

## AGENDA

### COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

**Meeting: 2:30 p.m. Tuesday, January 23, 2007**  
**Glenn S. Dumke Auditorium**

Kyriakos Tsakopoulos, Chair  
Moctesuma Esparza, Vice Chair  
Carol R. Chandler  
Kenneth Fong  
George G. Gowgani  
Melinda Guzman  
Andrew LaFlamme  
A. Robert Linscheid  
Craig R. Smith

#### **Consent Items**

Approval of Minutes of Meeting of November 14, 2006

1. Amend the 2006-2007 Capital Outlay Program, Non-State Funded, *Action*

#### **Discussion Items**

2. Status Report on the 2007-2008 State Funded Capital Outlay Program—Governor's Budget, *Information*
3. Approval of Schematic Plans, *Action*

**REVISED**

**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**

**November 14, 2006**

**Members Present**

Roberta Achtenberg, Chair of the Board  
Kyriakos Tsakopoulos, Chair  
Moctesuma Esparza, Vice Chair  
Kenneth Fong  
Carol R. Chandler  
George G. Gowgani  
Andrew LaFlamme  
A. Robert Linscheid  
Charles B. Reed, Chancellor  
Craig Smith

**Approval of Minutes**

The minutes of the September 2006 minutes were approved as submitted.

**Amend the 2006-2007 Capital Outlay Program, State Funded**

This item proposed the addition of two projects to the 2006/2007 State Funded Capital Outlay Program: Energy Infrastructure Improvements at CSU Bakersfield and Energy Infrastructure Improvements at CSU Long Beach.

With the concurrence of the committee, Chair Tsakopoulos presented agenda item 1 as a consent action item (RCPBG 11-06-18).

**Approval of Schematic Plans**

Prior to the presentation, Ms. Elvyra San Juan, assistant vice chancellor, capital planning, design and construction, thanked the board, the campus presidents, and colleagues in the Chancellor's Office, and specifically Karen Zamarrippa, assistant vice chancellor, advocacy and institutional relations, for their assistance in the successful passing of Proposition 1D. Proposition 1D will provide \$690 million from general obligation bonds to the CSU over a period of two years for the capital outlay program.

With a visual presentation, Ms. San Juan presented the proposed schematic plans for the CSU Northridge, Parking Structure G-3 project. This project seeks approval for a proposed 1,500-space parking structure along the eastern side of the campus. The structure will replace existing surface parking and provide a net increase of 1,090 spaces. The project's environmental impacts were analyzed as a near term project in the Environmental Impact Report prepared for the master plan approved by the board in March 2006. A Finding of Consistency has been prepared as the only significant change was to reduce the size of the proposed structure. Staff recommends approval of the project.

The committee recommended approval of the board of the proposed resolution (RCPBG 11-06-19).

**Approval of the Campus Master Plan Revision, Amendment to the Nonstate Funded 2006/2007 Capital Outlay Program, and Schematic Plans for the Student Recreation Complex at California State University, Stanislaus**

Ms. San Juan presented the action item with a visual presentation. The primary objective of the proposed master plan is to relocate the athletic facilities in order to better utilize campus land. In addition to the master plan approval, this item seeks approval to amend the capital program and approve schematic plans for the Student Recreation Complex. The project is estimated to cost \$16.3 million for design and construction and will be funded primarily from a referendum approved by the students for the project, along with \$408,000 from parking reserves.

The campus completed a mitigated negative declaration for the project pursuant to the California Environmental Quality Act guidelines. Comments received by the university during the public comment period were related to noise and lighting, and transportation and traffic related to the potential activities at the stadium. As a result, the campus included in the Operational Plan for the complex noise and lighting standards, and a monitoring plan to ensure conformance with the plan's standards. The campus agreed to maintain the current level of activities until a comprehensive traffic study is completed. The campus plans to reassess the entire physical master plan in the near future, and the traffic study will be done as part of that effort.

Trustee Jennifer Reimer asked what was the passage margin on the student referendum for the Recreation Center. President Hamid Shirvani, CSU Stanislaus, responded by stating the student referendum passed with a 62 percent margin of approval, adding that he was extremely proud of the student body and its leadership.

The committee recommended approval by the board on the proposed resolution (RCPBG 11-06-20).

