

## AGENDA

### COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

**Meeting:** 8:00 a.m., Wednesday, November 8, 2017  
Glenn S. Dumke Auditorium

John Nilon, Chair  
Jane W. Carney, Vice Chair  
Adam Day  
Thelma Meléndez de Santa Ana  
Peter J. Taylor

**Consent** Approval of Minutes of the Meeting of September 19, 2017

1. Parking Structure E for California State University, Los Angeles, *Action*
2. Student Union Renovation and Expansion for California State University, San Bernardino, *Action*

**Discussion**

3. Approval of the 2018-2019 Capital Outlay Program and the 2018-2019 through 2022-2023 Five-Year Facilities Renewal and Capital Improvement Plan, *Action*
4. San Diego State University Potential Mission Valley Campus Expansion, *Information*

**MINUTES OF THE MEETING OF THE  
COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS**

**Trustees of the California State University  
Office of the Chancellor  
Glenn S. Dumke Conference Center  
401 Golden Shore  
Long Beach, California**

**September 19, 2017**

**Members Present**

John Nilon, Chair  
Jane W. Carney, Vice Chair  
Adam Day  
Thelma Meléndez de Santa Ana  
Peter J. Taylor  
Rebecca D. Eisen, Chair of the Board  
Timothy P. White, Chancellor

Trustee Nilon called the meeting to order.

**Public Comment**

Members of the San Diego community commented on Item 3, the proposed new student housing residence at San Diego State. Some spoke in support of project, noting the benefits of on-campus housing to enhance student success. Others expressed concerns with traffic impacts resulting from the new housing and requested that action be taken to mitigate such impacts.

Mr. Hector Fernandez, of the State Employee Trade Council-United (SETC) commented on Item 4, the five-year capital outlay program, expressing concern that deferred maintenance work is going to contractors rather than state SETC workers where it could also build the apprenticeship program.

**Approval of Minutes**

The minutes of the July 18, 2017 meeting were approved as submitted.

**Fermentation Sciences Complex for California Polytechnic State University, San Luis Obispo**

Trustee Nilon presented agenda item 1 as a consent action item.

The committee recommended approval of the proposed resolution (RCPBG 09-17-12).

### **Master Plan Revision with Enrollment Ceiling Increase for California State University, San Bernardino**

The 2017 California State University San Bernardino Campus Master Plan was presented. A Final Environmental Impact Report (FEIR) was prepared to analyze the potential significant environmental effects of the proposed master plan in accordance with California Environmental Quality Act (CEQA) requirements and State CEQA guidelines. The FEIR determined there was a number of potential impacts that remain significant and unavoidable. The CSU complied with its legal obligation to determine its proportionate cost of the traffic improvements and negotiated with the controlling agency, the City of San Bernardino, for traffic impacts. A memorandum of understanding between the CSU and the city noting CSU's fair share of off-site mitigation was approved by the city council.

Following the presentation, trustees asked questions related to the need for parking structures in the future and suggested planning for mobility options for students who may not choose to own cars. Ms. Elvyra San Juan, assistant vice chancellor for Capital Planning, Design, and Construction noted that CSU San Bernardino has partnered with the community in expanding a transit center at the campus to bring in more buses and has closely assessed the number of parking spaces needed. She added that CSU San Bernardino has the highest counts of installed electric vehicle charging stations in the system. President Morales added that the university and Associated Students, Inc. subsidize transit costs to provide free bus rides for students, faculty and staff.

The committee recommended approval of the proposed resolution (RCPBG 09-17-13).

### **New Student Residence Hall at San Diego State University**

The New Student Residence Hall at San Diego State University (SDSU) was presented. A master plan revision altering the footprint of the proposed residence hall was presented for approval. A FEIR was prepared to analyze the potential significant environmental effect of the project in accordance with CEQA requirements and State CEQA guidelines. The report concluded that the project will not result in any potential unavoidable significant impacts with the implementation of mitigation measures. Throughout the CEQA process, SDSU communicated in a variety of ways with the community and provided opportunities for input. In response to comments received from the community and elected officials, the campus modified the original project scope, which eliminated all significant and unavoidable impacts of the project which previously existed in the areas of aesthetics and traffic, and addressed concerns regarding sensitive wildlife habitats and biological resources. In addition, the campus increased the number of spaces that can be used for loading and unloading, and have begun in fall 2017 the identification of pick-up points on campus for ride share programs, including one at Plaza Deportes which is across from Chapultepec Hall.

