

## AGENDA

### COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

**Meeting:**      **3:00 p.m., Tuesday, March 24, 2015**  
**Glenn S. Dumke Auditorium**

J. Lawrence Norton, Chair  
Rebecca D. Eisen, Vice Chair  
Talar Alexanian  
Adam Day  
Lillian Kimbell  
Steven G. Stepanek

#### **Consent Items**

Approval of Minutes of Meeting of January 27-28, 2015

#### **Discussion Items**

1. Amend the 2014-2015 Capital Outlay Program for California State Polytechnic University, Pomona and California State University, Sacramento, *Action*
2. Approval of Schematic Plans for California State University, Fullerton, California State Polytechnic University, Pomona and California State University, Sacramento, *Action*
3. Categories and Criteria for the Five-Year Capital Improvement Program 2016-2017 through 2020-2021, *Action*
4. Acceptance of Interest in Real Property for California State Polytechnic University, Pomona, *Information*

**MINUTES OF MEETING OF  
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**

**January 27-28, 2015**

**Members Present**

J. Lawrence Norton, Chair  
Rebecca D. Eisen, Vice Chair  
Talar Alexanian  
Adam Day  
Lillian Kimbell  
Lou Monville, Chair of the Board  
Steven G. Stepanek  
Timothy P. White, Chancellor

Trustee Norton called the meeting to order.

**Approval of Minutes**

The minutes of November 12, 2014 were approved as submitted.

**Amend the 2014-2015 Non-State Funded Capital Outlay Program for California State University Channel Islands and California Polytechnic State University, San Luis Obispo**

Assistant Vice Chancellor Elvyra F. San Juan presented agenda item 1 which proposes to amend the 2014-2015 non-state funded capital outlay program with two projects: Dining Renovation, at California State University Channel Islands and Yosemite Hall Fire Sprinkler System, at California Polytechnic State University, San Luis Obispo. Staff recommended approval.

Ms. San Juan also spoke to two capital project reports requested by the trustees, included in their packets: the active project list and the completed project list as of July 31, 2014. The reports show that there is over \$1.6 billion in capital outlay projects currently in the design or construction phase, with approximately 75 percent of the funding coming from non-state sources, a fact consistent with the trend reported to the board a few years ago as a result of the decline in state capital outlay funding.

The committee recommended approval of the proposed resolution (RCPBG 01-15-01).

**Certify the Final Environmental Impact Report and Approve the Campus Master Plan Revision, the Amendment of the 2014-2015 Non-State Capital Outlay Program and Schematic Plans for the Parking Structure II for California State Polytechnic University, Pomona**

President Soraya Coley along with Ms. San Juan presented item 2. President Coley provided an overview of the 1,400-acre campus noting that more than half of the open space is limited by topographical constraints not suited for building. This project will enable the campus to better serve the students, faculty and staff who commute to campus, while preserving open space and keeping vehicles out of the academic core. The new location will also provide better access and allow for a lower-profile structure.

Ms. San Juan reported that the environmental impact report prepared for the master plan revision (in compliance with the California Environmental Quality Act (CEQA)) concluded that the project will not result in any unavoidable significant impacts with the implementation of mitigation measures to reduce traffic impacts at two intersections and measures to reduce the short-term impacts during the project construction. The item proposes amendment of the 2014-2015 non-state funded capital outlay program with a 1,825-space parking structure, resulting in a net increase of 1,200 parking spaces, and approval of schematic designs for the three-story parking structure. Staff recommended approval.

Trustee Eisen inquired if the photovoltaic panels mentioned in the item are included in the cost of the project. Ms. San Juan responded that the structural requirements to install the panels are included, but the purchase and installation of the panels would be funded separately at a future date. Trustee Eisen also asked staff to report back when it is determined if the panels will be pursued.

The committee recommended approval of the proposed resolution (RCPBG 01-15-02).

**Approval of Amendment of the 2014-2015 Non-State Capital Outlay Program and Schematic Plans for University Office Park, Phase I for California State University, Bakersfield**

President Horace Mitchell along with Ms. San Juan presented item 3. President Mitchell introduced the proposed public-private partnership project which will construct a commercial office building along the southern perimeter of the campus. The project will benefit the university by not only generating revenues to support the educational mission, but also by providing students an opportunity to intern with the tenants of the business park and prepare them for the workforce.

Ms. San Juan reported that no public comment was received during the preparation of the Mitigated Negative Declaration that was approved by the trustees at the September 2014 board meeting, in compliance with the CEQA. The total project cost of \$10.4 million is to be paid by the proposed developer Greg Bynum and Associates. The terms of the proposed public-private

development agreement was considered by the Committee on Finance at this meeting. Staff recommended approval.

The committee recommended approval of the proposed resolution (RCPBG 01-15-03).

### **Acceptance of Interest in Real Property at California State University, San Bernardino Palm Desert Off-Campus Center**

President Tomás Morales along with Ms. San Juan presented item 4. President Morales provided background and perspective on the CSU San Bernardino Palm Desert Campus, stating that it evolved from a visionary group of Coachella Valley residents who saw the need for higher education in the desert region. The Palm Desert Campus is a story of tremendous support from the local community; funds from individuals, foundations and municipalities to build space for fine arts and health services academic programs that are well integrated to serve the local community. It is also notable that less than 20 percent of Coachella Valley residents have university degrees, one of the largest economic disparities in the state. More than 70 percent of the Palm Desert Campus students are the first in their families to graduate. President Morales thanked Assistant Vice Chancellor Elvyra F. San Juan and University Counsel Juanda Daniel and their staff from the Chancellor's Office for their outstanding support in successfully navigating the transfer of property from the City of Palm Desert.

