

AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: 11:00 a.m., Tuesday, July 15, 2008
Glenn S. Dumke Auditorium

A. Robert Linscheid, Chair
Margaret Fortune, Vice Chair
Herbert L. Carter
George G. Gowgani
Curtis Grima
William Hauck
Peter G. Mehas
Lou Monville
Kyriakos Tsakopoulos

Consent Items

Approval of Minutes of Meeting of May 13, 2008

1. Amend the 2008-2009 Capital Outlay Program, Non-State Funded, *Action*
2. Amend the 2008-2009 Capital Outlay Program, State Funded, *Action*

Discussion Items

3. Status Report on the 2008-2009 State Funded Capital Outlay Program, *Information*
4. Categories and Criteria for the State Funded Five-Year Capital Improvement Program, 2010-2011 – 2014-2015, *Action*
5. Approval of Schematic Plans, *Action*

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

**Trustees of the California State University
Office of the Chancellor
401 Golden Shore
Long Beach, California**

May 13, 2008

Members Present

A. Robert Linscheid, Chair
George Gowgani, Vice Chair
Roberta Achtenberg, Chair of the Board
Herbert L. Carter
Carol R. Chandler
Kenneth Fong
William Hauck
Peter G. Mehas
Charles B. Reed, Chancellor
Jennifer Reimer

Approval of Minutes

The minutes for the March 2008 meeting were approved as submitted.

Amend the 2007-2008 Capital Outlay Program, Non-State Funded

With the concurrence of the committee, Chair Linscheid presented agenda item 1 as a consent action item. The committee recommended approval by the board of the proposed resolution (RCPBG 5-08-04).

Amend the 2007-2008 Capital Outlay Program, State Funded

With the concurrence of the committee, Chair Linscheid presented agenda item 2 as a consent action item. The committee recommended approval by the board of the proposed resolution (RCPBG 5-08-05).

Status Report on the 2008-2009 State Funded Capital Outlay Program

Assistant Vice Chancellor Elvyra F. San Juan presented the status report on the state funded capital outlay budget for 2008-2009. To date there has been one hearing in the Assembly sub-committee. The Senate hearings have not been scheduled. In the Assembly hearing, the discussion focused on the use of existing bond funds held in reserve to fund equipment to complete previously started projects. Action on these projects was deferred to the next hearing. Increasing year-round operations (YRO) was discussed. The CSU noted some of the barriers to

increasing YRO to the legislative target for rural and urban campuses. The CSU also indicated the legislative targets are included in the calculations of classroom and laboratory capacity need on the campuses.

Trustee policy related to CEQA and off-site mitigation as a result of the *Marina* decision was also discussed. The Supreme Court ruling requires the CSU to seek funding from the legislature for its fair share of off-site improvements. The CSU promotes early negotiations with the local entities and has come agreement with the city of San Francisco and Long Beach. The Legislative Analyst (LAO) questions the CSU policy to proceed with projects should the administration or legislature not act on funding requests. The LAO sees this policy in conflict with CEQA and the intent of the *Marina* decision. The CSU responded that CEQA does allow the trustees (the Lead Agency) to determine if mitigations are infeasible and to approve a statement of overriding consideration that identifies the benefits of the proposed project that outweighs the environmental impact(s). The CSU does not believe it should pay Cal-Trans for highway improvements as the voters approve bond funds for highway improvements. The LAO was supportive of CSU practice that encourages campuses to enter into an agreement via letter or memorandum of understanding. The LAO also sides with CSU philosophy that the funding for off site mitigation must be considered case by case as the circumstances surrounding each campus and the funding options are unique. The governor did not support the CSU's \$15 million funding request in 2008-09 to address off-site mitigation, but the request (for \$15 million) will be made again in the 2009-10 fiscal year.

Executive Vice Chancellor Richard West added that the CSU is the only higher education segment in California that is requesting funding for mitigation costs. Further, the CSU offered to pay off-site mitigation with the G.O. bond funded minor capital outlay program. However, payment would not be made until the local municipality is ready to move forward. We do not want to hold capital funding in reserve for a long period of time awaiting local agency action. In looking at this issue over a 10-year period, most of the mitigation needs require minimal amounts of funding. The CSU has two extreme cases, CSU Monterey Bay and San Diego State University, but overall, the fair share amounts are manageable. The CSU has asked the legislature to treat this as a policy issue versus budget issue in order to best manage the possible outcomes: What is the state willing to pay to local entities with respect to mitigation? We don't think the state should pay the state, that is the CSU pay Cal-Trans. Legitimate CSU impacts such as intersections and mass transit we do want to pay and we want the trustees to retain authority to determine our fair share. We will try to have policy discussions and see how it moves forward.

