AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: **3:30 p.m., Tuesday, November 17, 2020**
Virtually via Teleconference

Jane W. Carney, Chair
Lateefah Simon, Vice Chair
Larry L. Adamson
Krystal Raynes
Romey Sabalius
Peter J. Taylor

Consent

1. Approval of Minutes of the Meeting of September 22, 2020, *Action*
2. Fullerton Arboretum Joint Powers Authority Dissolution, *Information*
3. Approval of the 2021-2022 through 2025-2026 Multi-Year Capital Plan, *Action*

Discussion

4. California State University, Chico Master Plan Revision, Final Environmental Impact Report, and Enrollment Ceiling Increase, *Action*
5. San Francisco State University Science Replacement Building, *Action*

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 Auditorium*
401 Golden Shore
Long Beach, California

September 22, 2020

Members Present

Jane W. Carney, Chair
Lateefah Simon, Vice Chair
Larry L. Adamson
Rebecca D. Eisen
Romey Sabalius
Peter J. Taylor
Krystal Raynes

Lillian Kimbell, Chair of the Board
Timothy P. White, Chancellor

Trustee Jane W. Carney called the meeting to order.

Public Comment

Due to the virtual format of the September 22, 2020 meeting, all public comment took place at the beginning of the meeting's open session prior to all committees. No public comments were made pertaining to Committee on Campus Planning, Buildings and Grounds agenda items.

Consent Agenda

The minutes of the July 21, 2020 meeting of the Committee on Campus Planning, Buildings and Grounds were approved as submitted.

Item number two - California State University, San Bernardino, College of Arts and Letters/Theater Building Renovation and Addition was approved as submitted (RCPBG 09-20-05).

***PLEASE NOTE: Due to the Governor's proclamation of a State of Emergency resulting from the threat of COVID-19, and pursuant to the Governor's Executive Orders N-25-20 and N-29-20 issued on March 12, 2020 and March 17, 2020, respectively, all members of the Board of Trustees may participate in meetings remotely, either by telephonic or video conference means. Out of consideration for the health, safety and well-being of the members of the public and the Chancellor's Office staff, the September 20-23, 2020 meeting of the CSU Board of Trustees was conducted entirely virtually via Zoom teleconference.**

Preliminary Multi-Year Capital Program

The CSU's preliminary multi-year capital program was presented for information, and currently totals $23 billion. Staff continues to work with campuses on the proposed project scope and budget and will return to the Board of Trustees in November 2020 with the final multi-year capital plan.

Following the presentation, trustees asked about flexibility in the plan to adjust given changing conditions related to the pandemic and the economic environment. They also asked how the plan will affect jobs and inquired if the CSU can assign campus staff to support various capital projects. Additionally, they asked about the ability to use various funding sources to pay for in-house labor.

Trustee Carney adjourned the Committee on Campus Planning, Buildings and Grounds.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Fullerton Arboretum Joint Powers Authority Dissolution

Presentation by

Steve Relyea
Executive Vice Chancellor and
Chief Financial Officer

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

Summary

This item provides the California State University Board of Trustees with information on the dissolution of the Fullerton Arboretum Authority. A Joint Exercise of Powers Agreement between the Redevelopment Agency of the City of Fullerton and the Trustees of the California State University in March 1976 that created the Fullerton Arboretum Authority to manage the arboretum expires on December 3, 2020. Upon expiration of the agreement, sole ownership and operation of the Arboretum will return to the Trustees of the CSU. California State University, Fullerton intends to maintain the Arboretum as a unique asset of campus community and educational program.

Background

A Joint Exercise of Powers Agreement between the Redevelopment Agency of the City of Fullerton (now the City of Fullerton) and the Trustees of the CSU on March 24, 1976 created the Fullerton Arboretum Authority. The Fullerton Arboretum Authority has the responsibility to maintain the trees, plants and facilities on the property, and is able to raise funds to offset operational and capital costs.

A Site Lease Agreement was signed in October 1977. Under the terms of the Site Lease Agreement, the Fullerton Arboretum Authority was permitted and authorized to care, maintain and control the 26-acre designated Arboretum site located on the northeast corner of the CSU Fullerton for arboretum and educational purposes.

The Fullerton Arboretum Authority was funded by contributions from the former Redevelopment Agency of the City of Fullerton and the Trustees of the CSU, from gifts, donations, charges, and profits. The City of Fullerton (as successor to the Redevelopment Agency of the City of Fullerton) and the Trustees of the CSU have shared the reasonable costs of the maintenance and operations of the Fullerton Arboretum.

The Fullerton Arboretum Authority is governed by a seven-member Commission consisting of three members appointed by the Trustees of CSU, three members appointed by the City of Fullerton and one at-large member appointed by a majority vote of the other six commissioners. The Arboretum Commission meets four times annually and acts much like a board of directors of a public corporation to oversee all aspects of the operation of the business of the Fullerton Arboretum.

Dissolution and Disposition of Assets

By its terms, the Joint Exercise of Powers Agreement expires on December 3, 2020, which will result in termination of the Fullerton Arboretum Authority. The Site Lease between the Authority and the Trustees expires on the same date. Upon the termination of these agreements, the Trustees of the CSU will resume sole operation and control of the Fullerton Arboretum. The Joint Exercise of Powers Agreement provides that upon the termination of the Agreement or dissolution of the Authority, "and after paying or making provision of the payment of all the liabilities of the Authority, the remaining assets of the Authority will escheat to the State or to a charitable organization exclusively for the purposes of the Authority in such manner, as to be used exclusively for charitable, educational, religious, or scientific purposes." At its final meeting held on October 14, 2020, the Arboretum Commission approved that the remaining assets of the Authority will escheat to the California State University, which is the State of California acting in its higher education capacity, to continue to be used in support of the Arboretum and its educational, scientific and charitable activities.

Fiscal Impact

Beginning December 4, 2020, the Arboretum will be administered by CSU Fullerton Extension and International Programs. The Arboretum facilities, landscape, grounds, and utilities will be maintained by the university. The estimated annual maintenance and operating costs are approximately $1.5 million, which will be funded by sources that include revenue from operations, philanthropic support from donors, and payouts from the endowment fund.

CSU Fullerton will continue fund-raising efforts to support the Arboretum. Over the years, donors have contributed to the Friends of the Fullerton Arboretum, including a $1.4 million gift in October 2019.

Fullerton Arboretum Future Development

Fullerton Arboretum is a 26-acre botanical garden located on the northeast corner of the CSU Fullerton. It is the largest botanical garden in Orange County, with a collection of over 4,500 different species of plants.

Fullerton Arboretum was originally responsible for serving as the official preserver of the nation's citrus collection. The Fullerton Arboretum has become a significant attraction, hosting tens of thousands of visitors annually, and year-round programs and events. The Arboretum has bloomed into an ever-growing collection of Mediterranean, Woodland, and Desert plants.

The Fullerton Arboretum serves as a natural classroom and a living laboratory that support the education of students, research of faculty and engagement of community. It serves as a regional resource for research, education, and agricultural heritage. University students use the Arboretum for research, and as well as K-12 education and community programs. It is one of only 21 arboreta in the world to be awarded Level IV accreditation for its plant collection and educational value and is required to employ scientists engaged in research and actively involved in conservation initiatives.

The Fullerton Arboretum facilities currently include: the Fullerton Arboretum Visitor Center; the Orange County Agricultural and Nikkei Heritage Museum (the campus's first "green" building); the Heritage House, a Victorian residence that serves as a cultural museum; a plant nursery; and a garden sale area.

In July 2020, the CSU Board of Trustees approved the CSU Fullerton 2039 Campus Master Plan. The major features of the Arboretum remain in the updated Campus Master Plan. In addition, the plan proposes several improvements including 100,000 GSF of new and renovated facilities to support programs and educational functions that positively influence academic success. These include administrative space, a greenhouse, and a pavilion that would directly support the facility's mission and continue the integration of the Arboretum resource with student, faculty, and community needs.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Approval of the 2021-2022 through 2025-2026 Multi-Year Capital Plan

Presentation By

Steve Relyea
Executive Vice Chancellor and
Chief Financial Officer

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

Summary

This item requests approval by the California State University Board of Trustees of the Multi-Year Capital Plan covering the period from 2021-2022 through 2025-2026. The Multi-Year Capital Plan totals over $23 billion and is comprised of academic and self-support projects. The electronic version of the Multi-Year Capital Plan can be found at the following link: http://calstate.edu/cpdc/Facilities_Planning/majorcapoutlayprogram.shtml. The list of priority projects for the Multi-Year Capital Plan is provided in Attachment A. Funding for the academic and infrastructure projects is largely reliant upon approval of additional base operating funds.

The preliminary Multi-Year Capital Plan was presented as an information item at the September 2020 Board of Trustees meeting to seek input and provide an update on the use of capital and facilities renewal funding.

Background

The primary objective of the capital program is to support the academic mission by providing 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 serve all students, faculty, and staff appropriately. At the Board of Trustees direction, a study of all utility systems was performed in 2013 to identify critical points of failure that would prohibit operation of the campus or critical buildings. These projects have received priority to improve the reliability of the campus utility systems. The Board of Trustees last approved the Categories and Criteria for Priority Setting for the capital program in March 2019 with the following categories:

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

2021-2022 through 2025-2026 Multi-Year Capital Plan

The Multi-Year Capital Plan identifies campus capital priorities to address facility deficiencies and accommodate student enrollment growth. Campuses have identified a total need of more than $23.4 billion for the five-year period with over $16.8 billion from systemwide revenue bonds, general obligation bonds, and other state capital funding and approximately $6.6 billion from self-support activities and other funding.

For each campus the plan includes:

- Campus master plan map and building legend (including off-campus centers)
- Current multi-year capital plan
- Previous five-year program funding

Systemwide information is also provided, including:

- Campus summaries of state/CSU and self-support funding
- Charts and graphs of campus housing and parking capacity
- Seismic Safety Action Plan
- Summary of greenhouse gas emissions
- Summary of renewal backlog and annual renewal need for academic facilities and infrastructure

Since the September 2020 Board of Trustees meeting, changes have been made to the Multi-Year Capital Plan. Those revisions primarily impact the proposed scope, budget, and schedule of individual projects.

Attachment A includes the list of projects proposed for 2021-2022, the first year of the Multi-Year Capital Plan. On page one of Attachment A are the academic ($2.87 billion) and self-support projects ($2.9 million) for 2021-2022 that total $2.87 billion to be financed from systemwide revenue bonds, reserves and other funds. Starting on page two of Attachment A, is the list of Infrastructure Improvement projects that totals $1.2 billion and is included in the $2.9 billion total for academic projects noted above.

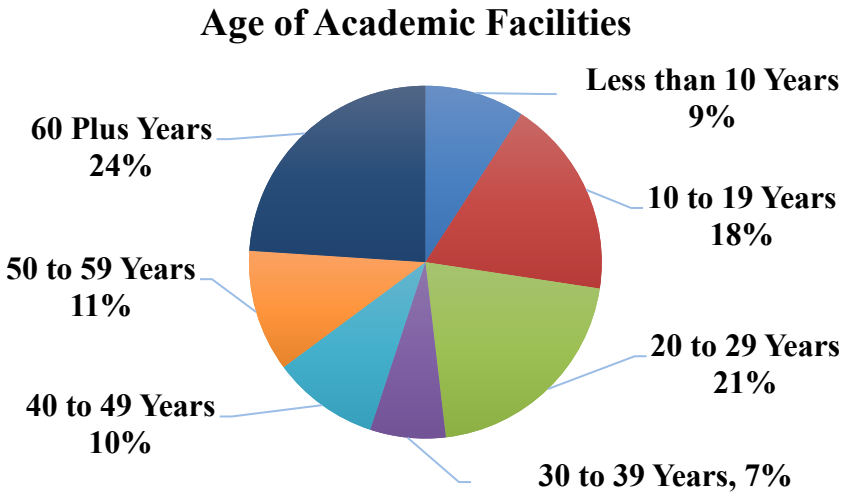
The prioritization of projects uses the criteria established by the Board of Trustees by proposing continued replacement of critical infrastructure, improvements to life/fire safety, and correction of seismic deficiencies as top priorities. As the physical plant continues to age, significant funds are needed to address the building systems that are at the end of their useful life and reduce the growing backlog of deferred maintenance. Available capital funds are used to address the needs across the system in a balanced manner given the renovation/renewal needs and areas of enrollment growth.

To inform the recommended prioritization of capital projects, several reports are used including:

- Seismic Priority List
- Facility Condition Assessments – estimates campus renewal backlog and annual need
- 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 – to evaluate access to lab teaching space by discipline
- Utilization Report – provides classroom and lab use by room size
- The California State University Enrollment Demand, Capacity Assessment, and Cost Analysis for Campus Sites

Data from these reports informs the priority ranking, enabling the focus of scarce resources on projects that support the academic mission and programmatic needs of campus facilities. The data also allows us to compare projected enrollment to available space using legislative and CSU standards and in consideration of the proposed educational delivery. Campuses submit detailed project justifications, feasibility studies, and other back-up materials that are used to help assess relative need in order to recommend priorities to the Board.

As reported in September, the need for campus academic and infrastructure projects continues to grow as our facilities age. The following chart shows that 45 percent of the academic facilities are 40 years old or more – and of that amount 24 percent are more than 60 years old.



To address the aging facilities, the Board of Trustees criteria prioritizes money to address critical infrastructure needs and renovate or replace existing facilities. The CSU continues to work on improved tracking of funded projects implemented to reduce the backlog and extend the life of the building, and structure the capital program to leverage systemwide funds/financing for infrastructure with the operating funds reserved by campuses to address major repairs and facility renewal and modernization.

