buildings
129. Simpkins Center Storage Building
130. Locker Room Facility
132. Simpkins Athletics Building
141. Koret Center
142. *Spartan Stadium End Zone Building*
144. *Spartan Golf Complex*
145. *Spartan Golf Complex Maintenance Facility*
146. *Baseball Batting Facility*

Other Centers

32. Aviation - Reid Hillview Airport (2105 Swift Avenue, San José)
95. Art Foundry (1035 S. 5th Street, San José)
501. Moss Landing Marine Lab (Moss Landing)

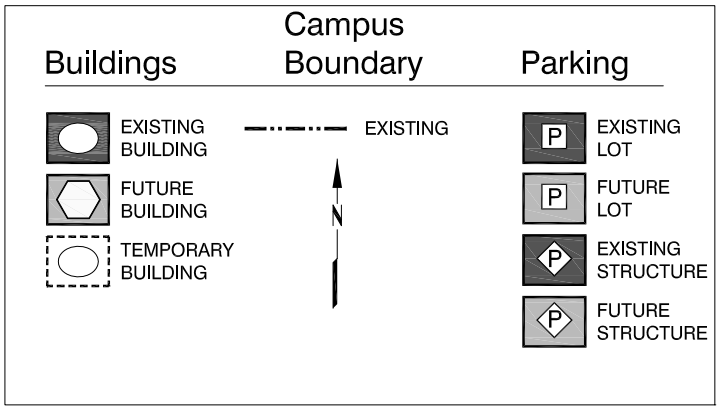
LEGEND:
Existing Facility / *Proposed Facility*

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



San José State University

South Campus Master Plan
Master Plan Enrollment: 25,000 FTE
Approval Date: July 1965
Revised Date: March 2007
South Campus Acreage: 62



San José State University

Master Plan Enrollment: 25,000 FTE

Master Plan approved by the Board of Trustees: July 1965, December 1965

Master Plan Revision approved by the Board of Trustees: July 1967, April 1968, July 1973, July 1975, November 1979, September 1980, May 1983, July 1983, November 1984, March 1985, January 1987, June 1989, November 1990, September 1991, January 1993, December 1998, January 2002

Main Campus

1. Automated Bank Teller Facility
3. Student Union
4. Central Plant
6. Spartan Memorial
7. Faculty Office Building
12A. Corporation Yard Offices
12B. Corporation Yard Trades Building
16. *Humanities Building*
19. Associated Students House
20. Washington Square Hall
21. Dwight Bentel Hall
25. Morris Dailey Auditorium
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32. Aviation - Reid Hillview Airport (2105 Swift Avenue, San José)
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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 Seismic Safety Program Annual Report

Presentation By

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

Summary

This item presents the California State University Seismic Safety Program Annual Report for the July 2014 – June 2015 reporting period.

Seismic Policy and History

In 1993, the California State University Board of Trustees adopted the following policy (emphasis added):

> *It is the policy of the Board of Trustees of the California State University, that to the maximum extent feasible by present earthquake engineering practice, to acquire, build, maintain, and rehabilitate buildings and other facilities that provide an acceptable level of earthquake safety for students, employees, and the public who occupy these buildings and other facilities at all locations where CSU operations and activities occur. The standard for new construction is that it meets the life-safety and seismic hazard objectives of the pertinent provisions of Title 24 of the California Code of Regulations; the standard for existing construction is that it provides reasonable life-safety protection, consistent with that for typical new buildings. The California State University shall cause to be performed independent technical peer reviews of the seismic aspects of all construction projects from their design initiation, including both new construction and remodeling, for conformance to good seismic resistant practices consistent with this policy. The feasibility of all construction projects shall include seismic safety implications and shall be determined by weighing the practicality and cost of protective measures against the severity and probability of injury resulting from seismic occurrences. [Approved by the Board of Trustees of the California State University at its May 19, 1993 meeting (RCPBG 05-93-13)]*

The CSU Seismic Review Board was established to provide advice on the ongoing seismic condition of the CSU building stock and technical counsel in how to effectively implement a seismic oversight program. Now embarking on its 22nd year (1993 – 2015), the CSU Seismic

Policy has improved and evolved and the Seismic Review Board now also provides input on state building codes and periodically provides counsel and assessments on structural and seismic matters for other state agencies and institutions.

The CSU Seismic Review Board Membership

The following individuals serve as members of the CSU Seismic Review Board:

- Charles Thiel Jr., PhD, President, Telesis Engineers (Chairman)
- Theodore C. Zsutty, PhD, S.E., Consulting Structural Engineer (Vice Chair)
- John Egan, GE, Principle Engineer, AMEC Geomatrix
- John A. Martin, Jr., S.E., President, John A. Martin and Associates, Inc.
- Richard Niewiarowski, S.E., Consulting Structural Engineer
- Thomas Sabol, PhD, S.E., Principal, Englekirk and Sabol
- Maryann Phipps, S.E., President, Estructure

Since its inception, board membership has been remarkably stable; however, a recent retirement and prudent succession planning prompted the Seismic Review Board to identify prospective candidates for consideration by the CSU for board membership. After careful consideration, Ms. Maryann Phipps was nominated and appointed by the assistant vice chancellor, capital planning, design and construction. Ms. Phipps, who began her service September 2015, brings a mix of professional specialty (concrete structural retrofits), a small firm perspective, and a practice location (Oakland) that will improve the current board's capacity to provide onsite support to northern California campuses.

CSU Seismic Mitigation and Program Activities

The California State University maintains an ongoing seismic mitigation and oversight effort comprised of six elements:

1. **Mitigate falling hazard concerns.** Mitigate significant life-safety threats posed by falling hazards as a priority. The initial falling hazard concerns identified at the 23 campuses and off-campus centers in 1994 have long been mitigated. However, potential precast panel spalling (concrete fragments) concerns remain within the system. Those of particular concern are indicated in the CSU Seismic Priority Lists.

2. **Identify, broadly prioritize and periodically re-evaluate existing seismic deficiencies.** CSU buildings that potentially pose a life-safety threat have been prioritized into two published listings: *Seismic Priority List 1* (Attachment A), which are buildings that should be retrofitted as soon as practical, and *Seismic Priority List 2* (Attachment B), which are buildings that trigger a seismic retrofit when any construction work other than maintenance is

performed. Several of these deficiencies can likely be completed within the minor capital project cost threshold (currently $634,000). Capital budget constraints continue to limit available funding for these structural renovations.

