

## AGENDA

### COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

**Meeting: 3:00 p.m. Tuesday, May 15, 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 March 13, 2007

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

#### **Discussion Items**

3. Status Report on the 2007-08 State Funded Capital Outlay Program, *Information*
4. Draft State and Non-State Funded Five-Year Capital Improvement Program 2008-09 through 2012-13, *Information*
5. Approval of Schematic Plans, *Action*
6. Certify the Final Environmental Impact Report (FEIR) and Approve the Campus Master Plan Revision and Amendment to the 2006-07 Non-State Capital Outlay Program for Campus Pointe at California State University, Fresno, *Action*
7. Approval of Schematic Plans for the Hotel and Retail Components of Campus Pointe at California State University, Fresno, *Action*

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

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

**March 13, 2007**

**Members Present**

Roberta Achtenberg, Chair of the Board  
Kenneth Fong  
Carol R. Chandler  
George G. Gowgani  
Melinda Guzman  
Andrew LaFlamme  
A. Robert Linscheid  
Charles B. Reed, Chancellor  
Craig R. Smith

Board of Trustees Chair Roberta Achtenberg announced that due to the absences of Trustee Kyriakos Tsakopoulos, chair of the campus planning, buildings and grounds committee and Trustee Moctesuma Esparza, vice chair of the committee, Trustee Robert Linscheid has agreed to chair the committee. Chair Achtenberg added that Trustee Esparza had advised her that if he had been present he would have recused himself from the discussion and vote on Agenda Item 4.

Trustee Linscheid noted that there was a revised Agenda Item 4, Certify the Final Environmental Impact Report and Approve the Master Plan Revision and Amendment of the 2006/07 Non-State Funded Capital Outlay Program for Campus Pointe at CSU Fresno.

**Approval of Minutes**

The minutes for the January 2007 meeting were amended and approved.

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

This item proposed to add four projects to the 2006/07 non-state funded capital outlay program: Student Union at CSU Channel Islands, Student Housing Replacement and Addition, Phase I at Humboldt State University, Outpost Food Service Replacement Building at CSU Long Beach, and International Polytechnic High School at California State Polytechnic University, Pomona.

With the concurrence of the committee, Chair Linscheid presented agenda item 1 as a consent action item (RCPBG 03-07-03).

## **Annual Report on Active Capital Projects**

The CSU currently has \$3.0 billion of state and non-state major capital outlay projects in design or construction, a 10% increase from 2005. The \$1.7 billion non-state program exceeds the state program by \$500 million, even though state projects outnumber the non-state projects. The growth in the non-state program can largely be attributed to the effectiveness of the systemwide revenue bond program (funds student housing, parking, student unions, etc. and recreation centers) and construction cost escalation.

Sustainable building design standards are integral to the design and construction of CSU facilities. This report includes a status update on the progress of the CSU sustainability and measurement verification system per the board's 2005 policy directive. A number of subcommittees, primarily comprised of campus staff, are developing an alternative approach to that offered by the U.S. Green Building Council Leadership and Energy and Environmental Design or LEED Program. This alternative program is called the CSU Program for Environmental Responsibility. The program is based on the principles of sustainability currently utilized and brings together processes, measures, and green building standards from various sources to promote integrated building design decisions. The program format enables the campus to document its existing physical plant attributes and management processes as a baseline condition. Project design considerations build upon what is in place and works to improve the baseline condition. Campuses may choose to participate in the LEED program or the CSU program for environmental responsibility. The program is scheduled to be operational in November.

To make CSU projects more attractive to contractors, alternative construction delivery methods such as construction manager at risk and design/build have been added to the traditional design-bid-build delivery. One project that used none of the typical delivery methods is the Northridge Fuel Cell, which leveraged state general obligation bond funds for capital renewal to secure \$2.8 million in Southern California Gas, and Department of Water and Power utility incentive program funds. The 1 MW fuel cell, the largest at any university worldwide, will provide 18% of the campus's base electrical load. The project is needed not only to meet the trustees' goal on energy efficiency, but also to comply with AB 32, the California Global Warming Solutions Act.

AB 32 requires the annual reporting of emissions and aims to cut the state's greenhouse gas emissions to 1990 levels by 2020, which is a 25% reduction. The CSU has joined the California Climate Action Registry, which will be used to report greenhouse gas emission. The trustees' goal to save energy will help the CSU reduce greenhouse gas emissions, however additional activities will be required in order to meet the requirements of this act due to the direct relationship between increased square footage and emissions. To comply with AB 32, the CSU would have to reduce emissions from 2005/06 levels by 160,000 metric-tons by 2020. The CSU will continue to invest in energy efficiency, renewable power generation, and consider purchasing emission credits. To date the CSU has 3 MW of renewable energy systems installed,

and another 1.9 MW in design and construction. This is 49% of the board's goal of 10 MW. Other on site generated power now totals 25 MW of the trustees' 40 MW goal for 2014.

Three CSU campuses have signed the Campus President's Climate Commitment program that requires participating campuses to become climate neutral (have zero carbon emissions) as soon as possible. It requires the university to develop and implement an action plan to address not only facility energy usage, but also faculty, staff and student vehicle and airline travel-related emissions. Campuses are likely to build upon existing alternative transportation programs, like rideshare or transit subsidies, to reduce commuter emissions.

Accomplishments by the CSU in energy efficiency have been recognized with the governor presenting the CSU with two Flex Your Power awards and the Environmental Protection Agency recognizing the CSU for its purchase and production of renewable energy.

Trustee Linscheid asked the identity of the three campuses who signed on to be climate neutral. Ms. San Juan responded that those campuses were Chico, Monterey Bay and Pomona.

#### **Status Report on the 2007-2008 State Funded Capital Outlay Program**

This item presented a comparison of the 2007/08 state funded capital outlay program. The Legislative Analyst's Office supported the CSU program request of \$396 million, inclusive of the 10 nursing projects. The analyst also identified an issue of long-range master planning for all three segments of higher education. The analyst recommended greater oversight by the legislature on the campus physical master plan development, including enrollment projections to 2020. It was also recommended the CSU report its efforts to mitigate off-campus impacts. The issues of long-range master planning and payment for off-site mitigation are expected to be included during the spring hearing process.

#### **Certify the Final Environmental Impact Report (FEIR) and Approve the Campus Master Plan Revision and Amendment to the 2006/07 Non-State Capital Outlay Program for Campus Pointe for CSU Fresno**

Ms. San Juan presented the revised board agenda action item that requested the trustees to certify the Final Environmental Impact Report (FEIR), approve the master plan revision, and amend the 2006/07 non-state capital outlay program for the Campus Point project at CSU Fresno. The Campus Pointe project is comprised of 4 main components: multi-family housing, senior housing, a hotel, and retail spaces. The Classroom Office building is proposed for the master plan, but is not part of Campus Pointe, and is not included in the \$167 million project cost. The Campus Point project is being funded entirely from private funds. The schematic designs for the 4 development components will return to the board for approval at a later date.

The revised board agenda item indicates that the unavoidable significant impacts of the project are the loss of prime farmland, air quality, noise and traffic. The majority of the air quality

impacts are related to the construction process while the noise impacts include the construction process, Campus Pointe residents and also adjacent State Route 168. The traffic impacts are primarily at specific intersections, along with the addition of the State Route 168 at the intersection of Shaw. Traffic impacts can be mitigated to less than significant levels with the implementation of identified mitigation measures. However, because certain specific traffic mitigation measures are under the authority and the jurisdiction of the cities of Clovis and Fresno, and cannot be guaranteed to be implemented, some of the traffic impacts are considered remaining and unavoidable.

On the evening prior to the board meeting, the city of Clovis and the campus came to agreement on traffic and noise impacts, however the city of Fresno and the campus have not reached agreement. The revised board item identifies \$3.1 million that the city wants for capital improvement funds for police, fire, parks, and regional traffic improvements. As the CSU has jurisdiction to provide law enforcement activities on the 45 acres and for a 1.0 mile radius around the entire campus, this is a point of disagreement with the city. Similarly, the campus is available and utilized by the public for open space and arguably the campus and state pay to maintain the grounds available to the public. The campus does not have a fire department on campus.

The developer will provide \$11.3 million in services in support of the project. The revised item notes that approximately 50 percent of this \$11.3 million is needed by the developer to support the project and 50 percent for off-site mitigations.

Parking has been a contested issue as part of the 45 acres is used as overflow parking for the Save Mart Center. It is estimated that 900 overflow parking spaces will no longer be available to support the events which can average 13,800 patrons. The campus is developing a parking management plan to identify the location for the Save Mart overflow parking. Currently, those lots closest to Save Mart have been identified to accommodate the estimated 900 vehicles.

The revised board resolutions add traffic as an unavoidable significant impact. The resolutions also state that negotiations have been ongoing between the campus and the cities of Clovis and Fresno, and that signed Memorandum of Understanding's are not in hand for the board's consideration. Therefore, resolution number eight (8) has been added to recognize the status of the negotiations, and delegates to the chancellor final authority to approve the EIR. The chancellor will also report to the board the result of any negotiated settlements with respect to payment for off-site mitigation. Ms. San Juan asked President Welty, CSU Fresno, to address the educational benefits of the project.

President Welty began by introducing campus staff and consultants involved with the project: Cynthia Matson, Vice President for Administration and Chief Financial Officer; Debbie Astone, Associate Vice President for Auxiliary Services and Enterprise Development; Ed Kashian, president of Kashian Enterprises, the master developer and retailer developer; Lew Wolff, president of Wolff Urban Development, the hotel developer; Dave Fisher, president of RPM,

LLC., the project's housing developer; Ross Ainsworth, EIR consultant from Traffic Engineer, Omni-Means; and Bruce O'Neal, EIR consultant from Land Use Associates.

He indicated the planning began over five years ago during discussions with campus groups about academic programs needs and other areas of the university. As a result of these discussions, a request for a proposal was developed to identify needs on the campus to address the future growth of the university.

He stated the project will benefit the university both educationally and financially. It will provide conference and hotel facilities that will allow the campus to expand executive and academic conferences. It will support the Lyles Center for Innovation and Entrepreneurship, the Craig School of Business, College of Agriculture Sciences, the College of Engineering, and the Central Valley Health Policy Institute and a number of their training, internships, and educational activities.

President Welty also noted that Campus Pointe will provide the opportunity for CSU Fresno to develop both certificate and potentially degree programs in the area of hospitality management, tourism, and related subjects to those fields. The senior housing component is designed to support the existing gerontology certificate program and the activities of the Osher Lifelong Learning Institute, which serves over 400 senior citizens in the region. Campus Pointe will provide much needed rental housing on the campus for students, faculty, and staff, which is becoming increasingly expensive in the area. The proposed theatre facilities can be used in the morning for classes and for conference needs.

Lastly, the project will provide revenue for the Save Mart Center debt service and guarantee revenue for the College of Agriculture Sciences and Technology Farm Laboratory to acquire equipment and expand the educational offerings to students at the Ag Farm Laboratory.

Trustee Hauck expressed concern that the board be deliberate and prudent in its consideration and approval of this huge project. He stated that while he has questions regarding the project, he was comfortable in approving what was being brought forward for the March meeting.

Trustee Galinson, noting that he will not be present on the board for future actions regarding Campus Pointe, remarked that he has concerns regarding the large size of the project and that the stated educational benefits were somewhat of a stretch. He inquired whether any public funds would be used for the project. Ms. San Juan confirmed that no public funds would be included.

Trustee Linscheid introduced three speakers in opposition to Campus Pointe.

Ms. Fran Blackney, Communications Director, Clovis Chamber of Commerce, represents private businesses in the cities of Clovis and Fresno. She expressed concern over the anticipated traffic impacts that will be a result of Campus Pointe (an additional 18,000 trips to the area per a traffic study performed by the city of Fresno), the unfair advantage that Campus Pointe businesses will

have over those operating on private land with lower property taxes, and the concern that the project will be eventually take up agricultural land. The Chamber of Commerce has only received negative phone calls regarding Campus Pointe.

Ms. Kathy Millison, City Manager, city of Clovis, remarked that an agreement with CSU Fresno on mitigations of traffic and transportation-type impacts and air quality had been reached the previous evening. She also stated that the university has made a commitment to work with metropolitan planning agencies in addressing issues of regional planning and the intersection and integration of the edges of various entities. Ms. Millison's last point was to state that the City Council of Clovis is very concerned about the proposed 14-screen theatre complex which will be within two to three miles of two existing movie theatres in Clovis. The city is concerned of a potential blight condition in the making, and concerned there is a conflict of interest as one of the trustees is a primary stockholder in the Maya Cinemas, the developer of the theatre complex.

Trustee Hauck asked Ms. Millison if the Clovis City Council had taken any action on their items of concern. Ms. Millison responded that while the city council does not refute the findings of the Final EIR, they had sought negotiation on the traffic mitigation issues, and continues to have a strong objection to including the theatre complex in the project, and the threat it poses to existing businesses and blighting conditions in one of the city's major commercial districts. The theatre is the only remaining objection to the project.

Trustee Linscheid asked Ms. Millison if she has a study or other type of analysis performed by a theatre industry analyst to support the city's objection to the proposed theatre complex. Ms. Millison responded that the theatre experts work both sides of an issue, and their study is somewhat anecdotal; thus the city will not be bringing this forward as a claim against the EIR.

Trustee Chandler asked President Welty to clarify the process of how the faculty, staff, and students were involved in evaluating what elements would be included in Campus Pointe. President Welty responded in the affirmative, stating that a series of meetings were held with faculty and students, asking them to identify additional facilities that they would like to support their academic program. The resulting list of facilities was sent to potential developers.

Mr. David Doyle, an attorney representing Land Value Management, which manages Sierra Vista Mall, and James Huelskamp, managing member of Land Value 77, LLC, owner of the Sierra Vista Mall and Land Value 77, LLC., expressed support to all previously stated objections to the proposed project, noting that Sierra Vista Mall is located approximately two miles from Campus Pointe. He stated concern over the suggested conflict of interest with one trustee being a primary developer of the theatre complex. He also expressed concern regarding traffic and parking impacts events; unfair competition as a result of the theatre complex and the resulting economic blight; and the project's furtherance of the academic mission. He noted there are only 2,805 parking spaces for almost one million square feet. Mr. Doyle also suggested that owners who contract with Kashian Enterprises (the developer) get sued.