Chancellor Reed emphasized 1) CSU was the only higher education segment that has not been participating in off-site mitigation; 2) this is a policy issue, not budget; and 3) this issue will not be resolved until another case is taken to court. We can manage fair share requests like turn lanes and intersections but deep pocket requests like San Diego and Monterey Bay are the concern.

Trustee Linscheid asked what period of time are funds available for the improvement. Mr. West responded that it depends on the amount of money. If it is a couple of hundred thousand we can

manage on a year-to-year basis. However, a \$2 million item would be considered a capital request and then have to budget bond money. The LAO is concerned about reserving money for ten to fifteen years waiting for the local agency funding. Chancellor Reed commented that with Master Plans proposing enrollment ceiling increases, we do not want to pay before we grow or hold in reserve needed G.O. bond funding. Mr. West affirmed the importance of retaining the principles of trustee authority, trustee determination of fair share payment, and not paying up front like a developer.

Draft State and Non-State Funded Five-Year Capital Improvement Program 2009-2010 through 2013-2014

Ms. San Juan presented the Draft State and Non-State Funded Five-Year Capital Improvement Program 2009-2010 through 2013-2014 with the use of a PowerPoint presentation. The 2009-10 program would be the second year funded from a voter-approved November 2008 General Obligation Bond. As reported previously, the prospects for the bond do not look good. In July 2007, the trustees approved the categories and criteria for the 2009 program. The final program will be presented for trustee approval in September 2008 reflecting changes in scope and budget, along with cost increases. The project list will be finalized, indicating recommended rank in order of priority. The proposed funding will be either higher education general obligation bonds or potentially lease revenue bonds.

The committee recommended approval by the board on the proposed resolution (RCPBG 5-08-06).

Certify the Final Environmental Impact Report and Approve Campus Master Plan Revision with Enrollment Ceiling Increase at California State University, Long Beach

Ms. San Juan presented the Final Environmental Impact Report and Campus Master Plan Revision with Enrollment Ceiling Increase for CSU Long Beach with a PowerPoint presentation. The proposed plan accommodates a gradual growth in student enrollment projected to reach 31,000 FTE by the planning horizon year of 2020.

The Final Environmental Impact report (FEIR) concluded that increasing the enrollment ceiling would result in significant and unavoidable impacts to air quality, cumulative contribution to solid and hazardous waste at regional facilities, traffic, and short term project specific construction-related impacts related to air quality, noise, and vibration. The unavoidable significant impacts are related to a section of the interstate 405 and two intersections on Atherton Street. The City of Long Beach and the university jointly agreed that the proposed mitigation measures at all intersections listed in the Draft Environmental Impact report (DEIR) and the additional intersections (three) listed in the City's response to the DEIR would be replaced with a single improvement which would be referred to as the Atherton Corridor Improvement Project. The City and the university agreed through negotiations that \$320,000 was the campus's fair

share of the corridor improvements. Ms. San Juan noted the proposed resolutions direct the Chancellor to seek funds, notes the board cannot guarantee the CSU funding request or timely implementation of measures that are the city's responsibility, and that the findings of fact concludes the benefit outweighs the remaining unavoidable impacts.

President King Alexander, CSU Long Beach, expressed his thanks to the City of Long Beach, and specifically Mayor Bob Foster, a former CSU trustee, for the support received for the master plan. The City has supported not only the master plan but work the university is doing in downtown Long Beach. The city manager and the city council have also been equally supportive of the university's proposed expansion. The president noted that the master plan was truly a city-university partnership, and that the City of Long Beach truly appreciates the value of a major public university in its midst.

Lieutenant Governor John Garamendi, noting the planned construction of parking structures and the need for traffic mitigation, asked if the master plan included any significant public transportation mechanisms.

President Alexander responded stating that the master plan was based on the size of the student population. The university is working separately with Long Beach City Transit to create a bus pass system for students, faculty, and staff. Additionally, the university would like to see more students on bicycles, but the lighting surrounding the campus is inadequate. The university is currently working with the City to improve the lighting, as well as considering the overall design of the areas surrounding the campus that do not support bicycling in/out of the campus. Bus lines from both Orange County (Huntington Beach) and the City of Long Beach do serve a central transportation hub in the middle of the campus.