The current priority listing contains 28 buildings on Priority List 1 and 38 buildings on Priority List 2. To accurately reflect existing conditions, projects are only removed from the priority lists after required work is completed. Over 200 buildings have been priority-listed since inception. The last comprehensive systemwide seismic assessment was completed in 2008.

The following changes were made to the priority lists this past year based upon Seismic Review Board recommendations.

Priority List 1

Buildings removed as a result of completed seismic renovations:

- CSU Bakersfield – Doré Theatre
- CSU Long Beach – Liberal Arts 2
- CSU Long Beach – Liberal Arts 3
- CSU Long Beach – Liberal Arts 4

Buildings added due to significant structural seismic concerns:

- CSU Monterey Bay – Motor Pool (Art Studio)

Priority List 2

Buildings removed as a result of completed seismic renovations:

- San José State – Yoshihiro Uchida Hall
- San José State – Yoshihiro Uchida Hall Annex
- San José State – Spartan Complex East
- San José State – Spartan Complex Central

The following projects and events merit special note:

Cal Poly Pomona Lanterman Campus. The CSU formally completed its acquisition of the former Lanterman State Hospital facility in July 2015 to support Cal Poly Pomona. The 287-acre complex, located adjacent to the southern end of the campus, is comprised of 120 buildings totaling 1 million square feet. Based upon a site visit in August 2015 by a Seismic Review Board member, an initial seismic assessment of the complex and administrative core buildings is now in progress. A companion

geotechnical characterization commissioned by the Office of the Chancellor is also being prepared. Together, these reports will help inform and guide future campus master planning and use for the complex.

CSU Monterey Bay Motor Pool (Art Studio) Building #70 has been added to Priority List 1. At one time scheduled for demolition, this building was permitted for intermittent art studio display use. Over time, the intermittent use of this facility increased warranting a closer examination. The campus called for a peer review assessment. Significant structural seismic concerns were confirmed prompting a restricted use posting. This is now complete and the campus has commissioned a retrofit design study to return the building to full use.

3. **Advocate code and legislative improvements, offer support to UC and state agency seismic initiatives and ensure technical program currency.** The Seismic Review Board works with the CSU to facilitate building code changes to support its capital program efforts. The Seismic Review Board participates in a voting capacity on the technical review committees that create the structural appendices (ASCE-41[1] and its successors) that are considered for code adoption. The Seismic Review Board continues to take a proactive role in this regard and provides technical input to the state in the development of future state building code requirements.

   Various technical changes and updates were made during the reporting period to maintain the currency of the trustees' CSU Seismic Requirements. These requirements along with the Seismic Priority Lists are always available online: http://www.calstate.edu/cpdc/ae/Seismic/CSU_Seismic_Policy_Manual.pdf.

4. **Provide peer review of the proposed structural design for all major construction.** While all CSU projects are evaluated for code compliance, projects over the minor capital threshold (currently $634,000) undergo a supplemental seismic peer review to further confirm and validate the design approach. The peer review is an engineer to engineer discussion and occurs throughout the design process to help ensure that proposed designs are conceptually and technically well-considered. The assigned campus peer reviewer may also be called upon by the campus to assess minor capital projects that may have a seismic component of concern, i.e., flagpoles, field lighting, scoreboard signage, etc.

5. **Develop a Seismic Event Response Plan.** The CSU's current systemwide emergency response plan was updated and re-issued July 5, 2013. When a significant seismic event occurs, pre-defined CSU and Seismic Review Board actions are triggered. Initial damage assessments by campus first responders are promptly relayed to Office of the Chancellor's

[1] American Society of Civil Engineers' Standard Number 41, Seismic Rehabilitation of Existing Buildings

senior management and the CSU building official/chief of architecture and engineering. The Seismic Review Board chairman confers with potentially affected campuses to determine if an on-site presence by the Seismic Review Board is warranted. If so, the chair of the Seismic Review Board is pre-designated and empowered to act as a special deputy building official to make campus police-enforceable building occupancy posting assessments in the immediate post-earthquake period regarding the safety of buildings where structural damage has occurred. Once initial life-safety assessments are made, follow-up structural repair strategies can be developed. The plan can be viewed and available online: http://www.calstate.edu/cpdc/ae/review/seismic_peer.shtml.

On August 24, 2014, the South Napa earthquake struck, potentially impacting the CSU Maritime Academy campus. The CSU Seismic Event Response Plan was activated and a visit to inspect the campus for visible damage was made the following morning by the Seismic Review Board vice chair and the CSU's deputy building official. Hillside student housing buildings and general site liquefaction at the campus sea wall edge were initial concerns. While minor cosmetic damage was noted in several buildings, the campus suffered no material damage. Later analysis showed that the brunt of the seismic force was focused north away from the campus towards the adjacent town of Napa. This is mentioned here to note that seismic events have a force and direction which have a profound effect on seismic damages.

6. **Conduct seismic-related staff continuing education.** CSU Office of the Chancellor's staff conducted the following training programs:
    - Managing CSU Code Compliance, May 2015
    - Project Inspection Management, August 2015
    - CPDC 101, September 2015

The CSU Seismic Review Board works behind the scenes to provide highly actionable, interpretive counsel to the university on a complex and evolving technical subject. Its efforts have allowed the CSU to realize great efficiencies with its entrusted capital dollars while at the same time fostering the creation of engaging places that support the university's academic mission. In normal operations, the Seismic Review Board acts in a timely manner; in times of a seismic event it stands ready to provide immediate action oriented counsel as part of a larger emergency response system.

CSU Seismic Priority List 1
(Ordered by Campus)

This list identifies facilities that warrant urgent attention for seismic upgrade as soon as resources can be made available. Repair and maintenance work is allowed.