Trustee Linscheid introduced those speaking on behalf of the proposed project.

Mr. Juan Pablo Moncayo, president of the Associated Students, Inc., CSU Fresno, stated that he sees both the benefits of Campus Pointe as well as some issues of concern. He spoke in favor of how Campus Pointe will allow the university to become a residential campus, improve security and safety, as well as provide opportunities for student internships. Mr. Moncayo's concern is the impact on student parking that project will have, and how that will affect access to classes. A fee increase has been proposed for two parking structures on campus, one of which is to offset the loss of overflow parking space for the Save Mart Center as a result of the Campus Pointe development. Mr. Moncayo expressed the importance of due diligence with respect to parking for the students. He also added that students were pleased to have additional student housing on the campus. Mr. Moncayo brought handouts (Facebook) that reflected students' opinions of Campus Pointe.

Trustee LaFlamme asked Mr. Moncayo to summarize the students' position towards Campus Pointe. Mr. Moncayo responded by stating that in general the students feel Campus Pointe is an important project whereby the university will become a destination campus, but that the cost benefit of this project needs to take into consideration parking access to students and the impact of increasing parking fees to build a structure.

Dr. Michael Botwin, chair, Academic Senate, CSU Fresno stated that the project will have a positive impact on the quality of life for the academic community. He stated that an adjacent commercial district to the campus has been missing, and this project will correct that, and make CSU Fresno a destination campus rather than the existing commuter campus. The faculty would like to see the students spend more time on the campus and this project will support that goal.

Mr. Doug Davidian, CEO, CA Business Furnishings, owns a couple of businesses in Fresno and has lived there for over 50 years. Mr. Davidian, in expressing his full support of the Campus Pointe project, also spoke highly of the vision and leadership that President Welty has brought to the campus and to the greater Fresno community.

Mr. Pat Ricchiuti, president, P-R Farms and chair, Ag (Agricultural) Foundation of CSU Fresno, spoke in support of Campus Pointe and reinforced the positive remarks about President Welty's high quality leadership of the university and impact into the community. Mr. Ricchiuti, speaking as chair of Ag Foundation, stressed the importance of Campus Pointe as a source of revenue to the agricultural segment of the college for equipment and program development.

Ms. Joanne Striebich, Office of Transportation & Planning, District 6, representing the California Department of Transportation, did not take a position regarding Campus Pointe, but rather spoke to the department's involvement in reviewing the project for traffic impacts. The traffic study prepared for the project as part of the EIR identified impacts to two state facilities: the State Route 41 interchange at Shaw and the State Route 168 interchange at Shaw. The mitigation for these impacts has been identified and the Department of Transportation and the university have



reached an agreement on the mitigation which will cost \$139,164. The only outstanding concern is that the mitigation was not included in the mitigation monitoring program. It is understood that the program is being amended to include the mitigation.

Mr. Lew Wolff, president, Wolff Urban Development (Campus Pointe development partner for the hotel), spoke in support of the project. Mr. Wolff stated that the hotel and conference center would offer many entry level job opportunities and the facility would also serve as a training ground for hospitality and culinary programs. In addition, from a recent survey conducted at the campus, the availability of meeting and conference rooms at the hotel would be a benefit for the campus in scheduling such space. Mr. Wolff also pointed out that a hotel, being a 24-hour operation, brings increased security to the local area.

President J. Michael Ortiz, Cal Poly Pomona, who had served as provost at CSU Fresno under President Welty for seven years, remarked on the planning process that envisions a campus that is integrated into the community unlike the University of Southern California. President Ortiz added that increasing capacity in the hospitality and tourism programs is a desired industry outcome for the State of California.

Trustee Gowgani expressed agreement with Trustee Hauck's earlier remarks regarding reservations in approving a project of this magnitude. However, he was recently briefed on Campus Pointe during a visit to the Fresno campus and thinks it is a good project and one that will be looked back upon in years ahead as being the best thing to happen to the community.

Trustee Reimer remarked on the Facebook handout that Mr. Juan Pablo Moncayo, president of the Associated Students, Inc., CSU Fresno, submitted to the board. She asked that parking mitigation for student parking be closely reviewed as the project moves along as this was the most significant concern received from the students.

Trustee Linscheid requested a status update for the board on current plans on mitigating parking.

Ms. Cynthia Matson, Vice President for Administration, CSU Fresno, responded by stating that the campus has been working on a comprehensive master plan over the last 18 months. There is a strong need to ensure adequate parking for all of the community served by the campus and the students are a significant part. The planned new parking garage will support some of the off-site mitigations from the Save Mart Center in terms of overflow parking, but it is also true that it will support a significant amount of growth that is occurring on the east end of campus, which is where these parking structures are being proposed. There are a number of factors to consider in studying the parking needs, and while there is not an easy solution, it is something we take very seriously.

Trustee Chandler thanked all of the people from the Fresno/Clovis region (her area) who took the time and effort to come and make their comments and their concerns known to the board. She stated that their concerns would be considered as the project moves forward, but she thinks

Campus Pointe will benefit the community as a whole and especially Fresno State and the students.

Trustee Linscheid requested and received a motion for the item and then posed a question to General Counsel Helwick regarding the potential conflict of interest on the project.

General Counsel Helwick responded that it was her understanding that a contract exists between Maya Cinemas and the developer, not with the campus, and therefore there is not a conflict of interest. However, anyone with an ownership interest in Maya Cinemas would need to recuse themselves from any board vote on the project.

The committee recommended approval by the board on the proposed resolution (RCPBG 03-07-04).

**Approve the Campus Master Plan Revision and Amendment of the 2006-2007 Non-State Capital Outlay Program for the Property Acquisition of Lots 1, 2, 5 and 6 of Park Merced for San Francisco State University**

Ms. San Juan presented the item which requested approval to acquire property adjacent to the campus. The proposed acquisition consists of Lots 1, 2, 5 and 6, across 7.6 acres, providing the university an opportunity to enhance its mission. There are 180 residential apartments on the property. The CEQA documents were filed as a categorical exemption as the university will retain the current use of the land as housing.

The committee recommended approval by the board on the proposed resolution (RCPBG 03-07-05).

**Approval of Schematic Plans**

This item proposed the approval of schematic plans for California State University, Long Beach—Outpost Food Service Replacement Building and California State Polytechnic University Pomona—International Polytechnic High School. With an audio-visual presentation, Ms. San Juan presented the item. She stated that all CEQA actions on the projects had been completed and staff recommended approval.

The committee recommended approval by the board on the proposed resolution (RCPBG 03-07-06).

Trustee Linscheid 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 capital outlay program to include the following eight projects:

**1. California State University Channel Islands**

<b>Decision Center</b>	<b>PWCE</b>	<b>\$2,110,000</b>
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CSU Channel Islands wishes to proceed with the design and construction of a single-story 3,500 GSF facility, the Decision Center (#30). The project is located near the public safety building on University Drive, adjacent to the North Quad. The proposed facility would further the interdisciplinary character of the university's academic mission, providing a group learning classroom for several programs. The Center will include a 60-seat tiered case study style classroom (140 FTE) that can be used for university academic space, as well as community and business conferencing and partnering.

The project will be funded through a donation made by the Smith Family Foundation.

**2. California State University, East Bay**

<b>Pioneer Heights Student Housing, Phase III</b>	<b>PWCE</b>	<b>\$47,441,000</b>
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California State University, East Bay proposes to proceed with the design and construction of a new 400-bed, 126,600 GSF student housing project (#39) in order to meet enrollment growth and housing demand on campus. Consistent with the campus master plan, the location of Phase III is at the east edge of campus just south of Pioneer Heights Student Housing, Phase II. The project, comprised of two four-story residential buildings and one 2,000 GSF building to support maintenance and laundry functions, will include 64 units designed with three and four double-occupancy rooms intended for incoming freshmen students. All units meet accessibility standards and are completely adaptable for use by students with disabilities.

This project will be financed through the CSU Systemwide Revenue Bond program (\$47,391,000) and housing reserves (\$50,000).

**3. California State University, Fullerton**  
**Children's Center** **PWCE** **\$9,273,000**

California State University, Fullerton wishes to proceed with the design and construction of a 15,700 GSF facility (#52) to replace the existing temporary buildings constructed in 1960. The new facility will accommodate the expansion of current enrollment from 96 FTE to a total of 122 FTE. Children of staff and students will be accommodated first, and if space permits, of the community. The Children's Center will serve children from the age of three months to five years. The new building will include separate classrooms, and administration and commons wings, including a 25,000 GSF outdoor, fenced play area. The facility will be located on the site of Parking Lot A in the northwest quadrant of the campus, adjacent to the existing tennis courts, consistent with the master plan.

The project will be funded with student fees per a referendum passed in spring 1996 and implemented in spring 1997. The fee increase of \$10 would cover both building and operational costs. The original estimate of the project cost in 1996 was \$6 million. The auxiliary's original intent was to finance the project completely from the reserves. As the reserve fund was being built up, escalating construction costs increased the project total to slightly over \$9 million.

**4. California State University, Fullerton**  
**University Police Building** **PWC** **\$6,369,000**

California State University, Fullerton wishes to proceed with the design and construction of a 10,500 GSF facility (#48) to house the university police and the campuswide emergency operations center, replacing the existing 37 year-old temporary metal building. The new facility will also include a communication/dispatch center, holding rooms, locker rooms, and other support space. The project will provide for 15 visitor parking spaces, an enclosed utility yard, and a secure parking area for 13 police vehicles. The facility will be located on the site of the existing campus Parking Lot B at the corner of State College Boulevard and Gymnasium Drive, which is consistent with the campus master plan.

The proposed project will be funded in part from the parking reserve fund (\$400,000), with the remaining balance (\$5,969,000) financed through the CSU Systemwide Revenue Bond program. The completed facility will be leased from the Auxiliary Services Corporation (ASC) by the university via a ground lease. The lease payments and other auxiliary revenue will be pledged to cover the debt service payment to the Systemwide Revenue Bond program by the ASC.

**5. California State University, Long Beach**  
**Student Recreation and Wellness Center** **PWCE** **\$66,235,000**

California State University, Long Beach wishes to proceed with the design and construction of a 127,000 GSF Student Recreation and Wellness Center (#93) located on the east side of the campus. Students approved a per semester fee cost of \$110 and \$83 per summer session in a referendum whose results were certified on March 1, 2007. The fee will take effect the semester that the building opens. The facility will include a four-court gymnasium, a multi-activity center gymnasium, an elevated jogging track, fitness and weight room, multi-purpose activity spaces, racquetball courts, rock climbing wall, locker rooms, showers, social lounges, a juice bar and vending area, and administrative offices.

The project will be financed through the CSU Systemwide Revenue Bond program based on student fee revenues.

**6. California State University, Long Beach**  
**Tenant Improvements Food Services** **PWC** **\$859,000**

California State University, Long Beach wishes to proceed with a tenant improvement project within the cafeteria (#7). The 35,300 GSF cafeteria is an existing student dining facility built in 1960 as a food service facility to serve a much smaller campus population. In order to improve food services for students and the campus community, the Forty-Niner Shops proposes to remodel 4,700 GSF of the interior building for a Starbucks Coffee Shop and address ADA deficiencies. The facility will be operated by The Forty-Niner Shops, Inc., and staffed by university students.

The project will be financed by the Forty-Niner Shops through cash reserves.

**7. California State University, Los Angeles**  
**Math and Science Charter High School** **PWC** **\$8,744,000**

California State University, Los Angeles seeks approval for the Titan LLC, a Special Purpose Entity formed by the Alliance for College-Ready Public Schools (Alliance), to proceed with the design and construction of a 34,000 GSF Math and Science Charter High School (#26) for 500 students on Parking Lot C west of Salazar Hall and south of the Greenlee Plaza parking structures. The two-story facility is designed to accommodate 23 classrooms, one wet laboratory, administrative office space, a library and a multi-purpose room. The project also includes an exterior rooftop recreation and shaded seating area for students. Pedestrian and vehicular circulation systems have been designed to mitigate and improve the traffic circulation

elements surrounding the project. The high school will be a shared use facility with the university and will incorporate a Center for Professional Development.

Titan LLC and CSU Los Angeles will enter into a 41-year ground lease for the permanent building. The project will be funded, developed, and operated by the Titan LLC. A related item is being presented to the Committee on Finance.

**8. California State University, Los Angeles**  
**Los Angeles County High School for the Arts** **PWCE** **\$25,771,000**

California State University, Los Angeles seeks approval for the Los Angeles County Office of Education to proceed with the design and construction of a 43,700 square foot specialized LA County High School for the Arts (LACHSA) for 580 students on the university campus. The three-story facility (#20) will accommodate 12 classrooms, 9 studios, administrative office space, and a black box theatre. The site for the school is located on an open landscaped area, adjacent to existing Parking Lot F on the north side of the campus. The project will provide a permanent facility for the LA County High School for the Arts, which has occupied leased space from CSU Los Angeles for the past 20 years. The school is accessible from a major bus and rail transit station located on the campus, as well as from the Interstate 10 and 710 freeways.

The project will be developed and operated by the Los Angeles County Office of Education and funded through the Office of Public School Construction, State of California. The campus will enter into a ground lease agreement with the LA County Office of Education for a period of 40 years. A related item is being presented to the Committee on Finance.

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) \$2,110,000 for preliminary plans, working drawings, construction and equipment for the California State University, Channel Islands, Decision Center; 2) \$47,441,000 for preliminary plans, working drawings, construction and equipment for the California State University, East Bay, Pioneer Heights Student Housing, Phase III project; 3) \$9,273,000 for preliminary plans, working drawings, construction and equipment for the California State University, Fullerton, Children's Center project; 4) \$6,369,000 for preliminary plans, working drawings and construction for the California State University, Fullerton, University Police Building project; 5) \$66,235,000 for preliminary plans, working drawings, construction and equipment for the California State University, Long Beach, Student Recreation and Wellness Center project; 6) \$859,000 for preliminary plans, working drawings, and construction for the California State

University, Long Beach, Tenant Improvements Food Services project; 7) \$8,744,000 for preliminary plans, working drawings, and construction for the California State University, Los Angeles, Math and Science Charter High School project; and 8) \$25,771,000 for preliminary plans, working drawings, construction and equipment for the California State University, Los Angeles, Los Angeles County High School for the Arts project.