Following the presentation, Trustee Adam Day commented on the numerous comments he received from the community regarding the project and the decision by the campus to eliminate phases 2 and 3 to address community concerns. The trustees expressed support for additional signage to address community concerns on traffic and pedestrian safety.

The committee recommended approval of the proposed resolution (RCPBG 09-17-14).

### **Preliminary 2018-2019 Capital Outlay Program & Five-Year Facilities Renewal and Capital Improvement Plan**

The Preliminary Five-Year Facilities and Capital Improvement Plan was presented. The preliminary five-year plan identifies \$13.8 billion in academic and self-support projects, and \$1.56 billion for the preliminary 2018-2019 action-year request. The final request will go to the board for action in November.

Trustee Nilon adjourned the meeting.

## **COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS**

### **Parking Structure E for California State University, Los Angeles**

#### **Presentation By**

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

#### **Summary**

This item requests approval to amend the 2017-2018 Capital Outlay Program and approval of schematic plans for the Parking Structure E project for California State University, Los Angeles. The California State University Board of Trustees approved the 2017-2018 Capital Outlay Program at its November 2016 meeting. This item allows the board to consider the scope and budget of a project not included in the previously approved capital outlay program.

#### **Amend the 2017-2018 Capital Outlay Program**

CSU Los Angeles wishes to amend the 2017-2018 Capital Outlay Program for the design and construction of a new parking structure (#50<sup>1</sup>). The structure will be located along Paseo Rancho Castilla adjacent to existing Parking Structure C (#41) and Parking Lot 5 in the northwestern portion of the campus. This project will construct 2,200 parking spaces, primarily to replace parking that will be eliminated with the future development of on-campus student housing (#53) on an existing nine-acre site parking lot. The proposed project is consistent with the campus' strategic plan to develop traditional student housing in efforts to support student success and graduation rates. To that end, the proposed Parking Structure E will provide a more effective use of land in an urban environment by consolidating nine acres of surface parking into a 3.5-acre site thus opening land to the development of future on-campus student housing.

#### **Parking Structure E Schematic Design**

*Collaborative Design-Build Contractor: Rudolph and Sletten, Inc.*  
*Architect: WRNS Studio*

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<sup>1</sup> The facility number is shown on the master plan map and recorded in the Space and Facilities Database.

## **Background and Scope**

The proposed project will construct a five-story, 640,000 gross square foot (GSF) parking structure to replace spaces lost when the future student housing (#53) is constructed on existing surface Parking Lot 7.

Parking Lot 7 consists of approximately 1,250 stalls developed with the original campus in 1954. The lot is located at the base of an 80-foot hillside, with a staircase as the sole means of access to the campus, leaving no accessible path-of-travel. The lot lacks proper stormwater pollution prevention controls considering its direct drainage into the local stormwater channel system.

The proposed project will be constructed on the western portion of Parking Lot 5, which currently contains 433 stalls. Upon completion, the new parking structure will net 517 new additional stalls after accounting for the future loss of 1,250 stalls in Parking Lot 7 and replacement of 433 existing stalls in Parking Lot 5. Of the 517 new additional stalls, 417 stalls will serve student housing and 100 stalls will be available for general student parking.

Additional features of the proposed project include 35 new electric vehicle (EV) charging stations with infrastructure for an additional 135 EV stations. A new 750 kW photovoltaic array will cover a large portion of the roof deck while providing shade for parking stalls at the top level. An automobile parking guidance system is included to help motorists find unoccupied parking spaces. A pedestrian walkway along the eastern façade will provide pedestrian access at grade with the campus core to allow seamless access to the campus.

The new parking structure is designed to tie into Parking Structure C via a cantilevered walkway provided along the eastern elevation at level three. Project improvements to existing Parking Structure C and Parking Lot 5 include improved circulation and safety, and reconfiguration of existing parking due to new circulation and site constraints. A new 10-foot wide north-south concrete paved accessible path of travel walkway will be added, connecting the lower level of the structure with the existing Parking Structure C elevators. Modifications will be made to the existing Parking Structure C elevator lobbies including improvements to light fixtures, paint and surface improvements, graphics, and refinishing of existing floors.

