

AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: 1:30 p.m., Tuesday, September 12, 2023
Glenn S. Dumke Auditorium

Jack McGrory, Chair
Diana Aguilar-Cruz, Vice Chair
Larry L. Adamson
Raji Kaur Brar
Mark Ghilarducci
Leslie Gilbert-Lurie
Anna Ortiz-Morfit

- Consent** 1. Approval of Minutes of the Meeting of July 12, 2023, *Action*
- Discussion** 2. Update and Approval of the Five-Year Capital Outlay Plan, *Action*
3. California State University, Long Beach Hillside North Student Housing Schematic Design Approval, *Action*
4. California State University, San Bernardino Palm Desert Off-Campus Center Student Services Building Schematic Design Approval, *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**

July 12, 2023

Members Present

Jack McGrory, Chair
Diana Aguilar-Cruz, Vice Chair
Larry L. Adamson
Raji Kaur Brar
Mark Ghilarducci
Leslie Gilbert-Lurie
Anna Ortiz-Morfit

Wenda Fong, Chair of the Board
Jolene Koester, Interim Chancellor

Trustee Jack McGrory called the meeting to order.

Public Comment

Public comment occurred at the beginning of the meeting's open session prior to all committees. No public comments were made pertaining to committee agenda items.

Consent Agenda

The minutes of the May 2023 meeting of the Committee on Campus Planning, Buildings and Grounds were approved as submitted.

Following approval of the consent agenda, Executive Vice Chancellor Steve Relyea announced the upcoming retirement of Vi San Juan, Assistant Vice Chancellor Campus Planning Design and Construction. Assistant Vice Chancellor San Juan's extraordinary service to the CSU was acknowledged and commended by the trustees, presidents, and others in attendance.

Preliminary Five-Year Capital Outlay Plan

This item provided information on the California State University capital and facilities infrastructure program and planning in support of the Board of Trustees Operating Budget Request for 2024-2025.

Following the presentation, additional gratitude was expressed for Assistant Vice Chancellor San Juan's service to the CSU.

A question was asked about how prioritized projects will be financed, and it was explained the CSU is selling bonds to finance projects, although yields are lower due to higher interest rates. It was also asked how much of the capital plan the CSU currently has funding, and it was explained that the CSU effectively has no funding for the projects except for the Maritime pier project which is being funded from previously approved bonds. It was strongly recommended that the CSU ensure a general obligation bond initiative is on the ballot in 2024.

A request was made for additional details about how projects are prioritized, and it was suggested that categories of project urgency would be helpful for newer committee members. It was noted that a presentation about prioritization made to the committee two years ago would be helpful to new members. Additionally, it was explained that the universities submit their highest priority projects each year, and key factors that drive projects to the top of the list are infrastructure improvements relating to critical life safety, such as fire protection and seismic strengthening projects. The Maritime pier project is also a priority due to the future delivery of a new ship. Donor-funded projects are also considered in the prioritization process. It was asked if a list exists of all university requests including those not prioritized, and it was explained that the highest priorities alone total \$31 billion so lower priority projects are not submitted. It was noted that universities can move projects up the priority list by raising money for critical projects.

California State University, Long Beach Peterson Hall 1 Replacement, Schematic Design Approval

This item requested the California State University Board of Trustees approve schematic plans for the California State University, Long Beach Peterson Hall 1 Replacement Building (Seismic) project.

Following the presentation, it was noted that the cost of \$897 per square foot is relatively high, and it was explained that main drivers of the cost are medical equipment and laboratory components as well as remediation of soil and extension of fire water flow to this area of the campus.

A comment was made in support of the project and investment in higher education, noting that future doctors graduating from this program will save lives.

The committee recommended approval of the proposed resolution (RCPBG 07-23-04).

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

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Update and Approval of the Five-Year Capital Outlay Plan

Presentation By

Steve Relyea
Executive Vice Chancellor and
Chief Financial Officer

Paul Gannoe
Assistant Vice Chancellor
Capital Planning, Design and Construction

Summary

This item requests approval by the California State University Board of Trustees of the Five-Year Capital Outlay Plan covering the period from 2024-2025 through 2028-2029. The Five-Year Capital Plan totals over \$30.9 billion and is comprised of academic and self-support projects. The five-year total includes \$7.8 billion in Critical Facilities Renewal projects. The electronic version of the Five-Year Capital Plan can be found at the following link:

[Five-Year Capital Plan - 2024-2025 through 2028-2029.](#)

The plan contains university-specific sections with descriptions of each improvement project as well as a five-year summary of requested projects and previously funded projects. The list of priority projects requested for 2024-2025 funding is provided in Attachment A. Funding for the academic and infrastructure projects is reliant upon approval of additional base operating funds or passage of a General Obligation bond that includes higher education.

The Five-Year Capital Plan also identifies campus requests for Critical Facilities Renewal funding. The CSU is requesting \$1.3 billion from the state in 2024-2025 one-time funding to address priority needs. These projects will address building systems and campus infrastructure that have been maintained either to the end of their useful life or past their useful life and are now in need of replacement or major repairs.

The preliminary Five-Year Capital Plan was presented as an information item at the July 2023 Board of Trustees meeting to seek input and provide an update on the use of capital and facilities renewal funding. This item reflects minor changes to the budget and scope of the projects in the list presented in July as a result of additional information and further project planning.

Background of the Five-Year Capital Plan

The primary objective of the capital plan is to support the academic mission by providing facilities appropriate to the CSU's educational programs, to create environments that are conducive to learning allowing students to thrive, and to ensure that the quality and quantity of facilities at each of the 23 universities serve all students, faculty, and staff appropriately.

As buildings age and become more difficult to maintain and given the limited budgets available for critical facilities renewal and ongoing maintenance, universities face challenges in providing built environments in which effective teaching and learning can take place. With increasing global temperatures, resiliency and adaptation in the built environment have become imperative. The Five-Year Plan reflects the campus priority projects to address these critical challenges.

In March 2019, the Board of Trustees approved the Categories and Criteria for Priority Setting for the capital plan with the following categories:

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

Projects in the 2024-2025 through 2028-2029 Five-Year Capital Plan align with these Categories and Criteria and focus on addressing critical infrastructure deficiencies, renovation or replacement of obsolete or deficient buildings, and propose a limited number of growth projects particularly in the areas of allied health and science, technology, engineering, and math (STEM) programs.

