

***CORRECTED***

**AGENDA**

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

**Meeting: 2:45 p.m., Tuesday, November 18, 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 September 16, 2008

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

**Discussion Items**

3. 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**

**September 16, 2008**

**Members Present**

A. Robert Linscheid, Chair  
Margaret G. Fortune, Vice Chair  
Jeffrey Bleich, Chair of the Board  
Herbert L. Carter  
George Gowgani  
William Hauck  
Lou Monville  
Kyriakos Tsakopoulos  
Charles B. Reed, Chancellor

**Approval of Minutes**

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

**Amend the 2008-2009 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 9-08-13).

**California Environmental Quality Act Annual Report**

Assistant Vice Chancellor Elvyra F. San Juan presented the annual report on the California Environmental Quality Act (CEQA) with a PowerPoint presentation. The purpose of CEQA is to identify significant environmental impact, reduce impact by mitigation measures, and disclose reasons why the project was approved even if significant impact may result from the project. The trustees' decision making under CEQA is to ensure the adequacy of the Environmental Impact Report (EIR) and adopt the findings of fact, a mitigation monitoring program, and a statement of overriding consideration. The objectives of the trustees' guidelines are to ensure that environmental concerns are addressed early and any cost impact to the CSU is brought to their attention. In the City of Marina decision regarding environmental mitigation through off-campus improvements, the California Supreme Court ruled that: the CSU may make a voluntary payment to local California agencies, the CSU is obliged to ask the legislature for funding, and the CSU retains ultimate discretion on the fair share calculation.

## **California State University Seismic Safety Program Annual Report**

Ms. San Juan presented the Seismic Safety Program annual report with a PowerPoint presentation. After stating the purpose of the CSU Seismic Review Board, Ms. San Juan highlighted recent projects that have been seismically reinforced. Ms. San Juan noted that Warren Hall at CSU East Bay is the system's highest seismic priority in the 2009/2010 Five-Year Capital Outlay Program.

Trustee Hauck asked what the remedy was at Warren Hall. Ms. San Juan responded that the top eight floors of the 12-story building (plus mechanical penthouse) will be removed, infilling one double height floor with a mezzanine to provide reinforcement, and other structural component strengthening. The first phase of the project is underway, the construction of a student services replacement building to house those functions that reside in Warren Hall. The next phase of the project is waiting for funding.

Trustee Smith remarked on a story he read in the Los Angeles Times regarding the CLA building at Cal Poly Pomona which may have to be torn down for seismic reasons, and how much truth there was to the reporting. Ms. San Juan replied that alternatives are examined when deciding whether to repair and renovate a building or construct new. An assessment was performed on CLA, but our 2009/2010 capital program includes a project to repair the building.

### **Campus Land Acquisitions**

Using a PowerPoint presentation, Ms. San Juan presented the three acquisitions being brought before the trustees for information. The first is a 369-acre land acquisition at CSU Channel Islands proposed to be used for community access and educational programs. The county will transfer title to the university at minimal cost with possibly \$150,000 for one parcel.

Trustee Linscheid asked President Rush for more detail on the intended purpose of the acquisition. President Rush stated that the university has been in negotiation with the county for three years to acquire the property. The property will provide a laboratory for faculty research; prevent the county from potentially building recreational facilities adjacent to the campus that may not be a good match (e.g., amusement park); and lastly, provide a buffer against any future development on land surrounding the campus.

The second acquisition, for San Diego State University, is 4.46 acres, also known as the Clegg property, and the last keyhole parcel within the Santa Margarita Ecological Reserve, purchased from a private party. The third acquisition, also for San Diego State University, consists of 11 parcels totaling 2.46 acres adjacent to the south boundary of the campus, purchased from the San Diego State University Research Foundation.

### **Acceptance of Interest in Real Property**

Trustee Monville recused himself for the presentation and discussion of this item. Ms. San Juan presented the item with the use of a PowerPoint presentation. The proposed acquisition for CSU San Bernardino includes two significant parcels. The first is a four-acre parcel that is part of a larger 404-acre development with Inland Communities Corporation (ICC). The proposed purpose of the four-acre parcel is faculty/staff housing, approximately 60 units. This property will be accepted by the CSU San Bernardino Foundation.