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

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

**Presentation By**

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

**Summary**

This item requests approval to amend the 2006-07 state funded capital outlay program to include the following project:

<b>California State University, Fullerton</b>		
<b>Energy Infrastructure Improvements</b>	<b>PWC</b>	<b>\$44,156,000</b>

California State University, Fullerton wishes to proceed with the design and implementation of energy conservation improvements to the campus utilities infrastructure. Upgrades and improvements will be made to the heating, ventilation, and air conditioning systems, a 4.4 MW cogeneration system, high efficiency lighting retrofits, water conservation, and a client-server network energy management system.

The project will be funded from utility incentive funding and equipment-lease financing over a 15-year term. The loan will be paid from the projected annual avoided utility cost. Previously approved state-funded capital renewal projects from the 2006-07 and 2007-08 capital outlay programs will be incorporated into these improvements, which comprise 10 percent of the project. Project delivery will be design-build via an energy services agreement.

The following resolution is presented for approval:

**RESOLVED**, By the Board of Trustees of the California State University, that the 2006-2007 state funded capital outlay program is amended to include \$44,156,000 for preliminary plans, working drawings, and construction for the California State University, Fullerton, Energy Infrastructure Improvements project.



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

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

**Presentation By**

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

**Summary and Background**

The California State University's proposed 2007-08 Capital Outlay Program and Five-Year Capital Improvement Program 2007-08 through 2011-12 were presented at the September 2006 Board of Trustees' meeting. The governor's proposed budget included \$396 million for the trustees' 2007-08 Capital Outlay Program. Funds for 2007-08 will be provided from the voter-approved proposition 1D.

Trustees' Budget Request	Governor's Budget	Legislative Analyst's Office
\$391.8 M	\$396.0 M	\$396.0 M

A detailed handout will be presented comparing the trustees' budget request, the governor's budget, the recommendations made by the Legislative Analyst's Office, and the legislative actions to date.

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

**Draft State and Non-State Funded Five-Year Capital Improvement Program 2008-09 through 2012-13**

**Presentation By**

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

**Summary**

This information item provides the Board of Trustees the draft state and non-state funded five-year capital improvement program 2008/09 through 2012/13 based on the current status of project review. The draft program is included with the agenda mailing.

**Background**

The Board of Trustees adopted the categories and criteria to be used in setting project priorities for the CSU state funded five-year capital improvement program at the July 2006 meeting. We anticipate returning to the board in September 2007 for approval of the final five-year plan including the 2008/09 action-year request. Additional refinements to project scope and budget will occur prior to requesting final board approval. The projects are currently indexed at the estimated July 2007 Engineering News-Record California Building Construction Cost Index (CCCI 5135).

**Information**

Funding for the state funded program is dependent upon voter approval of a new general obligation bond measure. Based on the Governor's Compact, the CSU anticipates a funding level of \$345 million. In order to keep funding options open, the board's approval of the final capital outlay program will direct staff to negotiate with the Governor's Office during the budget process to maximize funding opportunities for the campuses.

The non-state program will be funded through campus auxiliary organizations, donations, grants, and student union and parking programs. The latter two programs rely on user fees to repay systemwide revenue bonds issued by the Board of Trustees.

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

### **Approval of Schematic Plans**

#### **Presentation By**

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

#### **Summary**

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

- 1. California State University, East Bay—Pioneer Heights Student Housing, Phase III**  
*Project Architect: GKK Works*

#### **Background and Scope**

California State University, East Bay wishes to construct a new 400-bed student housing expansion project (#39). The proposed design locates the new housing on the east side of the campus between the main campus and the adjacent Pioneer Heights Student Housing, Phase II. Phase III of this project will add 64 units of three and four double-occupancy rooms intended for freshmen. All units meet accessibility standards and are adaptable for use by students with disabilities. The housing project consists of two four-story residential buildings totaling 126,600 GSF, and one 2,000 GSF support facility. Each housing unit has a private balcony overlooking the existing Pioneer Heights Student Housing, Phase II and adjacent campus grounds. The building design includes common study rooms to nurture the group study environment.

The buildings will be wood-frame construction with concrete slab foundation. Exterior finishes will be cement plaster with an accent band of cedar wood between floors. The project is designed to a greater density than the Phase II housing, reducing its footprint and increasing open space, thereby minimizing construction impacts.

The project will have a number of sustainable design features. Energy conservation will be addressed through shading via overhangs in every unit and the use of high efficiency light fixtures. The project's mechanical systems will be energy efficient and optimized by the use of energy management control systems located in each room. Maximum insulation values for walls and roofs, enhanced window performance from double-glazed windows, and specification of low-flow showerheads as water conservation measures will be incorporated into the design.

**Timing (Estimated)**

Preliminary Plans Completed	May 2007
Working Drawings Completed	May 2007
Construction Start	July 2007
Occupancy	March 2009

**Basic Statistics**

Gross Building Area	128,600 square feet
Assignable Building Area	107,200 square feet
Efficiency	83 percent

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

Building Cost (\$228 per GSF)	\$29,311,000
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<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$17.28
b. Shell (Structure and Enclosure)	\$80.21
c. Interiors (Partitions and Finishes)	\$48.99
d. Services (HVAC, Plumbing, Electrical, Fire)	\$76.40
e. Group I Equipment	\$ 5.11

Site Development (includes landscaping and parking)	<u>5,531,000</u>
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Construction Cost	\$34,842,000
Fees	4,382,000
Additional Services	1,425,000
Contingency	<u>4,792,000</u>

Total Project Cost (\$353 per GSF)	\$45,441,000
Group II Equipment	<u>2,000,000</u>

Grand Total	<u>\$47,441,000</u>
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**Cost Comparison**

The project's building cost of \$228 per GSF is slightly higher than the \$220 per GSF identified in the CSU construction cost guide. However, this project's building cost is comparable to the \$227 per GSF for the Northridge Student Housing, Phase I project, approved at the January 2007 Board of Trustees meeting.

### **Funding Data**

The Pioneer Heights Student Housing, Phase III project was reviewed by the Housing Proposal Review Committee on March 14, 2007. This project will be financed from campus housing reserves and the CSU Systemwide Revenue Bond program.

### **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, East Bay, Pioneer Heights Student Housing, Phase III, has been prepared pursuant to the requirements of the California Environmental Quality Act.
2. The proposed project will not have significant adverse impacts on the environment, and the project will benefit the California State University.
3. The schematic plans for the California State University, East Bay, Pioneer Heights Student Housing, Phase III are approved at a project cost of \$47,441,000 at CCCI 4633.

### **2. California State University, Fullerton—University Police Building** *Project Architect: LPA, Inc.*

#### **Background and Scope**

California State University, Fullerton wishes to construct a one-story 10,500 GSF building (#45) to replace the existing temporary University Police facility. The new building will include the

following: communication/dispatch center, emergency operations center, training facilities, locker rooms, interview rooms, holding rooms, and other support spaces. Secured parking for patrol cars and limited visitor parking is included in the project site work. The project will be located on the site of the existing campus Parking Lot B on the western edge of the campus service core, which is consistent with the approved campus master plan.

The existing 37 year-old wood-frame building has outlived its useful service life and is too small to accommodate current and future operations of the university police. The campus needs a permanently located emergency operations center, which would ideally be co-located with the police. Currently, emergency operations would take place in student union meeting rooms, located in a separate structure from the police facility. Improved facilities are needed for the campus police to retain the national accreditation earned four years ago and to provide for more efficient operations.

Sustainable design features include natural daylighting and ventilation, energy efficient lighting and HVAC systems, the use of recycled building materials, and “cool” roof design. This project will be designed to meet LEED silver equivalent.

**Timing (Estimated)**

Preliminary Plans Completed	June 2007
Working Drawings Completed	August 2007
Construction Start	October 2007
Occupancy	November 2008

**Basic Statistics**

Gross Building Area	10,477 square feet
Assignable Building Area	7,523 square feet
Efficiency	72 percent

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

Building Cost (\$360 per GSF)	\$3,770,000
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<i>Systems Breakdown (includes Group I)</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 4.58
b. Shell (Structure and Enclosure)	\$170.95
c. Interiors (Partitions and Finishes)	\$ 77.12
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 90.29

e. Equipment and Furnishings	\$ 16.89
Site Development (includes landscaping and parking)	<u>983,000</u>
Construction Cost	\$5,184,000
Fees	727,000
Additional Services	199,000
Contingency	<u>259,000</u>
Grand Total (\$608 per GSF)	<u>\$6,369,000</u>

### **Cost Comparison**

This project's building cost of \$360 per GSF is higher than the \$277 per GSF for the Northridge Police Building project approved in May 2003, adjusted to CCCI 4633, inclusive of the 30 percent adjustment for construction material cost inflation made in January 2005. The higher cost is primarily due to the exterior skin architectural features and metal standing seam roof with clerestory windows allowing light infiltration into the building interior. Additionally, the project program is one-half the size of the Northridge facility, which contributes to increasing the cost per square foot.

### **Funding Data**

The proposed project will be funded in part from the parking reserve fund (\$400,000), with the remaining balance (\$5,969,000) financed through the CSU Systemwide Revenue Bond program. The completed facility will be leased from the Auxiliary Services Corporation (ASC) by the university via a ground lease. The lease payments will be pledged as revenue to cover the debt service payment to the Systemwide Revenue Bond program by the ASC.

### **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, University Police Building, has been prepared pursuant to the requirements of the California Environmental Quality Act.
2. The proposed project will not have significant adverse impacts on the environment, and the project will benefit the California State University.
3. The schematic plans for the California State University, Fullerton, University Police Building are approved at a project cost of \$6,369,000 at CCCI 4633.

**3. California State University, Los Angeles—Corporation Yard and Public Safety**  
*Project Architect: Carter-Burgess*

**Background and Scope**

California State University, Los Angeles wishes to replace existing public safety and corporation yard facilities with a new 17,000 GSF Public Safety building and a 47,000 GSF Corporation Yard facility. The facilities will replace “temporary” bungalow structures which remain from the original 1947 campus construction. The Public Safety building will be sited on Parking Lot A located at the corner of Paseo Rancho Castilla and Campus Road, and will displace 70 parking spaces. The loss of parking spaces has been mitigated with the construction of Parking Structure III which opened in 2005. The Corporation Yard will be replaced at its present site on Circle Drive adjacent to the University Stadium.

The proposed Public Safety building is a single story, steel- and wood-framed building to house the administrative offices for the public safety department, which includes university police, parking, and commuter services. The project also provides for secured parking for patrol and state vehicles, along with limited visitor parking. The exterior finish materials will be designed to match exterior materials in existing surrounding buildings and will consist of exterior plaster, red sandstone tile, and green-tinted glazing to blend in with the campus environment.

The Corporation Yard will consist of two buildings. The two-story component will provide office and warehouse space. The first floor will house shipping and receiving, campus stores, and materials management. The administrative offices and support spaces for planning and construction, environmental health and safety, and facilities services will be located on the second floor. A single-story maintenance shops building will house auto, grounds, carpentry, paint, custodial, mechanical, electrical, and plumbing shops. Site facilities include space for materials storage and parking for state vehicles, as well as a vehicle and equipment wash facility, hazardous waste materials storage facility, vehicle fueling, and exterior space for campus waste and recycling operations.



Both the Public Safety building and the Corporation Yard facility will incorporate energy efficient features such as daylighting 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 an energy management control system. Additional energy efficiency measures include maximum insulation values for walls and roofs and enhanced window performance from double-glazed windows with low emission coating. The project targets recycled content in heavily used materials: concrete, drywall, and carpet. The demolition of existing asphalt paving will provide recycled materials for the foundation base.

**Timing (Estimated)**

Preliminary Plans Completed	June 2007
Working Drawings Completed	January 2008
Construction Start	March 2008
Occupancy	March 2009

**Basic Statistics**

Gross Building Area	63,600 square feet
Assignable Building Area	52,084 square feet
Efficiency	82 percent

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

Building Cost (\$209 per GSF)	\$13,263,000
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<i>Systems Breakdown (includes Group I)</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$18.13
b. Shell (Structure and Enclosure)	\$62.57
c. Interiors (Partitions and Finishes)	\$45.45
d. Services (HVAC, Plumbing, Electrical, Fire)	\$62.83
e. Equipment and Furnishings	\$ 6.57
f. Special Construction and Demolition	\$12.97

Site Development (includes landscaping and parking)	<u>2,336,000</u>
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Construction Cost	\$15,599,000
Fees	2,171,000
Additional Services	508,000

Contingency	<u>2,481,000</u>
Total Project Cost (\$342 per GSF)	\$20,759,000
Group II Equipment	<u>1,003,000</u>
Grand Total	<u>\$21,762,000</u>

### **Cost Comparison**

This project's building cost of \$205 per GSF is comparable to the CSU construction cost guideline (taking the average for corporation yards and administrative buildings) of \$203 per GSF and is less than the \$277 per GSF for the Northridge Police Building project approved in May 2003, and the \$360 per GSF for the Fullerton University Police Building presented for schematic approval in this item, all adjusted to CCCI 4633. The lower cost reflects the corporation yard component being included in the Los Angeles project.

### **Funding Data**

The proposed project will be funded from two sources. The Corporation Yard and the university police portion of the Public Safety Building will be funded from Proposition 1D state general obligation bond funds. The project cost at schematics exceeds the budget appropriation by approximately \$1.326 million (eight percent), for which an augment will be requested from the State Public Works Board. Campus parking reserves (\$3,792,000) will fund the parking services portion of the Public Safety Building.

### **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, Los Angeles, Corporation Yard and Public Safety, has been prepared pursuant to the requirements of the California Environmental Quality Act.

2. The proposed project will not have significant adverse impacts on the environment, and the project will benefit the California State University.
3. The schematic plans for the California State University, Los Angeles, Corporation Yard and Public Safety are approved at a project cost of \$21,762,000 at CCCI 4633.

**4. California State University, Los Angeles—Math and Science Charter High School**  
*Project Architect: Jenkins/Gates & Martinez, Inc.*

**Background and Scope**

California State University, Los Angeles seeks approval for the Alliance for College-Ready Public Schools (Alliance) to proceed with the Math and Science Charter High School to serve 500 students on the university campus. Alliance will form a Special Purpose Entity called Titan LLC to construct and operate the charter school project. The proposed 33,700 GSF building will be sited on Lot C west of Salazar Hall and south of Parking Structure 1 at the southern part of the campus. The two-story, masonry block building will consist of 23 classrooms and one wet laboratory, a multi-purpose room, library, and administrative offices. The high school will also provide a professional development center for the use of California State University. Space for recreation and a shaded seating area for students will be located on the roof level. An elevator will be installed adjacent to the existing parking structure to provide access to the upper parking levels and plaza area.