## **Potential Gift of Real Property and Conceptual Plan for a California State University, Sacramento Off-Campus Center in Placer County**

This item proposed the approval of a potential gift of real property and conceptual plan for an off-campus center in Placer County for CSU Sacramento. Chair Tsakopoulos remarked that he has property holdings in Placer County and is currently engaged in an effort to build a private university in the county which would yield a 600-acre campus and approximately \$200 million upfront for construction and university administration. Therefore, Chair Tsakopoulos consulted with Ms. Christine Helwick, general counsel, who advised him to recuse himself from the discussion and approval of the item.

Ms. San Juan began her presentation by stating that in May 1999, the board updated its policy and criteria for establishment of an off-campus center. The policy supports the use of an off-campus center to provide regular degree programs in geographic areas not adequately served by an existing California State University, as long as the center does not compete with existing community colleges or other local institutions.

In 2003, the trustees presented an information item on the concept of establishing an off-campus center in Placer County for the Sacramento campus. Since then, the developer has further refined its plans to develop the 2,500-acre site. Board approval of this item would authorize the chancellor to enter into a Memorandum of Understanding with Placer Ranch Developers, who propose to gift 290 acres to the California State University for the off-campus center located approximately 25 miles north of the Sacramento campus. In spring 2007, the Placer County Board of Supervisors will be asked to certify the Environmental Impact Report and approve land use plan entitlements to facilitate development of the site. The site is currently undeveloped.

The proposed resolution requires the campus to submit to the chancellor a report demonstrating how the trustees' criteria for siting an off-campus center have been met, even though the off-campus center has not reached the minimum 200 FTE envisioned in the board policy. The report will include enrollment growth projections for the main campus and off-campus center, assessment of serving the community through distance learning, assurance that academic resources are sufficient at the home campus, and confirmation that the campus operating budget can accommodate the new center. The resolution also requires a report by the chancellor to the board prior to the acceptance of real property and execution of the Development Agreement.

Ms. San Juan introduced President Alexander Gonzalez, CSU Sacramento. President Gonzalez introduced Ms. Holly Tiche and Mr. Erik Bryant with Placer Developers, and Mr. Michael Johnson, the Placer County Planning Director. President Gonzalez stated that the current and growing population in the county supports the plan for the off-campus center. He explained the university's plan to provide access to upper division courses that would compliment community college programs that currently exist in Placer County. The off-campus center is expected to be self-supporting.

Trustee George Gowgani expressed his support for this project, having recently visited the campus.

Trustee Carol Chandler echoed Trustee Gowgani's comments and questioned the source of funds for the ongoing commitment for facility construction, and whether the Memorandum of Understanding could be structured in a manner to reduce the impact on constrained capital budgets.

Ms. San Juan replied that efforts will be made to reduce any impact on the capital budget to fund a future facility, which would be dependent on a future general obligation bond. The intention is that California State University would partner with the developer for facility construction to reduce the impact on the other needs of the system. These elements are being negotiated for inclusion in the Memorandum of Understanding.

Chancellor Reed noted that he will bring the proposed Development Agreement back to the board prior to the acceptance of real property. He also added that CPEC approval of the off-campus center is also required once the center reaches 500 FTE. His best guess is private resources will be needed to get the center started and referred to the CSU San Bernardino Palm Desert Off-Campus Center development approach.

Trustee Robert Linscheid remarked that Placer County accounts for 62% of the growth in northern California region. This new off-campus center is a great project that would provide accessibility to an area where there is an increasing need for higher education.

Chancellor Reed re-enforced that he will have to return for the board's approval, prior to accepting the gift of real property. He recommended that President Al Karnig, CSU, San Bernardino, could assist on how to proceed, given his similar experience with the Palm Desert Off-Campus Center.

The committee recommended approval by the board on the proposed resolution (RCPBG 11-06-21).

Trustee Tsakopoulos adjourned the meeting.

**COMMITTEE ON CAMPUS PLANNING BUILDINGS AND GROUNDS**

**Amend the 2006-2007 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 2006-07 non-state funded capital outlay program to include the following projects:

**1. California State University, Sacramento  
Student Housing, Phase I**

**PWC            \$54,983,000**

California State University, Sacramento desires to proceed with the design and construction of a new 600-bed, 185,400 GSF housing project in order to meet enrollment growth and housing demand on the campus. The building is envisioned as a four-story wood framed structure designed with a combination of single and double occupancy rooms with bathrooms and living areas shared by five occupants. The complex will be located within the student housing quadrant, on the site of the existing Foley Hall (#18), which will be demolished as part of the project. Foley Hall had capacity for 208 beds, but was converted to office space for the university and university affiliated programs in 1995. The new facility will include support spaces, administrative offices, study lounges, meeting spaces, and limited retail (coffee/market) spaces. This phase will increase the campus bed capacity from 1,105 to 1,705 and is the first phase of a multiyear solution to address student housing deficiencies.