The second parcel is 235 acres and is proposed to be maintained as a natural preserve to be used for academic research on the environment for both geological and native animal species. This gift of real property to the university is proposed from ICC with the reserve being named the Akkad Natural Preserve in honor of the world renowned filmmaker, the late Moustapha Akkad, who was the long time friend and business associate of the president of ICC, Mr. Jim Ahmad.

President Karnig escorted ICC president Mr. Jim Ahmad, his associate Mohamad Younes, and City of San Bernardino Mayor Pat Morris to the lectern to join Chair Bleich and Chancellor Reed. Chancellor Reed expressed his appreciation to Mr. Ahmad for the gift to CSU San Bernardino.

President Karnig acknowledged those who have worked for three years to develop and complete this gift to the university: David DeMauro, Vice President for Administration; Elisabeth Walter and Carrie Hemphill, University Counsel, Office of the Chancellor; and Pat Morris, Mayor of San Bernardino. President Karnig thanked Mr. Jim Ahmad and Mr. Mohamad Younes for their generous gift of the reserve and the four acres earmarked for faculty and staff housing. Chancellor Reed presented Mr. Ahmad and Mr. Younes with a resolution as a token of the university's appreciation for their gift of real property.

### **Sustainability Overview**

Ms. San Juan opened this item with a PowerPoint presentation, stating her intent to give an overview of sustainability in CSU with comments from Professor Mark Stemen (CSU Chico) and Presidents Zingg and Baker. With the inclusion of sustainability in Access to Excellence, it is viewed as a principle for the CSU in order to help address political, societal, and economic needs throughout the State of California, as well as a comprehensive initiative demanding systematic integration across teaching, research, and business operations. The sustainable university is the result of the union of equity, economy, environment, and education in such a way that meets the needs of the present without compromising the ability of future generations to meet their own needs.

Ms. San Juan presented business operations accomplishments in sustainability in contract services and procurement, information technology services, and capital planning, design and

construction. Some of these highlights include: our recycling policy, systemwide purchasing agreements for e-waste and hazardous waste disposal, commissioning, and energy services agreements. In information technology campuses are looking at server consolidation, creating the virtual library, and expanding the use of distributed learning.

In capital planning, design and construction (CPDC) the trustees' goal for renewable energy systemwide was 10 megawatts by 2014. With 5 megawatts currently in place and the recent confirmation of almost 9 megawatts to be installed with Department of General Services and third party contractor SunEdison, CSU will achieve the goal ahead of schedule. CPDC is also working with the investor-owned utilities to secure incentive funds to leverage more energy efficiency projects on the campuses. In sustainable building design, we have targeted a three percent increase to the project budget for 2009/2010 to achieve a more green building. The Program for Environmental Responsibility, our LEED based green building program, has been rolled out to the campuses. A key driver is to have buildings operating correctly (optimally) when they come on line.

Another area of concern is transportation demand management. We are looking at various ridership and incentive programs in place at campuses; sharing that information and looking for more ways to reduce trips to the campuses and encourage use of public transit. In academic affairs, we are working with Beth Ambos in the area of researching grant opportunities and hosting grant writing workshops. Our Public Affairs group aims to better communicate and market our achievements in sustainability to date.

Ms. San Juan introduced Mark Stemen, a professor at CSU Chico who was awarded *Sustainability Champion* at the UC/CSU/Community College Sustainability Conference this past August for his important leadership role in sustainability. Mr. Stemen's remarks focused on the multiple achievements made by students, faculty, and staff at CSU Chico but also across the state at other campuses. At Chico, the Green Campus student interns have partnered with facilities staff to use the campus as their laboratory. One result of that partnership is a \$40,000 annual savings to the campus in energy costs. Mr. Stemen identified examples of significant initiatives taken by students and faculty at the university and community level to educate others and themselves on sustainability.

President Zingg, building upon Ms. San Juan's and Mr. Stemen's remarks, stated the importance of understanding the definition of sustainability. The fundamental challenge with sustainability is sustaining the values and the characteristics of a good community and a just society and knowing what that looks like. Second, he said there is the challenge to create a strong alignment between what we value and what we do. In response to these challenges, CSU Chico has added a sixth tenet to its strategic plan to reaffirm the value the university places on sustainability in everything the university strives to accomplish.