Use of Funds for In-House Project Staff

As noted at the September board meeting, campuses have flexibility to use project funds to pay for in-house staff to perform projects. The greatest flexibility is with campus reserves budgeted to fund or co-fund projects, followed by state deferred maintenance funds, and then CSU Systemwide Revenue Bonds. Such funds are most typically used to fund project managers and inspectors, campus deputy building officials for project permitting, and to a lesser extent campus skilled trades staff needed to shut-off/restart building or campus utilities to enable project construction. Other factors for campuses to consider is the scope of the project and the skills needed to complete the project.

The Collective Bargaining Agreement with the Teamsters, Unit 6, states the following:

- 4.1 Normal bargaining unit work may include the maintenance, repair, remodel, minor renovations and minor construction of University facilities, where the Union represents employees who do the work, and does not include Major Capital Outlay Projects or work performed by or for separate, independent corporations or auxiliaries.

- 4.2 In addition to normal bargaining unit work, the following types of work may be assigned to bargaining unit employees:
    a. Charge-back work;
    b. Work funded from the following sources:
        Minor capital projects
        Minor capital—deferred maintenance projects
        Minor capital—renewal projects
        Minor capital – energy savings projects; and
    c. Any other projects approved by campus facilities manager.

This has permitted in-house staff to work on smaller projects with the value of a minor capital outlay project (or less), currently set by the Department of Finance at $752,000. Typically, major capital outlay projects, those over, $752,000, are contracted out.

The Chancellor's Office has supported the use of in-house labor in concert with the Teamsters in the Joint Apprenticeship Training Program. A limited number of campuses have helped to pilot projects to replace campus temperature controls. The goal was to assess different construction delivery methods, including the use of an apprentice to augment in-house staff and at the same time support succession planning in campus operations.

In this example, the work being performed by in-house staff was a single trade, the work could be performed during normal work hours, and the campus could commit a journeyman level skilled tradesperson to train the apprentice in addition to other training and testing requirements. Due to the workload of campus skilled trades, there can be challenges in using in-house staff for projects that involve multiple trades or coordination with a general contractor, hence the preference to focus on projects involving a single trade or limited number of skilled trades.

Another example may include the use of in-house CSUEU laborers, custodians or grounds workers to perform project related landscaping work. This work may more easily be "carved out" of contracted work allowing campus staff to participate in capital projects.

The success of replacing contract labor with in-house staff to complete campus projects will depend upon the scope of the project, the campus tradesperson's skills needed for the project, the time allowed to complete the project, and if other contract work is reliant upon the in-house labor. The ability to use project funds for in-house staff has been discussed with campus facility officers so that they may consider project staffing and identify opportunities to mitigate non-retention of staff.

Recommendation

The following resolution is presented for approval:

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

1. The 2021-2022 through 2025-2026 Multi-Year Capital Plan totaling $23.4 billion is approved.
2. The chancellor is authorized to proceed in 2020-2021 with design and construction to fast-track projects in the 2021-2022 through 2025-2026 Multi-Year Capital Plan subject to available funds.
3. The chancellor is requested to explore all reasonable funding methods available and communicate to the Board of Trustees, the governor, and the legislature the need to provide funds to develop the facilities necessary to serve the academic program and all eligible students.
4. The chancellor is authorized to adjust the scope, phase, project cost, total budget, priority sequence, and funding source for the capital program and report budget adjustments in the subsequent Multi-Year Capital Plan.
5. The chancellor is authorized to adjust the projects to be financed as necessary to maximize use of the limited financing resources and in consideration of the CSU's priorities for funding capital outlay projects.

2021-2022 Capital Outlay Plan

Cost Estimates are at Engineering News Record California Construction Cost Index 7528 and Equipment Price Index 4281

ACADEMIC PROJECTS LIST

(Dollars in 000s)

Priority Order	Category	Campus	Project Title	FTE	Phase	Campus Reserves/ Other	SRB-AP[1]	Total Budget	Cumulative Total Budget	Cumulative SRB-AP Budget
1	IA/IB	Statewide	Infrastructure Improvements[3]	*N/A*	PWC	73,310	1,122,670	1,195,980	1,195,980	1,122,670
2	IA	*Fresno*	*Central Plant Replacement*[4]	*N/A*	*PWCE*	*0*	*25,014*	*25,014*	1,220,994	1,147,684
3	IB	Chico	Butte Hall Replacement[5]	*224*	PWCE	9,651	89,012	98,663	1,319,657	1,236,696
4	IA	*Chico*	*Utilities Infrastructure*	*N/A*	*PWC*	*6,742*	*82,896*	*89,638*	1,409,295	1,319,592
5	IB	*San Luis Obispo*	*Kennedy Library Renovation*	*0*	*PWCE*	*4,120*	*37,082*	*41,202*	1,450,497	1,356,674
6	IA	*East Bay*	*Library Seismic (West Wing Relocations)*	*N/A*	*PWCE*	*2,297*	*20,671*	*22,968*	1,473,465	1,377,345
7	IB	*Long Beach*	*Peterson Hall 1 Replacement Bldg. (Seismic)*[6]	*-2,131*	*WcCE*	*10,000*	*129,602*	*139,602*	1,613,067	1,506,947
8	IA	*Los Angeles*	*Classroom Replacement*	*5,907*	*PWCE*	*0*	*97,112*	*97,112*	1,710,179	1,604,059
9	IB	*Dominguez Hills*	*Natural Sciences & Math Bldg. (Seismic) & Classroom Reno.*	*198*	*WCE*	*0*	*74,619*	*74,619*	1,784,798	1,678,678
10	IB	*Fullerton*	*Science Laboratory Replacement (Seismic)*	*1,719*	*PWCE*	*7,864*	*84,913*	*92,777*	1,877,575	1,763,591
11	IB	*Sacramento*	*Engineering Replacement Building*	*80*	*PWCE*	*14,589*	*85,138*	99,727	1,977,302	1,848,729
12	II	*San Marcos*	*Classroom/Lab/Office Building*	*1,024*	*PWCE*	*2,258*	*55,916*	*58,174*	2,035,476	1,904,645
13	IB	*Sonoma*	*Ives Hall Renovation*	*0*	*PWC*	*0*	*42,900*	*42,900*	2,078,376	1,947,545
14	II	Stanislaus	Classroom II	*1,917*	PWCE	3,688	84,912	88,600	2,166,976	2,032,457
15	IB	*Humboldt*	*Science Replacement Building*	*333*	*PWCE*	*5,243*	*62,344*	*67,587*	2,234,563	2,094,801
16	IB	*San Diego*	*Life Science North Replacement*	*N/A*	*PWcCE*	*50,097*	*101,711*	*151,808*	2,386,371	2,196,512
17	II	*Bakersfield*	*Energy and Engineering Innovation Building*	*336*	*PWCE*	*4,660*	*71,324*	75,984	2,462,355	2,267,836
18	IB	San Francisco	Thornton Hall Renovation	233	PWCE	17,904	161,139	179,043	2,641,398	2,428,975
19	II	*Monterey Bay*	*Academic Building IV*	*657*	*PWCE*	*10,066*	*100,161*	110,227	2,751,625	2,529,136
20	II	*Maritime Academy*	*Academic Building A/Learning Commons, Part 1*	*36*	*PWCE*	*1,823*	*83,477*	85,300	2,836,925	2,612,613
21	II	Dominguez Hills	Child Care & Child Development Center	*N/A*	PWCE	0	33,826	33,826	2,870,751	2,646,439
	Total Academic Projects			***10,533***		**$ 224,312**	**$ 2,646,439**	**$ 2,870,751**	**$ 2,870,751**	**$ 2,646,439**

SELF-SUPPORT / OTHER PROJECTS LIST

(Dollars in 000s)

Alpha Order	Category	Campus	Project Title	Spaces	Phase	Campus Reserves/ Other Budget	SRB-SS[2]	Total Budget	Cumulative Total Budget	Cumulative SRB-SS Budget
1	IB	San Luis Obispo	Baggett Stadium/Janssen Field Improvements	*N/A*	PWCE	1,000	0	1,000	1,000	0
2	IB	San Luis Obispo	Innovation Sandbox Relocation	*N/A*	PWCE	1,000	0	1,000	2,000	0
3	II	Sonoma	FIGR Learning Center at Fairfield Osborn Preserve	*N/A*	PWC	2,850	0	2,850	4,850	0
	Total Self-Support / Other Projects			***0***		**$ 4,850**	**$ -**	**$ 4,850**	**$ 4,850**	**$ -**
	Grand Total Academic and Self-Support Projects			***10,533***		**$ 229,162**	**$ 2,646,439**	**$ 2,875,601**	**$ 2,875,601**	**$ 2,646,439**

A = Acquisition P = Preliminary Plans W = Working Drawings c = Partial Construction C = Construction E = Equipment

Categories:

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

Notes:

[1] SRB-AP: Systemwide Revenue Bonds - Academic Program

[2] SRB-SS: Systemwide Revenue Bonds - Self-Support Program

[3] The Infrastructure Improvements Program addresses smaller scale utility, building systems renewal, ADA, seismic strengthening, and minor upgrades. Projects are listed separately on the following page. [The list does not include State Deferred Maintenance or Cap & Trade funding requests.]

[4] Projects in *red italics* have previously received approval by the Board of Trustees and Department of Finance, and are included only relative to the project funding total.

[5] Chico State has two projects in the priority list. The Butte Hall Replacement project replaces the previously approved and budgeted (2019/20) project titled Butte Hall Renovation.

[6] Projects in *italics* have been approved by the Board of Trustees and are included only relative to the project funding total.

2021-2022 Infrastructure Improvements Program Project List

Cost Estimates are at Engineering News Record California Construction Cost Index 7528 and Equipment Price Index 4281

ACADEMIC PROJECTS[1]

Campus	Project Title	Phase	Campus Reserves/ Other Budget	SRB-AP Budget	Total Project Budget	Cumulative Total Project Budget
Bakersfield	PE Building Women's Team Locker Room Remodel	C	0	792,000	792,000	792,000
Bakersfield	Fire Alarm Upgrades, Ph. 2	PWC	0	1,345,000	1,345,000	2,137,000
Bakersfield	Classroom Building (#1) Remodel for Faculty Offices	PWCE	0	2,545,000	2,545,000	4,682,000
Bakersfield	Lecture Building (#3) Remodel for Offices	PWCE	0	1,306,000	1,306,000	5,988,000
Bakersfield	Roof Replace.-Library,Ed.,Student Serv.,Admin. East,Runner Café	PWCE	0	2,718,000	2,718,000	8,706,000
Bakersfield	Housing West (6 Buildings) Acquisition	A	0	3,000,000	3,000,000	11,706,000
Bakersfield	Housing West Remodel, Ph. 1	PWCE	0	6,132,000	6,132,000	17,838,000
Bakersfield	Dining Commons Remodel	PWCE	0	2,777,000	2,777,000	20,615,000
Bakersfield	Housing West Remodel, Ph. 2	PWCE	0	6,343,000	6,343,000	26,958,000
Bakersfield	Roof Replacement-Science 1,Nursing,PE Bldg.,Science 2	PWC	0	2,512,000	2,512,000	29,470,000
Bakersfield	Student Access Enhancement & Cable Modernization	PWC	0	3,720,000	3,720,000	33,190,000
Bakersfield	ADA Survey - Campuswide	PW	0	500,000	500,000	33,690,000
Channel Islands	North Campus Hydronic Loop Extension-NE Corner	PWC	399,000	2,937,000	3,336,000	37,026,000
Channel Islands	Roof Repair & Replacement Projects	PWC	0	3,000,000	3,000,000	40,026,000
Channel Islands	Campus Road Repair & Maintenance	PWC	0	453,000	453,000	40,479,000
Channel Islands	ADA Access Improvements	PWC	0	200,000	200,000	40,679,000
Channel Islands	Telecom Modernization	PWC	0	718,000	718,000	41,397,000
Channel Islands	Ironwood Hall Shops Emergency Exit Door Installations	PWC	0	110,000	110,000	41,507,000
Channel Islands	CI Boating Center Maintenance Repairs	PWC	0	1,009,000	1,009,000	42,516,000
Channel Islands	Campuswide Electrical Upgrades	PWC	0	2,800,000	2,800,000	45,316,000
Channel Islands	Campuswide HVAC Replacement	PWC	0	2,600,000	2,600,000	47,916,000
Channel Islands	Campuswide Fire/Life Safety	PWC	0	1,500,000	1,500,000	49,416,000
Chico	Physical Sciences Building Demolition (Seismic)	PWC	0	7,747,000	7,747,000	57,163,000
Chico	Main Switchgear, Battery & Electrical System	PWC	0	13,810,000	13,810,000	70,973,000
Chico	University Services Building	PWC	2,302,000	6,447,000	8,749,000	79,722,000
Chico	Meriam Library Building Renewal	PWC	500,000	5,000,000	5,500,000	85,222,000
Chico	Langdon Building Renewal	PWC	500,000	5,000,000	5,500,000	90,722,000
Chico	Meriam Library HVAC Upgrades, Ph. 1	PWCE	0	625,000	625,000	91,347,000
Chico	Meriam Library HVAC Upgrades, Ph. 2	PWCE	0	350,000	350,000	91,697,000
Chico	Meriam Library HVAC Upgrades, Ph. 3	PWCE	0	650,000	650,000	92,347,000
Chico	Meriam Library IT Infrastructure Upgrades	PWC	0	8,157,000	8,157,000	100,504,000
Chico	IT Upgrades, Various Buildings	PWC	0	7,419,000	7,419,000	107,923,000
Chico	Wireless, Smart Classroom & Security Upgrades	PWC	0	15,292,000	15,292,000	123,215,000
Dominguez Hills	Electrical Power Substation Upgrade	PWC	0	43,666,000	43,666,000	166,881,000
Dominguez Hills	Theater OSHA Costume-Scene Shop Fire/Life Safety	PWC	0	13,143,000	13,143,000	180,024,000
Dominguez Hills	West Walkway Life Safety	PWC	0	2,950,000	2,950,000	182,974,000
Dominguez Hills	La Corte Hall & Health Center Fire/Life Safety	PWC	0	3,612,000	3,612,000	186,586,000
Dominguez Hills	Virtual Classrooms Systems	PWC	0	5,500,000	5,500,000	192,086,000
Dominguez Hills	University Theater Performance Technology	PWC	0	6,323,000	6,323,000	198,409,000
Dominguez Hills	Security & Surveillance Systems	PWC	0	4,162,000	4,162,000	202,571,000
Dominguez Hills	Path of Travel Upgrade	PWC	0	2,750,000	2,750,000	205,321,000
Dominguez Hills	Switchgears & Feeder Replacement	PWC	0	9,822,000	9,822,000	215,143,000
Dominguez Hills	Kinesiology/Gym Pool & Basement Safety	PWC	0	2,500,000	2,500,000	217,643,000
East Bay	Elevator Repairs	PWC	0	1,097,000	1,097,000	218,740,000
East Bay	Resilient Microgrid (Main & Contra Costa)	PWC	0	3,158,000	3,158,000	221,898,000
East Bay	Meiklejohn Hall Deck Correction	PWC	362,000	3,258,000	3,620,000	225,518,000
East Bay	Fire/Life Safety System Upgrades	PWC	170,000	1,529,000	1,699,000	227,217,000
East Bay	Boiler Replacement	PWC	316,000	2,847,000	3,163,000	230,380,000
East Bay	Accessibility Upgrades	PWC	335,000	3,017,000	3,352,000	233,732,000
East Bay	Chiller Replacement	PWC	313,000	2,816,000	3,129,000	236,861,000
East Bay	Contra Costa Campus HVAC Upgrade	PWC	225,000	2,025,000	2,250,000	239,111,000