Ms. San Juan reported that the conveyance of 113 acres reserved for the CSU was a result of recent legislation dissolving redevelopment agencies in the state. This prompted the need to complete the conveyance of land reserved for the CSU per the Disposition and Development Agreement. The acceptance of the additional 113 acres will allow the campus to seek additional partnerships with the community and create opportunities to meet the demand for higher education. The Palm Desert Campus is a great example of a public-public partnership and local support for higher education.

Chair Lou Monville, alumni of CSU San Bernardino, applauded the work and ongoing efforts of President Morales and his team at the Palm Desert Campus and encouraged trustees to take a tour of the campus.

### **California State University Channel Islands' CI 2025 Strategy**

President Richard Rush along with Ms. San Juan presented item 5. President Rush provided background and an overview, remarking that CSU Channel Islands is the newest campus in the system and the fastest growing public university in the country as reported by the *Chronicle for Higher Education*. As the campus grows over the next decade, additional academic and support spaces are necessary to support the mission to facilitate learning through integrative approaches, emphasizing experiential and service learning. To meet this challenge, the campus has completed the initial phase of its "CI 2025 Vision Plan" which set the following goals:

- 1) Develop an economic plan that provides alternative funding to the academic needs while increasing the financial viability of the Channel Islands Site Authority;
- 2) Identify and leverage all potential revenue sources, including the Channel Islands Site Authority, public-public and public-private partnerships and other sources; and
- 3) Build upon existing community relationships through mutually beneficial financial partnerships.

The Channel Islands Site Authority (Site Authority), established by an act of the Legislature in 1998, is designed to facilitate and augment traditional financing methods for the development of the campus to enhance the economic, cultural and social development of the region. The Site Authority is governed by a board comprised of representatives of the County of Ventura, City of Camarillo and the CSU Board of Trustees. This unique and valuable entity provides CSU Channel Islands with an opportunity to develop a campus for the 21st century that fits within new models of financing and partnerships with the communities it serves. CSU Channel Islands proposes to use alternative financing that will provide new facilities, decrease existing debt and engage the local community through public-public and public-private partnerships.

Ms. San Juan presented an overview of the campus master plan, identifying the two parcels leased to the Site Authority. One small parcel has not been developed to date. The larger parcel—referred to as East Campus—has been the focus of efforts to develop projects that would provide a revenue stream to the campus, primarily affordable housing for faculty and staff in a development called University Glen. A Town Center was also built, a mixed-use development with retail and office spaces on the ground floor with upper floor rental apartments.

The larger parcel contains an area that was planned for additional for-sale housing. The infrastructure to support 242 homes was completed; however, the project was put on hold during the fiscal and housing crisis. This is one of the key areas of focus for CI 2025. The campus is working to develop an innovative approach to the shortage of resources to plan and grow the campus. It will return to the board at a future date for approval of a concept plan for the development and use of land. The Site Authority has been presented with the CI 2025 strategy as a potentially important innovation to serve the region; the Site Authority has agreed that development options be analyzed for their consideration. Trustee Debra Farar has been a member of the Site Authority since 2002 and Mr. Jim Considine, former CSU Board of Trustees' chair, is also a long-time representative on the Site Authority.

Trustee Lawrence Norton asked Trustee Farar if she would like to comment on her role with the Site Authority. Trustee Farar stated that CSU Channel Islands has greatly benefitted from the legislation that established the Site Authority. The campus first brought the concept of a potential public-private partnership to the Site Authority in September 2013 prior to the release of the Request for Proposal to select a consulting firm. The campus regularly reports to the Site Authority on the work progress and she was pleased President Rush was able to share his vision of CI 2025 with the board. She encouraged all the board members to visit the campus and see firsthand the quality neighborhood that has been created. Trustee Norton echoed Trustee Farar's sentiments regarding the University Glen community having recently visited the campus.

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

**Amend the 2014-2015 Capital Outlay Program for California State Polytechnic University, Pomona and California State University, Sacramento**

**Presentation By**

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

**Summary**

The California State University Board of Trustees approved the 2014-2015 capital outlay program at its November 2013 meeting. This item allows the board to consider the scope and budget of projects not included in the previously approved capital outlay program.

**California State Polytechnic University, Pomona**

**Parking Structure for the Administration Replacement Building      PWC<sup>1</sup>      \$27,504,000**

California State Polytechnic University, Pomona wishes to proceed with the design and construction of an underground parking structure, located below the Administration Replacement Building (#121<sup>2</sup>) which was approved as part of the 2013-2014 Capital Outlay Program and is currently in design. The parking structure (129,536 gross square feet (GSF)) will build approximately 300 parking spaces below grade to replace the 366 surface parking spaces lost as part of the Administration Replacement Building project cited on the western portion of Parking Lot C.

Schematic approval for this parking structure is requested in Item 2 of this agenda as an integral component of the Administration Replacement Building project. The parking structure component will be financed through the California State University Systemwide Revenue Bond (SRB) Program. The bonds will be repaid from parking fee revenue.