Trustee Craig Smith thanked President Alexander for his leadership on the proposed master plan revision.

Trustee Linscheid introduced two speakers speaking in favor of the item.

Dr. Praveen Soni, Academic Senate Chair, in expressing his support for the proposed master plan, stated that the process for developing the master plan had been extremely collaborative.

Mr. Mark Andrews, President, Associated Students, Inc., expressed the students' support of the master plan, and acknowledged the hard work performed by both the campus and the community in bringing forward the plan.

The committee recommended approval by the board on the proposed resolution (RCPBG 5-08-07).

Approval of Schematic Plans

The proposed item on the agenda requests the approval of schematic plans for California State University, Bakersfield—Art Center and Satellite Plant; Channel Islands—Classroom and Faculty Office Building Renovation/Addition; California State University, Northridge—Faculty/Staff Housing, Phase I; California State University, San Bernardino—Health Center Addition and Renovation; and Sonoma State University—University Center. With an audio-visual presentation, Ms. San Juan presented the item. All CEQA requirements on these projects have been completed and staff recommends approval.

Lt. Governor John Garamendi asked that the CSU ask their architects and engineers to do more in terms of designing green buildings. He also complimented the CSU for the excellent progress being made in the area of energy efficiency.

The committee recommended approval by the board on the proposed resolution (RCPBG 5-08-08).

Trustee Linscheid adjourned the meeting.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Amend the 2008/2009 Capital Outlay Program, Non-State Funded

Presentation by

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

Summary

This item requests approval to amend the 2008/2009 non-state capital outlay program to include the following two projects:

**1. California State University, Monterey Bay
Dining Commons**

PWC \$3,000,000

California State University, Monterey Bay wishes to proceed with renovations to a portion of the existing 10,000 GSF Dining Commons (#16). The reconfigured space will provide a large, contiguous dining room, expanded food service, and support spaces. This project will enclose a central courtyard to connect two spaces into a single dining hall and expand the interior dining area by relocating the dish storage room. Rooftop HVAC units will be replaced and mechanical systems reworked as necessary. The improvements will increase the seating capacity by adding 78 seats while enhancing and expanding the food service layout, allowing five made-to-order dining options to be served simultaneously.

The project will be funded by the CSU Monterey Bay Foundation and by the food services auxiliary contractor, Sodexo.

**2. California Polytechnic State University, San Luis Obispo
Utility Conservation, Phase I**

PWC \$3,630,000

California Polytechnic State University, San Luis Obispo wishes to proceed with the design and implementation of the HVAC and Lighting Upgrades, Phase I project. Retrofits and upgrades will provide high efficiency lighting systems, a computerized energy management system, direct digital controls, conversion to variable air volume (VAV) systems, and variable flow pumping systems with high efficiency motors and variable frequency drives. The project will also include water conservation retrofits including ultra low flow urinals, toilets, lavatory faucets, and shower heads.

This project is using the CSU Energy Service agreement delivery method. After completion of a preliminary audit, Chevron Energy solutions was selected as the energy service provider, and subsequently performed the investment grade assessment identifying 156 energy and water conservation measures. This project includes 54 of the measures with the greatest return on investment.

The estimated project cost of \$6,235,000 will be funded with \$2,605,000 of state funds and \$3,630,000 of non-state funds, and utility incentive funding. The payback period for the project is estimated at 15 years or less.

The following resolution is presented for approval:

RESOLVED, By the Board of Trustees of the California State University, that the 2008/2009 non-state funded capital outlay program is amended to include:
1) \$3,000,000 for preliminary plans, working drawings, and construction for the California State University, Monterey Bay, Dining Commons project; and 2) \$3,630,000 for preliminary plans, working drawings, and construction for the California Polytechnic State University, San Luis Obispo, Utility Conservation, Phase I project.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Amend the 2008/2009 Capital Outlay Program, State Funded

Presentation by

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

Summary

This item requests approval to amend the 2008/2009 state capital outlay program to include the following two projects:

**1. California State University, Monterey Bay
Student Center**

PWCE \$1,200,000

California State University, Monterey Bay wishes to proceed with renovations to the 25,400 GSF Library Learning Complex building (#12) in order to accommodate the new Student Center in a convenient location on the main campus quad. All current library functions will be shifted to the newly completed campus Library (#508). The Student Center will offer students and student organizations a place to meet, study, and socialize. This project will provide space to house student-focused activities currently missing on campus and is thus expected to significantly enhance student retention.