Sustainable measures include use of low to medium water-using landscape and a high-efficiency irrigation system. Heat-island effect will be minimized by reducing the amount of asphalt, and using natural colored concrete and light-colored aggregates for pedestrian paving. The proposed project will minimize its carbon footprint through the addition of the photovoltaic system, and will utilize a naturally ventilated design to eliminate the need for mechanical equipment. All new lighting will use LED fixtures and include controls and sensors to reduce and shutdown lighting when not in use.

### Timing (Estimated)

Preliminary Plans Completed	December 2017
Working Drawings Completed	May 2018
Construction Start (Site work and utilities)	May 2018
Construction Start (Building)	June 2018
Occupancy	June 2019

### Basic Statistics

Gross Building Area	640,000 square feet
Assignable Building Area	480,000 square feet
Efficiency	75 percent
Parking Spaces	2,200 spaces

### Cost Estimate – California Construction Cost Index (CCCI) 6255<sup>2</sup>

Building Cost (\$62 per GSF – \$18,097/space)	\$39,814,000
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<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 5.87
b. Shell (Structure and Enclosure)	\$ 37.20
c. Interiors (Partitions and Finishes)	\$ 3.52
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 8.38
e. Built-in Equipment and Furnishings	\$ 0.00
f. General Requirements	\$ 1.31
g. General Conditions and Insurance	\$ 5.93

Site Development	<u>7,494,000</u>
Construction Cost	\$47,308,000
Fees, Contingency, Services	<u>14,905,000</u>
Grand Total (\$97 per GSF; \$28,279/space)	<u>\$62,213,000</u>

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<sup>2</sup> The July 2016 *Engineering News-Record* California Construction Cost Index (CCCI). The CCCI is the average Building Cost Index for Los Angeles and San Francisco.

### **Cost Comparison**

The project's building cost of \$18,097 per space is less than the \$20,278 per space for Parking Structure 2 for California State University, Chico, approved in May 2011, and consistent with the \$18,243 per space for Parking Structure V for California State University, Sacramento, approved in November 2016, and the \$18,452 per space for Parking Structure I, Phase 2A for California State University San Marcos, approved in July 2008, all adjusted to CCCI 6255.

### **Funding Data**

This project will be financed by the CSU Systemwide Revenue Bond Program (\$59.2 million), and designated capital reserves from parking (\$3 million). Parking revenue will repay the bond financing debt service. Financing approval for this project will be requested at a future meeting of the Committee on Finance.

### **California Environmental Quality Act (CEQA) Action**

The Parking Structure E project was addressed in the Final Environmental Impact Report (EIR) and Master Plan Revision for the California State University, Los Angeles, which was certified by the board in May 2017.

### **Recommendation**

The following resolution is presented for approval:

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

1. The California State University, Los Angeles Parking Structure E project is consistent with the Campus Master Plan approved in May 2017.
2. The project will benefit the California State University.
3. The 2017-2018 Capital Outlay Program is amended to include \$62,213,000 for preliminary plans, working drawings, and construction for the California State University, Los Angeles Parking Structure E project.
4. The schematic plans for the California State University, Los Angeles Parking Structure E project are approved at a project cost of \$62,213,000 at CCCI 6255.



## **COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS**

### **Student Union Renovation and Expansion for California State University, San Bernardino**

#### **Presentation By**

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

#### **Summary**

This item requests approval to amend the 2017-2018 Capital Outlay Program and approval of schematic plans for the Student Union Renovation and Expansion for California State University, San Bernardino. The California State University Board of Trustees approved the 2017-2018 Capital Outlay Program at its November 2016 meeting. This item allows the board to consider the scope and budget of a project not included in the previously-approved capital outlay program.

#### **Amend the 2017-2018 Capital Outlay Program**

CSU San Bernardino wishes to amend the 2017-2018 Capital Outlay Program for the design and construction of the Student Union Expansion (#22A<sup>1</sup>) located in the center of campus, immediately north of the existing Santos Manuel Student Union (#22). This project will construct a new building to expand services offered in the existing student union. The expansion will include large meeting rooms, event space, space for centers, clubs, and student organizations, a game room and bowling alley, and retail and food services. This project will also renovate the north entrance of the Santos Manuel Student Union as well as vacated space after the completion of the expansion.