The project will be funded through the CSU Systemwide Revenue Bond program and housing reserves.

**2. San Diego State University**

**Solar Photovoltaic for Imperial Valley Off-Campus Center**

**PWC            \$6,572,000**

San Diego State University seeks approval for the Imperial Irrigation District to proceed with the design and construction of a Solar Photovoltaic project at the Imperial Valley Off-Campus Center at Brawley. The project will install 500 kW of solar capacity comprised of twenty 45' X 50' photovoltaic solar panel arrays and related equipment, which will generate approximately 1,000 MWh of renewable energy annually. The site for the project will occupy five acres on the

southeast corner of the campus. The university will benefit from a solar data-sharing program that will enhance research into renewable energy sources and from an option to purchase the renewable energy once the system is operational and the rate is established.

The project will be funded, developed, and operated by the Imperial Irrigation District, a municipal utility, with whom the campus will enter into a lease agreement for 20 years.

**3. California State University, Stanislaus  
Parking Lot 6**

**PWC                    \$1,147,000**

California State University, Stanislaus wishes to proceed with the design and construction of a new parking lot at the northern perimeter of the campus. This future parking lot is currently identified on the campus master plan and will provide 188 additional parking spaces on two acres. The additional parking spaces will alleviate the parking deficiencies forecasted in a demand study completed in April 2006. The project includes five spaces for disabled parking, which consists of four standard accessible spaces and one van accessible space. The proposed parking lot continues a capital program to provide parking in balance with the needs of the growing university and in accordance with the campus master plan.

The project will be funded from campus parking reserves.

The following resolution is presented for approval:

**RESOLVED**, By the Board of Trustees of the California State University, that the 2006-2007 non-state funded capital outlay program is amended to include: 1) \$54,983,000 for preliminary plans, working drawings, construction, and equipment for the California State University, Sacramento, Student Housing, Phase I project; 2) \$6,572,000 for preliminary plans, working drawings, and construction for the San Diego State University Imperial Valley Off-Campus Center, Solar Photovoltaic project; and 3) \$1,147,000 for preliminary plans, working drawings, and construction for the California State University, Stanislaus, Parking Lot 6 project.

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

**Status Report on the 2007-2008 State Funded Capital Outlay Program—Governor's Budget**

**Presentation By**

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

**Summary**

This item will present a comparison between the CSU 2007-08 state funded capital outlay program request and the funding level included in the governor's budget. A handout will be provided upon release of the governor's budget.

**Background**

The California State University's proposed 2007-08 Capital Outlay Program and the Five-Year Capital Improvement Program 2007-08 through 2011-12 were presented at the September 2006 Board of Trustees' meeting. The trustees approved a 2007-08 priority list totaling \$513.5 million to complete previously approved projects, perform seismic upgrades, renovate older facilities, and provide new academic space for existing and projected campus enrollments.

Of the \$513.5 million in campus requests, the trustees approved a \$391 million capital program request (Attachment A) anticipating funds from Proposition 1D and other remaining general obligation bond funds for the 2007-08 program. In November 2006, voters approved Proposition 1D to provide \$690 million to fund the 2006-07 and 2007-08 capital outlay programs.



## State Funded Capital Outlay Program 2007-08 Priority List

Cost Estimates are at Engineering News-Record California Building Construction Cost Index *4890* and Equipment Price Index *2744*