**California State University, Sacramento**

**Chemistry Labs Renovation      PWCE      \$4,000,000**

California State University, Sacramento wishes to proceed with the design and construction of organic chemistry lab renovations in two existing lab rooms in Sequoia Hall (#36). This project

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<sup>1</sup> Project phases: P – Preliminary Plans, W – Working Drawings, C – Construction, E – Equipment

<sup>2</sup> Facility number shown on master plan map and recorded in Space and Facilities Database

will improve safety containment and address code compliance. Each of the two renovated labs will contain 10 new student station fume hoods, a preparation and storage fume hood and a waste fume hood. The project also includes Americans with Disabilities Act (ADA) path of travel improvements in the nearby restrooms and elevators.

The project will be funded from a loan issued by the California State University Risk Management fund. The loan will be repaid from campus interest income or CSU operating funds.

### **Recommendation**

The following resolution is presented for approval:

**RESOLVED**, by the Board of Trustees of the California State University, that the 2014-2015 Capital Outlay Program be amended to include:

1. \$27,504,000 for preliminary plans, working drawings and construction for the California State Polytechnic University, Pomona Parking Structure for the Administration Replacement Building; and
2. \$4,000,000 for preliminary plans, working drawings, construction and equipment for the California State University, Sacramento Chemistry Labs Renovation.

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

**Approval of Schematic Plans for California State University, Fullerton, California State Polytechnic University, Pomona and California State University, Sacramento**

**Presentation By**

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

**Summary**

Schematic plans for the following three projects will be presented for approval:

- 1. California State University, Fullerton—Titan Student Union Expansion**  
*Design/Build Contractor: PCL Construction Services*  
*Project Architect: Steinberg Architects*

**Background and Scope**

California State University, Fullerton wishes to proceed with the design and construction of the Titan Student Union Expansion project (#60<sup>1</sup>) to establish a new focal point and entry for the building, located strategically on the southwest corner of the existing 140,000 gross square feet (GSF) Titan Student Union (#14), originally built in 1976 with one expansion in 1992. The project will address various programmatic shortcomings of Titan Student Union and will add needed public use spaces following significant enrollment growth since the last expansion. It will also provide additional lounges and study spaces which will alleviate crowding in the dining areas and improve circulation.

The three-story 26,500 GSF addition will activate, transform and unify the variety of program spaces that currently exist across the three levels of the Titan Student Union. The below grade lower level will have a grand stair leading to existing bowling and gaming areas. The grand stair creates an interior amphitheater that can accommodate informal lectures, performances and social events. The main entry level will provide social spaces with access to food and seating along the perimeter. The upper level will contain social spaces of diverse nature and scale, including the board room to the south, group study rooms flanking the light-filled atrium, and study lounges.

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<sup>1</sup> Facility number shown on master plan map and recorded in Space and Facilities Database

The primary exterior surface of the new building is curtain wall glazing. The high performance glazing provides transparency that makes the new addition space welcoming to both students and visitors. The glazed curtain walls also maximize daylighting and views. Solar heat gain will be mitigated with the use of large overhangs, as well as a semitransparent screen material.

Site improvements include cast-in-place seat walls, precast modular seating, free form benches and community tables in the courtyard and plazas surrounding the Titan Student Union Expansion. The outdoor spaces will provide a variety of seating opportunities for groups or individuals and provide flexibility for larger campus events.

This project will be designed to achieve Leadership in Energy and Environmental Design (LEED) Gold equivalency. Sustainable design features include bio retention planters for storm water management, light color paving to reduce heat retention, water efficient landscaping, sub surface drip irrigation for water reduction measures, energy efficient LED lighting fixtures, indirect natural daylighting, low-flow plumbing fixtures, and the incorporation of a cool roof to better reflect sunlight.

**Timing (Estimated)**

Preliminary Plans Completed	May 2015
Working Drawings Completed	July 2015
Construction Start	September 2015
Occupancy	March 2017

**Basic Statistics**

Gross Building Area	26,478 square feet
Assignable Building Area	24,039 square feet
Efficiency	91 percent

**Cost Estimate – California Construction Cost Index (CCCI) 6077<sup>2</sup>**

Building Cost (\$491 per GSF)	\$13,004,000
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<i>Systems Breakdown</i>	(\$ per GSF)
a. Substructure (Foundation)	\$ 27.42
b. Shell (Structure and Enclosure)	\$ 161.04
c. Interiors (Partitions and Finishes)	\$ 62.13

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<sup>2</sup> The July 2013 *Engineering News-Record* California Construction Cost Index (CCCI). The CCCI is the average Building Cost Index for Los Angeles and San Francisco.

d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 149.10
e. Special Construction & Demolition	\$ 20.96
f. General Conditions and Insurance	\$ 70.46

Site Development (includes landscaping and demolition)	<u>2,308,000</u>
Construction Cost	\$15,312,000
Fees, Contingency, Services	<u>4,171,000</u>
Total Project Cost (\$736 per GSF)	\$19,483,000
Fixtures, Furniture & Movable Equipment	<u>517,000</u>
Grand Total	<u>\$20,000,000</u>

### **Cost Comparison**

This project's building cost of \$491 per GSF is higher than the \$447 per GSF for the Student Union Addition at San José State University approved in March 2009, and slightly higher than the \$488 per GSF for the Student Union at California State University Channel Islands approved in September 2007, both adjusted to CCCCI 6077.