#### **Student Union Renovation and Expansion Schematic Design**

*CM at Risk Contractor: Hathaway Dinwiddie*  
*Architect: LPA, Inc.*

#### **Background and Scope**

The existing 86,400 gross square foot (GSF) Santos Manuel Student Union was originally constructed in 1977 with three subsequent minor renovations and additions over the years. It is not adequately sized to accommodate the current student population and lacks appropriate student support and activity space. The internal layout of the building does not support collaborative student services or efficient operations. An expansion of existing student union services through the construction of a new facility will address the needs of both current and future students as

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<sup>1</sup> The facility number is shown on the master plan map and recorded in the Space and Facilities Database.

enrollment continues to grow towards 25,000 Full-Time Equivalent (FTE) enrollment approved in the 2017 Campus Master Plan.

This project will construct a new three-story 111,225 GSF Student Union Expansion building on a vacant site adjacent to, and immediately north of, the existing student union. This new building will be comprised of a 14,000 assignable square foot (ASF) multi-purpose ballroom, an eight-lane bowling alley and game room, a pub, food service and retail space, collaboration spaces for student organizations and student support centers, and a bookstore.

The expansion building will have two primary entrances on the first level: the southern entrance nearest to the existing Santos Manuel Student Union and the north entrance accessed from Coyote Walk, the main campus pedestrian spine. The southern wing of the first level includes a pub with outdoor seating, game room, eight-lane bowling alley, and gathering space. The northern wing will house food vendors, retail space, dining and lounge space, and the relocated bookstore. Access to the northern wing of the building can be restricted during late-night hours when the pub and bowling alley remain open, if needed.

The second level is highlighted by a conference center with a ballroom dividable into five rooms with a catering kitchen and other event support spaces. The conference center opens to an outdoor plaza for breakout sessions and pre-function events. The double-height ceiling of the second floor creates a mezzanine which will house the building mechanical equipment. The third floor will house administrative offices for Associated Students Inc. (ASI) and student government, student success and cultural centers such as Women's Resources Center, Gender Equality Center, and Pride Center, as well as social and gathering space.

The new facility will be built with a steel moment frame structure with building skin featuring a combination of Ultra High Performance Concrete, textured metal panels, horizontal sunshades and glass in areas without direct sunlight. The architectural vocabulary of the building takes queues from surrounding campus buildings as well as the College of Extended Learning building currently under construction to the northwest. The building roof covering will utilize a single-ply membrane roofing system with conduits and supports installed for future solar photovoltaic installation.

Though the new facility will not be physically connected to the existing student union, this project will renovate the existing union to visually and functionally link the two buildings in a number of ways: creating a plaza between the south entrance of the expansion building and the north entrance of the existing building; converting the façade of the existing buildings' north entrance to a glass storefront; and renovating 29,000 GSF to include a new wellness and counseling center along with various meeting and support space.

Sustainable design features include LED lighting fixtures, low-flow plumbing fixtures, indirect natural daylighting, an energy-efficient HVAC system, and drought-tolerant landscaping. Infrastructure for potential future rooftop solar photovoltaic installation will also be in place as part of this project. The building massing intentionally stacks and offsets the second and third floors such that a 50-foot overhang is created at the north entrance that provides wind and solar protection for the building and students. The project will seek LEED Gold Certification.

### **Timing (Estimated)**

Preliminary Plans Completed	April 2018
Working Drawings Completed	January 2019
Construction Start	July 2019
Occupancy	July 2021

### **Basic Statistics**

#### *Student Union Expansion (new construction)*

Gross Building Area	111,225 square feet
Assignable Building Area	81,291 square feet
Efficiency	73 percent

#### *Santos Manuel Student Union (renovation)*

Gross Building Area	29,000 square feet
Assignable Building Area	13,914 square feet
Efficiency	48 percent

#### *Combined Components*

Gross Building Area	140,225 square feet
Assignable Building Area	95,205 square feet
Efficiency	68 percent

### **Cost Estimate – California Construction Cost Index (CCCI) 6255<sup>2</sup>**

New Construction Building Cost (\$459 per GSF)	\$51,089,000
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<sup>2</sup> The July 2016 *Engineering News-Record* California Construction Cost Index (CCCI). The CCCI is the average Building Cost Index for Los Angeles and San Francisco.