Process for the Development of the Five-Year Capital Plan

The process to develop the CSU Five-Year Plan is an iterative one, beginning with a call letter to the universities in which the Chancellor's Office begins to engage with each individual university on the development of their plan. Each university's assigned planner and associate planner provide support through this process. Planning begins well in advance of the funding cycle, for example the call letter that will go out in January 2024 will begin the planning process for the 2025-26 fiscal year.

The call letter outlines the overall process and includes the Board of Trustees' established categories and criteria as an overarching framework for the development of the Five-Year Plan. University presidents are requested to submit a response in two phases; the first phase includes large academic program projects such as new buildings and major renovations. The second phase includes smaller infrastructure improvement and deferred maintenance projects. Examples of these projects include replacement of utility systems, energy efficiency projects, and projects affecting campus resiliency.

Each university submits supporting documents describing the nature of each project and the associated project budget along with proposed funding sources. The universities also communicate their highest priority projects over the five-year planning period and a proposed order of initiating each priority project.

In preparing the Five-Year Capital Plan, universities rely not only on identified facility needs but projects are developed and recommended to the Board of Trustees using the following planning tools and resources:

- Seismic Priority List – This list identifies facilities that need either structural repair or evaluation. The list is maintained by the CSU Seismic Review Board that advises the Chancellor’s Office. The list is updated as part of an ongoing review process.
- Facility Condition Assessments – Facility condition assessments, updated annually, provide a comprehensive list of critical facility renewal needs and their estimated budgets. This information is used as part of the project prioritization, with priority given to projects that address renewal needs. The assessments are used to determine the estimated university backlog of renewal needs.
- Summary of Campus Capacity – This planning tool compares projected full-time equivalent student (FTE) enrollment to seat capacity to quantify surpluses or deficits in lecture/classroom space, laboratory space, and faculty offices across the university academic disciplines. Projects that address significant space deficits are prioritized over other projects.
- Laboratory Enrollment versus Laboratory Capacity – This tool evaluates access to lab teaching space by discipline based on current space and forecast enrollment growth. Projects are evaluated and prioritized based on addressing a deficit in an existing program or adding space needed to grow a specific program.
- Utilization Report – This report provides classroom and laboratory use by facility and room occupancy. The data from the Utilization Report allows universities to focus on developing space types that are shown to be in the highest demand.

Using a combination of these tools, and information received from each university, the five-year plan ensures that the most critical projects at each university are addressed.

2023-2024 Facilities Funding Update

CSU Systemwide Revenue Bond Funded - Academic Program Funding

The 2023-2024 Five-Year Plan was approved by the Board of Trustees in November 2022. In July 2023 the Department of Finance approved the projects included in the chart below for funding from the remaining funds from the Board of Trustees prior approval of academic debt financing. At this time, based on remaining funding from prior board financing authorizations, it is anticipated that only the California Maritime Academy Pier Extension project will be funded.

| 2023-2024 Academic Capital Plan – DOF Approval | | | |
|---|-------------------------------|--------------|----------------------------|
| Campus | Project Title | Phase | Project Budget |
| Systemwide | Infrastructure Improvements | PWC | \$ 50,000,000 |
| California Maritime Academy | Boat Basin and Pier Extension | C | \$ 82,196,000 ¹ |
| | | Total | \$132,196,000 |

Recommendation

The following resolution is presented for approval:

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

1. The 2024-2025 Capital Plan Priority List is approved.
2. The chancellor is authorized to proceed with design and construction to fast-track projects in the 2024-2025 through 2028-2029 Five-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 plan and report budget adjustments in the subsequent Five-Year Capital Plan.
5. The chancellor is authorized to adjust the scope and budget of 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.

¹ Includes Federal Funds request.

2024/2025 Capital Outlay Program Project List

Cost Estimates are at Engineering News Record California Construction Cost Index 10461 and Equipment Price Index 5000

ACADEMIC PROJECTS LIST (Dollars in 000s)

| Priority Order | Cate-gory | Campus | Project Title | FTE | Phase | Campus Reserves/ | | Total Budget | Cumulative Total Budget | Cumulative SRB-AP Budget |
|--------------------------------|-----------|-----------------|--|--------------|-------|-------------------|---------------------|---------------------|-------------------------|--------------------------|
| | | | | | | Other | SRB-AP ¹ | | | |
| 1 | IA/IB | Statewide | Infrastructure Improvements ² | N/A | PWC | 8,484 | 589,400 | 597,884 | 597,884 | 589,400 |
| 2 | IA | Chico | Utilities Infrastructure ³ | N/A | PWC | 6,401 | 113,900 | 120,301 | 718,185 | 703,300 |
| 3 | IA | Sonoma | Utilities Infrastructure (Water) ⁴ | N/A | WC | 0 | 44,646 | 44,646 | 762,831 | 747,946 |
| 4 | IA | East Bay | Library Seismic (West Wing Relocations) | 0 | PWCE | 3,429 | 30,858 | 34,287 | 797,118 | 778,804 |
| 5 | IB | Long Beach | Peterson Hall 1 Replacement Bldg (Seismic) | -2,221 | CE | 15,000 | 159,788 | 174,788 | 971,906 | 938,592 |
| 6 | II | San Marcos | Integrated Sciences & Engineering | 555 | CE | 5,488 | 65,493 | 70,981 | 1,042,887 | 1,004,085 |
| 7 | IB | Dominguez Hills | Natural Science & Math Bldg Renovation (Seismic) | 198 | WCE | 0 | 90,634 | 90,634 | 1,133,521 | 1,094,719 |
| 8 | II | Fullerton | Science Laboratory Replacement (Seismic) | 205 | PWCE | 12,819 | 115,371 | 128,190 | 1,261,711 | 1,210,090 |
| 9 | IB | Sacramento | Engineering Replacement Building | 83 | PWCE | 9,635 | 151,428 | 161,063 | 1,422,774 | 1,361,518 |
| 10 | IB | Northridge | Sierra Hall Renovation | 0 | PWCE | 16,284 | 151,024 | 167,308 | 1,590,082 | 1,512,542 |
| 11 | II | Fresno | Concert Hall | 0 | WCE | 36,637 | 44,373 | 81,010 | 1,671,092 | 1,556,915 |
| 12 | IB | San Diego | Life Sciences Building, Ph. 1 | 0 | PWCE | 70,000 | 80,208 | 150,208 | 1,821,300 | 1,637,123 |
| 13 | II | Channel Islands | Early Childhood Care and Education Center | 75 | PWCE | 19,650 | 23,189 | 42,839 | 1,864,139 | 1,660,312 |
| 14 | IB | San Francisco | Thornton Hall Renewal | -580 | PWCE | 0 | 172,621 | 172,621 | 2,036,760 | 1,832,933 |
| 15 | II | Stanislaus | Classroom II | 1,917 | PWCE | 10,446 | 123,547 | 133,993 | 2,170,753 | 1,956,480 |
| 16 | II | Monterey Bay | Taylor Science & Engineering Bldg - Academic IV | 96 | PWCE | 23,950 | 56,178 | 80,128 | 2,250,881 | 2,012,658 |
| 17 | IA | Pomona | Library Building Renovation (Seismic) | N/A | PWCE | 2,000 | 76,659 | 78,659 | 2,329,540 | 2,089,317 |
| 18 | IB | San Luis Obispo | Space Recapture | 3,165 | PWCE | 5,000 | 33,055 | 38,055 | 2,367,595 | 2,122,372 |
| Total Academic Projects | | | | 3,493 | | \$ 245,223 | \$ 2,122,372 | \$ 2,367,595 | \$ 2,367,595 | \$ 2,122,372 |