The higher costs for this project are due to several factors. The special construction and demolition costs are higher due to the removal of existing hardscape, the opening up of the existing building façade to connect the new addition, and the constrained project site location within the campus.

The foundation and shell costs are higher due to the below grade construction and curtain wall system, which includes high performance glazing to appropriately reduce solar heat gain. Building services costs are also higher than similar projects due to the replacement of an air handler that will serve both the expansion and part of the existing facility. Additionally, the unique design of the glass atrium will require a smoke evacuation system, and large dramatic cantilevered roof overhangs.

### **Funding Data**

The project will be funded from student union and Associated Students, Inc. program reserve funds.

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

1. The board finds that the Categorical Exemption for the California State University, Fullerton Titan Student Union Expansion 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 California State University, Fullerton, Titan Student Union Expansion are approved at a project cost of \$20,000,000 at CCCCI 6077.
- 2. California State Polytechnic University, Pomona—Administration Replacement Building**  
*CM@Risk Contractor: C.W. Driver*  
*Project Architect: CO Architects*

### **Background and Scope**

California State Polytechnic University, Pomona proposes to construct the Administration Replacement Building (#121). The project will be located on the western portion of Parking Lot C, near the University Library (#15). The replacement building will be 138,325 GSF, and will combine administrative offices and student services from the existing Classroom / Laboratory / Administration (CLA) building (#98) and other campus locations to create a one-stop student service center. A 129,536 GSF parking structure with approximately 300 spaces will be constructed below the replacement facility, off-setting 366 surface parking spaces lost as a result of this project.

This project is a replacement facility for the tower and registration portions of the CLA building, which has structural deficiencies that, combined with its proximity to a fault line, has resulted in the California State University Seismic Review Board determination of a Priority 1, level 6

seismic hazard<sup>3</sup>. The replacement building will be located at a safe distance from any fault lines, in conformance with the Alquist Priolo Earthquake Fault Zoning Act. The Administration Replacement Building will provide space for administrative offices and student services such as registration, tutoring and mentoring, student life, and financial aid.

The project is comprised of two buildings designed to mirror the rolling hills surrounding the site, creating a central promenade that serves as a major campus circulation corridor while also serving as a gathering and breakout area for students, visitors and staff. A courtyard is located in the center of the east building, allowing light to enter the inner portions of the building, while providing a view to the outdoors. An expansive metal panel roof ties together the two buildings.

The exterior walls are primarily clad in a curtain wall system with glass panels that are sized to maximize natural daylighting and views, and minimize the need for interior lighting. At points where the building abuts landscaped areas, the base of the building is clad in masonry veneer.

Sustainable features, particularly passive design elements, are incorporated throughout the project. Large windows and north-facing rooftop windows are incorporated to provide maximum daylighting to building occupants. The oversized roof is designed to shade the window system, reducing the demand on the mechanical system. Drought-tolerant landscape will surround the project, reducing heat gain on outdoor spaces. The administration replacement building portion of the project will be designed to achieve Leadership in Energy and Environmental Design (LEED) Silver equivalency.

**Timing (Estimated)**

Preliminary Plans Completed	September 2015
Working Drawings Completed	April 2016
Construction Start	June 2016
Occupancy	September 2018

**Basic Statistics**

*Administration Replacement Building*

Gross Building Area	138,325 square feet
Assignable Building Area	90,052 square feet
Efficiency	65 Percent

*Parking Structure*

Gross Building Area	129,536 square feet
Parking Spaces	300 Spaces

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<sup>3</sup> As a part of the Trustee's seismic policy, the CSU Office of the Chancellor maintains two systemwide lists, identified by the CSU Seismic Review Board and based on Division of the State Architect standards, of existing facilities with potential hazards considered significant enough to warrant priority attention for seismic retrofit.

**Cost Estimate – California Construction Cost Index (CCCI) 6077<sup>4</sup>**

Administration Replacement Building Cost (\$385 per GSF) \$53,221,000

<i>Systems Breakdown</i>	(\$ per GSF)
a. Substructure (Foundation)	\$ 14.25
b. Shell (Structure and Enclosure)	\$ 162.51
c. Interiors (Partitions and Finishes)	\$ 58.98
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 90.53
e. Built-in Equipment and Furnishings	\$ 13.74
f. Special Construction	\$ 7.59
g. General Conditions and Insurance	\$ 37.15

Parking Structure Cost (\$41,862 per space) \$12,559,000

<i>Systems Breakdown</i>	(\$ per GSF)
a. Substructure (Foundation)	\$ 14.61
b. Shell (Structure and Enclosure)	\$ 51.26
c. Interiors (Partitions and Finishes)	\$ 2.27
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 14.36
e. Built-in Equipment and Furnishings	\$ 0.17
f. Special Construction	\$ 5.29
g. General Conditions and Insurance	\$ 8.99

Site Development 8,958,000

Construction Cost \$ 74,738,000

Fees, Contingency, Services 29,312,000

Total Project Cost (\$388 per GSF) \$ 104,050,000

Fixtures, Furniture & Movable Equipment \$ 1,341,000

Grand Total \$105,391,000

**Cost Comparison**

*Administration Building Component*

This project's building cost of \$385 per GSF is comparable to two buildings at CSU East Bay.