The exterior finish materials will be designed to match materials in surrounding buildings to blend in with the campus palette. Rooftop package units will be utilized for heating and cooling with appropriate overhead and sidewall screening. Utilities will be provided independent of the campus distribution system for HVAC systems, water distribution, and power. Traffic circulation will be modified so that a new one-way entrance to the existing parking structure will be created from Circle Drive along with a separate drop-off area for the charter high school traffic.

**Timing (Estimated)**

Preliminary Plans Completed	May 2007
Working Drawings Completed	July 2007
Construction Start	August 2007
Occupancy	August 2008

**Basic Statistics**

Gross Building Area	33,654 square feet
Assignable Building Area	21,202 square feet
Efficiency	63 percent

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

Building Cost (\$159 per GSF) \$5,341,000

<i>Systems Breakdown (includes Group I)</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 11.62
b. Shell (Structure and Enclosure)	\$ 40.02
c. Interiors (Partitions and Finishes)	\$ 19.91
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 63.44
e. Equipment and Furnishings	\$ 9.18
f. General Conditions	\$ 14.52

Site Development (includes landscaping and parking) 1,000,000

Construction Cost \$6,341,000

Fees 1,036,000

Additional Services 274,000

Contingency 1,093,000

Total Project Cost (\$260 per GSF) \$8,744,000

**Cost Comparison**

The project building cost of \$159 per GSF is well below the \$302 per GSF for the comparable International Polytechnic High School at Cal Poly Pomona, approved in March 2007, as well as the \$340 per GSF for the Los Angeles LA County High School for the Arts, also being presented for approval in this item. The lower cost per square foot is attributable to the simplified building shell and exterior skin, minimal interior finishes, and building mechanical systems.

**Funding Data**

The project will be funded and constructed by Titan LLC, a Special Purpose Entity formed by the Alliance for College-Ready Public Schools. The ground lease with Titan LLC extends 41 years.

### **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, Los Angeles, Math and Science Charter High School, has been prepared pursuant to the requirements of the California Environmental Quality Act.
2. The proposed project will not have significant adverse impacts on the environment, and the project will benefit the California State University.
3. The schematic plans for the California State University, Los Angeles, Math and Science Charter High School are approved at a project cost of \$8,744,000 at CCCI 4633.

### **5. California State University, Los Angeles—Los Angeles County High School for the Arts *Project Architect: HMC Architects***

#### **Background and Scope**

California State University, Los Angeles seeks approval for the Los Angeles County Office of Education to proceed with the construction of a new 43,700 GSF permanent facility for Los Angeles County High School for the Arts (LACHSA) to serve 580 students. The building program includes classrooms, studios, administrative offices, a blackbox theater, outdoor amphitheater, and site improvements.

The site for the school is located on an open landscaped area, adjacent to existing Parking Lot F on the north side of the campus. The project will result in a net reduction of 32 parking spaces, in order to provide vehicular circulation and drop-off space at the front of the school.

The building will be designed to be LEED silver equivalent. It will provide insulated walls that limit the impact of heat gain, and window performance will be enhanced through the use of

double-glazed glass with low emission coatings. The mechanical systems are designed with an optimized, energy efficient and thermal building envelope. The mechanical system includes an energy management system to control the operation of both the mechanical and lighting systems. High efficiency interior and exterior lighting will be installed, which will include time controls, occupancy controls, and photo cells on exterior fixtures. The landscape planting design calls for low-water, drought-tolerant and native plants.

**Timing (Estimated)**

Preliminary Plans Completed	June 2007
Working Drawings Completed	September 2007
Construction Start	December 2008
Occupancy	May 2010

**Basic Statistics**

Gross Building Area	43,728 square feet
Assignable Building Area	32,000 square feet
Efficiency	73 percent

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

Building Cost (\$325 per GSF)	\$14,225,000
<i>Systems Breakdown (includes Group I) (\$ per GSF)</i>	
a. Substructure (Foundation)	\$ 28.52
b. Shell (Structure and Enclosure)	\$ 135.34
c. Interiors (Partitions and Finishes)	\$ 32.61
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 119.97
e. Equipment (includes Group I)	\$ 7.25
f. Special Construction & Demolition	\$ 1.58
Site Development (includes landscaping and parking)	<u>3,418,000</u>
Construction Cost	\$17,643,000
Fees	2,702,000
Additional Services	1,065,000
Contingency	<u>3,861,000</u>
Total Project Cost (\$578 per GSF)	\$25,271,000

Group II Equipment	<u>500,000</u>
Grand Total	<u>\$25,771,000</u>

### **Cost Comparison**

At \$325 per GSF the project's building cost is higher than the \$302 per GSF for the comparable International Polytechnic High School at Cal Poly Pomona, approved in March 2007, as well as the \$159 per GSF for the Los Angeles (Alliance for College-Ready Public Schools) Math and Science Charter High School, also being presented for approval in this item. The higher cost per square foot is attributable to the higher substructure costs due to the site conditions and the programmatic difference with the performance space contributing to the need for higher electrical and mechanical systems costs.

### **Funding Data**

The project will be fully funded and operated by Los Angeles County Office of Education (LACOE). They will also provide funding for the facility's maintenance and custodial cost. California State University, Los Angeles will ground lease the project site to LACOE for 40 years.

### **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, Los Angeles, Los Angeles County High School for the Arts, has been prepared pursuant to the requirements of the California Environmental Quality Act.
2. The proposed project will not have significant adverse impacts on the environment, and the project will benefit the California State University.

3. The schematic plans for the California State University, Los Angeles, Los Angeles County High School for the Arts are approved at a project cost of \$25,771,000 at CCCCI 4633.

**6. California State Polytechnic University, Pomona—College of Business Administration**  
*Project Architect: AC Martin Partners*  
*Construction Manager: C.W. Driver*

**Background and Scope**

California State Polytechnic University, Pomona proposes to design and construct a new 80,613 GSF facility for College of Business Administration. This project will increase campus lecture capacity by 2,453 FTE and provide 115 faculty office spaces, allowing the university to consolidate the various business programs and faculty within one facility thus improving administrative and faculty/student logistical support and communication resources, as well as operational and administrative efficiency. New data and telecommunication infrastructure to support up-to-date information technology systems will be integrated into the building.

The building's exterior construction will be masonry and cement plaster, and will utilize a steel braced-frame structural system, conventional spread footing foundations, and both single-ply and built-up roofing systems. The project will provide the campus with tiered case study and large capacity lecture classrooms and flexible, technology-enhanced classroom space to support the evolution of business administration pedagogy. The facility design includes a courtyard which will serve as a place for students and faculty to formally and informally meet, provide a space for university events, and allow daylighting of internal areas.

This project will be designed equivalent to LEED silver. Energy conservation measures incorporated into the new facility include a high efficiency HVAC system, daylighting, and motion sensor lighting controls. Other sustainable measures planned for reducing energy consumption are low emission reflective glazing and a reflective roof system (white roof). The proposed site plan includes sustainable features such as drought resistant plants, drip irrigation, reclaimed water, and the use of porous paving materials to minimize storm water run off. Recycling requirements during construction will be established to minimize waste.

**Timing (Estimated)**

Completion of Preliminary Plans	June 2007
Completion of Working Drawings	January 2008
Construction Start	May 2008
Occupancy	May 2010



**Basic Statistics**

Gross Building Area	80,613 square feet
Assignable Building Area	50,794 square feet
Efficiency	63 percent

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

Building Cost (\$353 per GSF)	\$ 28,464,000
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<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 24.14
b. Shell (Structure and Enclosure)	\$148.35
c. Interiors (Partitions and Finishes)	\$ 49.74
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 99.82
e. Equipment and Furnishings	\$ 26.10
f. Special Construction & Demolition	\$ 4.94

Site Development	2,850,000
Construction Cost	\$31,314,000
Fees	4,808,000
Additional Services	904,000
Contingency	3,739,000
Total Project Cost (\$580 per GSF)	\$ 40,765,000
Group II Equipment	<u>1,696,000</u>
Grand Total	<u>\$ 42,461,000</u>

**Cost Comparison**

This project's building cost of \$353 per GSF is comparable to the \$366 per GSF for the Fullerton College of Business and Economics project, approved in July 2005, and higher than the \$328 per GSF for the San Marcos College of Business Administration, approved in January 2003, adjusted to CCCI 4633. The key contributing factor to the cost of this project is a result of the required substructure due to the campus's close proximity to an active fault.

**Funding Data**

Cal Poly Pomona secured \$1,264,000 in donor funds to complete preliminary plans in 2006/07. Funds for working drawings and construction (\$31,429,000) are included in the 2007/08 Governor's budget from voter approved Proposition 1D. The university is securing an additional \$6,186,000 in donor funds to co-fund the cost of working drawings and construction. The project cost at schematics exceeds the budget appropriation by \$1.886 million (six percent), for which an augment will be requested from the State Public Works Board.

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

The project is fully compliant with the California State Polytechnic University, Pomona Campus Master Plan covered by the Campus Master Plan Program Environmental Impact Report (EIR) approved by the Board of Trustees in July 2000. A Finding of Consistency has been prepared pursuant to the requirements of the California Environmental Quality Act and will be available at the meeting.

The following resolution is presented for approval:

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

1. The board finds that the July 2000 California State Polytechnic University, Pomona Master Plan Final EIR for the California State Polytechnic University, Pomona, College of Business Administration, 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 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. The schematic plans for the California State Polytechnic University, Pomona, College of Business Administration, are approved at a project cost of \$42,461,000 at CCCI 4633.

### **7. California State Polytechnic University, Pomona—Innovation Village, Phase IV *Project Architect: MacDavid Aubort and Associates, Inc.***

#### **Background and Scope**

Cal Poly Pomona wishes to construct a 123,060 GSF office/research facility as the fourth phase of the development of Innovation Village. In November 1999, the Board of Trustees approved the development of Innovation Village at California State Polytechnic University, Pomona. Innovation Village is a master-planned community of technology-based enterprises that include academically driven functions where Cal Poly students and faculty may participate in work, study, and research partnerships with private entities. The first two phases at Innovation Village, the Center for Training and Technology project and the American Red Cross project, have been completed. The third phase is currently in construction.

Innovation Village, Phase IV is a new commercial office and research building on approximately 6.52 acres. The project is located adjacent to the Phase III office/research building, on the southeastern edge of the campus. This project will construct tenant office and research space, and provide surface parking to accommodate 261 vehicles. A four-story parking structure (203,728 GSF) with 690 spaces is also planned, to provide a total of 951 spaces. The proposed three-story, concrete tilt-up building is enhanced with an outdoor plaza, a formal entry way, articulated building facades, and varied rooflines.

Energy conservation measures incorporated into the new facility are high efficiency HVAC systems, energy efficient lighting and motion sensors. Other sustainable measures planned for reducing energy consumption are low emission reflective glazing and a reflective roof system (white roof). Water conservation type fixtures will be employed throughout the building. The proposed site plan includes drought resistant plants, drip irrigation, reclaimed water, and a site drainage system utilizing permeable landscape and bio-filtration swales.

#### **Timing (Estimated)**

Completion of Preliminary Plans	June 2007
Completion of Working Drawings	August 2007
Construction Start	October 2007
Occupancy	September 2008

#### **Basic Statistics**

Gross Parking Structure Area	203,728 square feet
Total Parking Spaces	690 parking spaces
Gross Building Area	123,060 square feet
Assignable Building Area	104,379 square feet
Efficiency	85 percent

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

Building Cost (\$91 per GSF)	\$11,154,000
<i>Systems Breakdown</i> (\$ per GSF)	
a. Substructure (Foundation)	\$12.24
b. Shell (Structure and Enclosure)	\$42.59
c. Interiors (Partitions and Finishes)	\$10.17
d. Services (HVAC, Plumbing, Electrical, Fire)	\$20.67
e. General Conditions	\$ 4.96
Site Development (includes landscaping and surface lot)	2,485,000
Parking Structure (\$12,101 per space)	<u>8,350,000</u>
Construction Cost	\$21,989,000
Fees	1,861,000
Additional Services	3,745,000
Contingency	<u>521,000</u>
Total Project Cost (\$230 per GSF)	<u>\$28,116,000</u>

**Cost Comparison**

The project's construction cost of \$91 per GSF reflects the nature of a speculative office/research facility with tilt up construction and the unfinished condition of interior spaces. By comparison, this project is lower than the Innovation Village Phase III schematic design cost of \$124 per GSF (adjusted to CCCI 4633), although the project actually bid at \$90 per GSF. The proposed building cost includes only the exterior walls, floor slab, primary service and roof-mounted equipment. Future costs for the completion of the interior spaces will be dependent upon the building tenants and their space needs.

**Funding Data**

Innovation Village, Phase IV was approved by the Finance Committee in September 2006. Funding for this project will be provided entirely from the Trammell Crow Company, who will manage and sub-lease the project to future Innovation Village tenants. The interior tenant build-out will be constructed as needed for individual tenants and will be funded by the tenant or Trammell Crow Company.

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

An Initial Study and Mitigated Negative Declaration were filed with the State Clearinghouse February 13, 2007 in accordance with the California Environmental Quality Act. The 30-day public review period ended on March 14, 2007. No adverse comments were received as of the close of the public comment period. With implementation of recommended mitigation measures, project impacts will be reduced to less than significant.

The following resolution is presented for approval:

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

1. The board finds that the Mitigated Negative Declaration has been prepared and was filed with the State Clearinghouse pursuant to the requirements of the California Environmental Quality Act.
2. With the proposed mitigation measures, 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, Innovation Village, Phase IV are approved at a project cost of \$28,116,000 at CCCI 4633.

### **8. California State University, Sacramento—Recreation Wellness Center** *Project Architect: Ellerbe Becket* *Construction Manager: McCarthy Building Co.*

#### **Background and Scope**

California State University, Sacramento proposes to construct a 151,000 GSF Recreation Wellness Center. The facility will be located on the south end of campus, near the Hornet Stadium. It will feature four basketball gyms for recreation sports, a large multi-activity court, four racquetball/handball courts, and a dynamic climbing wall. Fitness activities will be organized in a host of exercise spaces, including a 15,000 square foot main studio for cardio stations, weight training, circuit and specialized equipment groups. There will be three large fitness studios outfitted for spinning, ballet, fitness classes, martial arts, body sculpting, yoga, Pilates, and stretching. The Wellness Center will provide space for urgent care, examinations, consultation clinics, health planning, administration, education services, laboratory services, medical records, pharmacy, and clinical services.