2021-2022 Infrastructure Improvements Program Project List

Cost Estimates are at Engineering News Record California Construction Cost Index 7528 and Equipment Price Index 4281

ACADEMIC PROJECTS[1] continued

Campus	Project Title	Phase	Campus Reserves/ Other Budget	SRB-AP Budget	Total Project Budget	Cumulative Total Project Budget
East Bay cont'd	Natural Gas Distribution System Replacement	PWC	123,000	1,111,000	1,234,000	240,345,000
East Bay	Electrical Infrastructure Improvement, Ph. 2D	PWC	0	9,469,000	9,469,000	249,814,000
East Bay	Copper Fiber Outside Plant Rehabilitation	PWC	0	1,416,000	1,416,000	251,230,000
East Bay	Wireless Access Point Expansion	PWC	0	6,851,000	6,851,000	258,081,000
East Bay	MPOE UPS & Cooling	PWC	0	1,522,000	1,522,000	259,603,000
East Bay	MPOE Fire Suppression	PWC	0	451,000	451,000	260,054,000
Fresno	Life/Fire Safety Upgrades	PWC	0	30,262,000	30,262,000	290,316,000
Fresno	Health & Safety Upgrades	PWC	0	8,866,000	8,866,000	299,182,000
Fresno	ADA Upgrades	PWC	0	7,907,000	7,907,000	307,089,000
Fresno	Telecommunications Interbuilding Improvements	PWC	0	1,669,000	1,669,000	308,758,000
Fresno	Telecommunications Safety	PWC	0	7,700,000	7,700,000	316,458,000
Fresno	Parking Lots - Wi-Fi	PWC	0	18,400,000	18,400,000	334,858,000
Fullerton	McCarthy Hall Life Safety Upgrades	PWC	2,652,000	23,702,000	26,354,000	361,212,000
Fullerton	Kinesiology & Health Science Pool Safety Imp., Ph. 2	PWC	547,000	3,889,000	4,436,000	365,648,000
Fullerton	Elevator Repair/Replacement	PWC	0	1,583,000	1,583,000	367,231,000
Fullerton	Life Safety & ADA Code Upgrades	PWC	130,000	1,070,000	1,200,000	368,431,000
Fullerton	ADA Code Upgrades (Restrooms, Path of Travel, etc.)	PWC	136,000	1,118,000	1,254,000	369,685,000
Fullerton	Physical Plant Improvements	PWC	213,000	1,875,000	2,088,000	371,773,000
Fullerton	Electrical Transformer Replacement	PWC	80,000	647,000	727,000	372,500,000
Fullerton	Gas Line Repair	PWC	140,000	1,170,000	1,310,000	373,810,000
Fullerton	Landscape, Hardscape, Irrigation Improvements	PWC	130,000	1,067,000	1,197,000	375,007,000
Fullerton	Domestic Water Line Upgrades	PWC	417,000	3,675,000	4,092,000	379,099,000
Fullerton	Infrastructure Improvements	PWC	131,000	942,000	1,073,000	380,172,000
Fullerton	Life Safety (including doors and hardware)	PWC	130,000	0	130,000	380,302,000
Fullerton	Interior Hallway Improvements	PWC	0	2,410,000	2,410,000	382,712,000
Fullerton	Energy & Sustainability Efficiency Controls	PWC	0	996,000	996,000	383,708,000
Fullerton	Backbone Cabling	PWC	237,000	2,056,000	2,293,000	386,001,000
Fullerton	Telecom Infrastructure Upgrades	PWC	133,000	1,109,000	1,242,000	387,243,000
Fullerton	Secondary MDF (Backbone Cabling Dist. Point)	PWC	117,000	963,000	1,080,000	388,323,000
Fullerton	IDF Backbone Cabling Upgrade	PWC	96,000	826,000	922,000	389,245,000
Humboldt	Fume Hood & Fan Replacements	PWC	0	4,897,000	4,897,000	394,142,000
Humboldt	Roof Replacements	PWC	0	3,209,000	3,209,000	397,351,000
Humboldt	Gist Hall Renewal	PWCE	646,000	5,879,000	6,525,000	403,876,000
Humboldt	Accessibility Improvements	PWC	142,000	1,280,000	1,422,000	405,298,000
Humboldt	Resilient Microgrid	PWC	500,000	5,000,000	5,500,000	410,798,000
Long Beach	Domestic Water Lines Replacement with Reclaimed	PWC	0	1,064,000	1,064,000	411,862,000
Long Beach	LA1 Renovations for Geography (Surge Space), Ph. 3	PWCE	498,000	5,359,000	5,857,000	417,719,000
Long Beach	Shelter in Place Locks at Classrooms	PWC	218,000	3,016,000	3,234,000	420,953,000
Long Beach	UMC Renovation & Infrastructure Replacement, Ph. 1	PWCE	23,900,000	0	23,900,000	444,853,000
Long Beach	Window Replace for Energy Efficiency (LA1, FO2), Ph. 1	PWC	179,000	1,991,000	2,170,000	447,023,000
Long Beach	Pneumatic Control Conversion to DDC	PWC	37,000	349,000	386,000	447,409,000
Long Beach	Domestic & Fire Water Infrastructure Repairs	PWC	883,000	11,183,000	12,066,000	459,475,000
Long Beach	SSPA Replace AHUs, Ductwork & VAVs	PWC	182,000	2,138,000	2,320,000	461,795,000
Long Beach	LA5 Replace AHUs, Convert Pneumatic VAV to DDC	PWC	219,000	2,433,000	2,652,000	464,447,000
Long Beach	FO3 Replace AHU, Retrofit DDC for VAVs	PWC	74,000	700,000	774,000	465,221,000
Long Beach	Convert Baseball Field to Multi-Use Field	PWC	367,000	4,108,000	4,475,000	469,696,000

2021-2022 Infrastructure Improvements Program Project List

Cost Estimates are at Engineering News Record California Construction Cost Index 7528 and Equipment Price Index 4281

ACADEMIC PROJECTS[1] continued

Campus	Project Title	Phase	Campus Reserves/ Other Budget	SRB-AP Budget	Total Project Budget	Cumulative Total Project Budget
Los Angeles	Administration Building Demolition (Seismic)	PWC	0	12,181,000	12,181,000	481,877,000
Los Angeles	Greenlee Plaza Repairs	PWC	2,123,000	8,100,000	10,223,000	492,100,000
Los Angeles	Anna Bing Arnold Childcare Center Electrical	PWC	0	163,000	163,000	492,263,000
Los Angeles	Anna Bing Arnold Childcare Center Fire/Life Safety	PWC	0	314,000	314,000	492,577,000
Los Angeles	Telecom-Data Center Relocation from Admin. Bldg.	PWC	0	3,011,000	3,011,000	495,588,000
Los Angeles	Roof Replacements	PWC	0	5,947,000	5,947,000	501,535,000
Los Angeles	Electrical System Replacements	PWC	0	6,936,000	6,936,000	508,471,000
Los Angeles	Fire/Life Safety Upgrades	PWC	0	6,564,000	6,564,000	515,035,000
Los Angeles	Emergency Phones Replacements	PWC	0	262,000	262,000	515,297,000
Los Angeles	ADA Accessibility Improvements	PWC	0	300,000	300,000	515,597,000
Los Angeles	Ceiling & Lighting Upgrades	PWC	0	4,872,000	4,872,000	520,469,000
Los Angeles	Telecom Voice Over IP Data Core Equipment Replace	PWC	0	3,444,000	3,444,000	523,913,000
Maritime	Eastern Hillside Emergency Stabilization	PWC	1,053,000	6,126,000	7,179,000	531,092,000
Maritime	Maritime Academy Drive Walkway Replacement	PWC	363,000	2,431,000	2,794,000	533,886,000
Maritime	Resilient Microgrid	PWC	470,000	8,048,000	8,518,000	542,404,000
Maritime	Boat Basin & Pier Extension for NSMV	PWC	1,014,000	18,705,000	19,719,000	562,123,000
Maritime	Library & Rizza Auditorium Roof Repairs	PWC	0	754,000	754,000	562,877,000
Maritime	Maritime Academy Drive & Morrow Cove Drive Repaving	PWC	0	1,350,000	1,350,000	564,227,000
Maritime	Upper Residence Hall Drive Repairs	PWC	188,000	3,800,000	3,988,000	568,215,000
Maritime	Lower Campus ADA Improvements	PWC	18,000	348,000	366,000	568,581,000
Maritime	Upper Campus ADA Improvements	PWC	18,000	348,000	366,000	568,947,000
Monterey Bay	Seismic Projects	PWC	327,000	4,219,000	4,546,000	573,493,000
Monterey Bay	Infrastructure Improvements	PWC	262,000	4,884,000	5,146,000	578,639,000
Monterey Bay	ADA Projects	PWC	310,000	3,704,000	4,014,000	582,653,000
Monterey Bay	Energy Efficiency Projects	PWC	1,309,000	0	1,309,000	583,962,000
Northridge	EOC Resiliency Emergency Preparedness	PWC	0	9,869,000	9,869,000	593,831,000
Northridge	Plummer Darby Intersection	PWC	1,436,000	1,436,000	2,872,000	596,703,000
Northridge	Sewer Replacement	PWC	121,000	1,954,000	2,075,000	598,778,000
Northridge	Solar Power, Ph. 1, 2, 3	PWC	0	6,418,000	6,418,000	605,196,000
Pomona	Smart Classroom Renewal	PWC	595,000	9,011,000	9,606,000	614,802,000
Pomona	Campus Roads Renewal, Ph. 2	PWC	403,000	5,890,000	6,293,000	621,095,000
Sacramento	Art Sculpture Lab Replacement (Code/ADA)	CE	0	10,080,000	10,080,000	631,175,000
Sacramento	ADA Upgrades	PWC	134,000	1,376,000	1,510,000	632,685,000
Sacramento	Sequoia Hall Improvements	PWCE	682,000	4,819,000	5,501,000	638,186,000
Sacramento	Fire/Life Safety Upgrades	PWC	245,000	2,074,000	2,319,000	640,505,000
Sacramento	Chilled Water Line, Ph. 1	PWC	523,000	2,771,000	3,294,000	643,799,000
Sacramento	Domestic Water Upgrades, Ph. 1	PWC	339,000	2,143,000	2,482,000	646,281,000
Sacramento	Infrastructure Perimeter Loop, Ph. 1	PWC	630,000	4,178,000	4,808,000	651,089,000
Sacramento	Telecom Upgrades, Ph. 1	PWC	238,000	2,527,000	2,765,000	653,854,000
Sacramento	Human Anatomy Lab Relocation	PWCE	531,000	4,190,000	4,721,000	658,575,000
Sacramento	Sequoia Hall Vertebrate Collection Relocation	PWCE	223,000	892,000	1,115,000	659,690,000
Sacramento	Sequoia Hall 4th Floor Stock Room Renovation	PWCE	230,000	1,289,000	1,519,000	661,209,000
Sacramento	Sequoia Hall 5th Floor Stock Room Renovation	PWCE	270,000	1,789,000	2,059,000	663,268,000
Sacramento	Sequoia Hall Restroom ADA Upgrades	PWC	99,000	965,000	1,064,000	664,332,000
Sacramento	Hornet Stadium West Side Structural Replacement	PWC	541,000	5,563,000	6,104,000	670,436,000