Rank Order	Category	Campus	Project Title	FTE	Trustees' Request	
					Phase	Dollars
1	IA	Statewide	Minor Capital Outlay		PWC	20,000,000
2	IA	Statewide	Capital Renewal		PWC	50,000,000
3	IB	Channel Islands	John Spoor Broome Library	N/A	E	3,074,000
4	II	San Bernardino	Palm Desert Off/Campus Center, Ph. III	N/A	E	999,000
5	IB	Pomona	Science Renovation (Seismic)	N/A	E	4,475,000
6	IB	Long Beach	Library Addition and Renovation	N/A	E	481,000
7	II	Pomona	Library Addition and Renovation, Ph. I	N/A	E	5,863,000
8	II	Fresno	Library Addition and Renovation	N/A	E	6,884,000
9	II	Sonoma	Music Faculty Office Building	N/A	E	1,553,000
10	II	Fullerton	College of Business and Economics	N/A	E	6,593,000
11	IB	Humboldt	Forbes P.E. Complex Renovation, Phase II	N/A	E	1,366,000
12	IB	Bakersfield	Nursing Renovation	N/A	E	221,000
13	II	Bakersfield	Math and Computer Science Building	N/A	E	1,513,000
14	IB	Los Angeles	Science Replacement Building, Wing B	849	WC	50,500,000
15	IB	Dominguez Hills	Educational Resource Center Addition	0	C	58,359,000
16	II	San Francisco	School of the Arts/Font Street Property	N/A	A	8,157,000
17	IA	Channel Islands	Infrastructure Improvements, Ph. 1a & 1b	N/A	C	47,134,000
18	IB	Los Angeles	Corporation Yard and Public Safety	N/A	C	15,133,000
19	IB	San Luis Obispo	Center for Science	66	W	2,707,000
20	II	San Marcos	Social and Behavioral Sciences Building	644	WC	53,688,000
21	IA	Channel Islands	Entrance Road	N/A	PW	1,390,000
22	IB	Channel Islands	Nursing Renovation	9	PWCE	1,216,000
23	IB	Dominguez Hills	Nursing Renovation	21	PWCE	1,605,000
24	IB	East Bay	Nursing Renovation/Contra Costa	-79	PWCE	698,000
25	IB	Fresno	Nursing Renovation	32	PWCE	1,215,000
26	IB	Fullerton	Nursing Renovation	37	PWCE	1,688,000
27	IB	Humboldt	Nursing Renovation	3	PWCE	1,108,000
28	IB	Long Beach	Nursing Addition	27	PWCE	2,312,000
29	IB	San Bernardino	Nursing Renovation	11	PWCE	1,321,000
30	IB	San Francisco	Nursing Renovation	15	PWCE	1,459,000
31	IB	San Marcos	Nursing Renovation	25	PWCE	1,704,000
32	II	Pomona	College of Business Administration	2,453	WC	31,429,000
33	II	Channel Islands	Classroom-Faculty Office Reno.-Add.	1,050	PW	1,989,000
34	IB	Stanislaus	Science I Renovation (Seismic)	422	PW	1,049,000
35	IB	Bakersfield	Art Center and Satellite Plant	177	P	387,000
36	IB	San Diego	Storm/Nasatir Halls Renovation	-2,196	PW	2,552,000
37	IB	Systemwide	Nursing Facility Improvements			
<b>Totals</b>				<b>3,566</b>		<b>\$391,822,000</b>

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

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

**Status Report on the 2007/08  
State Funded Capital Outlay Program  
January 2007**



### Status Report on the 2007/08 State Funded Capital Outlay Program

The California State University's proposed 2007/08 Capital Outlay Program and the Five-Year Capital Improvement Program 2007/08 through 2011/12 were presented at the September 2006 Board of Trustees' meeting. The trustees approved a 2007/08 priority list totaling \$513.5 million to complete previously approved projects, perform seismic upgrades, renovate older facilities, and provide new academic space for existing and projected campus enrollments.

The governor's budget was published on January 10, 2007, and included \$396 million for 27 CSU projects based on the following adjustments:

- San Francisco – The request for increased funding for the School of the Arts/Font Street Property acquisition was approved. However, to simplify project tracking and accounting, Department of Finance requested the balance of the 2006 appropriation be reverted. The net result is an increase of \$4.225 million for the property acquisition.
- Statewide – Nursing Facility Improvements (PWCE) were originally requested as 10 individual campus projects; Department of Finance combined the project funding into one statewide lump sum request of \$14.326 million.

Trustees' priorities 37 through 49 totaling \$121.7 million were not included in the governor's budget. They may be resubmitted for the Board of Trustees' consideration for the 2008/09 state funded capital outlay program pending the individual campus priority submittal for that budget year.