Campus	Building	Building #	Capital Outlay Notes
BA	Faculty Towers	6	PWC Funded. In design
BA	Physical Education (Old Gym)	33	-
CI	Ironwood Hall ('SH' Shops – mid section)	24	No office use – storage only
DH	Leo F. Cain Library	20	PW 18/19 request
EB	Library	12	P 16/17 request
EB	Corporation Yard	5	PWC 2016-17 Planned Request – No present office use
HU	Van Duzer Theatre (Theatre Arts)	10	PWC 2014-15 Funded – In design
HU	Library	41	PWC 2014-15 Funded – In design
LA	State Playhouse Theatre	1	PWC 2014-15 Funded – In design
LA	Administration	8	PWC Funded 2012-13 – In design
MB	Motorpool (Art Studio)	70	Campus Seismic Study in process
PO	Classroom/Lab/Administration	98	PWC 2013-14 Funded – In design
PO	Kellogg West	76	PWCE 2016-17 Request
SD	Love Library	54	PWCE 2019-20 Planned Request
SF	University Park South (F8 Carport and adjacent structures)	73-74	-
SF	University Park South (Apartment Building Parking Structure 41)	74	-
SF	Residence (Tiburon)	T-11	Potential Minor Capital Project
SF	Marine Support (Tiburon)	T-21	Potential Minor Capital Project
SF	Blacksmith Shop (Tiburon)	T-22	Potential Minor Capital Project
SF	Dispensary (Tiburon)	T-37	Potential Minor Capital Project
SF	Building 49 (Tiburon)	T-49	Potential Minor Capital Project
SF	Building 50 (Tiburon)	T-50	Potential Minor Capital Project
SF	Physiology (Tiburon)	T-54	Potential Minor Capital Project
SJ	North Parking Garage (Stair Towers)	53	Design complete
SJ	Student Union (existing)	3	Renovation portion under construction
SJ	Rubis Residence (Moss Landing)	None	-
SL	Old Power House	76	Unoccupied
SL	Crandall Gymnasium	60	Unoccupied – PWC Funded 2012-13 – In design

P = Preliminary Plans W = Working Drawings C = Construction E = Equipment
NOTE: Existing building numbers correspond with building numbers in the Space and Facilities Data Base (SFDB).

CSU Seismic Priority List 2
(Ordered by Campus)

This list identifies buildings that warrant special attention for seismic upgrade. Buildings must be seismically retrofitted when any new construction work occurs on a listed facility. Repair and maintenance work is allowed.

Campus	Building	Building #	Capital Outlay Notes
BA	Runners Café	38	PWCE 2016-17 Planned Request
CI	Ironwood Hall (Old Power Plant)	24	-
CI	Chaparral Hall	22	P 2014-15 Request
CI	Ironwood Hall (Warehouse)	24	-
CI	Ironwood Hall ('SH' Shops – north section)	24	-
CH	Whitney Hall	13	-
CH	Physical Science	8	P 2016-17 request
FR	Grosse Industrial Technology	12	-
FR	University Student Union	80	-
FL	Titan Bookstore	6	Design study complete. 2019/20 request
LB	Peterson Hall 1	37	2018-19 Request
LB	Peterson Hall 2	38	2016-17 Request
LA	Career Center	17	-
LA	Student Health Center	14	Preliminary design study complete
LA	Physical Sciences	12	P 2014-15 Funded – In design
LA	John F. Kennedy Memorial Library	7	PWC 2016-17 Request
PO	Administration	1	P 2018-19 Request
PO	Letters, Arts and Social Science	5	PW 2018-19 Request
PO	Engineering	9	-
PO	Art/Engineering Annex	13	PW 2019-20 request
PO	Drama/Theater	25	-
PO	Arabian Horse Center	29	Potential Minor Capital Project
PO	Poultry Unit	31	Potential Minor Capital Project
PO	Sheep Unit	38	Potential Minor Capital Project
PO	Ag Storage/Blacksmith	50	Potential Minor Capital Project
PO	Los Olivos Commons	70	PWCE 2015-16 Planned Request
PO	Manor House	111	-
PO	University House	112	-
SA	Douglass Hall	4	-
SF	HSS Classroom Building (Old Humanities)	3	PW 2020-21 Request
SF	Administration	30	Long term shoring in place
SF	University Park North (Apartment Building 6)	100	-
SF	University Park North (Apartment Building 7)	100	-
SF	University Park North (Apartment Building 8)	100	-
SF	University Park North (Apartment Building 9)	100	-
SF	Administration (Tiburon)	T-30	Potential Minor Capital Project
SF	Rockfish (Tiburon)	T-33	Potential Minor Capital Project
ST	J. Burton Vasche Library	1	PW 2016-17 Request

P = Preliminary Plans W = Working Drawings C = Construction E = Equipment
NOTE: Existing building numbers correspond with building numbers in the Space and Facilities Data Base (SFDB).

Revised 9/25/15

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Approval of the Amendment of the 2015-2016 Capital Outlay Program and Schematic Plans for 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 2015-2016 Capital Outlay Program at its November 2014 meeting. This item allows the board to consider the scope and budget of projects not included in the previously approved capital outlay program and requests approval to amend the 2015-2016 capital outlay program and approval of schematic plans for the California Polytechnic State University, San Luis Obispo Vista Grande Replacement Building project.

Amend the 2015-2016 Capital Outlay Program

California Polytechnic State University, San Luis Obispo wishes to amend the 2015-2016 Capital Outlay Program to include $30.6 million for the design and construction of the Vista Grande Replacement Building, a new three-story 575-seat dining facility located on Grand Avenue in the southeast corner of the campus at the site of the existing Vista Grande building (#112[1]). The project will provide for a modern campus dining experience and includes indoor and outdoor dining spaces, a grab-and-go food concept area, and administrative offices. The demolition of the existing Vista Grande building is included as part of the project scope.

Vista Grande Replacement Building Schematic Design
Architect: DLR Group

Background and Scope

The Vista Grande Replacement Building project will replace an aging 20,000 gross square foot (GSF) facility completed in 1972. The existing Vista Grande building was designed at a time when the campus had 3,083 beds and 10,000 students. Today, Cal Poly San Luis Obispo enrolls nearly 20,000 students, and when the new Student Housing South project is completed in the summer of 2018, the university will have approximately 5,000 freshmen beds, an increase of 60

[1] The facility number is shown on master plan map and recorded in Space and Facilities Database.

percent since 1972. In addition to the on-campus residents, this project will provide a state-of-the-art facility to better serve the entire campus community.