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<sup>4</sup> The July 2013 *Engineering News-Record* California Construction Cost Index (CCCI). The CCCI is the average Building Cost Index for Los Angeles and San Francisco and is updated monthly.

The Student Services Replacement Building approved in March 2006 was \$386 per GSF and the Warren Hall Replacement project approved in January 2013 was more costly at \$426 per GSF, both adjusted to CCCCI 6077. The Pomona project's exterior shell is more expensive however the cost for the HVAC and electrical system is significantly lower due to the passive design elements that reduce the need for lighting and cooling.

#### *Parking Structure Component*

The underground parking structure cost of \$41,862 per space is significantly higher than the \$35,918 per space for the Plaza Linda Verde Parking Structure at San Diego State University approved in May 2014, and the \$17,975 per space for the South Housing Parking Structure at Cal Poly San Luis Obispo, approved in November 2014, primarily due to its small capacity and underground design. The facility is completely enclosed, with the building shell acting as a retaining wall for the structure and the Administration Replacement Building located above it. The foundation costs are higher due to the high water table on the site, requiring a mat slab and significant waterproofing. Additionally, building services costs are higher due to the need for air circulation in the facility as there is minimal fresh air ventilation.

#### **Funding Data**

The Administration Replacement Building component was approved in September 2012 as part of the 2013-2014 CSU Capital Outlay Program, with preliminary plans, working drawings and construction to be funded from Public Works Board Lease Revenue Bonds. To date the state has funded \$1,576,000 for preliminary plans and is expected to fund \$1,943,000 for working drawings (once the Public Works Board approves the preliminary plans) from existing lease revenue bond funds.

With the new financing authority, the Department of Finance has committed to provide the California State University with additional support budget funds for future debt service to fund the project construction phase in lieu of including the project in a future state Public Works Board Lease Revenue Bond sale. With the revised financing policy approved by the board in November 2014, the CSU will continue the discussion with the Department of Finance on the transition of this project to the new authority through the CSU Systemwide Revenue Bond (SRB) program. The Parking Structure component will be financed through the SRB with the bonds repaid from the parking fee revenue.

Financing approval for this project will be requested in spring 2016.

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

The Final Mitigated Negative Declaration (Final MND) for the California State Polytechnic University, Pomona Administration Replacement Building project was adopted by the Board of Trustees in November 2013 pursuant to the California Environmental Quality Act. The Final MND concluded that the mitigated project would not have significant impacts on the environment with the recommended measures that include on-campus traffic mitigation.

The university completed an Addendum to the previously adopted Mitigated Negative Declaration in October 2014 for the Administration Replacement Building. These revisions primarily include a slight revision to the orientation of the building and the addition of an underground parking structure to accommodate approximately 300 spaces.

The Addendum to the Final MND identified minor changes and determined that implementation of this project would not result in any new or substantially more severe impacts as outlined in Section 15162 of the CEQA Guidelines. No additional mitigation measures were noted. The Final MND and the Addendum to the Final MND are available at: <http://www.cpp.edu/~fpm/public/EIRcalpolyadministrationreplacement.pdf>.

The following resolution is presented for approval:

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

1. The Final Mitigated Negative Declaration for the California State Polytechnic University, Pomona Administration Replacement Building project included an analysis that addressed the potential significant environmental impacts, mitigation measures, comments and responses to comments associated with approval of the Administration Replacement Building project, and all discretionary actions related thereto. The Board of Trustees adopted the Final Mitigated Negative Declaration as adequate under CEQA and the project was approved in November 2013.
2. Subsequent to project approval, California State Polytechnic University, Pomona made certain minor revisions to the design of the approved project. An Addendum to the previously adopted Final Mitigated Negative Declaration has been prepared that has determined these revisions would not involve new significant environmental effects or a substantial increase in the severity of significant effects previously identified in the Final Mitigated Negative Declaration. The Board of Trustees has considered the Final Mitigated Negative Declaration and the Addendum to the Final Mitigated

- Negative Declaration concurrent with its consideration of the proposed schematic design plans.
3. The chancellor is requested under Delegation of Authority granted by the Board of Trustees to file the Notice of Determination for the project.
  4. The schematic plans for the California State Polytechnic University, Pomona Administration Replacement Building are approved at a project cost of \$105,391,000 at CCCI 6077.

**3. California State University Sacramento—Student Housing, Phase II**  
*Design/Build Contractor: Otto Construction*  
*Project Architect: Solomon Cordwell Buenz*

**Background and Scope**

California State University, Sacramento proposes to design and construct a new 400-bed student housing complex (#21) located at the northern end of the campus, east of the existing American River Courtyard (#25) student housing and adjacent to the American River levee. The project will provide needed freshman and sophomore student housing for the campus.

The 124,930 GSF project will have two wings, a three-story wing for freshman and a four-story wing for sophomores. The design will provide for single and double occupancy rooms and shared bathroom facilities. The ground floor will have communal space including a large multipurpose room with kitchen, recreation and laundry facilities, and an administrative office suite for housing and residential education. Additional amenities include a roof terrace for outdoor common space with views to the American River and shared recreation rooms.

The new construction will be cement plaster with a single ply roof, consistent with the existing architectural style of the north housing quad. The building will utilize wood-framed walls, floor and roof deck systems. Site improvements include a courtyard with hardscape paths, large trees and drought tolerant landscape elements with an irrigation system that will use reclaimed water.