President Baker remarked that sustainability is one of a handful of defining issues for the 21<sup>st</sup> century and that universities have a particular responsibility through their programs of education, research, service, and the development and management of the campuses to give it high priority and visibility. He anticipates that sustainability will be an increased emphasis in Cal Poly San Luis Obispo's strategic planning and that it is already one of the major crosscutting areas that the university is addressing in new program development.

Lieutenant Governor Garamendi congratulated the campuses on their awareness of and initiatives in support of sustainability. In particular he recognized Cal Poly San Luis Obispo for hosting the UC/CSU/Community College Sustainability Conference which brought together so many folks in the State to consider the important work of sustainability. Lt. Governor Garamendi emphasized his request that campuses bring forward LEED platinum building projects for approval, leaving the funding decision to the trustees. He encouraged the students to continue to put pressure on the administration and the trustees to do more to achieve sustainability.

#### **Report on 2008-2009 State Funded Program and State and Non-State Funded Five-Year Capital Improvement Program 2009-2010 through 2013-2014**

Ms. San Juan presented this item with a PowerPoint presentation, noting that the 2009 program was due to the Department of Finance (DOF) in July while the 2008 program had yet to be settled and to date the budget had not been signed. For 2008/2009, the legislature had approved \$72.2 million for projects; as such a total of \$807 million for the 2009/2010 program was submitted. Due to the lack of general obligation bonds, AB 88 was proposed (and later approved) to amend the 2008 Budget Act and include \$223.8 million in lease revenue bonds for the capital program for 2008/2009. The five proposed projects, listed in the item, are all new buildings, a DOF requirement/preference for lease revenue bond financing.

The 2009/2010 proposed program reflects all projects that did not make it into the trailer bill for 2008/2009. Based on what was submitted in July, there are \$609 million dollars in project requests, which assumes lease revenue bond funding and systemwide programs of minor capital outlay, capital renewal, and off-site mitigation costs.

The 2009/2010 non-state program totals \$80 million, of which \$44 million is in the donor/grants/other fund category, with parking following at \$33 million.

The committee recommended approval by the board of the proposed resolution (RCPBG 9-08-14).

#### **Approval of Schematic Plans**

The proposed item on the agenda requests the approval of schematic plans for California State University, Fullerton—Student Housing, Phase 3 and 4, Meeting and Dining Facility; California

State University, Long Beach—Nursing Building Addition; California State University, Northridge—Student Recreation Center; San Francisco State University—Children’s Center; and California Polytechnic State University, San Luis Obispo—Technology Park Pilot Building. With an audio-visual presentation, Ms. San Juan presented the item. All CEQA requirements on these projects have been completed and staff recommends approval.

Trustee Chandler noted that two of the proposed projects would displace parking in order to build. She asked if alternative methods of transportation would be suggested so that parking shortages on the campuses can be alleviated. Ms. San Juan replied that Fullerton has a parking structure to replace lost spaces, but would have to rely on the campus to identify specific programs in place for alternative transportation.

Trustee Gowgani expressed his support for the Technology Park Pilot Building at Cal Poly San Luis Obispo, remarking that many folks in the community are excited about the project.

Trustee Monville asked President Alexander how the Nursing Building Addition will address limited lab and classroom space for nursing programs today and in the long term. President Alexander responded that this nursing addition does not remedy all the existing problems. CSU Long Beach currently has 700 students on a waiting list who want to be nurses. The university has doubled the number of graduates from 150 to 300 primarily through private/public relationship with Long Beach Memorial Hospital, although more instructional laboratories are needed. Trustee Monville responded stating the need to remind the legislature that we need money to build facilities in order to train nurses.

Chancellor Reed commented that Trustee Emeritus Denny Campbell is very happy about the nursing addition at CSU Long Beach where his wife went to nursing school.

The committee recommended approval by the board on the proposed resolution (RCPBG 9-08-15).