2021-2022 Infrastructure Improvements Program Project List

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ACADEMIC PROJECTS[1] continued

Campus	Project Title	Phase	Campus Reserves/ Other Budget	SRB-AP Budget	Total Project Budget	Cumulative Total Project Budget
San Bernardino	Critical Data Communication (Second MPOE)	PWC	0	1,705,000	1,705,000	672,141,000
San Bernardino	Resilient Microgrid	PWC	0	12,546,000	12,546,000	684,687,000
San Bernardino	HVAC Controls Replacement	PWC	200,000	6,426,000	6,626,000	691,313,000
San Bernardino	Pfau Library Access Improvement	PWC	100,000	1,970,000	2,070,000	693,383,000
San Bernardino	University Police ER Response Communication Modernization	PWC	100,000	4,400,000	4,500,000	697,883,000
San Bernardino	Palm Desert-Indian Wells Center Energy Retrofits	PWC	70,000	1,130,000	1,200,000	699,083,000
San Bernardino	Pathways & Wireless Infrastructure	PWC	0	7,100,000	7,100,000	706,183,000
San Bernardino	Data Communication Redundancy	PWC	0	3,000,000	3,000,000	709,183,000
San Bernardino	BDF & IDF Modernization	PWC	0	3,100,000	3,100,000	712,283,000
San Bernardino	Access Barrier Removal	PWC	100,000	900,000	1,000,000	713,283,000
San Diego	Critical Infrastructure 3	PWcC	2,311,000	20,795,000	23,106,000	736,389,000
San Francisco	Hensill Hall Sprinkler & Fire Alarm	PWC	385,000	4,508,000	4,893,000	741,282,000
San Francisco	Fire Alarm Renewal Campuswide ADA & Code Upgrades	PWC	124,000	7,652,000	7,776,000	749,058,000
San Francisco	Data Center Fire Suppression	PWC	39,000	1,116,000	1,155,000	750,213,000
San Francisco	Student Advising Center	PWC	69,000	3,354,000	3,423,000	753,636,000
San Francisco	Campus Perimeter Electronic Access Control	PWC	48,000	1,834,000	1,882,000	755,518,000
San Francisco	Restroom Conversion & ADA Upgrades	PWC	100,000	998,000	1,098,000	756,616,000
San Francisco	Humanities & Creative Arts Mechanical System Renewal	PWC	55,000	2,296,000	2,351,000	758,967,000
San Francisco	Tiburon Site & Infrastructure Renewal	PWC	94,000	5,388,000	5,482,000	764,449,000
San Francisco	Fine Arts & Creative Arts Improvements	PWC	74,000	3,815,000	3,889,000	768,338,000
San Francisco	NAGPRA Storage & Workspace	PWC	38,000	1,088,000	1,126,000	769,464,000
San Francisco	Student Services Fiber Redundancy	PWC	0	362,000	362,000	769,826,000
San Francisco	Emergency Public Address System	PWC	0	1,230,000	1,230,000	771,056,000
San Francisco	Corporation Yard Fiber Redundancy	PWC	0	1,319,000	1,319,000	772,375,000
San Francisco	Outdoor Emergency Phone System	PWC	0	1,425,000	1,425,000	773,800,000
San Francisco	Public Branch Exchange to Voice Over Internet Protocol Telecom	PWC	0	5,274,000	5,274,000	779,074,000
San José	Engineering Building Renewal	PWC	201,000	1,812,000	2,013,000	781,087,000
San José	LED Lighting Upgrade	C	0	1,510,000	1,510,000	782,597,000
San José	Sweeney Hall HVAC Upgrade	PWC	631,000	6,300,000	6,931,000	789,528,000
San José	Music Hall HVAC Upgrade	PWC	406,000	4,071,000	4,477,000	794,005,000
San José	MLK Library Lighting Upgrade	PWC	2,547,000	3,700,000	6,247,000	800,252,000
San José	Roof Replacement	PWC	200,000	1,812,000	2,012,000	802,264,000
San José	Duncan Hall Steam Station & Pumps Replacement	PWC	200,000	1,812,000	2,012,000	804,276,000
San Luis Obispo	Fremont Hall Emergency Landslide Remediation	PWC	0	15,800,000	15,800,000	820,076,000
San Luis Obispo	Water Purchase and Conveyance	APWC	700,000	6,343,000	7,043,000	827,119,000
San Luis Obispo	Higher Capacity Boiler Expansion Tanks-Eng. South	PWC	79,000	714,000	793,000	827,912,000
San Luis Obispo	Resilient Microgrid	PWC	0	1,510,000	1,510,000	829,422,000
San Luis Obispo	Chase Hall ADA Upgrades	PWC	181,000	1,643,000	1,824,000	831,246,000
San Luis Obispo	Campus Cloud Gateway	PWC	402,000	3,643,000	4,045,000	835,291,000
San Luis Obispo	Preschool Learning Lab Upgrade	PWC	231,000	2,097,000	2,328,000	837,619,000
San Luis Obispo	Old Power House Abatement	PWC	200,000	1,810,000	2,010,000	839,629,000
San Luis Obispo	Classroom Modernization & Technology Upgrades	PWCE	200,000	1,828,000	2,028,000	841,657,000
San Luis Obispo	ADA Upgrades	PWC	91,000	915,000	1,006,000	842,663,000
San Luis Obispo	Substation Redundancy	WC	1,438,000	14,413,000	15,851,000	858,514,000
San Luis Obispo	Kennedy Library Lighting Retrofit	PWC	0	1,898,000	1,898,000	860,412,000
San Luis Obispo	Sports Field LED Lighting Retrofit	PWC	0	2,659,000	2,659,000	863,071,000

2021-2022 Infrastructure Improvements Program Project List

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ACADEMIC PROJECTS[1] continued

Campus	Project Title	Phase	Campus Reserves/ Other Budget	SRB-AP Budget	Total Project Budget	Cumulative Total Project Budget
San Marcos	Science Hall 1 Elevator Addition (ADA)	PWC	239,000	3,284,000	3,523,000	866,594,000
San Marcos	Arts Elevator Addition	PWC	357,000	5,180,000	5,537,000	872,131,000
San Marcos	Pedestrian Safety Improvements	PWC	0	299,000	299,000	872,430,000
San Marcos	Generator Upgrades	PWC	0	755,000	755,000	873,185,000
Sonoma	Salazar Renewal (Second Floor)	PWCE	0	3,316,000	3,316,000	876,501,000
Sonoma	Fairfield Osborn Preserve Fire/Life Safety Upgrades	PWC	0	846,000	846,000	877,347,000
Sonoma	Schulz Data Center UPS Replacement	PWC	0	227,000	227,000	877,574,000
Sonoma	Schulz Waterproofing	PWC	0	10,112,000	10,112,000	887,686,000
Sonoma	Domestic Water Distribution Pipes & Valves	PW	0	400,000	400,000	888,086,000
Sonoma	City Water Connection Redundancy	P	0	181,000	181,000	888,267,000
Sonoma	IT Wireless Access Point Expansion Outdoors	PW	0	79,000	79,000	888,346,000
Sonoma	Fire Suppression Connect	PW	0	267,000	267,000	888,613,000
Sonoma	Darwin IDEC Unit Replacement & BMS Controls	PW	0	682,000	682,000	889,295,000
Sonoma	Salazar IDEC Unit Replacement & BMS Controls	PW	0	582,000	582,000	889,877,000
Sonoma	Ives BMS Controls & Fire Alarm System	PWC	0	6,128,000	6,128,000	896,005,000
Sonoma	Salazar Lighting Controls	PWC	0	2,291,000	2,291,000	898,296,000
Sonoma	Metering & Energy Conservation	PWC	0	772,000	772,000	899,068,000
Sonoma	Darwin Hall Lobby Expansion North	PWC	762,000	0	762,000	899,830,000
Sonoma	Underground Utilities CHW Pipes/Valves Replacement	PW	0	302,000	302,000	900,132,000
Sonoma	Underground Utilities HW Pipes/Valves Replacement	PW	0	407,000	407,000	900,539,000
Sonoma	Underground Utilities Sanitary Sewer Main	PW	0	375,000	375,000	900,914,000
Sonoma	Sanitary Sewer Bi-annual Jetting/Sewer Management	PWC	0	823,000	823,000	901,737,000
Sonoma	Hazardous Material Abatement (Ives, Nichols, PE)	PWC	0	2,391,000	2,391,000	904,128,000
Sonoma	Physical Education Building Pool Doors	PWC	0	402,000	402,000	904,530,000
Sonoma	Pedestrian Safety Crossings ADA	PWC	0	1,896,000	1,896,000	906,426,000
Sonoma	Fairfield Osborn Preserve Septic Upgrades	PWC	0	188,000	188,000	906,614,000
Sonoma	Storm Drain Upsizing/Catch Basin Drain Additions	P	0	296,000	296,000	906,910,000
Sonoma	Corp Yard & Facilities Management Improvements	PWCE	2,001,000	0	2,001,000	908,911,000
Sonoma	SSU Emergency Center	PWC	0	1,104,000	1,104,000	910,015,000
Sonoma	Fire Alarm Tie-in Campuswide (11 Buildings)	PW	0	323,000	323,000	910,338,000
Sonoma	12kV Electrical for North, East, West for Redundancy & Loop	P	0	405,000	405,000	910,743,000
Sonoma	Annual Electrical Winter Deferred Maintenance	C	0	90,000	90,000	910,833,000
Sonoma	Elevator Upgrades	PW	0	616,000	616,000	911,449,000
Sonoma	Deferred Maintenance	C	0	9,318,000	9,318,000	920,767,000
Sonoma	Roof Repairs	PW	0	792,000	792,000	921,559,000
Sonoma	Accessibility Upgrades	PWC	0	190,000	190,000	921,749,000
Stanislaus	Stockton Lecture Expansion (Acacia Surge)	PWC	4,250,000	11,845,000	16,095,000	937,844,000
Stanislaus	Naraghi Hall Lighting System Replacement	PWC	184,000	2,397,000	2,581,000	940,425,000
Stanislaus	Air Handler Replacement-Gym & FH Locker Rooms	PWC	97,000	870,000	967,000	941,392,000
Stanislaus	Naraghi Hall Ventilation Reduction	PWC	109,000	981,000	1,090,000	942,482,000
Stanislaus	Groundwater Recharge Station	PWC	164,000	1,473,000	1,637,000	944,119,000
Stanislaus	ADA Barrier Removal	PWC	89,000	802,000	891,000	945,010,000
Stanislaus	Naraghi Hall Chiller Plant Pumps	PWC	70,000	632,000	702,000	945,712,000
Stanislaus	Telecom-Stockton IDF, MPOE, Redundancy, Wireless	PWC	0	3,849,000	3,849,000	949,561,000
Stanislaus	Telecom-Fiber and Tertiary Pathway Infrastructure	PWC	0	6,185,000	6,185,000	955,746,000
Stanislaus	Magnolia Mansion Repairs	PWC	0	234,000	234,000	955,980,000

2021-2022 Infrastructure Improvements Program Project List

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ACADEMIC PROJECTS[1] continued

Campus	Project Title	Phase	Campus Reserves/ Other Budget	SRB-AP Budget	Total Project Budget	Cumulative Total Project Budget
Systemwide	HVAC & Electrical Upgrades	PWC	0	60,000,000	60,000,000	1,015,980,000
Systemwide	Life Safety/Security Solutions	PWC	0	100,000,000	100,000,000	1,115,980,000
Systemwide	Critical Infrastructure	PWC	0	60,000,000	60,000,000	1,175,980,000
Systemwide	Seismic Evaluations	P	0	20,000,000	20,000,000	1,195,980,000
Total ACADEMIC Infrastructure Improvements Program			**$ 73,310,000**	**$ 1,122,670,000**	**$ 1,195,980,000**	**$ 1,195,980,000**

A = Acquisition P = Preliminary Plans W = Working Drawings c = Partial Construction C = Construction E = Equipment

Notes:

[1] The Infrastructure Improvements Program addresses smaller scale utility, building systems renewal, ADA, seismic strengthening, and minor upgrades.
[The list does not include State Deferred Maintenance or Cap & Trade funding requests.]

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

California State University, Chico Master Plan Revision, Final Environmental Impact Report, and Enrollment Ceiling Increase

Presentation By

Steve Relyea
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Capital Planning, Design and Construction

Summary

The California State University Board of Trustees requires a long-range physical master plan for every campus that shows existing and anticipated facilities necessary to accommodate a specified academic year full-time equivalent student (FTE) level. Under the California Environmental Quality Act (CEQA), the Board of Trustees serves as the Lead Agency, which acts to certify the CEQA document and approve significant changes to the campus master plan.

This agenda item requests that the Board of Trustees approve the following actions for California State University, Chico:

- Certification of the 2030 Physical Master Plan Update Final Environmental Impact Report (FEIR) dated November 2020;
- Approval of the proposed 2030 Physical Master Plan Update (Master Plan Revision), including an increase in the enrollment ceiling from 15,800 FTE to 18,600 FTE[1]

[1] Campus master plan ceilings are based on academic year full-time equivalent student (FTE) enrollment, excluding students enrolled in off-site classes and on-line instruction.

Under CEQA, the Board of Trustees must certify that the FEIR is adequate and complete as a prerequisite to approving the Master Plan Revision. Because the FEIR has concluded that the Master Plan Revision would result in a significant and unavoidable impact, a Statement of Overriding Considerations is required to address this impact, which pertains to transportation. The FEIR, Mitigation Monitoring and Reporting Program, Findings of Fact, and Statement of Overriding Considerations are available for review by the Board of Trustees and the public at: https://www.csuchico.edu/fms/planning.shtml.