The two-story building is primarily a composite pre-cast panel system with an aluminum metal panel system façade. The gymnasium portion of the building will consist of tilt-up concrete exterior panels.

This is the first project to pursue LEED certification at CSU Sacramento. The building orientation takes advantage of site and climate features. Wall and roof assemblies will be insulated to exceed the Title 24 requirements. Fly ash, a product normally discarded as waste, will be used in the concrete, reducing global warming gasses and energy requirements during manufacturing. Non-toxic and low polluting finish materials will contribute to indoor air quality. The facility will contain energy saving systems such as natural ventilation, day lighting, and thermal storage. Debris from demolition and new construction will be recycled.

**Timing (estimated)**

Completion of Preliminary Plans	July 2007
Completion of Working Drawings	May 2008
Construction Start	September 2008
Occupancy	July 2010

**Basic Statistics**

Gross Building Area	150,845 square feet
Assignable Building Area	113,147 square feet
Efficiency	75 percent

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

Building Cost (\$291 per GSF)	\$43,857,000
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<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure	\$ 17.68
b. Shell Structure and Enclosure	\$118.61
c. Interiors (Partitions and Finishes)	\$ 45.04
d. Services (HVAC, Plumbing, Electrical, Fire)	\$106.51
e. Equipment (includes Group I)	\$ 1.82
f. Special Construction	\$ 1.08

Site Development (includes landscaping)	<u>4,008,000</u>
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Construction Cost	\$47,865,000
Fees	10,343,000
Additional Services	1,906,000
Contingency	<u>7,419,000</u>
Total Project Cost (\$448 per GSF)	\$67,533,000
Group II Equipment	<u>3,800,000</u>
Grand Total	<u>\$71,333,000</u>

### **Cost Comparison**

The project's building cost of \$291 per GSF is reasonable based on recent cost trends and comparable to the San Bernardino Recreation Center building cost of \$270 per GSF, approved May 2003, and the Chico Wildcat Student Recreation Center building cost of \$286 per GSF, approved in July 2006, both adjusted to CCCCI 4633.

### **Funding Data**

In spring 2004, the students passed a referendum to increase the university union and health facilities fees to fund the Recreation Wellness Center project. The project will be financed through the CSU Systemwide Revenue Bond program and university union reserves.

### **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 University, Sacramento Recreation Wellness Center 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, Sacramento, Recreation Wellness Center are approved at the project cost of \$71,333,000 at CCCI 4633.

**9. California State University, Sacramento—Student Housing, Phase I**

*Project Architect: Mogavero Notestine Associates*

*Design/Build Contractor: Brown Construction, Inc.*

**Background and Scope**

California State University, Sacramento wishes to construct the 600-bed, 209,000 GSF Student Housing, Phase I project. The complex will be located within the student housing quadrant, on the existing site of Foley Hall (#18) which will be demolished prior to the new construction. The building is a four-story wood-framed structure designed with single and double occupancy rooms with bathrooms and living areas shared by 5 occupants.

Foley Hall had capacity for 208 beds, but was converted to an office building in 1995. The new facility will include support spaces, administrative offices, study lounges, meeting rooms, and limited retail. This phase will increase the campus bed capacity from 1,105 to 1,705 and is the first phase of a multi-year solution to address student housing deficiencies.

Sustainable measures incorporated into the project design include: sunshades to reduce heat gain on the windows; high performance window coatings to increase the energy efficiency over standard glass by 30 percent; and high efficiency boilers. The design team is exploring other opportunities to incorporate sustainable measures for LEED certification into the project.

**Timing (estimated)**

Completion of Preliminary Plans	August 2007
Completion of Working Drawings	October 2007
Construction Start	November 2007
Occupancy	July 2009

**Basic Statistics**

Gross Building Area	209,050 square feet
Assignable Building Area	162,415 square feet
Efficiency	78 percent



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

Building Cost (\$182 per GSF) \$37,959,000

<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure	\$ 7.32
b. Shell Structure and Enclosure	\$57.38
c. Interiors (Partitions and Finishes)	\$31.73
d. Services (HVAC, Plumbing, Electrical, Fire)	\$78.83
e. Equipment (includes Group I)	\$ 3.77
f. Special Construction	\$ 2.55

Site Development (includes landscaping) 2,470,000

Construction Cost \$40,429,000

Fees 5,704,000

Additional Services 930,000

Contingency 5,220,000

Total Project Cost (\$250 per GSF) \$52,283,000

Group II Equipment 2,700,000

Grand Total \$54,983,000

**Cost Comparison**

The project's building cost of \$182 per GSF is comparable to the \$199 per GSF for the construction of the Cal Poly Pomona Housing II project, approved in January 2007, and equal to the \$182 per GSF for the Sonoma Tuscany Village Student Housing project, also being presented for approval in this item.

**Funding Data**

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

**California Environmental Quality Act Action**

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

The following resolution is presented for approval:

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

1. The board finds that the Notice of Exemption for the California State University, Sacramento, Student Housing, Phase I project has been prepared pursuant to the requirements of the California Environmental Quality Act.
2. The proposed project will not have significant adverse impacts on the environment, and the project will benefit the California State University.
3. The schematic plans for the California State University, Sacramento, Student Housing, Phase I project are approved at the project cost of \$54,983,000 at CCCI 4633.

**10. California State University, San Marcos—Social and Behavioral Sciences Building**  
*Project Architect: AC Martin Partners*

**Background and Scope**

California State University, San Marcos proposes to construct the 101,321 GSF Social and Behavioral Sciences Building (#31). The building will be sited in the north academic area of the campus. This facility will house computer laboratories, classrooms, support spaces, and faculty offices for psychology, sociology, human development, communication, liberal studies, economics, political science and anthropology academic programs. The construction of this building will provide a modern laboratory/classroom building for the rapidly growing social and behavioral science disciplines along with much needed faculty office and support space.

The building includes a three-story faculty office wing and four-story classroom/laboratory wing engineered with a steel braced frame structure. Exterior wall finishes will include tiles in two shades with deep-toned metal accent panels, designed for durability and ease of maintenance. Glazing will be high efficiency insulated solar glass in aluminum frames that punctuate the building façade. The exterior materials, finishes, and color palette will blend with the campus environment and adjacent buildings. The two wings of this building share a small courtyard that opens to the south for academic events.

The campus utility tunnel will be extended to serve this building and all utilities will be continued to the building from adjacent locations. A permanent fire access and service road will be constructed on the east side of the building to connect to the existing service road.

Sustainable building features include a space configuration that locates most offices, classrooms and laboratories along exterior walls allowing daylighting, an automated light control system with occupancy sensors, and windows with double-glazing and low emission coatings. Shades will provide solar control and clerestory windows will be located high on inboard offices to bring natural light into the center spaces. 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. Additionally, at least 70 percent of construction waste materials will be recycled and diverted from the landfill. The project is being designed and constructed to LEED silver equivalent.

**Timing (estimated)**

Completion of Preliminary Plans	July 2007
Completion of Working Drawings	May 2008
Construction Start	August 2008
Occupancy	August 2010

**Basic Statistics**

Gross Building Area	101,321 square feet
Assignable Building Area	59,442 square feet
Efficiency	59 percent

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

Building Cost (\$344 per GSF)	\$34,809,000
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<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure	\$ 12.49
b. Shell Structure and Enclosure	\$106.15
c. Interiors (Partitions and Finishes)	\$ 61.34
d. Services (HVAC, Plumbing, Electrical, Fire)	\$149.49
e. Equipment (includes Group I)	\$ 14.09

Site Development (includes landscaping)	<u>4,874,000</u>
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Construction Cost	\$39,683,000
Fees	5,697,000
Additional Services	1,345,000

Contingency	<u>6,675,000</u>
Total Project Cost (\$527 per GSF)	\$53,400,000
Group II Equipment	<u>1,601,000</u>
Grand Total	<u>\$55,001,000</u>

### **Cost Comparison**

This project's cost of \$344 per GSF compares to the Humboldt Behavioral and Social Sciences Building completed in 2006 at a cost of \$331 when adjusted for CCCI. The increase in construction costs stems primarily from the rising costs of steel and concrete resulting in increased structural and foundation 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 \$1,078,000 for preliminary plans from Proposition 1D, the 2006 Higher Education Capital Outlay Bond Fund. Funds for working drawings and construction (\$52.322 million) have been included in the 2007/08 Governor's Budget (also from Proposition 1D). Future funds of \$1,601,000 will be required for Group II equipment.

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

An Initial Study and a Mitigated Negative Declaration were completed for the project and filed with the State Clearinghouse on April 3, 2007 in accordance with the California Environmental Quality Act. A shortened review period (20 day) was approved by the State Clearinghouse and the comment period closed on April 23, 2007.

All appropriate agencies were sent copies of the Mitigated Negative Declaration for early consultation, and specific agencies were contacted directly prior to the end of the review period to solicit any concerns. Agencies contacted included: California Department of Fish and Game, California Department of Transportation, City of San Marcos, and County of San Diego.

No adverse comments were received as of the close of the public comment period.

The following resolution is presented for approval:

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

1. The board finds that an Initial Study and a Mitigated Negative Declaration were completed for the project and filed with the State Clearinghouse on April 3, 2007 in accordance with the California Environmental Quality Act. A shortened review period (20 day) was approved by the State Clearinghouse and the comment period closed on April 23, 2007.
2. With the proposed mitigation measures, the proposed project will not have significant adverse impacts on the environment, and the project will benefit the California State University.
3. 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).
4. The schematic plans for the California State University, San Marcos, Social and Behavioral Sciences Building are approved at a project cost of \$55,001,000 at CCCI 4633.

#### **11. Sonoma State University—Tuscany Village Student Housing**

*Project Architect: TWM Architects and Planners*

*Design/Build Contractor: Wright Contracting, Inc.*

#### **Background and Scope**

Sonoma State University wishes to construct a new 699-bed student housing project (previously known as Beaujolais Student Housing, Phase II) located in the southeast quadrant of the campus, adjacent to the existing Beaujolais Student Housing, Phase I. The project consists of 16 two-story townhouse-style buildings (approximately 202,611 GSF), one 800 GSF community building, and a 2,400 GSF multipurpose building. The 12-acre site will also include 202 new parking spaces, supplemented by the existing student Parking Lot F, adjacent to the west side of the project.

There will be 114 four-bedroom units in two-story townhouse-style buildings. Each unit will have four bathrooms, a kitchen, and living and dining areas. There will be 14 single occupancy studios in one-story units including bath, kitchen, sleeping, living and dining areas and a two-bedroom unit with private baths. Each townhouse-style unit is oriented around a common central courtyard, designed to accommodate multiple outdoor activities. The community building will provide vending, storage, and custodial space. The multipurpose building will accommodate two offices, a large general use room, public restrooms, mailboxes, and interior and exterior storage rooms.

The construction is wood-frame with a concrete slab on-grade foundation system. The exterior building finishes will be cement-plaster with accent areas of wood, canvas awnings at the windows, and light weight concrete tile roof.

Sustainable design measures include daylighting, radiant floor heating, maximum insulation, and double glazed windows with low emission coating. In addition, the project utilizes reclaimed water for irrigation and fire water. Storm water run-off is mitigated through natural filtration, diffusion to significant landscaped areas, and by the detention pond/systems designed and constructed as part of the existing Beaujolais Student Housing, Phase I project. The project will be designed and built to the requirements of a LEED silver rating.

**Timing (Estimated)**

Preliminary Plans Completed	August 2007
Working Drawings Completed	November 2007
Construction Start	May 2008
Occupancy	July 2009

**Basic Statistics**

Gross Building Area	205,811 square feet
Assignable Building Area	137,195 square feet
Efficiency	66 percent

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

Building Cost (\$182 per GSF)	\$37,482,000
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<i>Systems Breakdown (includes Group I)</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$11.33
b. Shell (Structure and Enclosure)	\$55.29
c. Interiors (Partitions and Finishes)	\$43.88
d. Services (HVAC, Plumbing, Electrical, Fire)	\$70.72
e. Equipment and Furnishings	\$ .91

Site Development (includes landscaping, parking, and sewage)	<u>8,435,000</u>
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Construction Cost	\$45,917,000
Fees	6,170,000

Additional Services	541,000
Contingency	<u>3,248,000</u>
Total Project Cost (\$271 per GSF)	\$55,876,000
Group II Equipment	<u>3,016,000</u>
Grand Total	<u>\$58,892,000</u>

### **Cost Comparison**

The project's building cost of \$182 per GSF is comparable to the \$199 per GSF for the Cal Poly Pomona Housing II project, approved in January 2007, and equal to the \$182 per GSF for the Sacramento Student Housing, Phase I project, also being presented for approval in this item.

### **Funding Data**

The Tuscany Village Student Housing project was approved by the CSU Housing Proposal Review Committee on November 21, 2006. This project will be financed through the CSU Systemwide Revenue Bond program.

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

University Student Housing Residence Halls have been identified and included in the Final Environmental Impact Report (FEIR) for the Sonoma State University master plan revision, which was certified by the trustees in May 2000. The university completed Addenda to the Environmental Impact Report for the 2000 Master Plan FEIR in September 2001 and in April 2007, which determined that implementation of the Student Housing Complex project would not result in any new or substantially more severe impacts than those identified in the 2000 Master Plan FEIR. This project is consistent with all required mitigation measures as previously certified in the 2000 FEIR.

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 Sonoma State University 2000 Master Plan Final EIR certified on May 10, 2000 and the Addenda to it prepared in September 2001 and April 2007 for the Sonoma State University, Tuscany Village Student Housing, 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 Sonoma State University May 2000 Master Plan Final EIR and the Addenda prepared in September 2001. The project does not propose substantial changes to the original project description, which would require major revision to the 2000 Master Plan Final EIR or Findings adopted by the board in certifying said Final EIR.
3. With the implementation of the mitigation measures set forth in the master plan Final EIR previously certified by the Board of Trustees, and Addenda which are hereby incorporated by reference, 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 C.1a and C.1b, "Suitable Drainage Infrastructure System" will be implemented and the project shall include an on-site detention system in conformance with the Sonoma County Water Agency.
5. Mitigation measures shall be monitored and reported in accordance with the requirements of the California Environmental Quality Act (Public Resources Code, Section 21081.6).
6. The schematic plans for the Sonoma State University, Tuscany Village Student Housing are approved at a project cost of \$58,892,000 at CCCI 4633.