<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>	
a. Substructure (Foundation)	\$ 21.69	
b. Shell (Structure and Enclosure)	\$ 161.76	
c. Interiors (Partitions and Finishes)	\$ 50.65	
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 144.29	
e. Built-in Equipment and Furnishings	\$ 14.76	
f. Special Construction and Demolition	\$ 4.94	
g. General Requirements	\$ 8.33	
h. General Conditions and Insurance	\$ 52.91	
Renovation Building Cost (\$162 per GSF)		4,695,000
<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>	
a. Interiors (Partitions and Finishes)	\$ 95.83	
b. Built-in Equipment and Furnishings	\$ 3.45	
c. Special Construction and Demolition	\$ 40.59	
d. General Requirements	\$ 3.55	
e. General Conditions and Insurance	\$ 18.48	
Site Development (includes landscaping)		<u>6,947,000</u>
Construction Cost		\$62,731,000
Fees, Contingency, Services		<u>22,269,000</u>
Total Project Cost (\$606 per GSF)		\$85,000,000
Fixtures, Furniture and Movable Equipment		<u>3,000,000</u>
Grand Total		<u>\$88,000,000</u>

## Cost Comparison

### *Student Union Expansion (new construction) Component*

This project's student union new construction building cost of \$459 per GSF is comparable to the \$458 per GSF for the new construction component for the CSU Stanislaus Student Union Renovation and Expansion approved in February 2017 and lower than the \$502 per GSF for the CSU Monterey Bay Student Union approved in November 2016, the \$520 per GSF for the CSU Sacramento University Union Renovation and Expansion approved in September 2016, and the \$505 per GSF for the CSU Fullerton Titan Student Union Expansion approved in March 2015, all adjusted to CCCI 6255.

*Santos Manuel Student Union (renovation) Component*

This project's student union renovation building cost of \$162 per GSF is lower than the CSU Cost Guide renovation cost for union buildings of \$322 per GSF, including Group I, and the \$217 per GSF of the renovation component for the CSU Stanislaus Student Union Renovation and Expansion.

**Funding Data**

This project will be financed by the CSU Systemwide Revenue Bond Program (\$79.2 million) and designated capital reserves from Student Union and Associated Students, Inc. (\$8.8 million). The debt service will be paid by student fees.

**California Environmental Quality Act (CEQA) Action**

This project was addressed in the Final Environmental Impact Report for the California State University, San Bernardino Campus Master Plan certified by the board in September 2017.

**Recommendation**

The following resolution is presented for approval:

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

1. The California State University, San Bernardino Student Union Renovation and Expansion is consistent with the Campus Master Plan approved in September 2017.
2. The project will benefit the California State University.
3. The 2017-2018 Capital Outlay Program is amended to include \$88,000,000 for preliminary plans, working drawings, construction, and equipment for the California State University, San Bernardino Student Union Renovation and Expansion project.
4. The schematic plans for California State University, San Bernardino Student Union Renovation and Expansion are approved at a project cost of \$88,000,000 at CCCI 6255.

## **COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS**

### **Approval of the 2018-2019 Capital Outlay Program and the 2018-2019 through 2022-2023 Five-Year Facilities Renewal and Improvement Plan**

#### **Presentation By**

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

#### **Summary**

The purpose of this item is to present for approval the campus capital renewal and improvement priorities for the 2018-2019 action year, and the 2018-2019 through 2022-2023 Five-Year Facilities Renewal and Improvement Plan (Five-Year Plan).

The preliminary plan was presented for information at the September 2017 board meeting to seek input from the board, and provide an update on the use of capital and facilities renewal funding to address critical infrastructure needs, seismic safety and support the delivery of academic program needs with a focus on the Science, Technology, Engineering and Math (STEM) disciplines.

#### **Background**

The primary objectives of the capital outlay program are to provide facilities appropriate to the CSU'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 adequately serve students. The trustees approved the categories and criteria for priority setting for the Five-Year Facilities Renewal and Capital Improvement Plan (the "Categories and Criteria") at their May 2017 meeting. The Categories and Criteria helped guide the development of the campuses' five-year plans and the proposed academic priority list and self-support summary list.

#### **2018-2019 through 2022-23 Five-Year Facilities Renewal and Capital Improvement Plan**

The Five-Year Plan identifies the campuses' capital project priorities to address facility deficiencies and accommodate student enrollment growth. The campuses have identified a funding need of \$14.1 billion for the five-year period: approximately \$8.2 billion for academic facilities and \$5.9 billion for self-support facilities.