SELF-SUPPORT / OTHER PROJECTS LIST (Dollars in 000s)

| Alpha Order | Cate-gory | Campus | Project Title | Spaces | Phase | Campus Reserves/ | | Total Budget | Cumulative Total Budget | Cumulative SRB-SS Budget |
|---|-----------|---------------|---|--------------|-------|-------------------|---------------------|---------------------|-------------------------|--------------------------|
| | | | | | | Other Budget | SRB-SS ⁵ | | | |
| 1 | IB | Fresno | Valley Children Stadium Mod - N Endzone Upgrades | N/A | PWC | 7,660 | 0 | 7,660 | 7,660 | 0 |
| 2 | IB | Los Angeles | Ctr for Academic Success/Ctr for Faculty Excellence | 0 | PWC | 15,000 | 0 | 15,000 | 22,660 | 0 |
| 3 | IB | San Francisco | Mary Park Hall Renovation | 200 | PWCE | 0 | 44,202 | 44,202 | 66,862 | 44,202 |
| 4 | IB | San Francisco | Mary Ward Hall Renovation | 200 | PWCE | 0 | 44,202 | 44,202 | 111,064 | 88,404 |
| Total Self-Support / Other Projects | | | | 400 | | \$ 22,660 | \$ 88,404 | \$ 111,064 | \$ 111,064 | \$ 88,404 |
| Grand Total Academic and Self-Support Projects | | | | 3,893 | | \$ 267,883 | \$ 2,210,776 | \$ 2,478,659 | \$ 2,478,659 | \$ 2,210,776 |

P = Preliminary Plans / W = Working Drawings / 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 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.]
- ³ 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.
- ⁴ Projects in *italics* have been approved by the Board of Trustees and are included only relative to the project funding total.
- ⁵ SRB-SS: Systemwide Revenue Bonds - Self-Support Program

2024/2025 Infrastructure Improvements Program Project List

Cost Estimates are at Engineering News Record California Construction Cost Index 10461 and Equipment Price Index 5000