The renovation project will reconfigure the space currently occupied by book stacks to provide three distinct spaces: a large conference area, group study rooms, and recreation and support areas for a range of student activities. The space currently used for library offices will be converted to accommodate offices and conference rooms for student organizations. The renovation work will include full code compliance to address the change in occupancy type, removal of book stacks, replacement of mechanical and electrical equipment, upgrades of existing finishes, and other interior improvements.

The project will be funded from proceeds of the sale of property acquired by bequest (Ed Code 89720).

**2. California Polytechnic State University, San Luis Obispo
Utility Conservation, Phase I**

PWC \$2,605,000

California Polytechnic State University, San Luis Obispo wishes to proceed with the design and implementation of the HVAC and Lighting Upgrades, Phase I project. Retrofits and upgrades will provide high efficiency lighting systems, a computerized energy management system, direct digital controls, conversion to variable air volume (VAV) systems, and variable flow pumping systems with high efficiency motors and variable frequency drives. The project will also include water conservation retrofits including ultra low flow urinals, toilets, lavatory faucets, and shower heads.

This project is using the CSU Energy Service agreement delivery method. After completion of a preliminary audit, Chevron Energy solutions was selected as the energy service provider, and subsequently performed the investment grade assessment identifying 156 energy and water conservation measures. This project includes 54 of the measures with the greatest return on investment.

The estimated project cost of \$6,235,000 will be funded with \$2,605,000 of state funds and \$3,630,000 of non-state funds, and utility incentive funding. The payback period for the project is estimated at 15 years or less.

The following resolution is presented for approval:

RESOLVED, By the Board of Trustees of the California State University, that the 2008/2009 state funded capital outlay program is amended to include: 1) \$1,200,000 for preliminary plans, working drawings, construction, and equipment for the California State University, Monterey Bay, Student Center project; and 2) \$2,605,000 for preliminary plans, working drawings, and construction for the California Polytechnic State University, San Luis Obispo, Utility Conservation, Phase I project.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Status Report on the 2008-2009 State Funded Capital Outlay Program

Presentation By

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

Summary and Background

In the absence of legislation supporting the University Capital Outlay Bond Fund of 2008 for the purpose of funding the 2008-09 capital program as proposed in the governor's budget, the legislature has approved nine projects using remaining funds from previously approved Higher Education Capital Outlay Bond Funds. It is anticipated that the remaining projects requested by the trustees and included in 2008-09 governor's budget will be deferred to the 2009-10 budget year request.

Summary of Actions Noted on Attachment A

Trustees' Budget Request	Revised Governor's Budget	Legislative Analyst's Office	Senate	Assembly
\$419.9 M	\$357.9 M	\$354.8 M	\$72.2 M	\$72.2 M

In addition to the \$72.2 million in projects approved by the Senate and Assembly subcommittees for 2008-09 (Attachment A), they approved the CSU request to extend the liquidation period for the following projects:

- San Bernardino – College of Education Building
- San Diego – Telecommunications Infrastructure

A final report will be presented if the 2008-09 Budget Act has been enacted.

State Funded Capital Outlay Program 2008-09 Priority List

Cost Estimates are at Engineering News-Record California Building Construction Cost Index 5179 and Equipment Price Index 2799