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 six projects:

**1. California State University, Bakersfield  
Baseball Practice Field**

**PWC            \$1,245,000**

California State University, Bakersfield wishes to proceed with the design and construction of a Baseball Practice Field. The field will also be utilized as a facility for NCAA baseball games until such time as funds are available to construct a stadium. This facility will be housed on a 7.5 acre parcel of undeveloped property located in the southwest area of the campus directly north of the existing temporary baseball fields.

The project will include a netted backstop, an illuminated scoreboard, 900 ASF of dugouts and adjacent bullpens of 2,600 ASF. A temporary parking lot with approximately seventy stalls will be constructed between existing Southwest Drive and the proposed practice field.

The project will be funded by local community donations.

**2. California State University, Bakersfield  
Student Housing Northeast, Phase I**

**PWCE            \$46,773,000**

California State University, Bakersfield wishes to proceed with the design and construction of Student Housing Northeast, Phase I (#54), consisting of three resident halls for a total of 648 beds. The 128,700 GSF project will expand the existing student housing capacity by approximately 350 beds, and will replace the thirty-four year old existing housing facilities with a new housing complex that meets current building codes and student expectations.

The new, three- to four-story residence halls will have two double rooms per bathroom and each floor of the building will share a common room. The existing cafeteria will be used to provide

food service. This project will be constructed on what are currently temporary soccer fields. This project will be the first phase in developing an on-site “living-learning” program on campus unified around a landscaped central plaza. The project will also add a 690-space surface parking lot.

The project will be financed through the CSU Systemwide Revenue Bond Program. The bonds will be repaid from housing and parking reserves.

**3. California State University, East Bay  
Recreation and Wellness Center PWCE \$31,997,000**

California State University, East Bay wishes to proceed with the design and construction of a 55,500 GSF Recreation and Wellness Center (#16) located in the eastern portion of the campus on the site of the existing Student Services Hub (#14) and the American Language Program Modular (#96) which will be demolished and relocated, respectively. Approximately 20 parking spaces from the adjacent Lot D will be removed to accommodate the project site.

The new facility will include a gymnasium for multi-sport use, elevated jogging track, two fitness centers, locker rooms, multi-purpose rooms, administrative offices and associated support space. The project will provide a facility that will promote a healthy quality of life, and encourage the recruitment and retention of future students.

The project will be financed through the CSU Systemwide Revenue Bond Program. The bonds will be repaid by an approved student fee increase.

**4. California State University, Northridge  
Satellite Student Union Food Service Renovation PWCE \$2,446,000**

California State University, Northridge wishes to proceed with the renovation of the food service and dining space located within the existing Satellite Student Union Building (#47). The area to be renovated (16,500 GSF) was part of the original 32,800 GSF building constructed in 1991, and requires an updated design and new equipment to continue to attract students. This renovation will be completed at the same time as Student Housing, Phase I, which is currently under construction.

The project will be financed through the CSU Systemwide Revenue Bond Program. The bonds auxiliary will be repaid from student meal plan revenues.

**5. San José State University  
Spartan Shops**

**PWCE            \$3,800,000**

This project will infill the first floor open space at MacQuarrie Hall (#78) to develop a 9,800 GSF facility for the Spartan Shops. The project scope will include a 4,000 GSF Student Food Store/Market and a 5,800 GSF administrative suite. The Spartan Shops Office at the existing Cafeteria (#28) will be demolished as a result of the Student Union Expansion/Renovation project, and this proposal will provide a replacement administrative facility for the Spartan Shops and food service for the west campus during the renovation.

This project will be funded through Spartan Shops. Award of the construction contract will be contingent upon availability of appropriate reserves.

**6. California Polytechnic State University, San Luis Obispo  
Recreation Center Expansion**

**PWCE            \$71,128,000**

California Polytechnic State University, San Luis Obispo wishes to proceed with design and construction of the Recreation Center Expansion. The project will demolish a portion of the existing facility and construct a 90,000 GSF addition to the existing Recreation Center (#43). The project will include a new fitness area (increasing the space dedicated to cardio and weight training, a two-court gym, a multi-sport gym and an exterior leisure pool. The project also will renovate the remaining existing space (66,600 GSF) with upgraded locker rooms, additional bathrooms, and HVAC.