### State Funded Capital Outlay Program 2007/08 Priority List

Cost Estimates are at Engineering News-Record California Building Construction Cost Index 4890 and Equipment Price Index 2744

Rank Order	Category	Campus	Project Title	Trustees' Request		Governor's Budget		
				FTE	Phase	Dollars	Phase	Dollars
1	IA	Statewide	Minor Capital Outlay		PWC	20,000,000	PWC	20,000,000 (a)
2	IA	Statewide	Capital Renewal		PWC	50,000,000	PWC	50,000,000
3	IB	Channel Islands	John Spoor Broome Library	N/A	E	3,074,000	E	3,074,000
4	II	San Bernardino	Palm Desert Off-Campus Center, Ph. III	N/A	E	999,000	E	999,000
5	IB	Pomona	Science Renovation (Seismic)	N/A	E	4,475,000	E	4,475,000
6	IB	Long Beach	Library Addition and Renovation	N/A	E	481,000	E	481,000
7	II	Pomona	Library Addition and Renovation, Ph. I	N/A	E	5,863,000	E	5,863,000
8	II	Fresno	Library Addition and Renovation	N/A	E	6,884,000	E	6,884,000
9	II	Sonoma	Music Faculty Office Building	N/A	E	1,553,000	E	1,553,000
10	II	Fullerton	College of Business and Economics	N/A	E	6,593,000	E	6,593,000
11	IB	Humboldt	Forbes P.E. Complex Renovation, Phase II	N/A	E	1,366,000	E	1,366,000
12	IB	Bakersfield	Nursing Renovation	N/A	E	221,000	E	221,000
13	II	Bakersfield	Math and Computer Science Building	N/A	E	1,513,000	E	1,513,000
14	IB	Los Angeles	Science Replacement Building, Wing B	849	WC	50,500,000	WC	50,500,000
15	IB	Dominguez Hills	Educational Resource Center Addition	0	C	58,359,000	C	58,359,000
16	II	San Francisco	School of the Arts/Font Street Property	N/A	A	8,157,000	A	12,382,000 (b)
17	IA	Channel Islands	Infrastructure Improvements, Ph. 1a & 1b	N/A	C	47,134,000	C	47,134,000
18	IB	Los Angeles	Corporation Yard and Public Safety	N/A	C	15,133,000	C	15,133,000
19	IB	San Luis Obispo	Center for Science	66	W	2,707,000	W	2,707,000
20	II	San Marcos	Social and Behavioral Sciences Building	644	WC	53,688,000	WC	53,688,000
21	IA	Channel Islands	Entrance Road	N/A	PW	1,390,000	PW	1,390,000 (c)
22	IB	Channel Islands	Nursing Renovation	9	PWCE	1,216,000	PWCE	0 (d)
23	IB	Dominguez Hills	Nursing Renovation	21	PWCE	1,605,000	PWCE	0 (d)
24	IB	East Bay	Nursing Renovation/Contra Costa	-79	PWCE	698,000	PWCE	0 (d)
25	IB	Fresno	Nursing Renovation	32	PWCE	1,215,000	PWCE	0 (d)
26	IB	Fullerton	Nursing Renovation	37	PWCE	1,688,000	PWCE	0 (d)
27	IB	Humboldt	Nursing Renovation	3	PWCE	1,108,000	PWCE	0 (d)
28	IB	Long Beach	Nursing Addition	27	PWCE	2,312,000	PWCE	0 (d)
29	IB	San Bernardino	Nursing Renovation	11	PWCE	1,321,000	PWCE	0 (d)
30	IB	San Francisco	Nursing Renovation	15	PWCE	1,459,000	PWCE	0 (d)
31	IB	San Marcos	Nursing Renovation	25	PWCE	1,704,000	PWCE	0 (d)
22	IB	Systemwide	Nursing Facility Improvements				PWCE	14,326,000 (d)
32-23	II	Pomona	College of Business Administration	2,453	WC	31,429,000	WC	31,429,000
33-24	II	Channel Islands	Classroom/Faculty Office Reno./Add.	1,050	PW	1,989,000	PW	1,989,000
34-25	IB	Stanislaus	Science I Renovation (Seismic)	422	PW	1,049,000	PW	1,049,000
35-26	IB	Bakersfield	Art Center and Satellite Plant	177	P	387,000	P	387,000
36-27	IB	San Diego	Storm/Nasair Halls Renovation	-2,196	PW	2,552,000	PW	2,552,000
<b>Totals</b>				<b>3,566</b>		<b>\$391,822,000</b>		<b>\$396,047,000</b>

**Notes: Governor's Budget**

- (a) Funded by Higher Education Capital Outlay Bond Fund of 1998.
- (b) Amount increased due to revised appraisal.
- (c) Design funds are contingent upon the completion of the land purchase for entrance road construction.
- (d) Nursing Facility Improvements projects combined for lump sum funding.