ACADEMIC PROJECTS¹

| Campus | Project Title | Phase | Campus Reserves/ Other Budget | SRB-AP Budget | Total Project Budget | Cumulative Total Project Budget |
|-------------------------|---|-------|----------------------------------|---------------|----------------------|---------------------------------|
| Bakersfield | Lecture Building Renovation | PWC | 0 | 1,870,000 | 1,870,000 | 1,870,000 |
| Bakersfield | Building #23 Remodel, Ph. 2 | PWC | 0 | 1,780,000 | 1,780,000 | 3,650,000 |
| Bakersfield | Classroom Building Renovation | PWC | 0 | 3,780,000 | 3,780,000 | 7,430,000 |
| Bakersfield | Administration Renovation | PWC | 0 | 1,640,000 | 1,640,000 | 9,070,000 |
| Channel Islands | Nursing Simulation Lab Expansion | PWCE | 0 | 5,659,000 | 5,659,000 | 14,729,000 |
| Channel Islands | Napa Hall HVAC Upgrades | PWC | 0 | 1,655,000 | 1,655,000 | 16,384,000 |
| Channel Islands | EI Dorado Hall HVAC Upgrades | PWC | 0 | 1,539,000 | 1,539,000 | 17,923,000 |
| Chico | Title IX Facility Improvements | PWCE | 0 | 1,515,000 | 1,515,000 | 19,438,000 |
| Chico | Tribal Relations Relocation | PWC | 0 | 1,010,000 | 1,010,000 | 20,448,000 |
| Chico | Deen House Renovation | PWCE | 0 | 505,000 | 505,000 | 20,953,000 |
| Chico | Plumas Engr Lab Improvements | PWCE | 0 | 3,030,000 | 3,030,000 | 23,983,000 |
| Chico | Plumas Digital Media Lab Improvements | PWCE | 0 | 505,000 | 505,000 | 24,488,000 |
| Chico | 388 Orange Street Renovation | PWCE | 0 | 10,989,000 | 10,989,000 | 35,477,000 |
| Dominguez Hills | Pool Infrastructure & Equipment Upgrade | PWC | 0 | 2,016,000 | 2,016,000 | 37,493,000 |
| Dominguez Hills | Satellite Central Plant | PWC | 0 | 8,144,000 | 8,144,000 | 45,637,000 |
| East Bay | Resilient Microgrid | PWC | 330,000 | 3,038,000 | 3,368,000 | 49,005,000 |
| East Bay | Accessibility Upgrades | PWC | 278,000 | 2,534,000 | 2,812,000 | 51,817,000 |
| East Bay | Lighting Upgrades | PWC | 330,000 | 3,038,000 | 3,368,000 | 55,185,000 |
| East Bay | Storm Drain Improvement | PWC | 220,000 | 2,025,000 | 2,245,000 | 57,430,000 |
| East Bay | Sanitary Sewer System Improvement | PWC | 275,000 | 2,531,000 | 2,806,000 | 60,236,000 |
| East Bay | Fire Hydrant Pressure Improvement | PWC | 200,000 | 1,823,000 | 2,023,000 | 62,259,000 |
| Fresno | ADA Upgrades | PWC | 0 | 11,312,000 | 11,312,000 | 73,571,000 |
| Fresno | Secured Access (Rekey) | C | 0 | 1,234,000 | 1,234,000 | 74,805,000 |
| Fresno | Exterior Building Systems Replacement | PWC | 0 | 3,533,000 | 3,533,000 | 78,338,000 |
| Fresno | Telecommunications | PWC | 0 | 2,929,000 | 2,929,000 | 81,267,000 |
| Fullerton | Nutwood Pedestrian Bridge | PWC | 809,000 | 8,087,000 | 8,896,000 | 90,163,000 |
| Fullerton | Secondary MDF (Backbone Cabling Dist. Point) | PWC | 202,000 | 2,020,000 | 2,222,000 | 92,385,000 |
| Fullerton | Campuswide Confined Space Upgrades | PWC | 66,000 | 662,000 | 728,000 | 93,113,000 |
| Fullerton | Campuswide Fire/Life Safety & ADA Remediation | PWC | 151,000 | 1,510,000 | 1,661,000 | 94,774,000 |
| Fullerton | Secondary Data Center | PWC | 453,000 | 4,525,000 | 4,978,000 | 99,752,000 |
| Fullerton | Campuswide HazMat Survey | PWC | 90,000 | 900,000 | 990,000 | 100,742,000 |
| Humboldt | Accessibility Improvements | PWC | 0 | 9,345,000 | 9,345,000 | 110,087,000 |
| Humboldt | Gist Hall Renewal | PWC | 2,307,000 | 2,000,000 | 4,307,000 | 114,394,000 |
| Long Beach | LIB Sunken Courtyard ADA Compliance | PWC | 0 | 1,515,000 | 1,515,000 | 115,909,000 |
| Long Beach | Corp Yard Replacement Facility | PWC | 0 | 1,515,000 | 1,515,000 | 117,424,000 |
| Long Beach | MSX HVAC Merv Filter Upgrades | PWC | 0 | 1,515,000 | 1,515,000 | 118,939,000 |
| Long Beach | Friendship Walk ADA, Ph. 1 - CP/USU Stair | PWC | 0 | 2,280,000 | 2,280,000 | 121,219,000 |
| Long Beach | Friendship Walk ADA, Ph. 2 - West Turn Stair | PWC | 0 | 736,000 | 736,000 | 121,955,000 |
| Long Beach | MSX Pneumatic Control Conversion to DDC | PWC | 0 | 2,020,000 | 2,020,000 | 123,975,000 |
| Long Beach | Microbiology Exhaust System Upgrades | PWC | 0 | 12,120,000 | 12,120,000 | 136,095,000 |
| Long Beach | FO3 AHU Replacement & DDC Upgrades for VAVs | PWC | 0 | 1,161,000 | 1,161,000 | 137,256,000 |
| Los Angeles | Administration Building Demolition | PWC | 0 | 12,258,000 | 12,258,000 | 149,514,000 |
| Los Angeles | Critical Structural Repair Water Intrusion | PWC | 0 | 15,150,000 | 15,150,000 | 164,664,000 |
| Maritime Academy | Facilities Grounds Replacement Building | PWC | 0 | 2,752,000 | 2,752,000 | 167,416,000 |
| Maritime Academy | Lower Campus ADA Improvements | PWC | 23,000 | 705,000 | 728,000 | 168,144,000 |
| Maritime Academy | Power Metering & Demand Response Capability | PWC | 0 | 914,000 | 914,000 | 169,058,000 |
| Maritime Academy | Classroom Building & Electrical Repairs | PWC | 0 | 1,450,000 | 1,450,000 | 170,508,000 |

2024/2025 Infrastructure Improvements Program Project List

Cost Estimates are at Engineering News Record California Construction Cost Index 10461 and Equipment Price Index 5000