The Five-Year Plan can be viewed at:

[http://www.calstate.edu/cpdc/Facilities\\_Planning/majorcapoutlayprogram.shtml](http://www.calstate.edu/cpdc/Facilities_Planning/majorcapoutlayprogram.shtml).

For each campus the plan includes:

- Campus history
- Campus master plan map and building legend (including off-campus centers)
- Current Five-Year Plan
- Previous Five-Year Plan Funding

Systemwide information includes:

- Summary of campus capital funding
- Information regarding campus housing and parking capacity and planned projects
- Seismic Safety Action Plan (10-year period)
- Summary of Greenhouse Gas Emissions
- Summary of Renewal Backlog and Annual Renewal Need for Academic Facilities and Infrastructure.

### **2018-2019 Capital Outlay Program**

In November 2016 the trustees approved a \$1 billion multi-year financing plan to address academic facility and infrastructure needs. For the 2018-19 action year, an estimated \$201 million in projects may be funded based on the board's multi-year financing plan.

The need for campus academic projects and infrastructure is much greater than the available funds. As a result, a request to increase the permanent base operating budget is included in the CSU 2018-2019 budget request to the state. It is estimated that over \$400 million per year is needed to renew existing academic facilities, provide improvements needed to support the academic program, and address life, safety, and seismic deficiencies.

Attachment A includes the 2018-2019 priority list of academic projects and self-support projects. Since the September 2017 board meeting, changes have been made to project scope, budget, and schedule, resulting in an increase in the action year funding request for academic projects and a decrease in the funding amount for self-support projects. The academic priority list for 2018-2019 totals \$1.4 billion, and the self-support list totals \$14 million, for a total \$1.41 billion.

The list of self-support projects for 2018-2019 was significantly reduced since the September preliminary list. The projects have typically been pushed out to 2019-2020 as campus financial plans are still in development. These projects are likely to come forward to the trustees as amendments to the capital program on an individual project basis or return for consideration in 2019-2020.

The recommended 2018-2019 priority list aims to balance academic needs to:

- Correct infrastructure deficiencies
- Renovate or replace existing facilities, and
- Construct new classrooms, labs, faculty offices or instructional support space to accommodate growth in student enrollment.

The prioritization of academic projects uses the Categories and Criteria established by the trustees by proposing correction of critical infrastructure as the top priority, while advancing the replacement and renewal of existing space, supporting co-funding of projects and limiting growth. The priority list also identifies those projects that include a seismic strengthening component and are on one of the CSU seismic priority lists, denoted by the inclusion of “(Seismic)” as part of the project title.

To inform the recommended prioritization of academic projects, a number of reports are used to help staff weigh the relative need of a project:

- Summary of Campus Capacity – compares projected full-time equivalent (FTE) enrollment to FTE seat capacity to quantify lecture, lab, and faculty office needs
- Laboratory Enrollment versus Laboratory Capacity – quantifies enrollment by discipline
- Utilization Report – provides classroom and laboratory use by room size

These reports compare projected enrollment to available space using legislative or CSU standards. Campuses also submit a project justification, feasibility study, and other back-up material that are used to help assess relative need and balance the needs of the system.

Financing requests for self-support capital projects will continue to come forward to the board on an individual basis.

## **Recommendation**

The following resolutions are presented for approval:

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

1. The 2018-2019 through 2022-2032 Academic and Self-Support Funded Five-Year Capital Improvement Plan totaling \$8.2 billion and \$5.9 billion, respectively, are approved.
2. The 2018-2019 Academic Capital Outlay Program included in the five-year program distributed with the agenda is approved at \$1.4 billion.
3. The 2018-2019 Self-Support Funded Capital Outlay Program included in the five-year program is approved at \$14 million.
4. The chancellor is authorized to proceed in 2017-2018 with design and construction to fast-track projects in the 2018-2019 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 to the 2018-2019 Capital Outlay Program, including the priority sequence, scope, phase, project cost, financing source, and total budget request for the Program and report budget adjustments in the subsequent Five-Year Plan.