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

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

**COMMITTEE ON CAMPUS PLANNING, BUILDING, 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 three projects will be presented for approval:

- 1. California State University, Los Angeles—Science Replacement Building, Wing B**  
*Project Architect: AC Martin Partners*

**Background and Scope**

California State University, Los Angeles proposes to construct the 87,000 GSF Science Replacement Building, Wing B. The building will be sited north of Wing A, which is currently under construction. The project includes laboratories, support spaces, and faculty offices for biology, chemistry, geology, physics, and astronomy, as well as a 250-seat lecture hall, and a 60-seat planetarium. The construction of Wing B will complete the Science Replacement Building and provide a modern laboratory building for the science disciplines.

The structure will be a three-story steel frame structure with braced frames. Exterior wall finishes will be designed for durability and ease of maintenance. The exterior materials, finishes and color palette will match those of Wing A, such that the completed project will appear as a single complex, and will blend in with the campus environment. The two wings share a courtyard, and a pedestrian bridge connects the facilities on level three.

Sustainable building features include a space configuration that locates most laboratories along exterior walls allowing daylighting, an automated light control system with occupancy sensors, and windows with double-glazing and low emission coatings. An energy efficient mechanical system with variable air volume controls tied to the campus central plant will further reduce the building's energy consumption, and heat absorption will be minimized with a cool roof. Seventy percent of construction waste materials will be recycled and diverted from the landfill.

**Timing (estimated)**

Completion of Preliminary Plans	March 2007
Completion of Working Drawings	December 2007
Construction Start	February 2008
Occupancy	August 2009

**Basic Statistics**

Gross Building Area	87,072 square feet
Assignable Building Area	53,984 square feet
Efficiency	62 percent

**Cost Estimate – California Construction Cost Index 4890**

Building Cost (\$442 per GSF)	\$38,461,000
<i>Systems Breakdown (\$ per GSF)</i>	
a. Substructure	\$ 13.95
b. Shell Structure and Enclosure	\$ 113.38
c. Interiors (Partitions and Finishes)	\$ 57.94
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 202.89
e. Equipment (includes Group I)	\$ 48.42
f. Special Construction	\$ 5.13
Site Development (includes landscaping)	<u>1,009,000</u>
Construction Cost	\$39,470,000
Fees	5,471,000
Additional Services	757,000
Contingency	<u>5,764,000</u>
Total Project Cost (\$591 per GSF)	\$51,462,000
Group II Equipment	<u>3,786,000</u>
Grand Total	<u>\$55,248,000</u>

### **Cost Comparison**

This project's cost of \$442 per GSF is comparable to the \$454 per GSF for the CSU Northridge Science I Replacement Building, approved in January 2006 and greater than the \$412 per GSF for the Los Angeles Science Replacement Wing A project, approved in September 2003, both adjusted to CCCI 4890. The increase in construction costs stems primarily from the rising costs of steel and cement resulting in increased structural and exterior skin costs, as well as increased material costs included for metals used in ductwork, plumbing and electrical systems.

### **Funding Data**

The project received state funds in the amount of \$31,082,000 for preliminary plans, working drawings, and construction from the 2004 Higher Education Capital Outlay Bond Fund. The campus solicited proposals from design/build teams but was unable to obtain bidders for the project at this funding level. As a result, the funds for working drawings and construction were reverted in September 2006. The Board of Trustees approved a request to seek a new appropriation in the 2007/08 state capital outlay budget of \$50.5 million to be funded from Proposition 1D, the 2006 Higher Education Capital Outlay Bond Fund. Future funds of \$3,786,000 will be requested for Group II equipment.

### **California Environmental Quality Act Action**

A Notice of Exemption has been completed for the project and will be filed with the State Clearinghouse in accordance with the California Environmental Quality Act.

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 Notice of Exemption for the California State University, Los Angeles, Science Replacement Building, Wing B has been prepared and will be filed with the State Clearinghouse 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, Los Angeles, Science Replacement Building, Wing B are approved at a project cost of \$55,248,000 at CCCI 4890.

**2. California State University, Northridge—Student Housing, Phase I**  
*Project Architect: AC Martin Partners*

**Background and Scope**

California State University, Northridge is proposing a new 400-bed student housing project located in the northeast quadrant of the campus, amidst the existing University Park Apartments. The site is currently occupied by surface parking lot F8 and field/court spaces. This is the first phase of a two-phase development planned for this location, occupying approximately 2.7 acres at the north side of the 6-acre site. The project consists of two (2) four-story housing buildings totaling 89,000 GSF and one 5,000 GSF single-story community center. The site for Phase I retains approximately 120 existing surface parking spaces and an existing swimming pool recreation area.