ACADEMIC PROJECTS¹ continued

| Campus | Project Title | Phase | Campus Reserves/ Other Budget | SRB-AP Budget | Total Project Budget | Cumulative Total Project Budget |
|-----------------------|--|-------|----------------------------------|---------------|----------------------|---------------------------------|
| Monterey Bay | Mechatronics Laboratory Space | PWC | 0 | 3,030,000 | 3,030,000 | 173,538,000 |
| Monterey Bay | Infrastructure Improvements | WC | 0 | 1,400,000 | 1,400,000 | 174,938,000 |
| Monterey Bay | Greenhouses | PWC | 0 | 2,255,000 | 2,255,000 | 177,193,000 |
| Monterey Bay | ADA Projects | WC | 0 | 404,000 | 404,000 | 177,597,000 |
| Monterey Bay | Energy Efficiency Projects | PWC | 0 | 606,000 | 606,000 | 178,203,000 |
| Monterey Bay | Seismic Projects | C | 0 | 808,000 | 808,000 | 179,011,000 |
| Monterey Bay | Telecom Infrastructure Modernization | PWC | 0 | 404,000 | 404,000 | 179,415,000 |
| Northridge | Perimeter Building Security Controls Upgrade | PWC | 0 | 1,005,000 | 1,005,000 | 180,420,000 |
| Northridge | N. Field Substation Replace & Baseball Lighting Imp. | PWC | 0 | 3,715,000 | 3,715,000 | 184,135,000 |
| Northridge | University Library Life Safety & Exiting | PWC | 0 | 4,848,000 | 4,848,000 | 188,983,000 |
| Northridge | Gunshot Detection System & Security Cameras Upgrade | PWC | 0 | 1,262,000 | 1,262,000 | 190,245,000 |
| Northridge | Sanitary & Storm Mains Improvements | PWC | 0 | 3,535,000 | 3,535,000 | 193,780,000 |
| Northridge | Plummer Street Renewal & ADA Improvements | PWC | 0 | 3,795,000 | 3,795,000 | 197,575,000 |
| Northridge | Live Oak Hall Elevator & ADA Improvement | PWC | 0 | 3,200,000 | 3,200,000 | 200,775,000 |
| Pomona | Kellogg Drive & E Campus Drive Roadway Reconfiguration | PWC | 1,500,000 | 18,098,000 | 19,598,000 | 220,373,000 |
| Sacramento | ADA Upgrades | PWC | 0 | 3,467,000 | 3,467,000 | 223,840,000 |
| Sacramento | All-Gender Restrooms/Mothers Room | PWC | 0 | 1,010,000 | 1,010,000 | 224,850,000 |
| Sacramento | Domestic Water Upgrades, Ph. 1 | PWC | 0 | 3,205,000 | 3,205,000 | 228,055,000 |
| Sacramento | Shelter in Place/Electronic Locks | PWC | 0 | 1,939,000 | 1,939,000 | 229,994,000 |
| Sacramento | ADA Restrooms | PWC | 0 | 3,393,000 | 3,393,000 | 233,387,000 |
| Sacramento | Occupational Health Therapy Remodel | PWC | 0 | 4,321,000 | 4,321,000 | 237,708,000 |
| San Bernardino | Storm Water Flood Prevention Infrastructure | PWC | 0 | 1,008,000 | 1,008,000 | 238,716,000 |
| San Bernardino | Access Barrier Removal | PWC | 0 | 1,009,000 | 1,009,000 | 239,725,000 |
| San Bernardino | All-Gender Restrooms | PWC | 0 | 1,714,000 | 1,714,000 | 241,439,000 |
| San Bernardino | Tennis Courts Resurfacing | PWC | 0 | 1,208,000 | 1,208,000 | 242,647,000 |
| San Bernardino | Drought Tolerant Landscaping | PWC | 0 | 1,050,000 | 1,050,000 | 243,697,000 |
| San Bernardino | Visual Arts / RAFFMA Humidity Control | PWC | 0 | 1,918,000 | 1,918,000 | 245,615,000 |
| San Bernardino | Building 23 Renewal | PWC | 0 | 525,000 | 525,000 | 246,140,000 |
| San Bernardino | Handball/Racquetball Courts Demolition | PWC | 0 | 3,022,000 | 3,022,000 | 249,162,000 |
| San Bernardino | Old Physical Education Pool Demolition | PWC | 0 | 3,534,000 | 3,534,000 | 252,696,000 |
| San Diego | Campuswide Utilities Upgrade 2 | PWC | 0 | 23,446,000 | 23,446,000 | 276,142,000 |
| San Diego | Chemistry & Life Sciences Instructional Space Upgrade | PWCE | 0 | 3,030,000 | 3,030,000 | 279,172,000 |
| San Francisco | Hensill Hall Sprinkler & Fire Alarm Improvements | PW | 0 | 6,391,000 | 6,391,000 | 285,563,000 |
| San Francisco | Advising (Old Admin) Building Seismic Upgrade | PWC | 0 | 10,340,000 | 10,340,000 | 295,903,000 |
| San Francisco | Hensill Hall Elevator Renewal | PW | 0 | 2,984,000 | 2,984,000 | 298,887,000 |
| San Francisco | Cox Stadium ADA Upgrades | PWC | 0 | 2,323,000 | 2,323,000 | 301,210,000 |
| San José | Main Campus Exterior Lighting Upgrades | PWC | 0 | 2,982,000 | 2,982,000 | 304,192,000 |
| San José | Moss Landing Sea Water Pump Upgrades | PWC | 0 | 1,212,000 | 1,212,000 | 305,404,000 |
| San José | Sanitary Sewer Infrastructure Improvements | PWC | 0 | 1,516,000 | 1,516,000 | 306,920,000 |
| San José | Utility Infrastructure Improvement, Areas 3, 4, & 5 | PWC | 0 | 7,514,000 | 7,514,000 | 314,434,000 |
| San José | South Campus Domestic Water Improvement | PWC | 0 | 2,797,000 | 2,797,000 | 317,231,000 |
| San José | Central Plant Auxiliary Boiler NOX Installation | PWC | 0 | 2,424,000 | 2,424,000 | 319,655,000 |
| San José | Central Plant Controls Upgrades | PWC | 0 | 1,454,000 | 1,454,000 | 321,109,000 |
| San José | Turbine Speed Controller Upgrades | PWC | 0 | 663,000 | 663,000 | 321,772,000 |
| San José | Campus Security Camera Network Improvements | PWC | 0 | 3,959,000 | 3,959,000 | 325,731,000 |

2024/2025 Infrastructure Improvements Program Project List

Cost Estimates are at Engineering News Record California Construction Cost Index 10461 and Equipment Price Index 5000

ACADEMIC PROJECTS¹ continued

| Campus | Project Title | Phase | Campus Reserves/ Other Budget | SRB-AP Budget | Total Project Budget | Cumulative Total Project Budget |
|---|---|-------|----------------------------------|-----------------------|----------------------------|---------------------------------------|
| San Luis Obispo | Water Reclamation Facility | C | 0 | 20,873,000 | 20,873,000 | 346,604,000 |
| San Luis Obispo | Higher Capacity Boiler Expansion Tanks | PWC | 0 | 859,000 | 859,000 | 347,463,000 |
| San Luis Obispo | Storm Drain Upsize | PWC | 0 | 525,000 | 525,000 | 347,988,000 |
| San Luis Obispo | Water Purchase & Conveyance | A | 1,250,000 | 0 | 1,250,000 | 349,238,000 |
| San Marcos | Centralized Solar & Energy Storage | PWCE | 0 | 5,026,000 | 5,026,000 | 354,264,000 |
| San Marcos | Maker Space | PW | 0 | 1,333,000 | 1,333,000 | 355,597,000 |
| San Marcos | DSX Locking Systems | PWCE | 0 | 1,205,000 | 1,205,000 | 356,802,000 |
| Sonoma | Accessibility ADA Upgrades | PWC | 0 | 9,083,000 | 9,083,000 | 365,885,000 |
| Sonoma | Schulz Info Ctr & Darwin Hall ER Power Upgrades | PWC | 0 | 2,020,000 | 2,020,000 | 367,905,000 |
| Stanislaus | ADA Barrier Removal | PWC | 0 | 1,335,000 | 1,335,000 | 369,240,000 |
| Stanislaus | Art Sculpture Studio & ADA Restrooms | PWCE | 0 | 6,805,000 | 6,805,000 | 376,045,000 |
| Stanislaus | Naraghi Hall Ventilation Reduction | PWC | 0 | 1,603,000 | 1,603,000 | 377,648,000 |
| Stanislaus | Naraghi Chiller Pumps | PWC | 0 | 906,000 | 906,000 | 378,554,000 |
| Stanislaus | Campus Wayfinding | PWC | 0 | 654,000 | 654,000 | 379,208,000 |
| Stanislaus | Stockton-Acacia Hall DM & Selective Demolition | PWC | 0 | 38,676,000 | 38,676,000 | 417,884,000 |
| Systemwide | HVAC & Electrical Upgrades | PWC | 0 | 60,000,000 | 60,000,000 | 477,884,000 |
| Systemwide | Resiliency/Energy/Water Projects | PWC | 0 | 60,000,000 | 60,000,000 | 537,884,000 |
| Systemwide | Critical Infrastructure/Seismic | PWC | 0 | 60,000,000 | 60,000,000 | 597,884,000 |
| Total ACADEMIC Infrastructure Improvements Program | | | \$ 8,484,000 | \$ 589,400,000 | \$ 597,884,000 | \$ 597,884,000 |