## 2018-2019 Capital Outlay Program

Cost Estimates are at Engineering News Record California Construction Cost Index 6840 and Equipment Price Index 3443

### ACADEMIC PROJECTS PRIORITY LIST

(Dollars in 000s)

Priority Order	Cate-gory	Campus	Project Title	FTE	Phase	Campus Reserves/ Other Budget	SRB-AP*	Total Budget	Funds to Complete	Cumulative Total Budget
1	IA	Statewide	Water Conservation - GO Bonds	N/A	PWC	4,000	0	4,000	0	4,000
2	IA	Statewide	Infrastructure Improvements ***	N/A	PWC	57,733	263,607	321,340	0	325,340
3	IB	Pomona	Administration Replacement Building	N/A	E	0	1,380	1,380	0	326,720
4	IB	Sacramento	Science II Replacement Building, Ph. 2	N/A	E	4,200	0	4,200	0	330,920
5	IB	East Bay	Library Replacement Building (Seismic)	N/A	WCE	9,044	79,123	88,167	0	419,087
6	II	San Luis Obispo	Science/Ag. Teaching and Research Complex	336	PWCE	23,000	10,000	33,000	0	452,087
7	IB	Sonoma	Stevenson Hall Renovation/Addition	-14	SPWC	3,060	93,233	96,293	3,098	548,380
8	IB	Maritime Academy	Mayo Hall Renovation and Addition	N/A	SPWCE	545	17,548	18,093	201	566,473
9	IB	San Luis Obispo	Kennedy Library Renovation	566	PWCE	3,704	50,000	53,704	1,296	620,177
10	II	Channel Islands	Gateway Hall Renovation	N/A	SPWCE	3,455	38,854	42,309	0	662,486
11	II	San Bernardino	College of Arts & Letters/Theatre Building Reno/Addition	831	PWC	7,129	97,973	105,102	6,000	767,588
12	II	Northridge	Sierra Annex	4,242	SPWC	5,639	91,084	96,723	3,161	864,311
13	IB	Dominguez Hills	College of Business and Public Policy	0	P	3,476	0	3,476	80,054	867,787
14	IB	San Diego	Dramatic Arts Renovation	N/A	PWCE	8,300	14,000	22,300	0	890,087
15	IB	Fullerton	Visual Arts Complex Modernization	0	PWCCE	15,695	48,378	64,073	0	954,160
16	IB	Chico	Butte Hall Replacement	0	SPWC	8,242	91,672	99,914	3,500	1,054,074
17	IB	Los Angeles	Administration Building Renovation (Seismic)	N/A	P	228	2,052	2,280	70,234	1,056,354
18	IB	Fresno	Central Plant Distribution	N/A	PWC	2,500	25,251	27,751	0	1,084,105
19	II	Sacramento	Folsom 3rd Floor Improvements	0	SPWC	1,175	18,234	19,409	1,082	1,103,514
20	IB	Monterey Bay	Classroom Renovation, Ph. 1 (Secondary Effects)	0	PWC	0	24,119	24,119	472	1,127,633
21	IB	Pomona	Classroom Lab Building Renovation (Seismic)	0	PWC	2,472	44,636	47,108	0	1,174,741
22	IB	Long Beach	Peterson Hall 1 Replacement Building (Seismic)	0	PWC	6,471	120,445	126,916	3,188	1,301,657
23	II	Stanislaus	Classroom Building II	1,534	PWC	4,205	50,967	55,172	1,494	1,356,829
24	II	Bakersfield	Energy and Engineering Innovation Center	730	PWCE	3,699	39,435	43,134	0	1,399,963
25	IB	San Francisco	Science Replacement Building	0	P	9,846	0	9,846	284,021	1,409,809
26	II	Maritime Academy	Academic Building A/Learning Commons Part 1	TBD	S	250	0	250	38,150	1,410,059
27	IB	San Francisco	Thornton Hall Renovation	TBD	S	500	0	500	120,399	1,410,559
<b>Total Academic Projects</b>				<b>8,225</b>		<b>\$ 188,568</b>	<b>\$ 1,221,991</b>	<b>\$ 1,410,559</b>		<b>\$ 1,410,559</b>

### SELF-SUPPORT / OTHER PROJECTS LIST

(Dollars in 000s)