Rank Order	Category	Campus	Project Title	Trustees' Request		Revised Governor's Budget		Legislative Analyst's Office		Senate Subcommittee No. 1		Assembly Subcommittee No. 2		
				FTE	Phase	Dollars	Phase	Dollars	Phase	Dollars	Phase	Dollars	Phase	Dollars
1	IA	Statewide	Minor Capital Outlay		PWC	25,000,000	PWC	25,000,000	PWC	25,000,000	PWC	0 (l)	PWC	0 (l)
2	IA	Statewide	Capital Renewal		PWC	50,000,000 (a)	PWC	50,000,000 (c)	PWC	50,000,000	PWC	18,671,000 (m)	PWC	18,671,000 (m)
3	IA	Statewide	Mitigation of Off-Campus Impacts		PWC	15,000,000		0 (d)		0		0		0
4	II	Los Angeles	Forensic Science Building	N/A	E	575,000	E	575,000	E	575,000 (b)	E	575,000	E	575,000
5	IB	Chico	Student Services Center	N/A	E	2,432,000	E	2,432,000	E	2,432,000 (b)	E	2,432,000	E	2,432,000
6	II	Northridge	Science I Replacement	N/A	E	4,499,000	E	4,499,000	E	4,499,000 (b)	E	4,499,000	E	4,499,000
7	IA	East Bay	Student Services Replacement Building	N/A	E	1,963,000	E	1,963,000	E	1,963,000 (b)	E	1,963,000	E	1,963,000
8	II	Dominguez Hills	Educational Resource Center Addition	N/A	E	3,664,000	E	3,664,000	E	3,664,000 (b)	E	3,664,000	E	3,664,000
9	II	Northridge	Performing Arts Center ◊	N/A	E	6,032,000	E	6,032,000	E	6,032,000 (b)	E	6,032,000	E	6,032,000
10	IA	Channel Islands	Entrance Road	N/A	C	23,822,000 (b)	C	23,822,000 (b)	C	23,822,000	C	23,822,000	C	23,822,000
11	IA	San Bernardino	Access Compliance Barrier Removal	N/A	PWC	10,510,000 (b)	PWC	10,510,000 (b)	PWC	10,510,000 (b)	PWC	10,510,000	PWC	10,510,000
12	IA	East Bay	Warren Hall (Seismic) ◊	-526	PW	3,468,000 (b)	PW	3,468,000 (b)	PW	3,468,000	PW	0 (l)	PW	0 (l)
13	IA	East Bay	Warren Hall Telecommunications Relocation	N/A	PWC	2,003,000 (b)	PWC	2,003,000 (e)	PWC	2,003,000	PWC	0 (l)	PWC	0 (l)
14	IA	Humboldt	Library Seismic Safety Upgrade	N/A	PW	454,000	PW	454,000	PW	454,000	PW	0 (l)	PW	0 (l)
15	II	Channel Islands	Classroom/Faculty Office Reno./Add.	1,050	C	30,128,000	C	30,128,000	C	30,128,000	C	0 (l)	C	0 (l)
16	IB	San Diego	Storm/Nasatir Halls Renovation ◊	-2,196	C	47,169,000	C	47,169,000	C	47,169,000	C	0 (l)	C	0 (l)
17	IB	Bakersfield	Art Center and Satellite Plant	177	WC	17,292,000	WC	17,292,000	WC	17,292,000	WC	0 (l)	WC	0 (l)
18	IB	Stanislaus	Science I Renovation (Seismic)	422	C	16,731,000	C	16,731,000	C	16,731,000	C	0 (l)	C	0 (l)
19	IB	San Luis Obispo	Center for Science ◊	66	C	99,620,000	C	99,620,000	C	99,620,000	C	0 (l)	C	0 (l)
20	II	Monterey Bay	Academic Building II	1,243	PWC	38,092,000	PW	2,145,000 (f)	PW	2,145,000	PW	0 (l)	PW	0 (l)
21	IB	San Jose	Spartan Complex Renovation (Seismic)	62	PW	2,769,000	P	1,162,000 (g)	P	1,162,000	P	0 (l)	P	0 (l)
22	IB	Maritime	Physical Education Replacement	0	PW	1,928,000	P	917,000 (g)	P	917,000	P	0 (l)	P	0 (l)
23	II	Channel Islands	West Hall	438	P	868,000	P	868,000	P	868,000	P	0 (l)	P	0 (l)
24	II	Chico	Taylor II Replacement Building	751	PWc	4,982,000	PW	2,637,000 (h)	PW	0 (j)	PW	0 (l)	PW	0 (l)
25	IB	Sacramento	Science II, Phase 2	924	PWc	10,965,000 (b)	PW	4,826,000 (i)	PW	4,336,000 (k)	PW	0 (l)	PW	0 (l)
Totals				2,411		\$419,966,000		\$357,917,000		\$354,790,000		\$72,168,000		\$72,168,000

Notes:

Trustees' Request

- (a) \$2,000,000 funded by old bond funds.
- (b) Proposed from old bond funds.