This project will be financed through the CSU Systemwide Revenue Bond Program. The bonds will be repaid by a student fee increase passed in February 2008.

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) \$1,245,000 for preliminary plans, working drawings, and construction for the California State University, Bakersfield, Baseball Practice Field project; 2) \$46,773,000 for preliminary plans, working drawings, construction, and equipment, for the California State University, Bakersfield, Student Housing Northeast, Phase I project; 3) \$31,997,000 for preliminary plans, working drawings, construction, and equipment for the California State University, East Bay, Recreation and Wellness Center project; 4) \$2,446,000 for preliminary plans, working drawings, construction and equipment for California State University, Northridge, Satellite Student Union Food Service Renovation project;

CPB&G

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5) \$3,800,000 for preliminary plans, working drawings, construction, and equipment for San José State University, Spartan Shops project; and 6) \$71,128,000 for preliminary plans, working drawings, construction and equipment for California Polytechnic State University, San Luis Obispo, Recreation Center Expansion project.

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

**Final 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**

Attachment A provides the final budget for the trustees' 2008/09 capital outlay program. The Governor signed the budget on September 23, 2008 and included five lease revenue bond funded projects (\$223.7 million) introduced late in the session as an economic stimulus (AB 88). This results in a final program and budget of \$295.9 million to fund 14 projects to support building renewal, equipment, ADA code compliance, and new construction to serve additional students.

Trustees' Budget Request	Revised Governor's Budget	Legislative Analyst's Office	Senate	Assembly	Final Budget
\$419.9 M	\$357.9 M	\$354.8 M	\$72.2 M	\$72.2 M	\$295.9 M

**Final 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		Governor's Budget		Legislative Analyst's Office		Senate/Assembly Subcommittees		Final Budget	
				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
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
3	IA	Statewide	Mitigation of Off-Campus Impacts	PWC	15,000,000		0 (d)		0		0		0
4	II	Los Angeles	Forensic Science Building	E	575,000	E	575,000	E	575,000 (b)	E	575,000	E	575,000
5	IB	Chico	Student Services Center	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	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	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	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 ◊	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	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	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) ◊	PW	3,468,000 (b)	PW	3,468,000 (b)	PW	3,468,000	PW	0 (l)	PW	0
13	IA	East Bay	Warren Hall Telecommunications Relocation	PWC	2,003,000 (b)	PWC	2,003,000 (e)	PWC	2,003,000	PWC	0 (l)	PWC	0
14	IA	Humboldt	Library Seismic Safety Upgrade	PW	454,000	PW	454,000	PW	454,000	PW	0 (l)	PW	0
15	II	Channel Islands	Classroom/Faculty Office Reno./Add.	C	30,128,000	C	30,128,000	C	30,128,000	C	0 (l)	C	29,686,000 (n)
16	IB	San Diego	Storm/Nasatir Halls Renovation ◊	C	47,169,000	C	47,169,000	C	47,169,000	C	0 (l)	C	0
17	IB	Bakersfield	Art Center and Satellite Plant	WC	17,292,000	WC	17,292,000	WC	17,292,000	WC	0 (l)	WC	17,681,000 (n)
18	IB	Stanislaus	Science I Renovation (Seismic)	C	16,731,000	C	16,731,000	C	16,731,000	C	0 (l)	C	0
19	IB	San Luis Obispo	Center for Science ◊	C	99,620,000	C	99,620,000	C	99,620,000	C	0 (l)	C	101,071,000 (n)
20	II	Monterey Bay	Academic Building II	PWC	38,092,000	PW	2,145,000 (f)	PW	2,145,000	PW	0 (l)	PWC	40,599,000 (n)
21	IB	San Jose	Spartan Complex Renovation (Seismic)	PW	2,769,000	P	1,162,000 (g)	P	1,162,000	P	0 (l)	P	0
22	IB	Maritime	Physical Education Replacement	PW	1,928,000	P	917,000 (g)	P	917,000	P	0 (l)	PWC	34,751,000 (n)
23	II	Channel Islands	West Hall	P	868,000	P	868,000	P	868,000	P	0 (l)	P	0
24	II	Chico	Taylor II Replacement Building	PWc	4,982,000	PW	2,637,000 (h)	PW	0 (j)	PW	0 (l)	PW	0
25	IB	Sacramento	Science II, Phase 2	PWc	10,965,000 (b)	PW	4,826,000 (i)	PW	4,336,000 (k)	PW	0 (l)	PW	0
<b>Totals</b>					<b>\$419,966,000</b>		<b>\$357,917,000</b>		<b>\$354,790,000</b>		<b>\$72,168,000</b>		<b>\$295,956,000</b>