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

Notes:

¹ The Infrastructure Improvements Program addresses smaller scale utility, building systems renewal, ADA, seismic strengthening, & 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, Long Beach Hillside North Student Housing Schematic Design Approval

Presentation By

Steve Relyea
Executive Vice Chancellor and
Chief Financial Officer

Dr. Jane Close Conoley
President
California State University, Long Beach

Paul Gannoe
Assistant Vice Chancellor
Capital Planning, Design and Construction

Summary

This agenda item requests approval of schematic plans for the California State University, Long Beach Hillside North Student Housing project.

Hillside North Student Housing

Project Architect: Perkins & Will

Construction Manager at Risk Contractor: Swinerton Builders

Background and Scope

California State University, Long Beach (CSULB) proposes to design and construct a new residence hall complex (#103A-C¹) which consists of three five-story buildings. The new residence halls will provide a total of 71,330 assignable square feet (ASF)/108,760 gross square feet (GSF) and 424 beds. The project will be located northeast of the existing Hillside Village student housing complex (#62A-F), north of the existing Los Alamitos Hall (#60), and east of the parking lot G4. This project was approved for funding in 2022-2023 from the State's Higher Education Student Housing Grant Program (HESHGP) to provide affordable student housing. As part of the 2023-24 state budget, the state one-time HESHGP funding will be replaced with CSU Systemwide Revenue Bonds supported by an on-going state appropriation. The Board of Trustees approved this funding swap in the July 2023 meeting. CSULB will seek future Board of Trustees

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

approval of Systemwide Revenue Bond financing for the self-support portion of the project funding. The grant program allows affordable beds to be located across the university inventory of new beds and the existing student housing inventory.

California State University, Long Beach is a vibrant, diverse university community of more than 38,000 students located in Los Angeles County. Sixty-four percent of CSULB students are low-income students and thirty-eight percent of CSULB student housing residents are eligible for Cal Grants. As one of the largest CSU universities, CSULB's existing housing capacity of 2,895 beds can accommodate 8% of the student population; more than 2,000 students are on this year's housing waitlist. In a city and region where the cost of living is at an all-time high and continuing to increase, providing affordable housing to CSULB students is critical for student retention and success.

This proposed student housing project will provide much needed affordable housing to designated low-income students, reducing the total cost of attendance, bolstering direct access to affordable student housing for those students in the most need, and improving student retention and graduation rates. In addition, this project will expand the partnership with Long Beach Community College (LBCC) through the Long Beach College Promise initiative, which allows for a seamless transition for LBCC students into CSU residential life.

The new student housing buildings will provide 412 affordable student beds which consist of a mixture of single and double occupancy dormitory rooms and 12 resident advisor (RA) beds. The proposed project aims to foster a greater sense of community. Each residence floor will form a living community with resident-to-RA ratio of 35:1. A typical residence floor includes dormitory rooms, restrooms, showers, lounges, and study rooms. The ground floor provides shared kitchens, a multipurpose room, community laundry room, and small music practice rooms. The new student residence buildings will also house a Counseling and Psychological Services satellite office, student housing administrative offices, and three housing staff apartments. The green open space and main path through new housing buildings will create an inviting entrance and connections between student housing and the rest of campus, and provide outdoor space for studying, relaxing, and activities.

The new student housing buildings are five-story concrete framed non-combustible structures connected by elevated walkways. The proposed project will meet the requirements of the CSU Sustainability Policy. It is currently designed to achieve Leadership in Energy and Environmental Design (LEED) Silver equivalent or greater and will be a net zero energy building. Net zero energy design for new buildings on campus is required to meet the 2030 and 2040 decarbonization goals established systemwide. Notable sustainability features include low flow water fixtures, reclaimed water usage for water closets and irrigation, energy efficient heat pump water heater, drought-tolerant landscaping, LED lighting with occupancy sensors and daylight controls, energy efficient HVAC and control system interfacing with operable windows, and solar panel power generation.

Timing (Estimated)

| | |
|------------------------------------|--------------|
| Completion of Preliminary Drawings | October 2023 |
| Completion of Working Drawings | January 2024 |
| Start of Construction | June 2024 |
| Occupancy | June 2026 |

Basic Statistics

| | |
|--|---------------------|
| Gross Building Area | 108,760 square feet |
| Assignable Building Area (CSU ²) | 71,330 square feet |
| Net Useable Building Area (FICM ³) | 94,620 square feet |
| Efficiency (CSU) | 66 percent |
| Efficiency (FICM) | 87 percent |

Cost Estimate – California Construction Cost Index (CCCI) 8287⁴

Building Cost (\$685 per GSF) \$74,516,000

| <i>Systems Breakdown</i> | <i>(\$ per GSF)</i> |
|--|---------------------|
| a. Substructure (Foundation) | \$ 18.83 |
| b. Shell (Structure and Enclosure) | \$ 184.90 |
| c. Interiors (Partitions and Finishes) | \$ 98.62 |
| d. Services (HVAC, Plumbing, Electrical, Fire) | \$ 229.69 |
| e. Built-in Equipment and Furnishings | \$ 8.66 |
| f. Special Construction and Demolition | \$ 13.18 |
| g. General Requirements/Conditions and Insurance | \$ 131.24 |

Site Development \$12,088,000

Construction Cost \$86,604,000

Fees, Contingency, Services \$25,339,000

² Assignable building area is based on CSU policy.