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

### **Certify the Final Environmental Impact Report (FEIR) and Approve the Campus Master Plan Revision and Amendment to the 2006-07 Non-State Capital Outlay Program for Campus Pointe at California State University, Fresno**

#### **Presentation by**

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

#### **Summary**

This item is returning to the board for approval and supersedes the board's March 2007 action (RCPBG 03-07-04). This agenda item requests the following actions by the Board of Trustees for the California State University, Fresno:

- Certify the Final Environmental Impact Report (FEIR)
- Approval of the Proposed Campus Master Plan Revision for Campus Pointe, a mixed use development project, dated May 2007
- Approval of an Amendment to the 2006/2007 Non-state Capital Outlay Program

Attachment "A" is the proposed campus master plan. Attachment "B" is the existing campus master plan approved by the Board of Trustees in November 1999.

The Board of Trustees must certify that the FEIR is adequate and complete under the California Environmental Quality Act (CEQA) in order to approve the campus master plan revision. The FEIR with Findings of Fact and Statements of Overriding Considerations, and the Environmental Mitigation Measures are available for review by the board and the public at <http://www.fresnostateneews.com/2007/02/campuspointeair.htm>. The FEIR concluded that the project would result in significant and unavoidable impacts on prime farmland, air quality, traffic, and noise. Traffic impacts can be mitigated to less than significant levels with implementation of identified mitigation measures. However, because certain specific traffic mitigation measures are under the authority and jurisdiction of the cities of Clovis and Fresno, and cannot be guaranteed to be implemented, even with the Developer "Fair Share" funding contribution towards implementation, the traffic impacts are considered remaining significant and unavoidable. All other areas can be mitigated to a less than significant level with mitigation measures identified in the FEIR.

## **Contested Issues**

Pursuant to the trustees' request that contested issues be noted early in the agenda item, the following issues have been raised during the public comment period to the Draft EIR, at the March 2007 board of trustees meeting, or in two lawsuits filed after the board's March CEQA action:

**1. Litigation:** A Clovis business owner and the city of Fresno have separately filed lawsuits that include violations of CEQA, conflict of interest, failure to further the educational mission, and violation of Planning and Zoning Law.

**CSU Response:** Both of these lawsuits are premature, as the EIR has not been finally certified. The complaints are primarily the same as those raised in the public comment period and discussed below. Other elements of the lawsuits not discussed below include: evaluation of water supply, energy use, and agriculture impacts; and failure to re-circulate the Draft Environmental Impact Report (DEIR), and the EIR.

**2. Conflict of Interest:** A local business owner, James Huelskamp, challenged that Government Code section 1090 has been violated as a member of the board of trustees, Moctezuma Esparza, has a financial interest in the proposed theater space programmed in the retail area.

**CSU Response:** This matter will be addressed at the board meeting.

**3. Educational Benefit:** The cities of Fresno and Clovis and community members question the educational benefit of the Campus Pointe project and its role in support of the university's educational mission.

**CSU Response:** The land uses proposed for Campus Pointe will provide a range of services that will enhance the academic mission of the university including internships, access to classroom and meeting room facilities, and employment opportunities for the students. The hotel will provide an on-site laboratory for the hospitality management certificate program that is being developed collaboratively by faculty in the departments of recreation administration, culinary arts, and business administration. The hotel will also provide the campus community with a venue for academic conferences and training facilities in order to serve various departments, centers, and institutes. The senior housing facility will provide programmatic space and research opportunities for students in the gerontology program. Studies indicate that senior housing facilities that are part of campus communities provide residents with stronger ties to their alma mater and provide a core of experienced experts (including retired professors) to teach and mentor students which will help to further diversify the campus community.

The availability of affordable rental housing on campus for faculty, staff, and students will support and improve campus recruiting efforts. Retail space will be provided for those who live and work around the campus and Campus Pointe (i.e., drug store, grocery, bank, dry cleaning,

restaurants, etc.). The theatre complex will make their facilities available to the university for instruction, conferences, and meetings. In addition, the ground lease revenue generated by this project will support the repayment of the Save Mart Center bonds and will provide financial support and partnerships for various academic programs including research and farm laboratory initiatives noted for the College of Agricultural Sciences and Technology.

**4. Entitlement Process/General Plan:** The city of Fresno maintains that because Campus Pointe has limited educational benefit and is primarily a private commercial development, a general plan amendment to designate the site as commercial use under city land use regulations is required and the city should have permit authority over the project. The city also believes the project should pay exactions for city services in accordance with city ordinances that other private development projects would pay, regardless of whether any actual adverse or significant environmental impact is determined to result from the project.

**CSU Response:** The recent State Supreme Court decision in *City of Marina v. CSU* imposed an obligation to negotiate the mitigation of specific off-site environmental impacts from CSU projects developed on the university campus. It also affirmed that the CSU, as a state entity, remains sovereign and exempt from local land use authority and local agency jurisdiction. Ordinances adopted by local agencies, cities and counties that require exactions of development projects do not apply to CSU in its capacity as a higher education institution of the state. In subsequent discussions held with the city of Fresno, planning staff acknowledged that the Campus Pointe land use plan is consistent with the goals and policies of the General Plan (infill and mixed use), and as such, would not require a General Plan Amendment.

**5. Off-site Mitigation Responsibility:** Both the cities of Fresno and Clovis question the adequacy of the university's and the California State University, Fresno Association, Inc.'s (Association) commitment to mitigate off-site impacts.

**CSU Response:** As stated in the Draft EIR, pursuant to the recent State Supreme Court decision (*City of Marina v. CSU*), the CSU acknowledges its responsibility to negotiate with local agencies to determine appropriate mitigation for the environmental effects of this project. The developer has estimated \$11.3 million in utility infrastructure and off-site mitigation measures that will serve the project of which approximately \$6.3 million will fund roadway and intersection improvements for the city of Fresno that will be constructed by the developer to improve Chestnut Avenue which is a public road on CSU property. In addition the campus secured State Traffic Congestion Relief Program funding of \$4.67 million for Chestnut Avenue improvements. The university believes a "credit" towards the regional street impact fees should be recognized by the city of Fresno for the improvements to Chestnut Avenue for amounts which exceed the project's "fair share" contribution. The Final EIR identified off-site mitigation requirements for future road and intersection improvements including Department of Transportation facilities. The estimated pro rata share cost of these improvements was based on a formula used in the Caltrans Guide for the Preparation of Traffic Impact Studies. The

University has a fully executed MOU with city of Clovis that includes mitigation of existing traffic and emergency access conditions.

**6. Traffic and Parking:** The cities of Fresno and Clovis and community members expressed concern with parking and traffic impacts. After the close of the public comment period, the city of Fresno initially requested \$808,031 in fees be paid by the university based on a new, not yet approved City Ordinance fee for regional street impacts; this fee has subsequently been reduced to \$588,869. Also, the city of Clovis asked for widening of Barstow Avenue.

**CSU Response:** The Campus Pointe site plan has been designed to provide on-site parking for all proposed uses within the development. The Save Mart Center overflow parking will be directed to existing campus parking lots adjacent to the Save Mart site. The campus master plan is currently being updated to provide sufficient parking to accommodate all campus parking needs including the replacement of approximately 900 overflow event parking spaces for the Save Mart Center that will be displaced by the Campus Pointe project. The university has agreed to convene a Traffic Management Committee inclusive of the cities of Fresno and Clovis to mitigate vehicular and pedestrian traffic and parking impacts. The university and Association have agreed with the city of Clovis to widen Barstow Avenue, and to provide a second point of emergency access to the site as part of their commitment to traffic mitigation. The university has also agreed to lead a regional collaborative planning initiative on a shared approach to regional planning and to receive input on the campus master plan.

**7. Physical Blight:** The city of Clovis and the management of a nearby shopping center within the city of Clovis, Landvalue 77, have expressed concern that the Campus Pointe project could lead to failed businesses and physical blight within their community. The business operator for a potentially competing, existing business group believes the project poses unfair competition.

**CSU Response:** Campus Pointe will be a positive economic influence on businesses in Clovis and Fresno, particularly those on Shaw Avenue east of the campus. Campus Pointe will provide new employment opportunities for students and will generate significant sales tax, hotel tax, and possessory use tax. The campus has agreed to confer with the City of Fresno in any future plans to expand the planned hotel meeting room facilities to address competition with the City convention facilities.

**8. Public Services:** After the close of the public comment period for the Draft EIR, the city of Fresno requested additional, unanticipated exaction fees be paid by the university for public services impacts and mitigation that have been found to be *less than significant* in the Final EIR analyses. The city of Fresno has asked for over \$2.3 million for police, fire, and park facilities impacts.

**CSU Response:** These public services impacts associated with the project were evaluated and found not to be significant in the Final EIR, based on responses of the city of Fresno fire department, and the city of Fresno planning department. Since these potential impacts have been found to be less than significant in the EIR analysis, no mitigation is required. Nonetheless, to

date, the Association and Developer have agreed to fund the fire facility fee of \$322,785, to satisfy city concerns. The university does not agree with the city's fee calculation for police and parks capital improvements which does not take into consideration the university police services or recreational facilities and existing open space available on the university and within the Campus Pointe development. The university had proposed for the Developer to fund \$150,000 for the police impact fee and to fund up to \$500,000 to design and construct a future open space on the West End of campus. The university had also proposed to allow the city to utilize campus open space on a reservation basis, however both of those proposals were ultimately rejected by the city.

### **Background**

In 1995, the university decided to evaluate the opportunity to develop a 69-acre parcel of university land located at Bullard and Willow Avenues that had not been under agricultural production. This effort led to the recommendation that the university's Shaw Avenue frontage land was more marketable and valuable due to greater vehicular traffic and visibility. In 1999, upon determining the site for the future Save Mart Center, the university decided to develop a 45-acre parcel of university land east of the Save Mart Center due to its Shaw Avenue frontage location, proximity to the Save Mart Center, and adjacency to a freeway interchange. In addition, debt service for development of the Save Mart Center required a commitment to an additional source of revenue to amortize the project cost of the arena and adequately service the debt with a defined revenue stream. The ground lease revenue generated by this development was included in, and is integral to, the approved financing plan for the Save Mart Center, which was approved by the Board of Trustees in March 2001.

In August 2002, a Request for Qualifications (RFQ) for selection of a master developer was issued by the Association. Through that process, the development team of Kashian Enterprises (Developer) was selected. In May 2003, the CSU Board of Trustees approved the concept of a public-private partnership for a mixed-use commercial development at California State University, Fresno and authorized the chancellor and the university to enter into negotiations to develop a final plan for the public/private partnership. The land has been leased to the California State University, Fresno Association, Inc. who has entered into a sub-lease with the Developer. The proposed development of this parcel will be designed to be architecturally compatible with the Save Mart Center and consistent with campus master planning requirements. In November 2005, the Board of Trustees authorized the execution of agreements necessary to implement the plan for this project.

### **Proposed Revisions**

The principle changes and additions proposed as components of the revised master plan are identified on Attachment A as follows:

*Hexagon 1:* Multi-Family Housing (#400). This project will construct 478,000 square feet of multi-family rental housing, which consists of 360 units of standard/workforce housing on 12 acres.

*Hexagon 2:* Senior Housing (#401). This project will construct 200,000 square feet of senior housing, which consists of 180 units on approximately 4 acres.

*Hexagon 3:* Hotel (#402). This project will construct 120,000 square feet into a 200-room hotel with 10,000 square feet of meeting room space on approximately 7 acres.

*Hexagon 4:* Retail (#403). This project will construct retail and office space in addition to an entertainment complex on approximately 22 acres.

*Hexagon 5:* Classroom/Office Building (#160). This project will construct 320,000 square feet of classroom space and offices to accommodate future enrollment growth.

Campus Pointe consists of four main components (hexagons 1-4), which will be built in individual phases. While hexagon 5 is not on the 45-acre Campus Pointe, it is intended to provide an academic link between the main campus and Campus Pointe. The 45-acre parcel is currently part of the university's farm laboratory and has most recently been used, in part, for overflow parking for capacity events at the Save Mart Center.

### **Fiscal Impact**

In 2004, the university had a \$507 million impact on the regional economy and supported 6,630 full time jobs. Campus Pointe will contribute to the local tax base (sales tax, hotel tax, business tax, and possessory use tax). It is estimated that this project could generate \$1.5 million-\$2.0 million per year for Fresno County depending upon county criteria and calculations. This project will also provide numerous employment opportunities for Fresno State students at a location that is within walking distance to where they live and take classes.

The project design and construction will be entirely financed by the Developer, who will have sole responsibility for the debt service. No state or trustee financing will be required and the debt will not be reflected on the CSU's financial statements. The Developer will also fund all costs associated with the environmental review and mitigation and entitlement processes. The estimated cost to develop this parcel is approximately \$172 million. The Developer will manage and sub-lease component uses in the project to various tenants. The ground lease revenue generated by this development, after payment of specified bond debt service obligations of the Save Mart Center, will provide financial support for the College of Agricultural Sciences and Technology for the renewal of university laboratory facilities. The property is not pledged as

security for the debt incurred by the Developer for the actual development and construction on the site; only the improvements built under the lease, and the lease itself, can be pledged as security. At the conclusion of the 90-year lease term (55-year initial plus 35-year extension), all improvements revert back to the CSU. An independent appraisal for this parcel was completed in January 2005. The appraised value of the property (in its current unimproved condition) is \$11,690,000. In comparison, the net present value of annual ground rent payments over the 90-year ground lease is \$21,284,000.

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

A FEIR has been prepared to analyze the potential significant environmental effects of the proposed master plan revision and the project construction in accordance with CEQA requirements and State CEQA Guidelines. The FEIR is presented for Board of Trustees review and certification. The FEIR is both a “Program EIR” and a “Project EIR” under CEQA Guidelines, sections 15161 and 15168. The master plan revision is evaluated at the program level. The EIR includes the project-specific analysis to address environmental impacts of implementation and construction of the Campus Pointe mixed-use development project.