Attachment A is the proposed campus master plan. Attachment B is the existing campus master plan, which was last revised and approved by the Board of Trustees in July 2005.

CSU Chico Master Plan Revision

Since approval of the 2005 Campus Master Plan (2005 Master Plan), CSU Chico has grown with needs of the students changing. The 2005 Master Plan is now outdated and inadequate to accommodate this growth and change in student population. The campus has shifted from being a locally-serving institution to a regional destination, with an increase in students from the Bay Area and Southern California. In 2016/2017 CSU Chico enrolled its highest number of students up to that point, and the campus began to assess its master plan and the need to accommodate more students, particularly students from outside the Chico area. The campus again had record enrollment in 2017/2018. The campus internal projections based on local population and enrollment demand indicated a potential to serve additional students and this projected growth was reinforced with the 2020 CSU Enrollment Demand, Capacity Assessment, and Cost Analysis for Campus Sites Study that estimated additional need of 4,300 FTE in the Chico cluster by 2035.

To accommodate this enrollment growth, the proposed Master Plan Revision provides for an anticipated increase in demand for academic facilities, student residential housing, recreation and athletics facilities, and other support facilities and services on campus through 2030. In addition, it provides a framework for managing future campus growth and change in a strategic and orderly way. The revised plan would accommodate future growth of up to 18,600 FTE by the year 2030, a 2,800 FTE increase above the current master plan level of 15,800 FTE.

The Master Plan Revision focuses on CSU Chico's commitment to student success while guiding the physical growth on campus needed to accommodate an expanding and thriving on-campus and virtual population. CSU Chico's commitment to its students is embodied in the following goals:

- Unifying vision which aligns Strategic Plan and Physical Master Plan to guide future growth.
- Maximize and update academic space to improve the academic and research environment.
- Promote diversity and inclusion.
- Drive and support student success with a student-centered campus core.
- Invest in sustainable strategies.
- Explore community connections and partnerships.

The Master Plan Revision represents a unifying vision for the university which aligns the new Strategic Plan - Mission, Vision, Enduring Commitments, and Strategic Priorities - with the physical development goals into a single document to help guide the future direction of this dynamic university. The plan embraces both campus and community, and is reflective of the goals and objectives of a multitude of university stakeholders.

Implementation of the Master Plan Revision would include new academic facilities and student support space to result in approximately 922,000 net new gross square feet (GSF), for a campus wide square footage total of approximately 3.6 million GSF at buildout (not including the University Farm). Net student beds on the main campus would increase by 1,461 to total 3,021 beds and net parking would increase by 310 spaces to total 2,829 parking spaces.

The Master Plan Revision proposes to transform the CSU Chico campus core into a more socially vibrant, student-centered space; provide more opportunities for student dining and activities after hours and on weekends; integrate student housing and residential life into the central academic and social fabric of the campus rather than on the campus perimeter; distribute student support space in a more balanced fashion throughout the campus; develop a distinct arts and culture district that consolidates the currently scattered visual and performing arts facilities; expand and enhance outdoor gathering spaces, particularly within the north campus and the plaza in front of the Wildcat Recreation Center; and better integrate the campus perimeter with downtown Chico. The Master Plan Revision also incorporates considerations for delivering instruction virtually and providing student services and academic support.

To accomplish this, the Master Plan Revision would redevelop portions of the campus core as well as increase density in underdeveloped areas of campus through the replacement of outdated and inefficient facilities and redevelopment of existing surface parking lots.

The major elements of the Master Plan Revision are described below:

Academic Facilities: Propose to build approximately 532,000 GSF of new academic space and demolish approximately 303,000 GSF for a net increase of 229,000 GSF, which includes nine academic buildings proposed for renovation or replacement to better utilize academic spaces throughout the campus. The revised Plan would replace both the Aymer J. Hamilton Building and Modoc Hall with multiple new buildings housing a combination of academics and administrative support space. Other proposed projects include replacement of the Plumas Hall lab space, Butte Hall, and Glenn Hall, expansion of Holt Hall, and new academic buildings. Planned renovations include Ayres Hall, Laxson Auditorium, and Langdon Engineering Center.

Support Space: Propose a mixed-use building to expand the functions of Bell Memorial Union (BMU). Renovations would be made to the BMU and Student Services Center. A proposed Recreation Center expansion would incorporate student health. Renovations are planned for

several buildings: Kendall Hall, Trinity Hall, and the Center for Continuing Education. A new museum would be constructed in the northeast campus, in the vicinity of the Gateway Science Museum and Bidwell Mansion.

Housing: Envision more students living on the main campus with additional phases of housing. This would be accomplished by demolishing the current north campus residence halls (Esken/Mechoopda/Konkow) and adding a new six-story residence hall south of Lassen Hall (site of the existing Butte Hall), two five-story buildings in the west campus (Creekside Housing) and in the Rio Chico neighborhood. Lassen, Shasta, and Whitney Halls would be renovated. The single-family homes along Rio Chico Way would be preserved and restored and may serve as faculty housing. Student support functions (e.g., dining halls, cafes) and gathering spaces would be located on the first floor of student housing buildings. Overall, the plan would result in a net increase of approximately 1,400 new student beds.

Athletic and Recreational Facilities: Propose expanded athletic fields in the northern-most part of campus for academic, recreation and athletic sport uses. This area is also proposed as the site of a new 4,000-seat arena/event center for basketball and other events (e.g., convocations, academic conferences, public lectures, and concerts). The event center would incorporate some of the athletics and academic functions currently housed in the existing gymnasiums along Warner Street. The plan includes a new outdoor pool, softball stadium, and a parking structure. These Master Plan Revision changes would provide approximately 4.5 acres of new field space.

Open Space and Landscaping: Emphasizes Big Chico Creek, and would improve and extend the creek landscape corridor. Drought tolerant and native plantings would be emphasized to reduce water usage. Landscaping would be integrated into the stormwater system to improve water quality and reduce runoff.

Access, Circulation, Parking, and Transit: On-campus surface parking would be replaced in some cases to allow for new buildings. Two new parking structures would be constructed on the northwest and south edges of the campus, and two small surface lots would be constructed on the northwest and northeast sides. Overall, the parking additions and losses would result in a net increase of approximately 310 parking spaces campus wide.

The plan includes the addition of an east-west bike and pedestrian path through campus on the north side of Big Chico Creek to improve safety and visibility. This will align with the City of Chico bike path and will allow bicyclists to ride and park their bikes closer to their destination. The Ivy/Warner Street corridor would be redesigned as a “complete street” to better provide for pedestrian and bicycle circulation in addition to maintaining automobile access.

Utility Infrastructure: The plan includes a number of water-saving project components, including athletic field improvements that would convert natural fields to a synthetic turf surface reducing water required for irrigation, and infrastructure upgrades to improve building efficiency, including water usage efficiency. Additionally, more photovoltaic arrays are planned for installation on the University Farm, Bell Memorial Union, Science Building, and the Wildcat Recreation Center. These new photovoltaic arrays would add approximately 1,450 kW to the campus power supply. An analysis of the existing campus natural gas distribution system revealed that improvements to PG&E's infrastructure would be needed to support buildout of the Master Plan Revision. However, the university ultimately plans to phase-out natural gas in support of climate neutrality goals.

University Farm: Several phased improvements are planned at the University Farm. These include replacement of out-of-date buildings, construction of a new food science building, a University Farm Store, on-site residential space (20 beds), remodeling several buildings, development of a solar array on the Farm, and the construction of new roadways, parking, and perimeter fencing. The plan would result in a net increase of 32,230 GSF to the existing 153,000 GSF of existing farm space.

25/35 Main Street: These two Chico State Enterprises-owned (formerly University Foundation) buildings, adjacent to the main campus, and the private property to the east are considered an opportunity area. Although the future redevelopment of this site is outside the scope of this EIR, the City of Chico and CSU Chico are exploring future development opportunities there, which could serve the community and the University. These could include conference/hotel facilities and other public amenities.

Proposed Master Plan Revision
Specific components shown on Attachment A and listed below.

Hexagon 1	*Bldg. No. 76*	Creekside Residence Hall
Hexagon 2	*Bldg. No. 77*	Residence Hall (Butte Site)
Hexagon 3	*Bldg. No. 79*	Rio Chico Development
Hexagon 4	*Bldg. No. 88*	University Services Building
Hexagon 5	*Bldg. No. 94*	Parking Structure 3 (and Mixed-Use Building)
Hexagon 6	*Bldg. No. 96*	Arena Parking Structure
Hexagon 7	*Bldg. No. 97*	Arena (and Pool)
Hexagon 8	*Bldg. No. 102*	Butte Hall Replacement Building
Hexagon 9	*Bldg. No. 105*	Forensic Anthropology/Admin/Office Building
Hexagon 10	*Bldg. No. 107*	Wildcat Recreation Center Expansion and Health Center
Hexagon 11	*Bldg. No. 108*	Modoc II Academic Building
Hexagon 12	*Bldg. No. 109*	Academic/Admin/Office Building

Hexagon 13 Bldg. No. 110	Museum
Hexagon 14 Bldg. No. 111	Glenn Hall Replacement
Hexagon 15 Bldg. No. 112	Data Center Building
Hexagon 16 Bldg. No. 113	Warner Street West Academic Building
Hexagon 17 Bldg. No. 114	Warner Street Laboratory Research Building
Hexagon 18 Bldg. No. 115	Golf Practice Area and Storage
Hexagon 19 Bldg. No. 116	Softball Facility
Hexagon 20 Bldg. No. 117	University Stadium Seating and Restrooms
Hexagon 21 Bldg. No. 202	25/35 Main Development (land lease)
Hexagon 22 Bldg. Nos. 301-390	University Farm (consists of 62 existing and 13 future structures)

Near-Term Projects

The facilities envisioned to be developed in the near-term include:

Hexagon 1 Bldg. No. 76	Creekside Residence Hall
Hexagon 4 Bldg. No. 88	University Services Building
Hexagon 8 Bldg. No. 102	Butte Hall Replacement Building
Hexagon 9 Bldg. No. 105	Forensic Anthropology/Admin/Office Building
Hexagon 10 Bldg. No. 107	Wildcat Recreation Center Expansion and Health Center
Hexagon 14 Bldg. No. 111	Glenn Hall Replacement
Hexagon 15 Bldg. No. 112	Data Center Building
Hexagon 20 Bldg. No. 117	University Stadium Seating and Restrooms
Hexagon 22 Bldg. Nos. 301-390	University Farm (consists of 62 existing and 13 future structures)

Fiscal Impact

Approximately $2.8 billion will be needed to address existing building deficiencies and provide needed site and facility improvements as proposed in the Master Plan Revision.

California Environmental Quality Act (CEQA) Action

The Final Environmental Impact Report (FEIR) has been prepared pursuant to the CEQA (Public Resources Code [PRC] Section 21000 *et seq*.) and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, Section 15000 *et seq*.) to evaluate the physical environmental effects of the Master Plan Revision. The FEIR is presented to the Board of Trustees for review and certification. The Board of Trustees is the lead agency under CEQA and has the responsibility for approving and carrying out the Master Plan Revision, and for ensuring that the requirements of CEQA have been met. After the FEIR is prepared and the public-review process is complete, the Board of Trustees is responsible for reviewing and certifying that the FEIR adequately evaluates the impacts of the project.

The Draft EIR (DEIR) was distributed for public comment for a 45-day period concluding on September 25, 2020. The FEIR, including the DEIR, all public comments received on the DEIR, responses to those comments, and revisions and clarifications to the DEIR, is available online at: https://www.csuchico.edu/fms/planning.shtml.

In addition to comments submitted during the DEIR comment period and addressed in the FEIR, a number of comment letters about the Master Plan Revision and EIR have been submitted to the Office of the Chancellor by members of the CSU Chico campus community as well as the broader local Butte County community. These letters are being collected for transmittal to the Board of Trustees ahead of the November 2020 meeting.

The EIR is a "Program EIR" as defined by Section 15168 of the State CEQA Guidelines. As described in CEQA Guidelines Section 15168(a), a Program EIR may be prepared for a series of actions that can be characterized as one large project and are, for example, related geographically or as parts of a chain of contemplated actions.

A Program EIR can be used as the basic, general environmental assessment for an overall program of projects developed over a multi-year planning horizon, and therefore is an appropriate review document for the 2030 Master Plan Revision. A Program EIR provides a basic reference document to avoid unnecessary repetition of facts or analysis in subsequent project-specific assessments. At the time each facility improvement is considered (typically at schematic design approval), each individual improvement will be reviewed for compliance with CEQA to determine whether the Program EIR fully addressed the associated impacts and identified appropriate mitigation measures.

Issues identified during the public review period are fully discussed in the FEIR and impacts have been analyzed in accordance with CEQA requirements. Where a potentially significant impact is identified, mitigation measures are required to reduce the impact to the maximum extent feasible. The FEIR concluded that the project would result in a single significant and unavoidable impact relating to transportation.

CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits of the project against its unavoidable environmental risks when determining whether to approve a project. If the specific benefits of the project outweigh the unavoidable adverse environmental effects, those effects may be considered "acceptable" and the agency is then required to adopt a Statement of Overriding Considerations in order to approve the project. Because the EIR for the Master Plan Revision has determined that the project would result in a significant and unavoidable effect, a Statement of Overriding Considerations has been prepared for Board of Trustees' consideration.