Sustainable features of the project will include extensive use of natural light and ventilation using large, low emission glazed operable windows in each room, solar water heating and energy efficient LED lighting with day lighting controls and occupancy sensors. The project is being designed to achieve Leadership in Energy and Environmental Design (LEED) Gold equivalency.

**Timing (Estimated)**

Preliminary Plans Completed	May 2015
Working Drawings Completed	October 2015
Construction Start	February 2016
Occupancy	July 2017

**Basic Statistics**

Gross Building Area	124,930 square feet
Assignable Building Area	82,462 square feet
Efficiency	66 percent

**Cost Estimate – California Construction Cost Index 6151<sup>5</sup>**

Building Cost (\$323 per GSF) \$40,407,000

<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 20.25
b. Shell (Structure and Enclosure)	\$ 84.36
c. Interiors (Partitions and Finishes)	\$ 48.31
d. Services (HVAC, Plumbing, Electrical, Fire)	\$129.14
e. Equipment and Furnishings	\$ 7.25
f. General Conditions and Insurance	\$ 34.13

Site Development	<u>2,989,000</u>
Construction Cost	\$43,396,000
Fees, Contingency, Services	<u>\$9,282,000</u>
Total Project Cost (\$422 per GSF)	\$52,678,000
Fixtures, Furniture & Movable Equipment	<u>\$2,257,000</u>
Grand Total	<u>\$54,935,000</u>

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<sup>5</sup>The July 2014 Engineering News-Record California Construction Cost Index (CCCI). The CCCI is the average Building Cost Index for Los Angeles and San Francisco and is updated monthly.

### **Cost Comparison**

The project's building cost of \$323 per GSF is lower than the \$335 per GSF for Student Housing, Phase III at California State University Channel Islands and the \$354 per GSF for Student Housing South at California Polytechnic State University, San Luis Obispo, both approved in November 2014, and the \$357 per GSF for Plaza Linda Verde at San Diego State University, approved in May 2014, all adjusted to CCCCI 6151. The lower building cost is primarily due to the less expensive exterior enclosure, interior construction and finishes and a less expensive structural system.

### **Funding Data**

The project will be financed through the SRB Program and from housing program reserves (\$11,400,000). Housing revenue will repay the bond financing. Financing approval is being requested for this project during the Committee on Finance at this meeting.

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

The Final Mitigated Negative Declaration (Final MND) for the California State University, Sacramento Student Housing, Phase II project was approved in January 2015 pursuant to the California Environmental Quality Act and State CEQA Guidelines in conjunction with a minor master plan revision. During the environmental review process, there were no significant impacts identified and no adverse public comments received. The schematic plans for the project are consistent with the Final MND and the effects of the project were fully analyzed in the Final MND.

The following resolution is presented for approval:

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

1. The Final Mitigated Negative Declaration for the California State University, Sacramento Student Housing, Phase II project was prepared pursuant to the California Environmental Quality Act and State CEQA Guidelines.
2. The California State University, Sacramento Student Housing, Phase II project is consistent with the Final Mitigated Negative Declaration and the effects of the project were fully analyzed in the Final Mitigated Negative Declaration.
3. The schematic plans for the California State University, Sacramento Student Housing, Phase II are approved at a project cost of \$54,935,000 at CCCCI 6151.

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

### **Categories and Criteria for the Five-Year Capital Improvement Program 2016-2017 through 2020-2021**

#### **Presentation By**

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

#### **Summary**

The California State University Board of Trustees annually adopts categories and criteria that are used in setting priorities for academic project requests in the Capital Outlay Program.

Priorities will be determined based upon the strategic needs of the system in consideration of existing deficiencies in the type, amount and/or condition of campus space to serve the academic master plan. In particular, priority will be given to projects that address critical seismic and infrastructure deficiencies, including life/fire safety, utilities infrastructure critical to campus-wide operations, capital renewal and minor capital outlay in existing facilities. Projects programmed for modernizing existing facilities or constructing new replacement buildings in response to academic needs or enrollment demand will be considered on a case-by-case basis. In keeping with CSU's new capital authorities, campuses will be encouraged to identify funding sources for projects to receive priority consideration, however such funding will not guarantee a higher prioritization for the project based on the strategic needs of the system.

A campus may submit a maximum of one major capital project for the 2016-2017 budget year, one project for the 2017-2018 planning year, and three projects per planning years 2018-2021, including health and safety projects. Exceptions to these limits 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.

Attachment A contains the proposed categories and criteria for the budget year 2016-2017 Capital Outlay Program and the Five-Year Capital Improvement Program for 2016-2017 through 2020-2021.

**Recommendation**

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 Five-Year Capital Improvement Program 2016-2017 through 2020-2021 in Attachment A of Agenda Item 3 of the March 24-25, 2015 meeting of the Committee on Campus Planning, Buildings and Grounds be approved; and
2. The chancellor is directed to use these categories and criteria to prepare the Five-Year Capital Improvement Program for 2016-2017 through 2020-2021.

## **Categories and Criteria to Set Academic Program Priorities**

### **General Criteria**

Priorities will be determined based upon the strategic needs of the system in consideration of existing deficiencies in the type, amount and/or condition of campus space to serve the academic master plan. In particular, priority will be given to projects that address critical seismic and infrastructure deficiencies, including life/fire safety, utilities infrastructure critical to campus-wide operations, capital renewal and minor capital outlay in existing facilities. Projects programmed for modernizing existing facilities or constructing new replacement buildings in response to academic needs or enrollment demand will be considered on a case-by-case basis. Campuses will be encouraged to identify funding sources for projects to receive priority consideration, however such funding will not guarantee a higher prioritization for the project based on the strategic needs of the system.