The new 35,788 GSF dining facility will offer both self-serve and full-service food stations. The first floor will consist of a grab-and-go concept that will include a juice bar, a cookie and coffee venue, and a sandwich and soup counter, as well as space for pre-packaged items. The 475-seat main dining area will be located on the second floor and will consist of six different platforms serving a variety of food choices with changing menus. An outdoor mezzanine will provide an additional 100 seats. Unlike a traditional cafeteria, this facility will feature a new approach to dining with smaller open kitchens located throughout the dining area, with each offering a different concept or specialty cuisine. There will also be a demonstration counter where students can learn about healthy eating and food preparation. The third floor will house campus dining administrative offices.

The replacement building will feature a mix of materials on the exterior including concrete, metal panels, porcelain tile, and thin brick veneer consistent with the architectural style of recent campus buildings.

Sustainable building features will include water saving fixtures, modern and less energy-intensive kitchen equipment, high efficiency windows and LED lighting. The project will be designed to achieve Leadership in Energy and Environmental Design (LEED) Silver certification.

Timing (Estimated)

Preliminary Plans Completed	January 2016
Working Drawings Completed	April 2016
Construction Start	July 2016
Occupancy	September 2018

Basic Statistics

Gross Building Area	35,788 square feet
Assignable Building Area	27,577 square feet
Efficiency	77 percent

Cost Estimate – California Construction Cost Index (CCCI) 6151[2]

Building Cost ($557 per GSF)		$19,935,000
Systems Breakdown	*($ per GSF)*	
a. Substructure (Foundation)	$ 39.29	
b. Shell (Structure and Enclosure)	$ 149.66	
c. Interiors (Partitions and Finishes)	$ 51.97	
d. Services (HVAC, Plumbing, Electrical, Fire)	$ 135.16	
e. Built-in Equipment and Furnishings	$ 102.91	
f. Special Construction & Demolition	$ 9.78	
g. General Conditions and Insurance	$ 68.27	
Site Development		2,397,000
Construction Cost		$22,332,000
Fees and Services		6,147000
Contingency		1,199,000
Total Project Cost ($742 per GSF)		$29,678,000
Fixtures, Furniture & Movable Equipment		952,000
Grand Total		$30,630,000

Cost Comparison

This project's building cost of $557 per GSF is higher than the $475 per GSF for the Dining Center Replacement at CSU Maritime Academy (approved in July 2011), and the $500 per GSF dining component of Student Housing Phase 3 and 4 at CSU Fullerton (approved in September 2008), all adjusted to CCCI 6151.

This project's higher building cost is primarily related to the substructure, shell, and built-in equipment and furnishings. The grade differential on the site necessitates a relatively higher amount of retaining wall on the north end of the first floor. This project also uses a different structural system compared to the Dining Center Replacement project at Cal Maritime. The new approach to dining featuring smaller kitchens throughout the dining area also adds to the higher cost of ventilation, plumbing, electrical services and built-in equipment and furnishings.

[2] The July 2015 *Engineering News-Record* California Construction Cost Index (CCCI). The CCCI is the average Building Cost Index for Los Angeles and San Francisco.

Funding Data

The project will be funded from Cal Poly Corporation designated reserves.

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 a dining replacement building on the master plan at the site of the existing dining facility. The public review period began on August 8, 2015 and closed on September 6, 2015. Comments were received related to air quality and traffic impacts during construction. With implementation of the 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 in conjunction with a minor master plan revision. No significant impacts were identified as part of the environmental review process. The Final Mitigated Negative Declaration documents are available online at: www.afd.calpoly.edu/facilities/facp_index.asp.

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 for the California Polytechnic State University, San Luis Obispo Vista Grande Replacement Building project was prepared pursuant to the California Environmental Quality Act and State CEQA Guidelines.
2. The California Polytechnic State University, San Luis Obispo Vista Grande Replacement Building project is consistent with the Final Mitigated Negative Declaration and the effects of the project were fully analyzed in the Final Mitigated Negative Declaration and the project will benefit the California State University.
3. The 2015-2016 Capital Outlay Program is amended to include $30,630,000 for preliminary plans, working drawings, construction and equipment for the California Polytechnic State University, San Luis Obispo Vista Grande Replacement Building project.
4. The schematic plans for the California Polytechnic State University, San Luis Obispo Vista Grande Replacement Building project are approved at a project cost of $30,630,000 at CCCI 6151.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Approval of the Amendment of the 2015-2016 Capital Outlay Program and Schematic Plans for California State University, San Bernardino

Presentation By

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

Summary

The California State University Board of Trustees approved the 2015-2016 Capital Outlay Program at its November 2014 meeting. This item allows the board to consider the scope and budget of projects not included in the previously approved capital outlay program and requests approval to amend the 2015-2016 capital outlay program and approval of schematic plans for the California State University, San Bernardino Student Housing and Dining Commons project.

Amend the 2015-2016 Capital Outlay Program

California State University, San Bernardino wishes to amend the 2015-2016 Capital Outlay Program to include $93.9 million for the design and construction of the Student Housing and Dining Commons (#44[1]). The project will be located on an existing parking lot site in the southern area of the main campus, adjacent to existing student housing. The 416-bed student housing complex and 700-seat dining facility will provide needed freshman housing and dining facilities.

Student Housing and Dining Commons Schematic Design
Construction Manager at Risk: C.W. Driver
Project Architect: Solomon Cordwell Buenz

Background and Scope

The proposed housing complex will consist of two four-story residence hall buildings totaling 114,144 gross square feet (GSF). The design will provide for double occupancy rooms, shared bathroom facilities and gender neutral bathroom facilities on each floor. The ground floor of the north wing will house the campus honors program and an administrative office suite for housing and residential education. The ground floor of the south wing will house resident staff

[1] The facility number is shown on master plan map and recorded in Space and Facilities Database.

apartments as well as communal space including a large multipurpose room with kitchen, recreation and laundry facilities.

The dining commons (50,296 GSF) will have both self-serve and full-service food stations as well as three dining rooms which can be used for general or private dining. The facility will include 650 seats in the interior dining area and a 50-seat mezzanine which provides a view of the San Bernardino mountain range to the north. Unlike a traditional cafeteria, this facility will feature a new approach to dining with smaller open kitchens located throughout the dining area, each offering a different concept or specialty cuisine.