There will be 200 double occupancy rooms (400 beds) arranged in “houses” on four floor levels of the two buildings. Each house has bathrooms shared between two bedrooms (4 students/bath), as well as its own entry, study lounge, social/community room, and laundry. The community rooms in each house are located with views to the central courtyard space. The single story community center building is comprised of a multi-purpose room, a classroom, and a recreation room along with administrative offices and support spaces. The courtyard and outdoor common spaces have been designed with a variety of sized areas to accommodate multiple outdoor activities. The three buildings will be wood framed construction on concrete slab foundations. Exterior building finishes will be cement-plaster with accent areas of wood, cement board siding, and metal sunshades. The parking needs for current and additional residents are provided by existing campus parking within the University Park Apartments.

The project has a number of sustainable design features. The project is designed to a greater density than the surrounding housing, reducing its footprint and increasing project open space, which minimizes construction impacts and allows existing surface parking to remain. The buildings’ orientation and massing limits the impact of wind and creates a sheltered central courtyard/common area.

Energy conservation is addressed through shading via overhangs on the commons building, daylighting in rooms and common areas, and the use of high efficiency light fixtures and energy saving controls. The project’s mechanical systems are energy efficient and optimized by the use of energy management control systems located in each room. Additional energy efficiency measures include maximum insulation values for walls and roofs and enhanced window performance from double-glazed windows with low emission coatings. The design also specifies low-flow showerheads and automatic faucet shut-offs as water conservation measures.



The project targets recycled content in heavily used project materials: concrete, drywall, and carpet. The demolition of existing asphalt paving will provide recycled materials for the foundation base. Storm water run-off is mitigated through natural filtration and diffusion to landscape areas.

**Timing (Estimated)**

Preliminary Plans Completed	April 2007
Working Drawings Completed	November 2007
Construction Start	February 2008
Construction Completed	June 2009

**Basic Statistics**

Gross Building Area	94,000 square feet
Assignable Building Area	72,800 square feet
Efficiency	77 percent

**Cost Estimate – California Construction Cost Index 4633**

Building Cost (\$227 per GSF)	\$21,301,000
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<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 8.49
b. Shell (Structure and Enclosure)	\$ 54.95
c. Interiors (Partitions and Finishes)	\$ 47.80
d. Services (HVAC, Plumbing, Electrical, Fire)	\$104.85
e. Group I Equipment	\$ 8.74
f. Demolition	\$ 1.78

Site Development (includes landscaping and parking)	<u>773,000</u>
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Construction Cost	\$22,074,000
Fees	3,202,000
Additional Services	537,000
Contingency	<u>3,163,000</u>

Total Project Cost (\$322 per GSF)	\$28,976,000
Group II Equipment	<u>1,310,000</u>

Grand Total	<u>\$30,286,000</u>
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### **Cost Comparison**

The project's building cost of \$227 per GSF is comparable to the \$231 per GSF for the new construction portion of the CSU Channel Islands Student Housing II project, approved in January 2006.

### **Funding Data**

The Student Housing, Phase I project was reviewed by the CSU Housing Proposal Review Committee on May 17, 2006. This project will be financed from the CSU Systemwide Revenue Bond Program.

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

This project was included in the Final Environmental Impact Report (FEIR) for the California State University, Northridge master plan revision which was certified by the trustees in March 2006. The university has completed an addendum to the master plan FEIR in November 2006. The addendum determined that implementation of the Student Housing, Phase I project would not result in any new or substantially more severe impacts than those identified in the 2006 master plan FEIR. An additional environmental analysis is not required because any additional effects of the project not previously identified or analyzed in the FEIR were fully analyzed in the addendum to the 2006 FEIR. This project is consistent with all required mitigation measures in the 2006 FEIR. Although CEQA does not require circulation of an addendum to a certified EIR, the university has circulated the document to the local neighborhood council and city council office in order to inform the community of campus development. A copy of the FEIR and the addendum will be available at the meeting.