Summary of Issues Identified Through Public Review of the DEIR

On August 12, 2020, CSU Chico released for public review and comment the DEIR for the proposed Master Plan Revision. The DEIR was circulated for a period of 45 days in accordance with the requirements of the California Environmental Quality Act, Public Resources Code section 21000 et seq. (CEQA), during which time interested agencies and members of the public were encouraged to provide comments on the analysis set forth in the DEIR. When the public comment period closed on September 25, 2020, nine comment letters had been received by CSU Chico, including two letters from state agencies (Caltrans, Department of Toxic Substances Control), one letter from a local jurisdiction (City of Chico), two letters from a local advocacy organization (Chico Heritage), one letter from a neighborhood association (Chico Avenues Neighborhood Association), one letter from the Associated Students Inc., of CSU, Chico, and two letters from individuals.

The issues raised in comments are summarized below. CSU Chico prepared formal responses to all comments, which are included as part of the FEIR. Amendments/revisions to the DEIR as a result of public comments received are also included as part of the FEIR, and a Mitigation Monitoring and Reporting Program has been prepared in conjunction with the Final EIR.

Hazardous Materials

The State Department of Toxic Substances Control (DTSC) recommended that additional surveys and investigation be conducted if the potential exists for Master Plan project implementation to result in the release of hazardous wastes/substances; if any Master Plan Revision project sites have been used or are suspected of having been used for mining activities; if buildings or other structures with potential lead-based products, mercury, asbestos-containing materials, or polychlorinated biphenyl caulk are to be demolished; if any projects require soil importation to backfill excavations; and if any project sites have been used for agricultural cultivation, weed abatement or related activities. Due to the potential for contamination of soil through the aerial deposition of lead, DTSC recommended collecting soil samples for lead analysis prior to performing any intrusive activities. DTSC also recommended the EIR identify the triggers for future investigation and remediation, and the government agency responsible for regulatory oversight.

The DEIR defines required regulatory compliance and includes mitigation measures that fully address the potential for the impacts identified in DTSC's comments, including evaluations of previously identified recognized environmental conditions, buildings identified for renovation or demolition, and areas which may have been exposed to agricultural chemicals (University Farm). No revisions to the DEIR were necessary to respond to comments from DTSC.

Campus VMT Monitoring and Implementation of Transportation Demand Management Measures

Caltrans asked when Vehicle Miles Traveled (VMT) monitoring would commence (i.e., tracking the annual number and distance of all campus-related trips generated by students, faculty and staff)

and requested the associated monitoring reports when available; Caltrans also asked whether implementation of Transportation Demand Management-related (TDM) mitigation measures required to reduce vehicle trips would be implemented immediately or only upon full Master Plan buildout. Finally, Caltrans requested notification of any subsequent environmental documentation related to implementing the Master Plan, for the purpose of future review and comment.

As stated in the EIR in Mitigation Measure MM-TRA-1, biennial VMT monitoring is required in response to the Master Plan's significant and unavoidable VMT impact, together with the preparation of a schedule for the adoption of specific TDM measures to reduce trip generation. As also required by this mitigation measure and in compliance with CSU policy, CSU, Chico will prepare biennial reports summarizing the results of VMT monitoring and the effectiveness of TDM measures that are implemented. CSU, Chico will consult with Caltrans regarding individual Master Plan projects that require formal subsequent environmental review. No revisions to the DEIR are necessary to respond to comments from Caltrans.

Public Services (Police, Fire & Emergency Response), Utilities (Wastewater), Transportation

The City suggested that the police services analysis is flawed because of its evaluation of where students reside, rather than where students are most likely to require police resources, and requested that the Final EIR include a analysis and mitigation measure similar to those provided in the June 2005 Master Plan Update EIR, committing the University to the provision of University Police Department (UPD) officers as necessary to handle additional law enforcement demands. The City also disagreed with the EIR's determination of a less than significant impact on fire services, noting that the University's sustained growth and development contributes to the need for new facilities elsewhere in the City to maintain adequate response times citywide, and further noted that the EIR does not analyze effects of Master Plan Revision buildout on response times. The City requested that the EIR more fully analyze these potential impacts, including any feasible mitigation measures.

The City did not clearly identify specific public service-related facility construction and expansion projects that could result in a significant physical change in the environment as a direct result of Master Plan implementation. Moreover, a project's effects on fire (and police) response times alone are not considered CEQA impacts.

The City commented that the wastewater analysis in the EIR is inadequate as it does not analyze existing peak wet weather flow scenarios or the City's future wastewater conveyance capacity in light of future anticipated development in the City. The City also reminded CSU, Chico of its responsibilities, including the payment of wastewater service fees, as set forth in the 1995 Sewer Service Agreement executed between the University and the City as required by California Government Code section 54999. The City requested that the EIR address the cumulative impacts of continued campus growth and development, including how external factors contribute to growth-related impacts under the Master Plan Revision.

The Sewer Service Agreement, which is still in effect, requires that the University submit to the City an annual inventory of new fixtures installed on the campus during the preceding two years, together with a calculation of the per-fixture wastewater volume discharge based on campus wide wastewater discharge to the City sewer system. On the basis of this, the City determines any necessary adjustment to the previously established fee required of the University to offset the cost of planned upgrades to City sewer infrastructure. This Agreement, and not the calculation of peak sewer flows conveyed by the City's sewer infrastructure, serves as the basis for determining the University's contribution to increased wastewater flows and responsibility for offsetting the associated costs.

The EIR does analyze the potential for Master Plan implementation to contribute to cumulatively significant impacts and growth inducement, and relied upon the City of Chico General Plan EIR for the cumulative analysis of wastewater and other impacts, supplemented by a review of current projects provided by the City Planning Division.

Regarding transportation impacts, the City asked that MM-TRA-1, which states CSU, Chico will use the CSU TDM Manual as a guide to developing and implementing a plan to reduce daily trips and VMT generated by the campus, be further analyzed and refined to avoid a significant and unavoidable impact determination, noting that the DEIR does not provide details about specific TDM policies and expected City involvement. The University is committed to reducing VMT and reliance on single-occupancy vehicles; however, there are regional transportation modelling limitations that prevent the University from more precisely quantifying the effect of the proposed mitigation measures. In these circumstances, CEQA does allow for a qualitative discussion of mitigation measures. As discussed under "Campus VMT Monitoring and Implementation of Transportation Demand Management Measure", above, Mitigation Measure MM-TRA-1 requires the University to conduct biennial VMT monitoring in response to the Master Plan's significant and unavoidable VMT impact and prepare a schedule for the adoption of specific TDM measures to reduce trip generation. As also required by this mitigation measure and in compliance with CSU policy, CSU, Chico will also prepare biennial reports summarizing the results of VMT monitoring and the effectiveness of TDM measures that are implemented. CSU, Chico will consult with the City regarding individual Master Plan projects that require formal subsequent environmental review.

Historic Resources

A representative of the Chico Heritage Association suggested that the Regulatory Setting of the Cultural Resources chapter be expanded to include the text of the CSU Chancellor's Executive Order 374, which spells out the procedures by which the CSU is required to execute its cultural resource stewardship responsibilities under California Public Resources Code Sections (PRC) 5024 and 5024.5. The DEIR has been revised to provide a citation to this policy.

Another representative of the Chico Heritage Association inquired about the rationale for the EIR's finding of non-significance for the Continuing Education Center building and requested clarification about whether the Lost Park property is within the scope of the EIR. Appendix D, Cultural Resources Inventory and Evaluation Report, of the DEIR provides a detailed evaluation of the Continuing Education Center's eligibility for designation as a historical resource and notes the building is not eligible for historic designation under any of the applicable criteria. The criteria includes, for example, whether the work is an exceptional example of an architectural style or method of construction, or associated with important persons in history. The "Lost Park" project is identified in the DEIR as a future area for potential joint development with the City of Chico. This potential future development is outside the scope of the DEIR.

Proposed Arena Trip Generation and Congestion

The Chico Avenues Neighborhood Association commented that the arena and associated parking structure proposed for the northwestern part of the campus would generate increased traffic on West Sacramento Avenue and West 2nd Street during events. The commenter stated that this seemed to conflict with the CSU, Chico goals and recommendations in previous master plan updates and project EIRs for the reduction of vehicle trips to the campus, the City's downtown area, and the surrounding neighborhoods, and would adversely impact CSU, Chico's sustainability goals.

Peak traffic congestion is not considered a potentially significant impact under CEQA as of July 1, 2020, as Vehicle Miles Traveled (VMT) is now the required metric for the evaluation of a project's potential trip generation and transportation impacts. However, the University recognizes that the potential for congestion on the streets adjacent to the proposed arena is nonetheless a concern for local residents and will conduct outreach and consultation with the City of Chico, Chico High School, and area residents to address neighborhood concerns about arena events, at such time as this project is brought forth for implementation.

Arena Parking

An individual commenter inquired about the number of additional parking spaces to be provided for the proposed arena. As stated in Chapter 2, Project Description, of the EIR, there are currently approximately 2,519 surface and structured parking spaces on the campus. New development would result in the removal of 1,190 spaces in some locations and the construction of 1,400 spaces in other locations, including 900 spaces for the proposed arena to result in a campus wide total of approximately 2,829 spaces.

General Opposition

An individual commenter requested that the University, CSU Trustees, and City of Chico consider the impact of CSU, Chico's desires on the community of Chico. The commenter referenced past projects he believed to be detrimental to the community and contradictory to previous plans of the University and requested that the University not "destroy" neighborhoods in the pursuit of

University expansion. This comment did not cite a specific environmental issue addressed in the EIR, and therefore the commenter's general concerns about future University growth were noted.

Summary of Project Alternatives

The alternatives analyzed in detail in the DEIR include the following:

No Project Alternative: The "No Project" analysis discusses the existing conditions as well as what would reasonably be expected to occur in the foreseeable future if the Project was not approved (Cal. Code Regs. tit. 14, § 15126.6 (e)(2) and (3)(A)). Under the No Project Alternative, the Master Plan Revision and an enrollment ceiling increase to 18,600 FTE students would not be adopted and the campus would continue to operate under the previously adopted master plan and lower enrollment ceiling.

Expanded Housing Growth Alternative: The Master Plan Revision provides for construction of 1,800 new student beds. The total on-campus housing would (net) increase from 2,260 to 3,721 spaces. Increasing on-campus housing (or off-campus housing within a walkable distance) generally has a favorable effect on transportation, energy, air quality, and greenhouse gas emissions by reducing the vehicle miles travelled (VMT) per student. This alternative is designed to reduce the significant VMT impact associated with the proposed project. While VMT is reduced under the Master Plan Revision, the reduction falls well short of the 15% goal identified in the CSU's revised transportation guidelines. Due to limitations in the regional transportation model, it is not possible to calculate the direct effect that each additional student housed on campus would have on VMT. However, it is well understood to be a positive relationship, and that increased housing growth would reduce VMT associated with the University.

This alternative would approximately double the proposed increase in student beds, to a build-out of 4,450 student beds. This would allow the University to house all first-year and over one-third of second year students. In order to accomplish this a major increase in residential density would be required, resulting in taller, denser residence halls and/or additional sites for residential space. Additional sites for buildings could reducing the outdoor activity space, or require additional demolition of low-rise buildings.

The Expanded Housing Growth Alternative would reduce impacts associated with VMT, although it cannot be determined if these impacts would be reduced to a less than significant level. This alternative would increase impacts related to changes in visual character, as the intensity of residential development on campus would be increased. By reducing a significant and unavoidable impact, this alternative would be the environmentally superior alternative.

Modified Footprint Alternative: This alternative would provide for approximately the same amount of growth in both student housing and other academic and support uses but would revise the arrangement of land uses. The 2005 Master Plan identified the north campus College Park area east of Konkow, Mechoopda, and Esken Hall as student residential development, with an associated parking structure. This alternative would place residential uses in this area and not demolish the existing residence halls (Konkow, Mechoopda, and Esken). This alternative would therefore not construct additional housing at the Creekside site or Rio Chico. Expansion of housing to the current Butte Hall site would be included, similar to the proposed project, to meet student housing goals. The proposed Arena would be moved to Rio Chico. This would move the use further away from the residential neighborhoods north of West Sacramento Avenue. Rio Chico is selected as the only area large enough, with surface street access (via Walnut Street/Nord Avenue and Ivy/Warner Street) and a nearby University parking structure. Academic and support uses would be developed as proposed for the Master Plan project. This alternative would not entirely avoid any of the significant environmental impacts of the Master Plan Revision. Off-site noise impacts associated with athletic fields (Impact NOI-1) would be reduced, but not avoided, by buffering the fields with on-campus residential buildings and a new parking structure. However, construction of the arena at the Rio Chico site would likely result in the demolition of buildings that are potentially historic resources.