The residence hall buildings and dining commons will be cement plaster with a single ply roof, consistent with the existing architectural style of the north housing quad. Site improvements include a courtyard with hardscape paths, trees and drought tolerant landscape elements with water efficient irrigation system.

Sustainable features of the project will include extensive use of natural light and ventilation using large, low-emission glazed operable windows in each room, energy efficient LED lighting with day lighting controls and occupancy sensors. The project is being designed to achieve Leadership in Energy and Environmental Design (LEED) Gold certification.

Timing (Estimated)

Preliminary Plans Completed	January 2016
Working Drawings Completed	April 2016
Construction Start	June 2016
Occupancy	January 2018

Basic Statistics

Housing Component	
Gross Building Area	114,144 square feet
Assignable Building Area	75,710 square feet
Efficiency	66 percent
Bed Spaces	416 beds
Dining Component	
Gross Building Area	50,296 square feet
Assignable Building Area	37,966 square feet
Efficiency	75 percent

Combined Components	
Gross Building Area	164,440 square feet
Assignable Building Area	113,676 square feet
Efficiency	69 percent

Cost Estimate – California Construction Cost Index (CCCI) 6151[2]

Housing Building Cost ($323 per GSF)		$36,843,000
Systems Breakdown	*($ per GSF)*	
a. Substructure (Foundation)	$ 6.61	
b. Shell (Structure and Enclosure)	$ 104.15	
c. Interiors (Partitions and Finishes)	$ 52.50	
d. Services (HVAC, Plumbing, Electrical, Fire)	$ 115.27	
e. Built-in Equipment and Furnishings	$ 9.40	
f. Special Construction and Demolition	$ 2.78	
g. General Conditions and Insurance	$ 32.07	
Dining Building Cost ($529 per GSF)		$26,583,000
Systems Breakdown	*($ per GSF)*	
a. Substructure (Foundation)	$ 19.21	
h. Shell (Structure and Enclosure)	$ 129.39	
b. Interiors (Partitions and Finishes)	$ 64.40	
c. Services (HVAC, Plumbing, Electrical, Fire)	$ 126.93	
d. Built-in Equipment and Furnishings	$ 131.76	
e. Special Construction and Demolition	$ 4.00	
f. General Conditions and Insurance	$ 52.84	
Site Development		8,952,000
Construction Cost		$72,378,000
Fees and Services		14,272,000
Contingency		4,313,000
Total Project Cost ($553 per GSF)		$90,963,000
Fixtures, Furniture & Movable Equipment		2,999,000
Grand Total		$93,962,000

[2]The July 2015 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.

Cost comparison

Housing Component
The project's housing building cost of $323 per GSF is lower than the $335 per GSF for Student Housing, Phase III at California State University Channel Islands and the $354 per GSF for Student Housing South at California Polytechnic State University, San Luis Obispo (both approved in November 2014), and the $357 per GSF for Plaza Linda Verde at San Diego State University (approved in May 2014) all adjusted to CCCI 6151. The lower building cost is primarily due to the less expensive exterior enclosure, interior construction and finishes, and a less expensive structural system.

Dining Component
The project's dining building cost of $529 per GSF is higher than the $475 per GSF for the Dining Center Replacement at CSU Maritime Academy, approved in July 2011, and the $500 per GSF dining component of the Student Housing Phase 3 and 4 at CSU Fullerton, approved in September 2008, all adjusted to CCCI 6151.

This higher building cost is, in part, due to the use of a metal structure compared to the concrete wall system used in the Dining Center Replacement project at Cal Maritime. The new approach to dining featuring smaller kitchens throughout the dining area also adds to the higher cost of built-in equipment, furnishings, ventilation, plumbing, and electrical services.

Funding Data

The project will be financed with CSU Systemwide Revenue Bonds and housing program designated reserves. Campus housing revenue will repay the bond financing debt service.

California Environmental Quality Act (CEQA) Action

The Final Mitigated Negative Declaration for the CSU San Bernardino Student Housing and Dining Commons project was approved on October 26, 2015 pursuant to the California Environmental Quality Act and State CEQA Guidelines in conjunction with a minor master plan revision, under delegated authority to the chancellor. No significant impacts were identified as part of the environmental review process. The public review period began on July 17, 2015 and closed on August 17, 2015 with no adverse comments received. The final documents are available online: at http://cpdc.csusb.edu/documents/StudentHousingandDiningIS-MND_000.pdf

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 for the California State University, San Bernardino Student Housing and Dining Commons project was prepared pursuant to the California Environmental Quality Act and State CEQA Guidelines.
2. The California State University, San Bernardino Student Housing and Dining Commons project is consistent with the Final Mitigated Negative Declaration and the effects of the project were fully analyzed in the Final Mitigated Negative Declaration, and the project will benefit the California State University.
3. The 2015-2016 Capital Outlay Program is amended to include $93,962,000 for preliminary plans, working drawings, construction, and equipment for the California State University, San Bernardino Student Housing and Dining Commons project.
4. The schematic plans for the California State University, San Bernardino Student Housing and Dining Commons project are approved at a project cost of $93,962,000 at CCCI 6151.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Approval of the 2016-2017 Capital Outlay Program and the 2016-2017 through 2020-2021 Five-Year Capital Improvement Plan

Presentation By

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

Summary

This agenda item seeks board approval of the 2016-2017 California State University Capital Outlay Program and the 2016-2017 through 2020-2021 Five-Year Capital Improvement Plan.

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. With the change in CSU's capital financing authority in June 2014, the CSU Board of Trustees approved revisions to the categories and criteria for setting priorities in the capital outlay program to encourage campus co-funding, limit the number of debt financed projects, broaden the exemptions to the one-project limit, and identify a few of the metrics that will be considered to assess project requirements.

The challenge for the CSU has been to address the extensive campus needs given limited funding. Over the past two years, the board has emphasized critical infrastructure deficiencies to improve the integrity of campuswide utility distribution systems and key buildings. Fortunately, the 2014-2015 and 2015-2016 capital program, along with one-time deferred maintenance funding from the state, is making a positive impact to improve utility systems. The CSU must also balance the needs for building renovations and replacements along with new construction to accommodate FTES growth. The capital funding proposed to accommodate increased student enrollment remains the most constrained category of funding as funds are prioritized for investment into existing infrastructure.