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

1. The board finds that the March 2006 California State University, Northridge Master Plan Final EIR and the Addendum completed in November 2006 for the California State University, Northridge, Student Housing, Phase I, have been prepared in accordance with the requirements of the California Environmental Quality Act.
2. The project before this board is consistent with the project description as analyzed in the Addendum to the previously certified Final EIR and does not propose substantial changes to the original project description, which would require major revision to the Final EIR or Findings adopted by this board in certifying said Final EIR.

3. With the implementation of the mitigation measures set forth in the master plan previously approved by the Board of Trustees, the proposed project will not have a significant effect on the environment, and the project will benefit the California State University.
4. The mitigation measures shall be monitored and reported in accordance with the requirements of the California Environmental Quality Act (Public Resources Code, Section 21081.6).
5. The schematic plans for the California State University, Northridge, Student Housing, Phase I are approved at a project cost of \$30,286,000 at CCCI 4633.

**3. California State Polytechnic University, Pomona—Student Housing, Phase II**  
*Project Architect: Sasaki Associates*

**Background and Scope**

California State Polytechnic University, Pomona is proposing a new 600-bed housing project, the second phase of a three-phase project. Phase I was completed in 2004, providing 400 students with apartment style accommodations. Phase II was originally planned as a 400-bed project, but it was increased to 600 beds in response to enrollment growth and housing demand on campus. This project will be located at the south end of campus, adjacent to the existing Student Housing, Phase I site.

The project will construct three (3) three- and four-story buildings totaling 233,900 GSF and one 5,000 GSF community center. The housing buildings will consist of 1, 2, 3, and 4 bedroom apartment units. Each suite will have shared space comprised of a living area, kitchen center, dining/group study area, and bathroom facilities. Laundry, study, and meeting rooms are included as support facilities for the suites. The new commons building, sized for full project build-out, will feature a café, convenience store, and multi-purpose room for use by student organizations and other university programs. The buildings will be wood framed construction similar to Phase I, and the exterior facades will be cement-plaster with potential accents of redwood, cement board siding and metal.

Sustainability features are incorporated throughout the development. The project is designed densely to maximize the potential of the site, thus reducing its footprint and increasing available open space. The buildings provide sun screening, overhangs, and massing that limit the impact of heat gain, and window performance is enhanced through the use of double-glazing and low emission coatings. The mechanical systems are designed with an optimized, energy efficient, thermal building envelope. All housing units are finished with Energy Star appliances, low-flow showerheads, and high efficiency light fixtures. The project will use recycled content in project

materials, such as concrete, drywall and carpet. The landscape planting design calls for low-water, drought-tolerant and native plants.

**Timing (Estimated)**

Preliminary Plans Completed	May 2007
Working Drawings Completed	November 2007
Construction Start	February 2008
Construction Completed	September 2009

**Basic Statistics**

Gross Building Area	238,938 square feet
Assignable Building Area	186,192 square feet
Efficiency	78 percent

**Cost Estimate – California Construction Cost Index 4633**

Building Cost (\$199 per GSF)	\$47,537,000
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<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 13.41
b. Shell (Structure and Enclosure)	\$ 54.99
c. Interiors (Partitions and Finishes)	\$ 43.90
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 82.77
e. Group I Equipment	\$ 8.61

Site Development (includes landscaping and parking)	<u>7,792,000</u>
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Construction Cost	\$55,329,000
Fees	7,848,000
Additional Services	1,971,000
Contingency	<u>11,911,000</u>

Total Project Cost (\$323 per GSF)	\$77,059,000
Group II Equipment	<u>3,000,000</u>

Grand Total	<u>\$80,059,000</u>
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### **Cost Comparison**

This project's building cost of \$199 per GSF is less than the Northridge Student Housing, Phase I project presented above (\$227 per GSF) and the new construction portion of the Channel Islands Student Housing II project (\$231 per GSF). The lower cost is largely a result of the central heating and cooling production plant being funded in the earlier Phase I project. As this project includes kitchens in the units, one would have otherwise expected the cost per square foot to be greater than either Northridge or Channel Islands.

### **Funding Data**

This project was presented to the CSU Housing Proposal Review Committee on November 20, 2006. This project will be financed by the CSU Systemwide Revenue Bond Program.

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

A Notice of Exemption has been completed for the project and will be filed with the State Clearinghouse in accordance with the California Environmental Quality Act.

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 Notice of Exemption for the California State Polytechnic University, Pomona, Student Housing, Phase II has been prepared and will be filed with the State Clearinghouse 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 Polytechnic University, Pomona, Student Housing, Phase II, are approved at a project cost of \$80,059,000.