Governor's Budget

- (c) Funded by University Capital Outlay Bond Fund (UCOBF) of 2008.
- (d) Not included in Governor's Budget.
- (e) \$241,000 (PW) funded by HECOBF of 2004, the remainder funded from UCOBF of 2008.
- (f) Funded as a non-streamlined project; C phase deferred (\$35,947,000).
- (g) W phase deferred (San Jose: \$1,607,000; Maritime: \$1,011,000).
- (h) c phase deferred (\$2,345,000).
- (i) Funded by HECOBF of 1988; c phase deferred (\$6,139,000).

LAO Recommendation

- (j) Recommend deletion (\$2,637,000).
- (k) Recommend partial program reduction (\$490,000).

Senate/Assembly Sub-Committee Approvals

- (l) Delete projects funded by UCOBF of 2008.
- (m) Restrict to available funds from HECOBF of 1988 and HECOBF of 2004.

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

◊ This project is dependent upon state and non-state funding.

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

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

**Categories and Criteria for the State Funded Five-Year Capital Improvement Program,
2010-2011 – 2014-2015**

Presentation By

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

Summary

The Board of Trustees annually adopts categories and criteria that are used in setting priorities for the state funded capital outlay program. Attachment A contains the proposed CSU 2010-11–2014-15 categories and criteria, which is consistent with those approved by the board last year. Campus administrative staff has reviewed the proposed categories and criteria.

The following resolution is presented for approval:

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

1. The Categories and Criteria for the State Funded Five-Year Capital Improvement Program, 2010-11 – 2014-15 in Attachment A of Agenda Item 4 of the July 15, 2008 meeting of the trustees' Committee on Campus Planning, Buildings and Grounds be approved; and
2. The chancellor is directed to use these categories and criteria to prepare the CSU State Funded Five-Year Capital Improvement Program.

Categories and Criteria to Set Priorities
2010/11–2014/15 State Funded Five-Year Capital Improvement Program

General Criteria

A campus may submit a maximum of one project for the 2010/11 budget year, and one project for the 2011/12 planning year, including health and safety projects. A campus may submit a maximum of three projects per year, including health and safety projects, for the 2012/13 through 2014/15 planning years. Exceptions to this limit will be considered on an individual project basis. Equipment and seismic strengthening projects are excluded from this limit. Seismic strengthening projects will be prioritized according to recommendations from the CSU Seismic Review Board.

Campuses shall typically prepare their project requests for the five-year program using preliminary plan (P) phase funding separate from the working drawing and construction (WC) phases for new project starts. Approval of multi-phase projects may require the project funding to be allocated over more than one bond cycle. Campus requests for PWC lump sum funding will be considered on an individual project basis.

Current trustee-approved campus physical master plan enrollment ceilings apply to on-campus station count enrollment only. These numbers are to be used as the basis of comparison for justifying capital projects that address enrollment demand to be accommodated on campus. Enrollment estimates that exceed these figures should be accommodated through distributed learning and other off-campus instructional means. Proposed renovation projects are expected to include additional instructional capacity (a minimum of 10% increase in the building's existing capacity) as a means to address enrollment demand in these types of projects. Projects that increase capacity will receive higher priority consideration than renovation projects without enrollment capacity increases. Priorities will be determined based upon the relative deficiency in campus space.

If there are two or more auditoriums or large lecture hall projects, priority shall be given to the project for which 50 percent or more of its funding will be from non-state sources. At least \$5 million must be raised from non-state sources for an auditorium project.

Individual Categories and Criteria

I. Existing Facilities/Infrastructure

A. Critical Infrastructure Deficiencies

These funds correct structural, health and safety code deficiencies by addressing life safety problems and promoting code compliance in existing facilities. Projects include seismic strengthening, correcting building code deficiencies, and addressing regulatory changes which impact campus facilities or equipment. These funds also include minor capital outlay and capital renewal projects.

B. Modernization/Renovation

These funds make new and remodeled facilities operable by providing group II equipment, and replacing utility services and building systems to make facilities and the campus infrastructure operable. These funds also meet campus needs by modernizing existing facilities or constructing new replacement buildings in response to academic, support program needs and enrollment demand as appropriate.

II. New Facilities/Infrastructure

These funds eliminate instructional and support deficiencies, including new buildings and their group II equipment, additions, land acquisitions, and site development.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS, AND GROUNDS

Approval of Schematic Plans

Presentation By

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

Summary

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

California State University, San Marcos—Parking Structure 1, Phase 2A
Project Architect: RJC Architects
Design/Build Contractor: PCL Construction Services, Inc.