2016-2017 Capital Outlay Program

The trustees are requested to approve the Academic Program Priority List (25 projects) totaling $317.4 million for the 2016-2017 capital outlay program (Attachment A). The list of campus specific Infrastructure Improvement Program project requests are included in Attachment B. Program documentation for the academic and instructional support projects will be submitted to Department of Finance (DOF) and the legislature in December to satisfy statutory requirements.

The 2016-2017 self-support capital program consists of nine projects totaling $251 million and are noted on Attachment A.

Five-Year Capital Improvement Program

The 2016-2017 through 2020-2021 Capital Improvement Plan document identifies the campuses' capital project priorities to address facility deficiencies and accommodate student growth for the five-year period. Project priorities were established according to the board approved categories and criteria. The document also contains the physical master plan and history of each campus along with recently funded projects for the previous five years. Statistical summaries provide an array of data, including: funding by category, funding by campus, the seismic retrofit program, the energy program, and projected housing and parking capacity.

The 2016-2017 through 2020-2021 Five-Year Capital Improvement Plan for Academic projects and Self-Support projects totals $5.0 billion and $3.7 billion, respectively. The plan can be viewed on the capital planning, design and construction website at: http://www.calstate.edu/cpdc/Facilities_Planning/majorcapoutlayprogram.shtml. If approved by the board, the capital improvement plan will be published and distributed.

Funding

The CSU support budget is seeking approval from the board to include $25 million to fund the capital outlay program and/or deferred maintenance. This item identifies the proposed priorities for the use of the operating funds should the governor and legislature support the requested funding, or any other amount. Given the Governor's multi-year funding plan, it is currently estimated that the amount for the capital outlay program will be less than the requested $25 million and likely be in the $2-4 million range for pay-as-you-go or debt financing.

Debt financing for academic and/or self-support projects is proposed to be from the CSU Systemwide Revenue Bond Program. The Systemwide Revenue Bond 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. Systemwide Revenue Bond financing and the issuance of bond anticipation notes (BANs) to support interim financing under the CSU's commercial paper (CP) program in an aggregate amount will provide financing for a variety of critical capital outlay improvement projects.

Recommendation

The following resolution is presented for approval:

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

1. The final Academic and Self-Support Funded Five-Year Capital Improvement Plan 2016-2017 through 2020-2021 totaling $5,065,440,000 and $3,746,198,000, respectively, are approved.

2. The 2016-2017 Academic Capital Outlay Program included in the five-year program distributed with the agenda is approved at $317,405,000.

3. The 2016-2017 Self-Support Funded Capital Outlay Program included in the five-year program is approved at $250,957,000.

4. The chancellor is authorized to proceed in 2015-2016 with design documents to fast-track projects in the 2016-2017 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, and in consultation with the Chair of the Board and the Chair of the Committee on Campus Planning, Buildings and Grounds for significant changes, including priority sequence, scope, phase, project cost, bond sale schedule, financing source and total budget request for the 2016-2017 Capital Outlay Program.

7. The chancellor is authorized to make adjustments in the projects to be financed as noted in Attachment A as necessary to maximize use of the limited financing resource.

2016-2017 Capital Outlay Program Priority List

Cost Estimates are at Engineering News Record California Construction Cost Index 6255 and Equipment Price Index 3298

ACADEMIC PROJECTS

Priority Order	Category	Campus	Project Title	FTE	Phase	Campus Reserves/ Other	SRB Debt Request	Total Budget	Funds to Complete	Cumulative Budget Request
1	IA	Statewide	Water Conservation - GO Bonds	*0*	PWC	4,000,000		4,000,000		4,000,000
2	IA	Statewide	Infrastructure Improvements	*0*	PWC	18,630,000	138,291,000	156,921,000		160,921,000
3	IB	San Bernardino	Utilities Infrastructure	*N/A*	C	1,815,000	36,367,000	38,182,000		199,103,000
4	IB	Pomona	Electrical Infrastructure	*N/A*	C		21,677,000	21,677,000		220,780,000
5	II	Monterey Bay	Academic Building III	*1,500*	WC	500,000	34,364,000	34,864,000	1,307,000	255,644,000
6	IB	San Francisco	Creative Arts Replacement Building	*867*	W		1,230,000	1,230,000	42,165,000	256,874,000
7	IB	Dominguez Hills	Center for Science and Innovation	*47*	W	500,000	1,526,000	2,026,000	63,795,000	258,900,000
8	IB	Fullerton	McCarthy Hall Renovation, Ph. 1	*0*	PWC	2,039,000	12,726,000	14,765,000		273,665,000
9	IB	Humboldt	Jenkins Hall Renovation	*235*	P		333,000	333,000	11,636,000	273,998,000
10	IB	San Diego	IVC North Classroom Reno. (Seismic)	*0*	PWC		2,022,000	2,022,000		276,020,000
11	IB	Chico	Siskiyou II Science Replacement	*-41*	P		2,606,000	2,606,000	77,980,000	278,626,000
12	IB	San José	Science Replacement Building	*325*	P		2,755,000	2,755,000	85,124,000	281,381,000
13	IB	Fresno	Central Plant Replacement	*N/A*	P		1,428,000	1,428,000	28,111,000	282,809,000
14	IB	Fullerton	Pollak Library Renovation, Ph. 1	*0*	PWC	12,000,000		12,000,000	748,000	294,809,000
15	IB	Long Beach	Student Success Bldg./Peterson Hall 2	*83*	PW	2,439,000		2,439,000	40,918,000	297,248,000
16	IB	East Bay	Library Renovation (Seismic)	*N/A*	P		1,541,000	1,541,000	53,285,000	298,789,000
17	IB	Stanislaus	Library Renovation (Seismic)	*-15*	PW		3,539,000	3,539,000	47,379,000	302,328,000
18	IB	Northridge	Sierra Hall Renovation, Ph. 1	*N/A*	P		1,867,000	1,867,000	55,974,000	304,195,000
19	IB	San Diego	Utilities Upgrade, Ph. 1	*N/A*	P	1,730,000		1,730,000	28,922,000	305,925,000
20	IB	Sacramento	Infrastructure Upgrade, Ph. 1	*N/A*	PW		3,724,000	3,724,000	33,511,000	309,649,000
21	IB	Channel Islands	Gateway Hall	*1,485*	P		1,983,000	1,983,000	67,682,000	311,632,000
22	IB	Los Angeles	JFK Library Renovation (Seismic)	*N/A*	P		1,900,000	1,900,000	60,852,000	313,532,000
23	II	Maritime	Learning Commons	*N/A*	PW		1,458,000	1,458,000	24,965,000	314,990,000
24	II	Sonoma	Professional Schools Building	*513*	PW		2,306,000	2,306,000	38,006,000	317,296,000
25	II	Bakersfield	Humanities Classroom	*652*	P		109,000	109,000	4,492,000	317,405,000
	Total Academic Projects			***5,651***		**$ 43,653,000**	**$ 273,752,000**	**$ 317,405,000**	**$ 766,852,000**	**$ 317,405,000**