**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 HECOB 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 HECOB 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 HECOB of 1988 and HECOB 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

**Economic Stimulus (AB 88)**

- (n) Lease Revenue Bond funded (\$223,788,000) at CCCI 5320.

## **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, East Bay—Recreation and Wellness Center**  
*CM at Risk Contractor: Sundt Construction*  
*Project Architect: LPA Architects*

#### **Background and Scope**

California State University, East Bay proposes to construct a 54,500 GSF Recreation and Wellness Center (#16) located in the eastern portion of the campus adjacent to the Pioneer Heights student housing complex. The new building will be located on the site of the existing Student Services Hub (#14) and the American Language Program Modular (#96), which will be demolished and relocated, respectively. Approximately twenty parking spaces from parking lot D will be removed to accommodate the new building. The project will include a gymnasium for multi-sport use, an elevated jogging track, two fitness centers, locker rooms, multi-purpose rooms, administrative offices and associated support space.

The exterior building envelope will consist of concrete tilt-up walls, glass curtain walls, metal paneling and window shading. These durable materials will require minimal future refinishing, promoting a low maintenance and environmentally sound approach to design. Glass areas and skylights will be designed to maximize natural daylighting and allow views of San Francisco Bay and the surrounding hillsides. Interior finishes will be selected to withstand heavy use, featuring sustainable products that use recycled content and are regionally extracted and manufactured.

The exterior wall on the west facing side of the building will be concrete tilt-up and covered on the exterior with glazing to creating a Trombe wall. Sunlight passing through the glazing will heat the concrete creating a thermal mass to warm the building during the winter months. Cooling of the building will be achieved by drawing in outside air at the floor level and

exhausting the heated air through roof vents, allowing natural ventilation for over fifty-five percent of the building area. Low-flow plumbing fixtures with automatic shut-offs, drought-tolerant landscaping, and natural filtration of storm water run-off through the use of landscaped bio-swales will all serve to reduce water use.

**Timing (Estimated)**

Preliminary Drawings Completed	December 2008
Working Drawings Completed	June 2009
Construction Start	September 2009
Occupancy	November 2010

**Basic Statistics**

Gross Building Area	54,550 square feet
Assignable Building Area	41,402 square feet
Efficiency	76 percent

**Cost Estimate - California Construction Cost Index 5179**

Building Cost (\$368 per GSF)	\$20,064,000
<i>Systems Breakdown</i> (\$ per GSF)	
a. Substructure (Foundation)	\$ 21.75
b. Shell (Superstructure and Enclosure)	\$ 128.61
c. Interiors (Partitions and Finishes)	\$ 75.45
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 129.57
e. Equipment and Furnishings	\$ 6.45
f. Special Construction and Demolition	\$ 5.98
Site Development (includes landscaping)	<u>1,979,000</u>
Construction Costs	\$22,043,000
Fees, Contingency, Services	<u>9,166,000</u>
Total Project Cost (\$572 per GSF)	\$31,209,000
Group II Equipment	<u>788,000</u>
Grand Total	<u>\$31,997,000</u>

### **Cost Comparison**

The project's building cost of \$368 per GSF is comparable to the \$344 per GSF for the Northridge Student Recreation Center, approved in September 2008 and the \$384 per GSF for the Fullerton Recreation Center, approved in July 2007, both adjusted to CCCI 5179.

### **Funding Data**

The project will be funded through the CSU Systemwide Revenue Bond program, and repaid through student fee increases. A student fee referendum was approved in fall 2007 to fund the project.

### **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 for the California State University, that:

1. The board finds that the Categorical Exemption for the California State University, East Bay, Recreation and Wellness Center 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, East Bay, Recreation and Wellness Center are approved at the project cost of \$31,997,000 at CCCI 5179.