A campus may submit a maximum of one major capital project for the 2016-2017 budget year, one project for the 2017-2018 planning year, and three projects per planning years 2018-2021, including health and safety projects. Exceptions to these limits 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.

Approval of multi-phase projects may require the project funding to be allocated over more than one year. Campus requests for preliminary plans, working drawings, and construction (PWC) lump sum funding will be considered on an individual project basis based on the project's complexity, scope, schedule, and the availability of non-appropriated funds to augment the project.

Current trustee-approved campus physical master plan enrollment ceilings apply to on-campus seat 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.

## **Individual Categories and Criteria**

### **I. Existing Facilities/Infrastructure**

#### **A. Critical Infrastructure Deficiencies – CD (Critical 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, failing infrastructure, and addressing regulatory changes which impact campus facilities or equipment. These funds also include the Systemwide Infrastructure Improvement and Minor Capital Outlay programs.

#### **B. Modernization/Renovation – FIM (Facilities Infrastructure/Modernization)**

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

### **II. New Facilities/Infrastructure – ECP (Enrollment/Caseload/Population)**

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

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

### **Acceptance of Interest in Real Property for California State Polytechnic University, Pomona**

#### **Presentation By**

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

#### **Summary**

The State of California proposes to transfer the ownership and operation of a 287-acre parcel, the Lanterman Developmental Center (currently operated by the California Department of Developmental Services), to California State Polytechnic University, Pomona. The property is located adjacent to the southern end of the campus, an area known as Spadra Farm. This information item is to provide background on the site, to identify the campus' proposed uses of the site to support the academic program and to identify the next steps in the due diligence prior to seeking the board's approval of interest in the real property at a future meeting.

#### **Background**

The Lanterman Developmental Center (Center) was established by the state in 1927 at its present location as an institution for the care and treatment of persons with a variety of developmental disorders. The Center is comprised of 120 existing buildings totaling approximately one million square feet. For several decades, in partnership with the Center, Cal Poly Pomona used portions of the property for academic opportunities ranging from agricultural endeavors to engaging students and faculty in assisting with the Center's clients.

In December 2005, Cal Poly Pomona and the Center initiated discussions regarding the use of a portion of the property for the purpose of building faculty/staff housing, a need that had become critical to the effective recruitment of top-quality personnel. A collaborative agreement emerged to create housing that would serve both agencies' needs: faculty/staff housing for the university and client/staff housing for the Center. Concurrent to the development of this agreement was an expanded programmatic collaboration involving faculty and students from urban/regional planning, mechanical engineering, kinesiology, nutrition and food science departments, and the university's Center for Community Engagement.

Consultations continued during the ensuing years between Cal Poly Pomona, the Center, the Department of Developmental Services (DDS) and the Department of General Services (DGS). In summer 2009, DGS initiated a detailed facilities study of the Center property to determine a location for the proposed faculty/staff housing development. The study was completed and published in March 2010. However, those plans were put on hold when, in January 2010, DDS announced the closure of the Center facility, to occur at a future undetermined time.

In July 2013, DGS issued a “Notice of Availability of Excess State Owned Real-Property” to advise agencies and departments of the available property in anticipation of the Center’s closure. As a result, in August 2013, the California State University formally expressed interest in obtaining the property to accommodate the expansion of its academic programs and to develop local public/private partnerships, as well as to provide the originally contemplated faculty/staff housing. DDS has now transferred all Center clients to alternative developmental center facilities, and the Center was officially closed as of December 31, 2014. Twenty-five staff members remain on-site to complete the shut-down process and provide limited maintenance service to facilities and grounds.

During the course of campus discussions with the Department of Finance, two other state agencies expressed interest in the property to accommodate their needs to construct new facilities, the California Highway Patrol (CHP) and the California Air Resources Board (CARB). The combined land requirement of the two agencies is 24 acres, far less than the 287 acres available. CHP is looking for a 10-acre site for a new station that has easy access to the Interstate 10 freeway and State Route 57. CARB is looking for a new 14-acre site that could consolidate and expand their existing motor vehicle and engine emissions testing and research facilities.

In the Governor’s 2015-2016 Budget Proposal, the Administration proposed transferring the Lanterman Developmental Center to California State Polytechnic University, Pomona. The proposed transfer is contingent on CSU acknowledging that state funds will not be specifically appropriated for the operation, maintenance or development of the property and that the university will accommodate the needs of other state departments, namely CHP and CARB, on a portion of the land in the area. The campus is in discussions with the Department of Finance on possible site locations.

### **Plan and Vision Statement for the Lanterman Developmental Center**

Although Cal Poly Pomona is comprised of over 1,400 acres, much of the land cannot be developed due to existing seismic faults and challenging terrain. The campus master plan identifies projects to be sited on remaining developable land, leaving limited land to expand academic programs into new facilities. The Center property offers an opportunity to expand programs where enrollment demand exceeds capacity. This can be accomplished by relocating

academic programs best suited for the new site, allowing remaining programs to expand into vacated space on campus. The identification of which programs would move to the Center property would be determined once the assessment of the property is complete. Initial thoughts under consideration include the relocation of the Agricultural Academic Programs to use existing buildings, and the relocation of the Farming, Grazing and Animal Husbandry Programs to the 115 acres of outdoor area.