Recommendation

The following resolution is presented for approval:

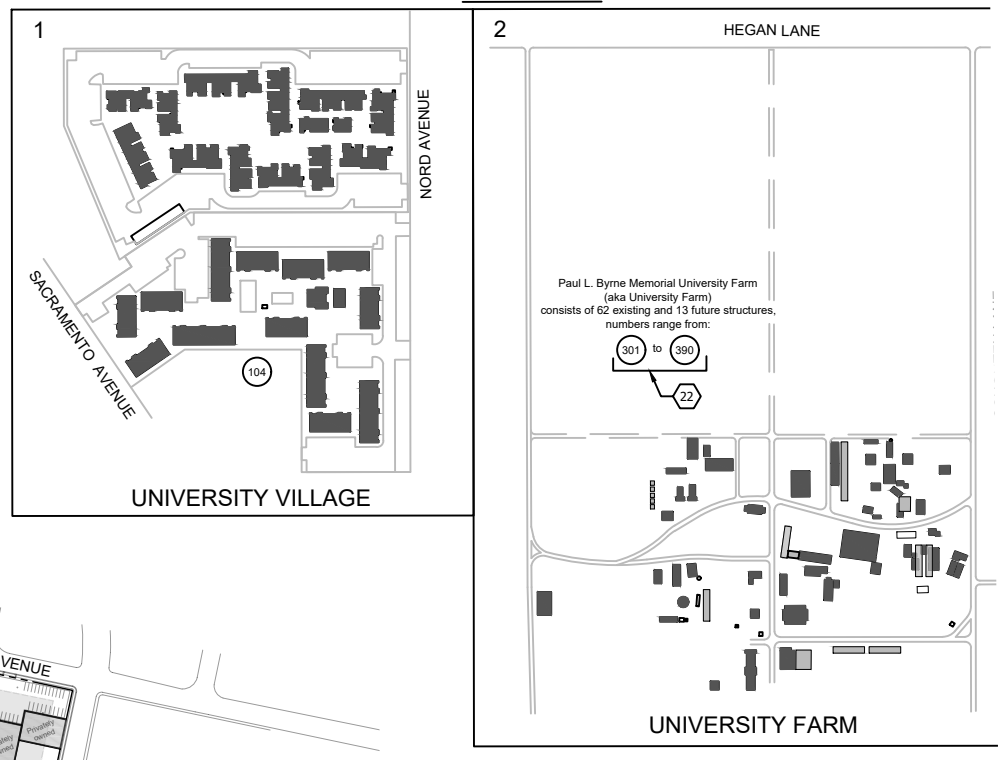
RESOLVED, by the Board of Trustees of the California State University, that:

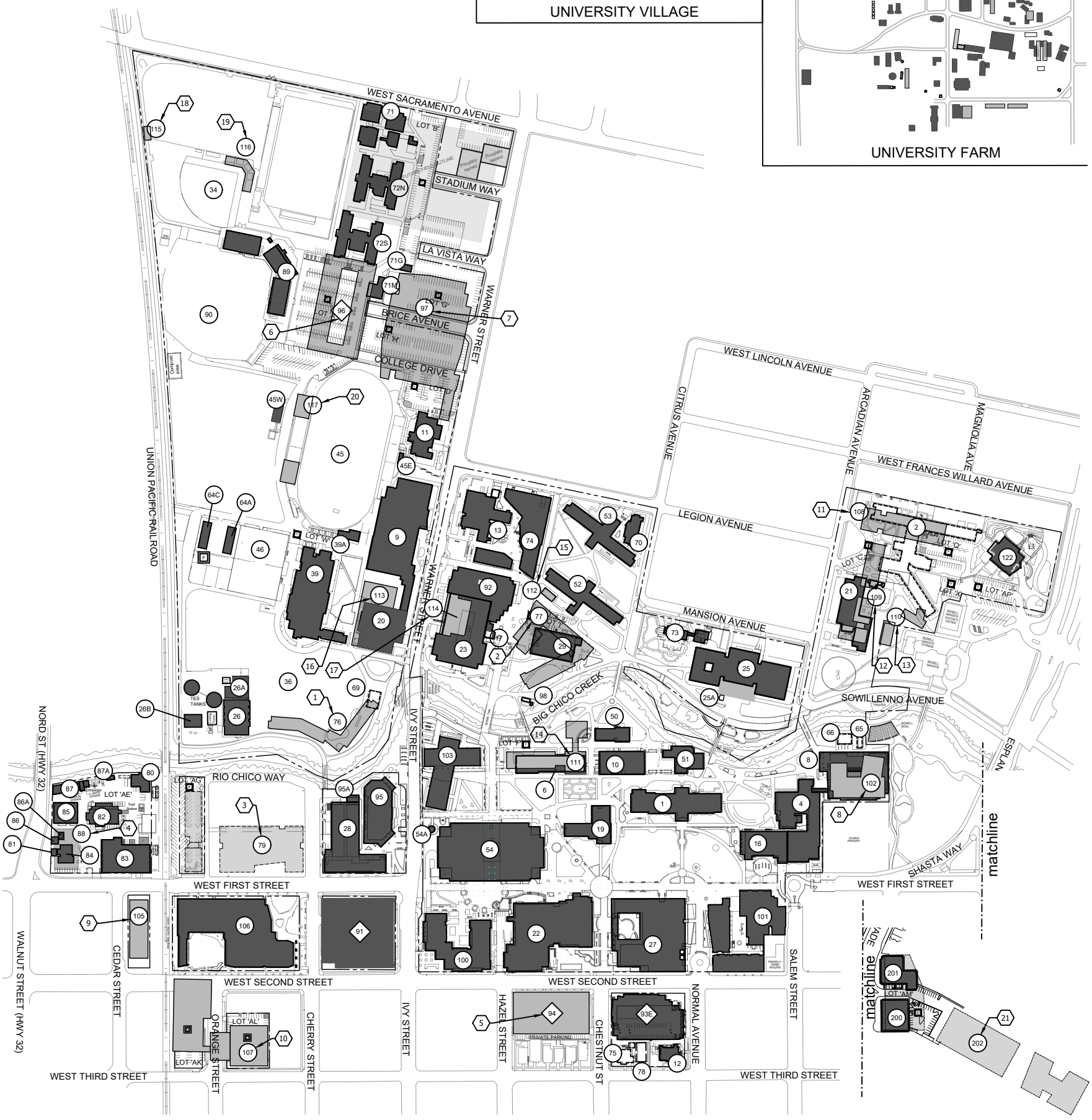
1. The Board of Trustees finds that the 2020 FEIR has been prepared in accordance with the requirements of the California Environmental Quality Act.
2. The FEIR addresses the proposed Master Plan Revision and all discretionary actions related to the project as identified in the FEIR.
3. The Board of Trustees hereby certifies the FEIR for the California State University, Chico Master Plan Revision dated November 2020.
4. Prior to the certification of the FEIR, the Board of Trustees reviewed and considered the above FEIR and found it to reflect the independent judgment of the Board of Trustees. The Board of Trustees hereby certifies the FEIR as complete and adequate and finds that it addresses all potentially significant environmental impacts of the project and fully complies with the requirements of CEQA. For purposes of CEQA and the State CEQA Guidelines, the administrative record includes the following:
    a. The DEIR for the California State University, Chico Master Plan Revision;

b. The FEIR, including comments received on the DEIR, responses to comments, and revisions to the DEIR in response to comments received;
c. The proceedings before the Board of Trustees relating to the proposed Master Plan Revision, including testimony and documentary evidence introduced at such proceedings; and
d. All attachments, documents incorporated, and references made in the documents as specified in items (a) through (c) above.

5. This resolution is adopted pursuant to the requirements of Section 21081 of the Public Resources Code and Section 15091 of the State CEQA Guidelines which require the Board of Trustees to make findings prior to the approval of the project.
6. The Board of Trustees hereby adopts the CEQA Findings of Fact and Mitigation and Monitoring Program, including the mitigation measures identified therein for Agenda Item 4 of the November 17-18, 2020 meeting of the Committee on Campus Planning, Buildings and Grounds, which identifies the specific impacts of the proposed Master Plan Revision and related mitigation measures, hereby incorporated by reference. The required mitigation measures shall be monitored and reported in accordance with the Mitigation and Monitoring Reporting Program, which meets the requirements of CEQA.
7. The Board of Trustees hereby adopts the Statement of Overriding Considerations stating that project benefits to The California State University outweigh the remaining significant and unavoidable transportation impact.
8. The FEIR has identified potentially significant impacts that may result from implementation of the proposed Master Plan Revision. However, the Board of Trustees, by adopting the Findings of Fact, finds that the inclusion of certain mitigation measures as a part of the project approval will reduce most, but not all, of these effects to less than significant levels. The transportation impact that is not reduced to a less than significant level is identified as significant and unavoidable and is overridden due to specific project benefits to the CSU identified in the Findings of Fact and Statement of Overriding Considerations.
9. The project will benefit The California State University.
10. The California State University, Chico 2030 Campus Master Plan Revision dated November 2020 is approved.
11. The chancellor or his designee is requested under Delegation of Authority granted by the Board of Trustees to file the Notice of Determination for the EIR for the California State University, Chico Master Plan Revision.

INSET MAPS





California State University Chico

Master Plan Enrollment: 18,600 FTE
Approval Date: June 1965
Proposed Revision: November 2020
Main Campus Acreage: 129

0 250' 500' 1000'

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

California State University, Chico

Master Plan Enrollment: 18,600 FTE

Master Plan approved by the Board of Trustees: June 1965

Master Plan Revision approved by the Board of Trustees: March 1967, December 1968, January 1969, February 1971, November 1971, November 1973, September 1976, September 1980, March 1981, March 1984, May 1985, November 1990, July 2005