Alpha Order	Cate-gory	Campus	Project Title	Spaces	Phase	Campus Reserves/ Other Budget	SRB-SS**	Total Budget	Funds to Complete	Cumulative Total Budget
1	IA	Statewide	Infrastructure Improvements ***	N/A	SPWC	10,585	0	10,585	0	10,585
2	II	Bakersfield	University Police Relocation	N/A	PWC	3,585	0	3,585	0	14,170
<b>Total Self-Support / Other Projects</b>						<b>\$ 14,170</b>	<b>\$ -</b>	<b>\$ 14,170</b>		<b>\$ 14,170</b>
<b>Grand Total Academic and Self-Support Projects</b>				<b>8,225</b>		<b>\$ 202,738</b>	<b>\$ 1,221,991</b>	<b>\$ 1,424,729</b>		<b>\$ 1,424,729</b>

P = Preliminary Plans W = Working Drawings c = Partial Construction C = Construction E = Equipment S = Study

#### Categories:

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

#### Notes:

\* SRB-AP: Systemwide Revenue Bonds - Academic Program

\*\* SRB-SS: Systemwide Revenue Bonds - Self-Support Program

\*\*\* The Infrastructure Improvements Program addresses smaller scale utility, building systems renewal and minor upgrades. Projects are listed separately on following page.

**COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS**

**San Diego State University Potential Mission Valley Campus Expansion**

**Presentation By**

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**Background**

One of the original tenants, San Diego State University (SDSU) has leased the sports stadium located in Mission Valley since it opened in 1967. The Mission Valley stadium is approximately three miles west of the SDSU campus, at the intersection of Interstates 8 and 15. Currently known as the San Diego County Credit Union (SDCCU) Stadium (and formerly named Qualcomm Stadium), the stadium is used by the SDSU football team as its home field and, until recently, was also home to the National Football League's San Diego Chargers. In February 2017, the Chargers announced their decision to leave San Diego. Their departure leaves SDSU as the only remaining permanent tenant of the 70,000-seat stadium (other than its annual use by the NCAA for the Holiday Bowl). The City of San Diego has announced that it no longer wants to own and operate the stadium, and is considering options to release its interest in the stadium and associated 233 acres of real property for other potential development.

**Summary**

Because of the city's decision, SDSU is currently assessing the opportunity to acquire the Mission Valley stadium site. This information item informs the board of that current due diligence process and initial concept for potential use of the site to support the university's educational and athletics programs. Depending on the results of the due diligence and the outcome of a citizens' initiative, an action item to approve the land acquisition may return to the board at a future date. Also per Board of Trustees' policy, any proposed real property long-term development agreements or the use of bond financing would first return to the trustees for approval.

SDSU envisions potential use of the site to achieve the following goals: 1) expand its educational, research, entrepreneurial and technology transfer programs and facilities; 2) house more upper-division and graduate students; 3) provide faculty and staff housing to assist in the recruitment and retention of nationally recognized talent; and 4) build a new multi-use 35,000-seat stadium for the Aztec football team and other potential sports partners. Metropolitan Transit System (MTS) trolley stations are hosted by both the stadium and the university, potentially minimizing traffic impacts in the area should the university acquire the site.

SDSU is currently engaged in due diligence regarding the site in order to be prepared for the possibility of its future acquisition. Any consideration of acquiring the site would first require future review and approval by the Board of Trustees.

### **Ballot Initiatives**

Currently, ballot initiatives are planned or being planned by at least two interest groups to influence the City of San Diego's release of the stadium site:

- The Friends of SDSU Initiative is supported by SDSU alumni and civic leaders who envision the site re-developed to serve higher education, the public good and the community's goals. The Friends of SDSU filed a citizens' initiative that, if approved by voters, would authorize, direct and provide the means for the City of San Diego to negotiate to sell approximately 132 acres of the site for the development of facilities that include: a new multi-use stadium; a river park; community recreation space; practice and intermural fields; and a mixed-use campus village and research park. Per the terms of the initiative, the sale price would be based on the Fair Market Value, including the consideration of various factors, such as the cost to demolish the stadium, addressing flooding concerns, restoring the adjacent River Park, etc.
- The SoccerCity Initiative is supported by FS Investors, a private investment entity which, by the terms of the initiative, would provide private investors access to re-develop the full stadium site. Coined "SoccerCity," the project would include a soccer stadium and hotel.

Depending on the results of the outcome of the two initiatives and the current due diligence process, the campus may return to the trustees at a future date as appropriate. Whether or not either ballot initiative passes, there is no obligation for SDSU to acquire the site. Any future action regarding the acquisition would require returning to the Board of Trustees for their review and approval.