A site map depicting the relationship of the Center property and its proximity to the Cal Poly Pomona campus is shown in Attachment A.

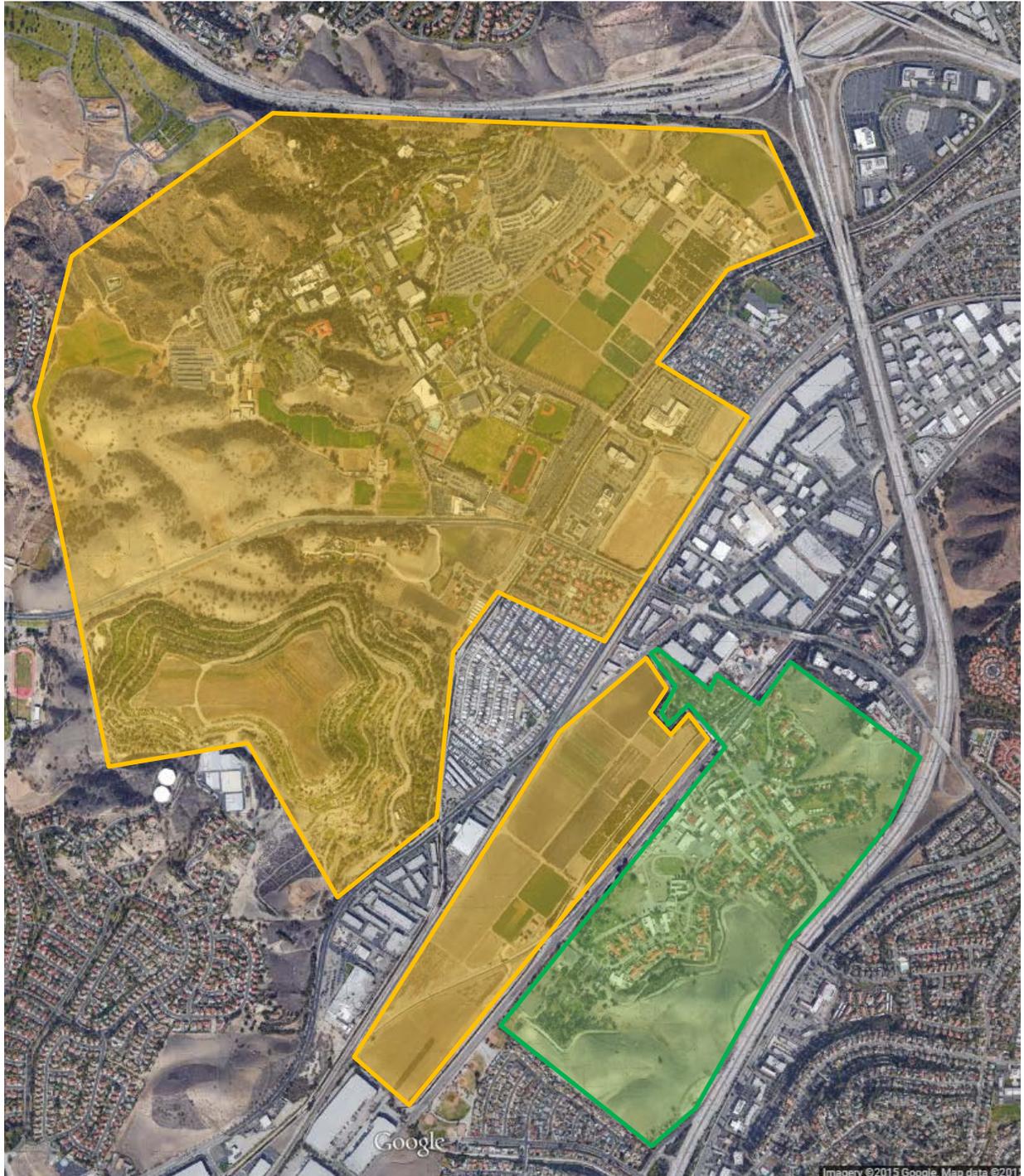
### **Next Steps**

Cal Poly Pomona gained access to the Center's facilities in January 2015 after the property was closed. Preliminary site visits and a condition assessment report from 2010 revealed that many of the existing buildings will require significant upgrades or demolition. Most of the buildings were constructed between the 1920s and 1960s, are not up to code, and will require substantial hazardous material mitigation if renovated or demolished. Some of these buildings may be considered of historical significance, which could restrict options for their replacement or re-use. More information needs to be collected and analyzed now that Center is closed.

With the help of the Department of Finance, the Department of Developmental Services, and the Department of General Services, Cal Poly Pomona and Chancellor's Office staff are working to perform additional analysis and complete the due diligence for the land transfer. This includes access to the title report and review of agreements for other entities currently on the site, such as California Conservation Corps and City of Pomona relating to fire services.

The completion of the property due diligence and the campus development of a transition plan that includes estimated transition and operational costs will be developed for the board's consideration of the real property acceptance.

California State Polytechnic University, Pomona



- Existing Cal Poly Pomona campus
- Lanterman Developmental Center