The Draft EIR was filed with the State Clearinghouse and published for public review and comment on September 15, 2006. The 45-day public review period was completed on October 30, 2006. The Board of Trustees is the Lead Agency for the project and is required to consider the FEIR in the board’s review and actions on this project. A copy of the FEIR will be available at the meeting in both hard copy and electronic (CD) format.

The FEIR Table 1, “Summary of Impacts and Mitigation Measures,” lists all environmental impacts, the level of impact before mitigation, proposed mitigation measures, and level of impact after mitigation. The FEIR concluded that the project will result in significant and unavoidable impacts on loss of prime farmland, air quality, traffic and noise. The project’s impacts on traffic were found to be significant, but can be mitigated to less than significant levels with mitigation measures identified in the Draft EIR. However, a significant portion of the mitigation measures necessary to reduce impacts to less than significant are the responsibility of and under the authority of the cities of Clovis and Fresno, particularly with respect to existing conditions. In addition, certain traffic improvements will likely require dedication of university property. However, the university and Association have not come to agreement with the city of Fresno that will recognize the university contribution and make the mitigation measures enforceable as conditions of approval by the board, as Lead Agency under CEQA. The board therefore cannot guarantee that certain mitigation measures that are the sole responsibility of the respective cities will be timely implemented. Therefore, certain impacts upon traffic may remain significant and unavoidable if not implemented, even though the Final EIR identified appropriate and feasible mitigations, for which the project will contribute a substantial “fair share” contribution.

After the March 13-14, 2007 Board of Trustees meeting, a Notice of Determination was incorrectly filed with the State Clearinghouse. It was subsequently rescinded as the Chancellor had not finally approved the EIR.

### **Issues Identified Through Public Participation**

A Notice of Preparation (NOP) of the Draft Environmental Impact Report (Draft EIR) was mailed to state and local agencies and comments were received between December 22, 2005 and January 24, 2006. The campus held a public scoping meeting on January 12, 2006 to discuss the NOP and the EIR process and provide the public an opportunity to identify environmental issues that should be addressed. Notices were mailed to the required state and local agencies announcing the meeting, and the campus community was notified via e-mail. Based on the NOP and public/agency comments, the following environmental topics were deemed to require study in the Draft EIR: Aesthetics, Air Quality, Biotic Resources, Cultural Resources, Drainage, Land Use and Planning, Noise, Public Facilities and Services, and Traffic and Circulation.

The Draft EIR was released for public and agency review on September 15, 2006. Copies of the Draft EIR document and technical appendices were made available at the campus library, the facilities management office, each college/school dean's office, and on the campus news website (<http://www.fresnostatenews.com/2006/10/campuspointeeirpdf.htm>). The campus held a public meeting on October 12, 2006 to receive comments on the Draft EIR. The meeting was announced in the Notice of Availability which was included with each copy of the Draft EIR and was advertised in the Fresno Bee which has an approximate circulation of 150,000 readers. The public review period ended on October 30, 2006. The comments received included eleven letters from public agencies and three from private citizens and organizations.

The following is a summary of the major comments and responses:

1. Educational Benefit: The cities of Fresno and Clovis and community members question the educational benefit of the Campus Pointe project and its role in the university educational mission.

*CSU Response:* In December 2006, the university received the classification as an "engaged" university by the Carnegie Foundation. This classification recognizes exemplary institutional practices of community engagement demonstrated by collaboration between higher education institutions and their larger communities for the mutually beneficial exchange of knowledge and resources in a context of partnership and reciprocity. As such, the land uses being included on Campus Pointe will provide a range of services that will enhance the academic and social climate for the university and is consistent with the criteria for an engaged university. Fresno State has traditionally been a commuter campus and the addition of a commercial/residential district will greatly enhance the sense of campus community and potentially support recruitment of new



faculty. Specific educational benefits and facility support for university instructional support is outlined below:

- Hotel and Meeting Rooms for Executive and Academic Training and Conferences: Having a hotel on campus will improve the ability of the university to host and attract major executive and academic conferences which will strengthen the Lyles Center for Innovation and Entrepreneurship, the Craig School of Business, the International Center for Water Technology, the Central Valley Health Policy Institute and many other university centers and institutes. The hotel site is adjacent to a freeway interchange close to downtown Fresno's Convention Center, helping to make the entire community more attractive to convention planners. The university has a need for short-term housing accommodations for international visiting scholars that are within walking distance to campus and close to other services. A hotel will afford the university an opportunity to develop new certificate programs in the areas of hotel management, hospitality and tourism, culinary arts services, landscaping and maintenance, industry enhancement and conference planning. A group of faculty from recreation administration, business, and food sciences are meeting to develop the curriculum for the academic programs and the campus is hiring new faculty with such expertise.
- Multi-Family Housing: The availability of multi-family rental housing could benefit campus employees that would like to live a short walking distance to their work with retail services available. The units can accommodate 1,000 residents in a mixture of campus employees, students and the public. This will be one of the first new, multi-family housing projects where 20 percent of the units will be available to those who meet HUD income affordability standards.
- Senior Housing: Space will be provided for the university's proposed future gerontology program within the facility which will facilitate the implementation of student internships, research, and programming. This facility will support clientele already participating in the university's Osher Life Long Learning Institute (400 members) which is dedicated to offering learning opportunities for those who are 50 years or older. These residents will have access to university cultural, sporting, and entertainment events and they will provide a core of experienced experts to teach and mentor students which will help to further diversify the campus community.
- Retail/Theatre: Retail space is a minor element of the entire development (approximately 16 percent of entire development). 30 housing units are also included in the retail component. Retail tenants will include services for those who live and work around the campus and Campus Pointe (i.e., drug store, grocery, bank, dry cleaning, restaurants, etc.). The theatre complex will have facilities available to the university for instruction, conferences, and meetings.

2. Entitlement Process/General Plan: The city of Fresno maintains that, because Campus Pointe has limited educational benefit and is primarily a private commercial development, that a general plan amendment to designate this site as commercial use is required and the city should have permit authority over the project. The city also believes the project should pay exactions for city services in accordance with city ordinances that other private development projects would pay, regardless of whether any actual adverse or significant environmental impact is determined to result from the project. The city of Fresno lawsuit contends that the project is subject to city zoning and land use requirements, permits and fees as the state's sovereign immunity does not transfer when land is leased to a private entity.

CSU Response: While the recent State Supreme Court decision in *City of Marina v. CSU* did impose an obligation to negotiate the mitigation of specific off-site environmental impacts from CSU projects developed on the university campus, it also affirmed that the CSU, as a state entity, remains sovereign and exempt from local land use authority and local agency jurisdiction. Ordinances adopted by local agencies, cities and counties that require exactions of development projects, do not apply to CSU in its capacity as a higher education institution of the state. Although ground-leased to a private development team by the CSU Fresno Association (under a ground lease from the trustees), the land uses proposed for Campus Pointe resulted from numerous meetings held with members of the campus community in order to identify land uses that would assist, enhance, and complement the university's academic programs and needs. The trustees of the California State University have full power and responsibility for the development of the campus under the Education Code section 66606. The university is required to follow policies and procedures set forth by the trustees of the CSU for design and construction activities.

The current designation on the city's general plan is still applicable and does not require a General Plan Amendment. Analysis of the *2025 Fresno General Plan* indicates that Campus Pointe conforms to the goals and policies of the plan in the following ways: the university is designated as a major activity center; the plan supports and encourages mixed-use; and the project provides infill development within established areas of the community. In order to address the cities of Clovis and Fresno's concerns, the university has agreed that tenants will be subject to all applicable sales tax, business license fees, hotel tax and possessory interest tax.

3. Off-site Mitigation Responsibility: Both the cities of Fresno and Clovis question the adequacy of the university's and Association's commitment to mitigate off-site impacts; i.e., that the university has a greater responsibility than presently acknowledged.

CSU Response: As stated in the Draft EIR, pursuant to the recent State Supreme Court decision (*City of Marina v. CSU*), the CSU acknowledges responsibility to negotiate with local agencies appropriate mitigations (process subject to Chapter 13.7 of Government Code Section 67685), including those that would fund the university's fair share of the off-site improvements required to mitigate or avoid the environmental effects of this project. The developer has estimated \$11.3

million in utility infrastructure and off-site mitigation measures that will serve the project of which approximately \$6.3 million will fund roadway and intersection improvements for the city of Fresno that will be constructed by the developer to improve Chestnut Avenue which is a public road on CSU property. In addition the campus secured State Traffic Congestion Relief Program funding of \$4.67 million for this same project although the contribution exceeds the amount strictly required by mitigation fair-share determination. These additional exactions are not directly related to defined impacts or mitigation. After the close of the public comment period, the city of Fresno requested \$808,031 in fees be paid by the university based on a new, not yet approved, assessment for regional street impacts. This has since been modified to approximately \$588,869 based on revised guidelines. The university believes a "credit" towards the regional street impact fees should be recognized by the city of Fresno for the improvements to Chestnut Avenue for amounts which exceed the project's "fair share" contribution.

4. Traffic and Parking: The cities of Fresno and Clovis and community members expressed concern with on-site parking, the loss of Save Mart Center overflow parking, traffic impacts, and the degree of mitigation costs that the university will commit to fund. The city of Clovis asked for widening of Barstow Avenue after the close of the public comment period. The city of Fresno lawsuit contends that the traffic impacts were not adequately disclosed, analyzed or mitigated; that the improvements must not be subject to the uncertainties associated with the acquisition of funding from other agencies; that the DEIR failed to identify the precise means of funding for the key public improvements; that the EIR relied on an incomplete geographic scope for the project's traffic study; that the project's cumulative traffic impacts are understated; and that a legally inadequate fair-share fee-based mitigation program was relied upon to mitigate the traffic impacts.

*CSU Response:* The Campus Pointe site plan has been designed to provide on-site parking for all proposed uses within the development. The Save Mart Center overflow parking will be directed to existing campus parking lots adjacent to the Save Mart site. The campus master plan is currently being updated to provide sufficient parking to accommodate all campus parking needs including the replacement of approximately 900 overflow event parking spaces that will be displaced by the Campus Pointe project through an updated campus parking plan to be developed as part of the future revised master plan, which will be brought forward in late 2007 or early 2008.

The Campus Pointe site plan has been designed to be integrated and complimentary to the campus master plan. The location of the project, as well as the range of mixed uses, will promote pedestrian, bicycle, and transit opportunities that will reduce traffic on adjacent roadways. Potential significant traffic impacts will result at off-site intersections, but recommended mitigation made by the Developer/Association and cities of Clovis and Fresno will reduce those impacts to a less than significant level, with timely implementation. Therefore, in order to mitigate existing and future traffic impacts, the City of Clovis, the Association and university have agreed in a Memorandum of Understanding that the university will:

- A. provide a second point of emergency access at Barstow and Willow Avenues;
- B. widen Barstow Avenue to facilitate east and west bound traffic within the existing right-of-way by December 31, 2009.
- C. work in good faith with the cities of Clovis and Fresno to accomplish the widening of Bullard and Willow Avenues when the intersection Level of Service exceeds a level of "F" recognizing that this long-term goal may not be accomplished until approximately 2025. The Association shall also request the California Transportation Commission approve a transfer of \$250,000 of TCRP funds to Clovis for the noted improvements, although is not liable for the Commission's refusal to transfer such funds.
- D. hold Clovis harmless for any liability arising from the design, construction, and maintenance of any State Route 168 noise mitigation measures and improvements.

Parking for Campus Pointe land uses will be accommodated on-site. The future campus master plan will include additional parking for both university and Save Mart Center events based on a time of day utilization study conducted by the university's traffic engineer. The Campus Pointe site will be designed with pedestrian and bicycle access that connects to the campus academic core. In addition, the university is currently implementing a looped campus shuttle system that will include Campus Pointe. Mitigation measures for special event traffic will be implemented consistent with an updated Save Mart Center and campuswide Traffic Management Plan.

Intersections that were studied as part of the traffic study were determined by the university's consulting traffic engineer. Based upon the select zone analysis conducted by the County of Fresno Council of Governments (COFCG) traffic model, various intersections and roadways were studied and analyzed for possible impacts to level of service (LOS). Not all of the same intersections studied for Save Mart Center EIR were studied for Campus Pointe as the Save Mart Center had different trip generation, trip distribution, and trip assignment patterns. Cumulative impacts were analyzed based upon the land use projections identified in the COFCG traffic model. The COFCG traffic model assumes a higher density of development for the campus versus the current campus master plan. The university is in the process of updating its campus master plan and no other public/private development is planned that will impact or reduce agricultural land. The university agreed to lead a regional collaborative planning initiative on a shared approach to regional planning and to receive input on the campus master plan.

5. Physical Blight: The city of Clovis and the management of a nearby shopping center within the city of Clovis, Landvalue 77, have expressed concern that the Campus Pointe project could lead to failed businesses and physical blight within their community. The business operator for a potentially competing, existing business group believes the project poses unfair competition. The city of Fresno was concerned that the proposed hotel could negatively impact the city's convention facilities and their lawsuit alleges the EIR fails to adequately disclose, evaluate, or mitigate the project's socio-economic effects as the project may increase local vacancy rates.

CSU Response: Campus Pointe will be a positive economic influence on businesses in Fresno and Clovis, particularly those on Shaw Avenue east of the campus. Over the years, this corridor has experienced mixed economic performance due to vacant properties, obsolete buildings, and competition from big-box retail uses and new shopping centers approved by the city of Clovis.

Campus Pointe will provide new employment opportunities for students and will generate significant sales tax, hotel tax, and possessory use tax to the Fresno/Clovis community. The Save Mart Center is a successful event venue and has increased the traffic and visibility for many of the businesses along Shaw Avenue since its opening three years ago. Campus Pointe is expected to provide another anchor which will contribute to, rather than detract from, the overall economic revitalization of the city of Clovis businesses located along Shaw Avenue.

Campus Pointe is being developed on a market rate basis and there are no financial incentives offered by the university or its Association to the private developer for the 55-year ground sub-lease between the Association and the Developer (with an option for a 35-year extension, total 90 years). There has been no documentation provided in the EIR analysis or through public comment process to support the contention that the project will bring about a significant blight impact on Clovis or Fresno businesses. Retail vacancies currently exist along Shaw Avenue and there is evidence of existing facility deterioration. The Save Mart Center has had a positive economic impact on Shaw Avenue businesses (i.e., restaurants and other retailers). The West Shaw Avenue corridor in Clovis is an area of transition in which vacancies occur in existing uses typically followed by an adaptive reuse of buildings. Certainly this area of the city is not in urban decay nor is it likely to be significantly impacted by the modest percentage of retail land uses being planned for Campus Pointe. Moreover, this area of Clovis has survived economically despite past and recent approvals by the city of a number of significantly larger commercial projects.