Background and Scope

California State University, San Marcos wishes to proceed with the design and construction of Parking Structure 1 (492,000 GSF) on the northeastern side of campus. The structure (#103) will serve future enrollment growth to be accommodated in new facilities, including the Social and Behavioral Science Building, Student Housing, Phase 2 and other master planned academic buildings in close proximity. The project will also ameliorate off-campus parking in surrounding neighborhoods, preclude the projected over-crowding of existing parking spaces as the campus population expands, and compliment the recently completed on site Light Rail Station in managing transportation demands.

The structure will be built on a portion of Lot N, adjacent to the extension of the existing Campus View Drive, which is being completed as Phase 1 of the Parking Structure 1 project, resulting in a loss of 348 parking spaces. The structure was originally approved in the 2007/08 Capital Outlay Program for 2,800 spaces. However, increased construction costs have necessitated revising the project scope into two buildings, Phases 2A and 2B, accommodating 1,615 and 1,225 spaces, respectively. Parking Structure 1, Phase 2A will yield a net of 1,267 new parking spaces.

The six-level structure will be built as a poured-in-place, post-tensioned concrete structure with reinforced concrete moment frames. The building will minimize its visual impact by taking advantage of the campus elevation differences. The use of trellis work on the roof and metal mesh on the sides will further enhance the visual appearance of the facility. A pedestrian bridge will connect the top floor of the structure to the upper campus circulation strada. Both aesthetics

and safety will be improved by a glass-walled elevator. Site improvements will include landscape and irrigation, lighting, and utilities.

Sustainable features include natural ventilation, bio-filters for storm water runoff, bicycle storage areas, preferred parking for alternate fuel vehicles, and light pollution reduction. Extensive use of regional materials and the incorporation of recycled products to the greatest extent possible are specified in the new construction documents. In addition, the campus is planning for the addition of photovoltaic panels on the roof decks.

Timing (estimated)

Preliminary Drawings Completed	August 2008
Working Drawings Completed	December 2008
Construction Start	March 2009
Occupancy	July 2010

Basic Statistics

Gross Building Area	492,069 square feet
Assignable Building Area	464,231 square feet
Efficiency	94 percent

Cost Estimate—California Construction Cost Index 4890

Building Cost (\$14,425 per space)	\$23,296,000
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<i>Systems Breakdown</i>	(\$ per GSF)
a. Substructure (Foundation)	\$ 4.59
b. Shell (Superstructure and Enclosure)	\$29.62
c. Interiors (Partitions and Finishes)	\$ 4.73
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 7.34
e. Equipment and Furnishings	\$.70
f. Special Construction and Demolition	\$.37

Site Development (includes landscaping)	<u>1,039,000</u>
Construction Costs	\$24,335,000
Fees, Contingency, Services	<u>5,563,000</u>
Total Project Costs (\$18,513 per space)	<u>\$29,898,000</u>

Cost Comparison

The project's building cost of \$14,425 per space is higher than the \$13,560 per space for the Northridge Parking Structure G3 approved in November 2006 and the \$14,310 per space for the San Bernardino parking structures approved in November 2005, both adjusted to CCCI 4890. The higher cost is due in part to unique design elements: the pedestrian bridge necessary to provide access given the campus's challenging topography; and trellis work, mesh screening, and glass elevator to enhance appearance and safety given the structure's close proximity to student housing. Escalation in the costs of labor and materials, particularly concrete, also contribute to the higher cost per space.

Funding Data

The proposed structure will be funded in part from the parking reserve fund (\$1,600,000). The remaining balance (\$28,298,000) will be financed through the issuance of bonds through the CSU Systemwide Revenue Bond Program, which will be repaid from campus parking revenues.

California Environmental Quality Act (CEQA) Action

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

The following resolution is presented for approval:

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

1. The board finds that the Categorical Exemption for the California State University, San Marcos, Parking Structure 1, Phase 2A project has been prepared pursuant to the requirements of the California Environmental Quality Act.
2. The proposed project will not have significant adverse impacts on the environment, and the project will benefit The California State University.
3. The schematic plans for the California State University, San Marcos, Parking Structure 1, Phase 2A are approved at a project cost of \$29,898,000 at CCCI 4890.