³ Net useable building area is greater than assignable building area by including corridors, restrooms, mechanical rooms, etc., based on the definitions of the Postsecondary Education Facilities Inventory & Classification Manual (FICM).

⁴ The July 2022 Engineering News-Record California Construction Cost Index (CCCI). The CCCI is the average Building Cost Index for Los Angeles and San Francisco.

| | |
|---|----------------------|
| Total Project Cost (\$1,029 per GSF) | \$111,943,000 |
| Fixtures, Furniture & Movable Equipment | <u>\$3,879,000</u> |
| Grand Total | <u>\$115,822,000</u> |

Cost Comparison

The student housing building's cost of \$685 per GSF is lower than the \$760 per GSF for the West Campus Green Student Housing and Health Center at San Francisco State University approved in January 2023, the \$689 per GSF for the Affordable Student Housing Buildings #22 and #23 at CSU Northridge approved in July 2022, and higher than the \$551 per GSF for the Student Housing project at Cal Poly Humboldt approved in January 2023, and the \$580 per GSF for the University Village Housing and Dining project at CSU San Marcos approved in May 2023, all adjusted to CCCI 8287.

The Cal Poly Humboldt project is a much larger scale consisting of 964 beds and 303,000 GSF as the key factor in the lower cost per square foot compared to the proposed project. The CSU San Marcos project is also larger (137,000 GSF) than the proposed project. The Long Beach project includes a reclaimed water system that has a higher first cost, but lower operating cost.

Funding Data

This project was approved for funding (\$53,300,000) in 2022-2023 from the State's Higher Education Student Housing Grant Program (HESHGP). As part of the 2023-24 state budget, the one-time state grant funds will be replaced with CSU Systemwide Revenue Bonds debt supported by an ongoing state appropriation. This project will also be co-funded with CSU Systemwide Revenue Bonds (\$47,522,000) for self-support programs and CSU Long Beach Housing and Residential Life Auxiliary reserves (\$15,000,000). The board will be asked at a future meeting to consider the approval of the CSU Systemwide Revenue Bond financing for the self-support portion of the project funding.

California Environmental Quality Act (CEQA) Action

The proposed project is exempt under the Categorical Exemption guidelines for California Environmental Quality Act (CEQA). This exemption applies to infill development projects that are consistent with applicable land use plans; on sites of no more than five acres, with no habitat value for sensitive species, that are substantially surrounded by urban uses and can be adequately served by public utilities and services; and that would not result in significant traffic, noise, air quality, or water quality impacts.

Supporting documentation for the categorical exemption is available for review at: <https://www.csulb.edu/beach-building-services/california-environmental-quality-act-ceqa-compliance>

Recommendation

The following resolution is recommended for approval:

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

1. The California State University, Long Beach Hillside North Student Housing project will benefit the California State University.
2. The California State University, Long Beach Hillside North Student Housing project qualifies for a categorical exemption from CEQA and a Notice of Exemption shall be filed following project approval (Guidelines § 15062(a)).
3. Applicable mitigation measures adopted in conjunction with the Campus Master Plan approval and Final EIR certification in 2008 shall be implemented, monitored, and reported in accordance with the requirements of CEQA (Cal. Pub. Res. Code § 21081.6).
4. The schematic plans for the California State University, Long Beach Hillside North Student Housing project are approved at a project cost of \$115,822,000 at CCCI 8287.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

California State University, San Bernardino Palm Desert Off-Campus Center Student Services Building Schematic Design Approval

Presentation By

Steve Relyea
Executive Vice Chancellor and
Chief Financial Officer

Tomás D. Morales
President
California State University, San Bernardino

Paul Gannoe
Assistant Vice Chancellor
Capital Planning, Design and Construction

Summary

This agenda item requests the California State University Board of Trustees approve schematic plans for the Student Services Building project at the California State University, San Bernardino Palm Desert Off-Campus Center (Palm Desert Campus).

Project Background and Scope

Architect: LPA, Inc.
Construction Manager at Risk Contractor: C.W. Driver

California State University, San Bernardino (CSUSB) proposes to design and construct a new 26,042 assignable square feet (ASF)/43,305 gross square feet (GSF) Student Services Building (#10¹) at the Palm Desert Campus (PDC) to address existing space deficiencies and accommodate modest expansion of this off-campus center. The most recent Master Plan was approved by the Board of Trustees in 2018 to guide the future growth and development of the university. This project is the first step in implementing the vision of the revised Master Plan.

The Palm Desert Campus is centrally located in the heart of Coachella Valley and serves a diverse community that is geographically isolated from public higher education. Thirty-eight percent of the population in Coachella Valley are historically underrepresented minorities with only 17% of

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

the population having a bachelor’s degree. Expanding the Palm Desert Campus is crucial to support the higher education needs in the Coachella Valley.

Over the last two decades, the Palm Desert Campus has seen consistent growth in its student population. The campus now serves over 2,200 students (1,887 FTE in Fall 2022) driving a need for dedicated space for student support programs, health and wellness, student gathering space and food/dining options on campus. This proposed project will provide equitable student support services and student amenities at the Palm Desert Campus compared to those available for students at the San Bernardino main campus. The first floor of the new Student Services Building will house the library, campus bookstore, student health center, multi-purpose room, food service, and campus safety office. The second floor will include the Academic Support Center, administrative offices for student support programs, meeting and student club spaces.

The two-story facility will be a steel moment framed structure with ultra high-performance concrete panels for durability. The building is intentionally oriented to the north with an attached 40-foot-high shade canopy to provide solar protection for the building and extend outdoor learning and social space for students in milder months. The roof covering will utilize a single-ply membrane system. The new building is currently designed to achieve Leadership in Energy and Environmental Design (LEED) Silver Certification. Sustainable design features include LED lighting, low-flow plumbing fixtures, drought-tolerant landscaping, and rooftop solar photovoltaic panels.