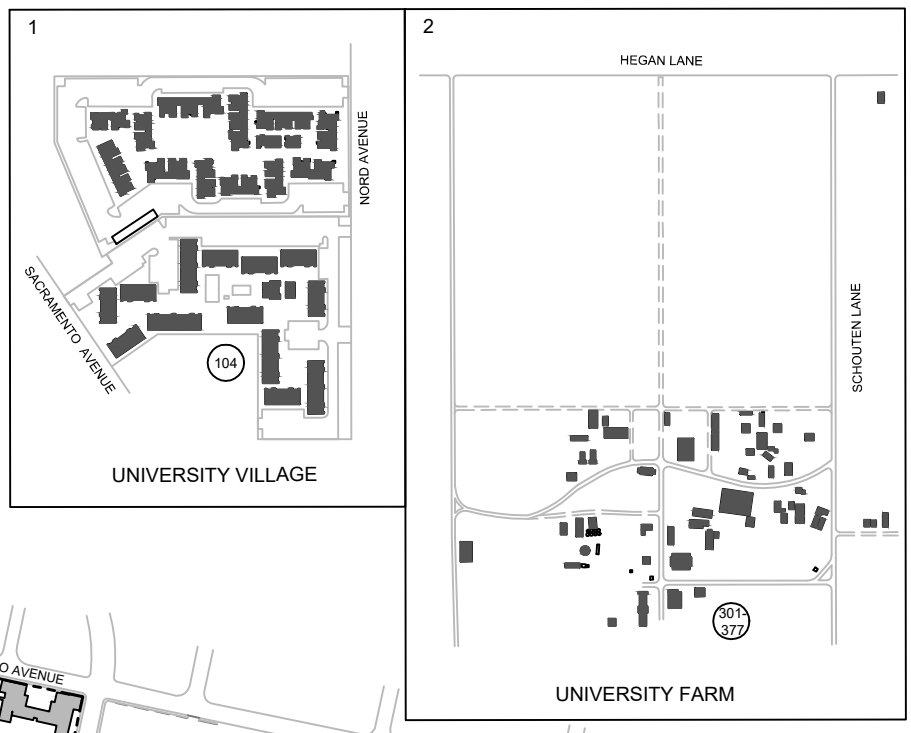
Proposed Revision: November 2020

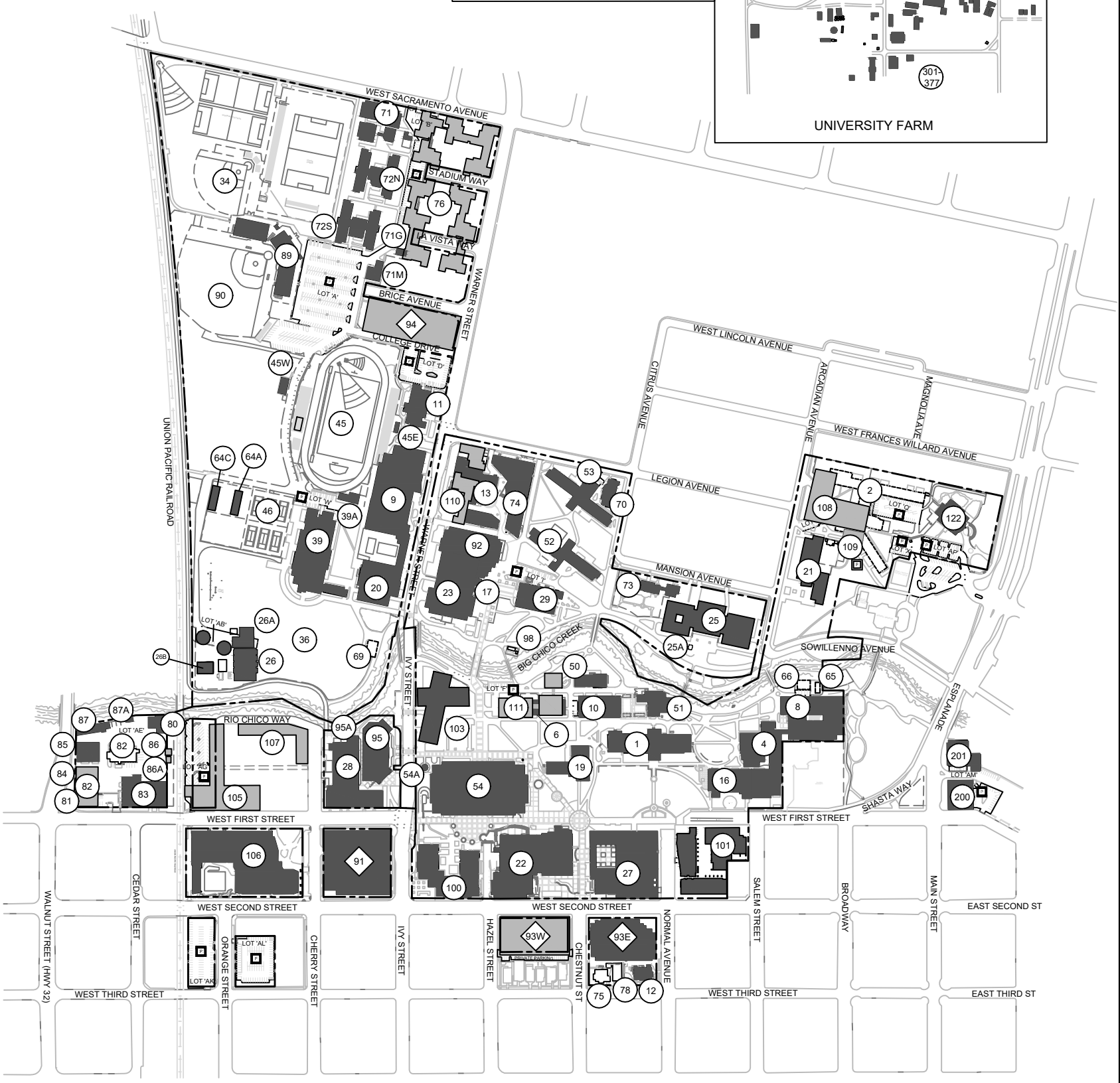
1. Kendall Hall
2. Aymer Jay Hamilton Building
4. Ayres Hall
6. Glenn Hall
8. Physical Science Building
9. Acker Gymnasium
10. Colusa Hall
11. Student Health Center
12. Sapp Hall
13. Whitney Hall
16. Laxson Auditorium
17. Butte Station
19. Trinity Hall
20. Shurmer Gymnasium
21. Modoc Hall
22. Bell Memorial Union
23. Plumas Hall
25. Holt Hall
25a. Holt Station
26. Boiler/Chiller Plant
26a. Boiler/Chiller Plant North
26b. Wildcat Switchgear Building
27. Performing Arts Center
28. Langdon Engineering Center
29. Butte Hall
34. Softball Field
36. Physical Education Field
39. Yolo Hall
39a. PE Mechanical Enclosure
45. Stadium
45e. Stadium Restrooms (East)
45w. Stadium Restrooms (West)
46. Tennis Courts
50. Continuing Education Building
51. Selvester's Café
52. Lassen Hall
53. Shasta Hall
54. Meriam Library
54a. Roth Planetarium
64a. Greenhouse A
64c. Greenhouse C
65. Physical Science Greenhouse
66. Physical Science Headhouse
69. Physical Education Storage
70. Housing Office
71. Konkow Hall
71g. Housing Grounds Shop
71m. Housing Maintenance Shop
72n. Mechoopda Hall
72s. Esken Hall
73. Albert E. Warrens Reception Center
74. Sutter Hall
75. Sierra Hall and Annex
76. *Creekside Residence Hall*
77. *Residence Hall (Butte Site)*
78. Deen House
79. *Rio Chico Development*
80. FMS Paint Shop
81. FMS Hazardous Chemical Storage
82. FMS Administration Building
83. FMS Warehouse
84. FMS Trades Workshop
85. FMS Garage
86. FMS Hazardous Materials Storage
86a. FMS Hazardous Waste Storage
87. FMS Equipment Shed
87a. FMS Storage Shed
88. *University Services Building*
89. Nettleton Stadium
90. Bohler Field
91. Parking Structure
92. Tehama Hall
93e. Parking Structure 2 (and Office Building)
94. *Parking Structure 3 (and Mixed Use Building)*
95. John F. O'Connell Technology Center
95a. O'Connell Mechanical Enclosure
96. *Arena Parking Structure*
97. *Arena (and pool)*
98. Grounds Pump House
100. Student Services Center
101. Arts & Humanities Building
102. *Butte Hall Replacement Building*
103. Science Building
104. University Village
105. *Forensic Anthropology/Admin/Office Bldg*
106. Wildcat Recreation Center
107. *WREC Expansion + Health Center*
108. *Modoc II Academic Building*
109. *Academic/Admin/Office Buildings*
110. *Museum*
111. *Glenn Hall Replacement*
112. *Data Center Building*
113. *Warner Street West Academic Building*
114. *Warner Street Laboratory Research Building*
115. *Golf Practice Area and Storage*
116. *Softball Facility*
117. *University Stadium Seating and Restrooms*
122. Gateway Science Museum
200. 35 Main Street
201. 25 Main Street
202. *25/35 Main Development (land lease)*
301.- 390. University Farm (consists of 62 existing and *13 future* structures, numbers range from 301 to 390)

LEGEND:
Existing Facility / *Proposed Facility*

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

INSET MAPS





California State University, Chico

Campus Master Plan
Master Plan Enrollment: 15,800 FTE
Approval Date: June 1965
Revised Date: July 2005
Main Campus Acreage: 129

0 250' 500' 1000'

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

California State University, Chico

Master Plan Enrollment: 15,800 FTE

Master Plan approved by the Board of Trustees: June 1965

Master Plan Revision approved by the Board of Trustees: March 1967, December 1968, January 1969, February 1971, November 1971, November 1973, September 1976, September 1980, March 1981, March 1984, May 1985, November 1990, July 2005

1. Kendall Hall
2. Aymer Jay Hamilton Building
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11. Student Health Center
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70. Housing Office
71. Konkow Hall
71g. Housing Grounds Shop
71m. Housing Maintenance Shop
72n. Mechoopda Hall
72s. Esken Hall
73. Albert E. Warrens Reception Center
74. Sutter Hall
75. Sierra Hall and Annex
76. *Student Housing – Phase II*
78. Deen House
80. FMS Paint Shop
81. FMS Hazardous Chemical Storage
82. FMS Administration Building
83. FMS Warehouse
84. FMS Trades Workshop
85. FMS Garage
86. FMS Hazardous Materials Storage
86a. FMS Hazardous Waste Storage
87. FMS Equipment Shed
87a. FMS Storage Shed
89. Nettleton Stadium
90. Bohler Field
91. Parking Structure
92. Tehama Hall
93e. Parking Structure 2 (and Office Building)
93w. *Parking Structure - Southwest*
94. *Parking Structure - North*
95. John F. O'Connell Technology Center
95a. O'Connell Mechanical Enclosure
98. Grounds Pump House
100. Student Services Center
101. Arts & Humanities Building
103. Science Building
104. University Village
105. *Rio Chico Academic Facility*
106. Wildcat Recreation Center
107. *Aquatic Center*
108. *Modoc II*
109. *Childcare Facility*
110. *Housing Phase III - Whitney*
111 *Glenn Hall Replacement*
122. Gateway Science Museum
200. 35 Main Street
201. 25 Main Street
301.- 377. University Farm (consists of 62 structures, numbers range from 301 to 377)

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

San Francisco State University Science Replacement Building

Presentation By

Steve Relyea
Executive Vice Chancellor and
Chief Financial Officer

Lynn Mahoney
President
San Francisco State University

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

Summary

This agenda item requests approval by the California State University Board of Trustees of the schematic design for the San Francisco State University Science Replacement Building.

Science Replacement Building
Project Delivery Method: Collaborative Design / Build
General Contractor: DPR Construction
Architect: SmithGroup

This project will construct a new 125,000 GSF Science Replacement Building (#53[1]) located along 19th Avenue in the northeast corner of campus near Hensill (#50) and Thornton (#51) Halls. The new building will be on the site of the existing Science Building (#4), which will be partially demolished to accommodate the new facility. The Science Replacement Building will provide 64,900 assignable square feet (ASF)/105,000 gross square feet (GSF) for the College of Science and Engineering (CoSE) and 12,300 ASF/20,000 GSF for the College of Extended Learning (CEL). The project also includes partially renovating and seismically upgrading approximately 33,000 ASF/54,000 GSF of existing space in the Science Building, which was built in multiple phases starting in 1949, and demolishing the remaining 49,600 ASF/76,700 GSF.

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

The main academic programs served by the project will be the Chemistry Department and the School of Engineering. The College of Extended Learning is currently located in leased space in downtown San Francisco. This project will allow the CEL program to relocate to the main campus into permanent space. The new Science Replacement Building is envisioned as a modern collaborative facility to support the instructional and teaching-related research needs of the College. It will provide lower division, upper division and graduate teaching labs; large, flat-floor flexible interdisciplinary lecture classrooms; makerspace for prototyping and student projects; tutoring and student advising space; and social space that allows for informal collaboration and learning. The building will also include faculty and administrative offices, workstations, and conference rooms.

The Science Replacement Building is a steel moment-framed structure with metal composite and glass fiber reinforced concrete panel exterior to mitigate the corrosive effects of the ocean environment. The base of the building will be cast-in-place concrete with graffiti resistant coating, due to the high visibility location along 19th Avenue.

The renovation of the remaining space in the existing Science Building will include a seismic upgrade, exterior skin and roof renewal, elevator and building systems replacement. As the instructional spaces in this wing of the building were renovated in 2014, it requires minimal upgrading and cost effective for continued use of the space.

The project is designed to achieve Leadership in Energy and Environmental Design (LEED) Gold certification. Sustainable characteristics include a 100 percent all electric building with an active mechanical heat recovery system, a 25 percent reduction of storm water runoff from the existing site, high-reflectivity cool roof, high-performance glazing, low-flow plumbing fixtures, and advanced lighting controls.

Timing (Estimated)

Preliminary Plans Completed	February 2021
Working Drawings Completed, Existing Building	May 2021
Working Drawings Completed, New Building	August 2021
Construction Start	June 2021
Occupancy	January 2024

Basic Statistics

Science Replacement Building	
Gross Building Area	125,000 square feet
New Assignable Building Area	76,000 square feet
Efficiency	60.8 percent
Science Building Renovation	

Gross Building Area	55,000 square feet
New Assignable Building Area	33,000 square feet
Efficiency	61 percent

Cost Estimate – California Construction Cost Index (CCCI) 6840[2]

New Building Cost ($781 per GSF)		$97,726,000
Systems Breakdown	*($ per GSF)*	
a. Substructure (Foundation)	$ 28.07	
b. Shell (Structure and Enclosure)	$ 192.19	
c. Interiors (Partitions and Finishes)	$ 82.60	
d. Services (HVAC, Plumbing, Electrical, Fire)	$ 270.81	
e. Built-in Equipment and Furnishings	$ 38.78	
f. Special Construction & Demolition	$ 6.54	
g. General Requirements	$ 26.00	
h. General Conditions and Insurance	$ 136.36	
Renovation Cost ($270 per GSF)		$14,514,000
Systems Breakdown	*($ per GSF)*	
a. Substructure (Foundation)	$ 8.59	
b. Shell (Structure and Enclosure)	$ 87.44	
c. Interiors (Partitions and Finishes)	$ 33.37	
d. Services (HVAC, Plumbing, Electrical, Fire)	$ 68.41	
e. Built-in Equipment and Furnishings	$ 9.74	
f. Special Construction & Demolition	$ 5.98	
g. General Requirements	$ 9.16	
h. General Conditions and Insurance	$ 47.08	
Site Development		7,230,000
Construction Cost		$119,470,000
Fees, Contingency, Services		44,070,000
Total Project Cost ($914 per GSF)		$163,540,000
Fixtures, Furniture & Moveable Equipment		6,488,000
Grand Total		$170,028,000

[2] The July 2019 *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 replacement building's cost of $782 per GSF is lower than the $949 per GSF for the Interdisciplinary Science Building at San Jose State University (approved in September 2018), and higher than the $705 for the Siskiyou II Science Replacement Building at CSU Chico (approved in January 2018), and the $657 per GSF for the Science II Replacement Building at CSU Sacramento (approved in January 2017), all adjusted to CCCI 6840. The project cost is lower than the San Jose State science building due to its shorter building height and reduced quantity of fume hoods. The higher cost is higher than CSU Chico and Sacramento due to the foundation and structural system of the project which is subject to greater ground motion. In addition, the building services and general conditions costs are also higher due to due to the inclusion of battery power to support fire life safety and plug loads, inclusion of a major demolition component and additional logistic costs to prepare the project site for construction.

The renovation cost of $270 per GSF is slightly lower than the CSU Cost Guide of $281 per GSF for science building renovations. The lower cost is due to the work done as part of the Science Building Repairs project in 2014, which remedied some of the building system deficiencies in the instructional spaces.

While the cost for renovation is lower than new construction, the existing building to be demolished is not conducive to supporting modern teaching and learning in science and engineering. The replacement building will be larger to address campus space deficiencies in a taller structure given the land constrained campus.

Funding Data

The project funding for the Science Replacement Building will be financed with CSU Systemwide Revenue Bonds and campus designated capital reserves.

California Environmental Quality Act (CEQA) Action

A categorical exemption was proposed for the project and a notice of exemption was filed with the State Clearinghouse in accordance with the California Environmental Quality Act (CEQA).

The project was analyzed in the Environmental Impact Report (EIR) prepared for the San Francisco State University Campus Master Plan. The EIR was certified by the Board of Trustees in November 2007. The project site identified in the November 2007 EIR was modified in 2019, and as a result a Notice of Exemption was filed with the State Clearinghouse in accordance with CEQA.

Recommendation

The following resolution is presented for approval:

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

1. The San Francisco State University Science Replacement Building project will benefit the California State University.

2. A Notice of Exemption has been prepared pursuant to the California Environmental Quality Act and State CEQA guidelines.

3. The schematic plans for the San Francisco State University Science Replacement Building project are approved at a project cost of $170,028,000 at CCCI 6840.