SELF-SUPPORT / OTHER PROJECTS

Priority Order	Category	Campus	Project Title	FTE	Phase	Self-Support Reserves/ Other	SRB Debt Request	Total Budget	Funds to Complete	
1	IB	Northridge	Satellite Student Union Housing Reno.	*N/A*	PWCE	5,846,000		5,846,000		5,846,000
2	IB	Fresno	Parking Lot P27 Improvements	*N/A*	PWC	1,782,000		1,782,000		7,628,000
3	II	Stanislaus	University Union Reno./Exp. (Seismic)	*N/A*	PWC	3,050,000	46,425,000	49,475,000	3,283,000	57,103,000
4	II	Los Angeles	LA BioSpace Incubator	*N/A*	PWCE	10,000,000		10,000,000		67,103,000
5	II	San Bernardino	College of Extended Learning Expansion	*N/A*	PWCE	5,000,000	15,699,000	20,699,000		87,802,000
6	II	San José	Student Recreation and Aquatic Center	*N/A*	PWCE	36,000,000	94,000,000	130,000,000		217,802,000
7	II	San José	Spartan Golf Center	*N/A*	PWCE	24,197,000		24,197,000		241,999,000
8	IB	San José	Dining Commons Renovation	*N/A*	PWC	2,000,000		2,000,000		243,999,000
9	IB	San José	South Campus Sports Relocation	*N/A*	PWC	6,958,000		6,958,000		250,957,000
	Total Self-Support / Other Projects			***-***		**$ 94,833,000**	**$ 156,124,000**	**$ 250,957,000**	**$ 3,283,000**	**$ 250,957,000**
	Grand Total Academic and Self-Support			***5,651***		**$ 138,486,000**	**$ 429,876,000**	**$ 568,362,000**	**$ 770,135,000**	**$ 568,362,000**

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

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

2016-2017 Infrastructure Improvements Program Project List

Cost Estimates are at Engineering News Record California Construction Cost Index 6255 and Equipment Price Index 3298

Project noted in italics may be funded in 2015-2016, but are noted here should available funding not be sufficient.

Campus	Project Title	Phase	Campus Reserves	SRB Debt Request	Total Budget	Funds to Complete	Cumulative Budget Request
Bakersfield	Replace Electrical Distribution, Ph. 1, 2, 3	C		1,500,000	1,500,000	455,000	1,500,000
Bakersfield	Natural Gas Line Upgrade	PWC		300,000	300,000		1,800,000
Bakersfield	Chilled Water Line Upgrade	PW	166,000		166,000	1,688,000	1,966,000
Channel Islands	Electrical and Fire Alarm Upgrade	*PWC*		*327,000*	327,000		2,293,000
Channel Islands	ADA Pathway Upgrade	*PWC*		*350,000*	350,000		2,643,000
Channel Islands	Aliso Hall and Arroyo Hall HVAC Upgrade	PWC	11,000	489,000	500,000		3,143,000
Channel Islands	Sanitary Sewer Replacement	PWC	11,000	389,000	400,000		3,543,000
Chico	Acker/Shurmer Fire/Egress Upgrade	PWC	110,000	992,000	1,102,000		4,645,000
Chico	Meriam Library Water Intrusion	PWC	513,000	4,626,000	5,139,000		9,784,000
Dominguez Hills	Arc Flash Electrical Safety Improvements	PWC	18,000	262,000	280,000		10,064,000
Dominguez Hills	Central Plant Electrical Services Replacement	PWC	120,000	2,048,000	2,168,000		12,232,000
Dominguez Hills	Fire Hydrant Lateral Pipe Replacement	PWC	19,000	281,000	300,000		12,532,000
Dominguez Hills	Utility Tunnel Leak Monitoring	PWC	21,000	403,000	424,000		12,956,000
East Bay	Boiler Replacement, Ph. 3	C	500,000		500,000		13,456,000
East Bay	Water Pressure Regulators	PWC		815,000	815,000		14,271,000
East Bay	Library Annex Fire Suppression	PWC	45,000	105,000	150,000		14,421,000
East Bay	Chiller Replacement	PWC	290,000	3,000,000	3,290,000		17,711,000
Fresno	Fire Alarm Infrastructure Replacement	PWC	316,000	5,096,000	5,412,000		23,123,000
Fullerton	Storm Drain Upgrades	PW	100,000		100,000	4,000,000	23,223,000
Fullerton	Underground Electrical Lines	PWC	55,000	495,000	550,000		23,773,000
Fullerton	Physical Services Complex, Ph. 1	PWC	1,000,000	3,000,000	4,000,000	6,000,000	27,773,000
Humboldt	Natural Resources Emergency Generator	PWC		3,045,000	3,045,000		30,818,000
Humboldt	Building Boiler Replacement	PWC		300,000	300,000		31,118,000
Long Beach	Microbiology HVAC Replacement, Ph. 1, 2	PWC	550,000	6,008,000	6,558,000	2,595,000	37,676,000
Los Angeles	Physical Sciences Seismic/Renewal	C	10,000,000	*10,000,000*	20,000,000	26,555,000	57,676,000
Los Angeles	Central Plant Chiller Replacement	PWC	211,000	2,506,000	2,717,000		60,393,000
Maritime Academy	Faculty Road Repairs	*PWC*		*1,400,000*	1,400,000		61,793,000
Maritime Academy	Boiler Replacement (Ship)	PWC	48,000	432,000	480,000		62,273,000
Maritime Academy	Domestic Water Pipe Replacement	PWC	66,000	594,000	660,000		62,933,000
Monterey Bay	Infrastructure Improvements, Ph. 1, 2, 3	PWC		9,580,000	9,580,000		72,513,000
Monterey Bay	Electrical/Fire/Gas Distribution System	*PWC*		*1,800,000*	1,800,000		74,313,000
Northridge	Heating System Replacement, Ph. 3	C		2,100,000	2,100,000		76,413,000
Northridge	Building Electrical Sys. Repl., Ph. 1, 2, 3, 4	*WC*		*5,505,000*	5,505,000	5,651,000	81,918,000
Northridge	Fifth Substation Upgrade	*PWC*	60,000	*1,698,000*	1,758,000	4,685,000	83,676,000
Northridge	Domestic Water Line Upgrade, Ph. 1, 2	PW	238,000		238,000	12,434,000	83,914,000
Pomona	Domestic Water Line Upgrades	C		2,354,000	2,354,000		86,268,000
Pomona	Natural Gas Line Upgrades	*PWC*		*2,394,000*	2,394,000		88,662,000
Pomona	HVAC/Fume Hood Replacement, Bldg. 8	PWC	575,000	5,175,000	5,750,000		94,412,000
Pomona	Sanitary Sewer Upgrades	PWC	200,000	1,800,000	2,000,000		96,412,000
Sacramento	Fire Alarm System Upgrade, Ph. 2	*PWC*		*1,052,000*	1,052,000		97,464,000
Sacramento	Building Main Switchgear Repl., Ph. 1	*PWC*		*1,750,000*	1,750,000		99,214,000
Sacramento	Campus ADA Upgrade, Ph. 1	*PWC*		*795,000*	795,000		100,009,000
Sacramento	Sewer/Storm Line Replacement	*PWC*		*1,000,000*	1,000,000		101,009,000
Sacramento	Fire Alarm System Upgrade, Ph. 3	PWC	130,000	1,170,000	1,300,000		102,309,000