In addition to the new Student Services Building, approximately 10,200 square feet of vacated space in three existing buildings, (Mary Stuart Rogers Gateway (#2), Indian Wells Center for Educational Excellence (#2A), and Health Sciences (#2B)), will be renovated and repurposed for classrooms, faculty offices, instructional support, and administrative support space to accommodate programs that are currently located in leased space off-campus.

Timing (Estimated)

| | |
|-----------------------------|---------------|
| Preliminary Plans Completed | January 2024 |
| Working Drawings Completed | February 2025 |
| Construction Start | May 2025 |
| Occupancy (New Building) | January 2027 |
| Occupancy (Renovation) | January 2028 |

Basic Statistics

| | |
|--------------------------------------|--------------------|
| <u>New Student Services Building</u> | |
| Gross Building Area | 43,305 square feet |

| | |
|--|--------------------|
| Assignable Building Area (CSU ²) | 26,042 square feet |
| Net Useable Building Area (FICM ³) | 42,120 square feet |
| Efficiency (CSU) | 60 percent |
| Efficiency (FICM) | 97 percent |

Renovation

| | |
|----------------------------------|--------------------|
| Gross Building Area | 10,254 square feet |
| Assignable Building Area (CSU) | 10,254 square feet |
| Net Useable Building Area (FICM) | 10,254 square feet |
| Efficiency (CSU) | 100 percent |
| Efficiency (FICM) | 100 percent |

Cost Estimate – California Construction Cost Index (CCCI) 8287⁴

New Student Services Building Cost (\$840 per GSF) \$36,358,000

| | | |
|--|---------------------|--|
| <i>Systems Breakdown</i> | <i>(\$ per GSF)</i> | |
| a. Substructure (Foundation) | \$ 26.63 | |
| b. Shell (Structure and Enclosure) | \$ 246.51 | |
| c. Interiors (Partitions and Finishes) | \$ 129.06 | |
| d. Services (HVAC, Plumbing, Electrical, Fire) | \$ 277.73 | |
| e. Built-in Equipment and Furnishings | \$ 10.65 | |
| f. Special Construction and Demolition | \$ 0.00 | |
| g. General Requirements/General Conditions and Insurance | \$ 149.00 | |

Renovation Building Cost (\$160 per GSF) \$1,637,000

| | | |
|--|---------------------|--|
| <i>Systems Breakdown</i> | <i>(\$ per GSF)</i> | |
| a. Interiors (Partitions and Finishes) | \$ 37.94 | |
| b. Services (HVAC, Plumbing, Electrical, Fire) | \$ 78.21 | |
| c. Special Construction and Demolition | \$ 9.75 | |
| d. General Requirements/General Conditions and Insurance | \$ 33.70 | |

Site Development 12,654,000

Construction Cost \$50,649,000
 Fees, Contingency, Services 22,931,000

² Assignable building area is based on CSU policy.

³ Net useable building area is greater than assignable building area by including corridors, restrooms, mechanical rooms, etc., based on the definitions of the Postsecondary Education Facilities Inventory & Classification Manual (FICM).

⁴ The July 2022 *Engineering News-Record* California Construction Cost Index (CCCI). The CCCI is the average Building Cost Index for Los Angeles and San Francisco.

| | |
|---|---------------------|
| Total Project Cost (\$1374 per GSF) | \$73,580,000 |
| Fixtures, Furniture and Movable Equipment | <u>5,420,000</u> |
| Grand Total | <u>\$79,000,000</u> |

Cost Comparison

This project's new construction building cost of \$840 per GSF is higher than the \$665 per GSF for the California State University, Monterey Bay Student Union Building project approved in November 2016, the \$609 per GSF new construction building cost for the California State University, San Bernardino Student Union Renovation and Expansion project approved in November 2017, and the \$628 per GSF for the California State University, Fresno New Student Union project approved in September 2019, all adjusted to CCCI 8287.

The higher building cost for the new construction is primarily due to the relatively small building size which significantly increases the building cost per square foot. The higher cost also reflects the nature of the building systems which require a new local chiller plant to support the building and robust HVAC and electrical systems in repose to the extreme weather and hotter climate in Palm Desert, in addition to inflation and construction escalation.

This project's renovation cost of \$160 per GSF is lower than the \$289 per GSF in the CSU Cost Guide at CCCI 8287 for the renovation of administrative buildings due to the minimal renovation required to re-purpose vacated spaces in existing buildings.

Funding Data

The project was initially provided with one-time funding (\$79,000,000) in the 2022-23 State Budget Act. As part of the 2023-24 state budget, the one-time state appropriation (\$79,000,000) will be replaced with CSU Systemwide Revenue Bonds supported by an increase to CSU's on-going state appropriation. The Board of Trustees approved this funding swap in the July 2023 meeting.

California Environmental Quality Act (CEQA) Action

This project was included in the Final Environmental Impact Report (EIR) prepared for the California State University, San Bernardino Palm Desert Off-Campus Center Campus Master Plan and certified by the Board of Trustees in January 2018. The University prepared a Finding of Consistency in June 2023 that concluded the project would have no new or greater significant environmental impacts beyond those already identified in the 2018 Master Plan Final EIR, and all potentially significant impacts resulting from the project have been eliminated or substantially

lessened through mitigation measures already adopted in conjunction with the 2018 Master Plan Final EIR. The Finding of Consistency is available for review at:
<https://www.csusb.edu/facilities-planning-management/current-projects>

Recommendation

The following resolution is presented for approval:

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

1. The California State University, San Bernardino Palm Desert Off-Campus Center Student Services Building project is within the scope of activities anticipated in the physical Campus Master Plan and analyzed in the Final EIR approved by the Board of Trustees in January 2018.
2. Applicable mitigation measures adopted in conjunction with Campus Master Plan approval and Final EIR certification in January 2018 shall be implemented, monitored, and reported in accordance with the requirements of the California Environmental Quality Act (Cal. Pub. Res. Code § 21081.6).
3. The California State University, San Bernardino Palm Desert Off-Campus Center Student Services Building project will benefit the California State University.
4. The schematic plans for the California State University, San Bernardino Palm Desert Off-Campus Center Student Services Building project are approved at a project cost of \$79,000,000 at CCCCI 8287.