2016-2017 Infrastructure Improvements Program Project List

Cost Estimates are at Engineering News Record California Construction Cost Index 6255 and Equipment Price Index 3298

Project noted in italics may be funded in 2015-2016, but are noted here should available funding not be sufficient.

Campus	Project Title	Phase	Campus Reserves	SRB Debt Request	Total Budget	Funds to Complete	Cumulative Budget Request
San Bernardino	Chaparral Hall Roof Replacement	PWC	72,000	445,000	517,000		102,826,000
San Bernardino	Performing Arts Roof Replacement	PWC	107,000	854,000	961,000		103,787,000
San Bernardino	Sierra Hall Roof Replacement	PWC	70,000	388,000	458,000		104,245,000
San Bernardino	Visual Arts Roof Replacement	PWC	133,000	1,361,000	1,494,000		105,739,000
San Diego	Peterson Gym Roof/Infrastructure Improvements	*PWC*		*700,000*	700,000		106,439,000
San Diego	PSFA HVAC Renewal	PWC	207,000	2,893,000	3,100,000		109,539,000
San Diego	PSFA Elevator Renewal	PWC	41,000	459,000	500,000		110,039,000
San Diego	PSFA Fire Safety Code Compliance	PWC	29,000	271,000	300,000		110,339,000
San Diego	PSFA Electrical Infrastructure Renewal	PWC	172,000	2,328,000	2,500,000		112,839,000
San Francisco	Central Plant/Utility Upgrades	PWC	91,000	1,094,000	1,185,000		114,024,000
San Francisco	Emergency Generator, Health Center	PWC	27,000	264,000	291,000		114,315,000
San Francisco	Condenser Replacement, Administration	PWC	26,000	231,000	257,000		114,572,000
San Francisco	Domestic Water System Upgrades	PWC	105,000	1,105,000	1,210,000		115,782,000
San Francisco	Sanitary Sewer/Storm Drain Upgrades	PWC	27,000	262,000	289,000		116,071,000
San Francisco	Fire Alarm Upgrade, Thornton Hall	PWC	97,000	1,106,000	1,203,000		117,274,000
San Francisco	Restroom ADA Upgrades, Campus	PWC	116,000	1,498,000	1,614,000		118,888,000
San José	Utilities Infrastructure, Ph. 2	PWC	611,000	5,502,000	6,113,000		125,001,000
San Luis Obispo	Central Heating and Chilled Water Upgrade, Ph. 3	C		2,407,000	2,407,000		127,408,000
San Luis Obispo	Mustang Substation Switchgear/Transformer Repl.	PWC	257,000	3,942,000	4,199,000		131,607,000
San Marcos	Craven Hall HVAC Upgrade	PWC	248,000	3,064,000	3,312,000		134,919,000
San Marcos	Central Plant Generator	PWC	115,000	1,463,000	1,578,000		136,497,000
Sonoma	Central Plant Cooling Tower Replacement	PWC		869,000	869,000		137,366,000
Sonoma	Chiller Replacement	PWC	81,000	1,071,000	1,152,000		138,518,000
Sonoma	HVAC Unit Replacement	PWC	71,000	1,976,000	2,047,000		140,565,000
Stanislaus	Boiler and Exp. Tank Replacement	*PWC*		*2,600,000*	2,600,000		143,165,000
Stanislaus	ADA Barrier Removal	PWC	49,000	451,000	500,000		143,665,000
Stanislaus	Drama Air Handler Replacement	PWC	77,000	828,000	905,000		144,570,000
Stanislaus	Heating Hot Water Line Replacement, Ph. 1, 2	PWC	214,000	1,923,000	2,137,000	1,756,000	146,707,000
Systemwide	Replace Building Controls/Metering	PWC	214,000	10,000,000	10,214,000		156,921,000
	Total Infrastructure Improvements Program		**$ 18,630,000**	**$ 138,291,000**	**$ 156,921,000**	**$ 65,819,000**	**$ 156,921,000**