In order to address the city of Fresno's concern that any expansion of the proposed hotel meeting facilities would negatively impact the city's convention center, the university has agreed to confer with the City of Fresno in any future plans to expand the planned hotel meeting facilities.

6. Public Services: After the close of the public comment period for the Draft EIR, the city of Fresno requested fees be paid by the university for public services impacts and mitigation that have been found to be *less than significant*, as follows:

<b>Impact</b>	<b>City Proposal</b>	<b>University Agreement</b>
Police Impact	\$ 515,877	
Fire Impact	\$ 322,785	\$ 322,785
Park Impact	\$1,492,560	
<b>Total</b>	<b>\$2,331,222</b>	<b>\$ 322,785</b>

The city of Fresno is contending they should have first response police jurisdiction over the project. They also allege that the EIR fails to accurately disclose, analyze, or mitigate impacts to public services and facilities, including water supply, wastewater disposal systems, fire services, police services, and park services.

CSU Response: These public services impacts associated with the project, for which the city has requested \$2.3 million, were evaluated and found not to be significant in the Final EIR, based on responses of the city of Fresno fire department, and the city of Fresno planning department. The university has proposed alternate fees, in good faith negotiations, to assist the city to offset potential impacts and concerns regarding these specific services, as shown above in the table. The issue of police/public safety services is of particular concern because the university, by law, provides its own professional trained police force on the university proper, and maintains, also by law, jurisdiction and authority within a one-mile radius of the university property. Since CSU provides this high level of police services, it is not necessary or appropriate for the university to fund additional police facilities from the city of Fresno, particularly since no adverse, significant impact has been identified in the EIR analysis, and the city of Fresno has not provided any documentation or substantiating analysis that contradicts the conclusions of the EIR in this area. Since these potential impacts have been found to be less than significant in the EIR analysis, there would be no mitigation required, and therefore no fair share mitigation cost need be determined under the "Marina" decision criteria. Thus while the Developer had proposed to pay \$150,000 of the requested \$515,877 for police facilities, the city has not committed that such funds will be used to directly benefit the city police facilities in closest proximity to the proposed site. The Association/Developer had also proposed to acquire land to construct a \$500,000 campus open space on the west end of the campus, and the university proposed to allow the city to reserve campus open space when available to accommodate public use of such space as mitigation of the park facility fee. However, the city did not agree to the proposed terms and still seeks the original fee amount.

## **Alternatives**

The FEIR evaluated three alternatives in accordance with the CEQA Guidelines:

**No Project.** With the No Project alternative, the campus master plan would continue agricultural use on the site and provide overflow parking. The No Project alternative would eliminate potentially adverse impacts compared to the project. The No Project alternative, however, does not meet the primary objectives of the project which is the development of the project site with a planned retail, lodging, office, and residential development.

**Reduced Intensity.** The Reduced Intensity Alternative would eliminate the 230,000 square feet of retail proposed for the site and reduce land use, traffic, and air quality impacts. The Reduced Intensity Alternative, however, would not achieve the developer's project objectives as it removes the retail portion of the project, one of the primary mixed-use components of the

project. The cost to provide required infrastructure will remain high even though the project would be reduced in scope. The Reduced Intensity Alternative reduces overall environmental impacts compared to the proposed project. This alternative is deemed infeasible, however, because, by eliminating the retail portion, the objectives of the proposed project are not fully met.

**Altered Site Plan.** Under this alternative, the senior housing and apartments, now shown on the site adjacent to the west-bound off-ramp of State Route 168, would be moved to the northern portion of the site adjacent to Chestnut and the retail component of the project. Moving these residential buildings to the rear of the site addresses potentially significant project impacts identified for project noise and aesthetics. The altered site plan would reduce noise impacts to proposed residential units and improve aesthetics by removing a sound wall along the State Route 168 off-ramp. The altered site plan also does not fully meet the objective of the proposed project. Moving the residential units north on the site would shift the retail portion towards Shaw Avenue, reducing the pedestrian linkages with the balance of the university.

#### **Amend the 2006/2007 Non-State Funded Capital Outlay Program**

California State University, Fresno wishes to amend the 2006/2007 non-state funded capital outlay program to include the Campus Pointe project. The Campus Pointe project is a mixed-use, public/private development project on 45 acres that will include the following components:

<b>Project Component</b>	<b>Number of Units</b>	<b>Square Feet</b>	<b>Cost</b>
Multi-family Housing	360 units	478,000	\$52,091,000
Senior Housing	180 units	200,000	\$25,329,000
Hotel/Conference	200 rooms	120,000	\$35,665,000
Retail/Commercial	30 units	230,000	\$58,877,000
<b>Total</b>	<b>770 units-rooms</b>	<b>1,028,000</b>	<b>\$171,962,000</b>

The retail/commercial component includes a 14-screen theatre complex. Parking for approximately 2,805 vehicles is proposed in the development project. The project is being funded by a third-party master developer, Kashian Enterprises, Inc.

The following resolution is presented for approval:

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

1. The Final EIR for the California State University, Fresno, May 2007 Master Plan Revision and Campus Pointe has been prepared to address the potential significant environmental impacts, mitigation measures, and project alternatives, comments and response to comments associated with the

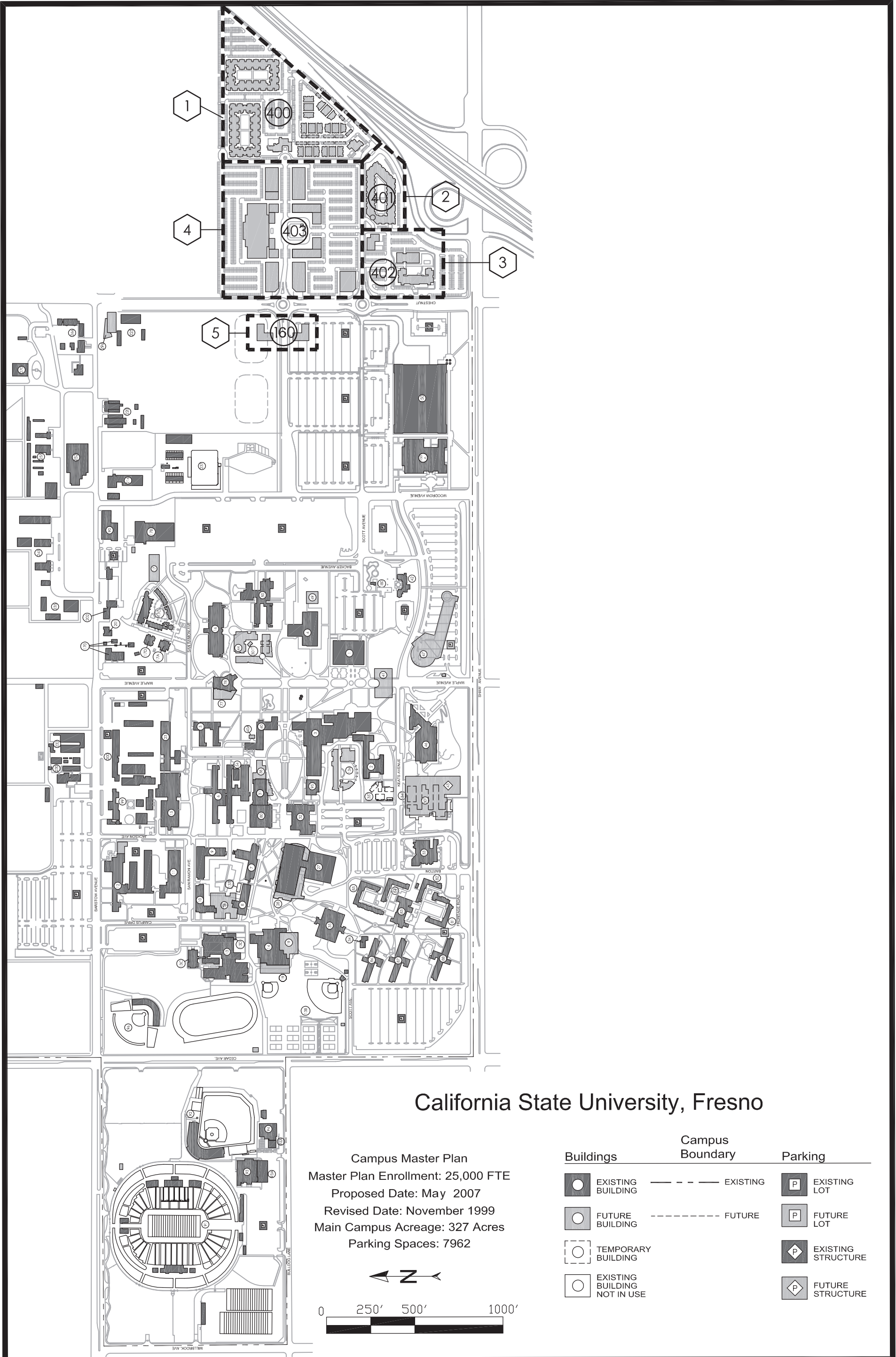
proposed master plan revision and Campus Pointe project, pursuant to the requirements of the California Environmental Quality Act, the CEQA Guidelines, and CSU CEQA procedures.

2. The Final EIR addresses the proposed Master Plan Revision and Campus Pointe project, and all discretionary actions relating to the project, as identified in the Project Description, Section 1.0 of the Final EIR.
3. This resolution is adopted pursuant to the requirements of Section 21081 of the Public Resources Code and Section 15091 of Title 14 of the California Code of Regulations (CEQA Guidelines), which require that the Board of Trustees make findings prior to the approval of a project along with a statement of facts supporting each finding.
4. This board hereby adopts the Findings of Fact and related mitigation measures identified in the Mitigation Monitoring Program for Agenda Item (6) of the May 15-16, 2007 meeting of the Board of Trustees' Committee on Campus Planning, Buildings and Grounds, which identifies specific significant impacts of the proposed project and related mitigation measures, which are hereby incorporated by reference.
5. The board has adopted Findings of Fact that include specific overriding considerations that outweigh certain remaining unavoidable significant impacts to air quality, noise, traffic, and loss of prime farmland.
6. The board has identified traffic related potential significant impacts and related mitigation measures, some of which require CSU land dedication to implement, that are hereby adopted and incorporated by reference, that if fully and timely implemented will reduce the identified traffic impacts to less than significant. A significant portion of the mitigation measures necessary to reduce impacts to less than significant are the responsibility of and under the authority of the city of Fresno, particularly with respect to existing conditions. The university and its Association have entered into a binding agreement with the city of Clovis that will make the mitigation measures enforceable as conditions of approval by the board as Lead Agency under CEQA. These agreements acknowledge the value of university agricultural property that will be required for implementation of certain specific intersection improvements. However, the city of Fresno and the university and its Association have not come to agreement. The board therefore cannot guarantee that certain mitigation measures that are the sole responsibility of the respective city will be timely implemented. The board therefore finds that certain impacts upon



- traffic may remain significant and unavoidable if mitigation measures are not implemented, and therefore adopts Findings of Fact that include specific Overriding Considerations that outweigh the remaining, potential, unavoidable significant impacts with respect to traffic conditions on streets and intersections not under the authority and responsibility of the board.
7. The city of Fresno has requested fees be paid by the university for mitigation of public services impacts in the areas of public safety (police, fire) and parks and recreation. These impacts have been found to be *less than significant*, based on the analysis in the Final EIR. Since these potential impacts have been found to be less than significant, there is no mitigation required, and therefore no fair share mitigation cost need be determined by the trustees as Lead Agency under the “Marina” decision.
  8. Prior to the certification of the Final EIR, the Board of Trustees has reviewed and considered the above-mentioned Final EIR, and finds that the Final EIR reflects the independent judgment of the Board of Trustees. The board hereby certifies the Final EIR for the proposed project as complete and adequate in that the Final EIR addresses all significant environmental impacts of the proposed project and fully complies with the requirements of CEQA and the CEQA Guidelines. For the purpose of CEQA and the CEQA Guidelines, the administrative record of proceedings for the project is comprised of the following:
    - A. The Draft EIR for the California State University, Fresno, May 2007 Master Plan Revision and Campus Pointe project;
    - B. The Final EIR, including comments received on the Draft EIR, and responses to comments;
    - C. The proceedings before the Board of Trustees relating to the subject project, including testimony and documentary evidence introduced at such proceedings; and
    - D. All attachments, documents incorporated, and references made in the documents as specified in items (A) through (C) above.
  9. The above information is on file with The California State University, Office of the Chancellor, Capital Planning, Design and Construction, 401 Golden Shore, Long Beach, California 90802-4210 and at California State University, Fresno, Facilities Planning, Design and Construction, (2351 East Barstow, Fresno, California 93740), and the offices of the CSU Fresno Association, Inc. (2771 East Shaw Avenue, Fresno, California 93710).

10. The board hereby certifies the Final EIR for the California State University, Fresno 2007 Master Plan Revision and Campus Pointe project, dated May 2007 is deemed complete and in compliance with CEQA .
11. The mitigation measures identified in the Mitigation Monitoring and Reporting Plan are hereby adopted and incorporate any necessary agreements. These mitigation measures shall be monitored and reported in accordance with the Mitigation Monitoring Program for Agenda Item (6) of the May 15-16, 2007 meeting of the Board of Trustees' Committee on Campus Planning, Buildings and Grounds, which meets the requirements of CEQA (Public Resources Code, Section 21081.6).
12. The project will benefit the California State University.
13. The California State University, Fresno Master Plan Revision incorporating the Campus Pointe project dated May 2007 is approved.
14. The 2006/07 non-state funded capital outlay program is amended to include \$171,962,000 for preliminary plans, working drawings, construction, and equipment for the California State University, Fresno, Campus Pointe project.
15. The chancellor or his designee is requested under the Delegation of Authority by the Board of Trustees to file the Notice of Determination for the California State University, Fresno 2007 Master Plan Revision and Campus Pointe project, dated May 2007.



## California State University, Fresno

Campus Master Plan  
 Master Plan Enrollment: 25,000 FTE  
 Proposed Date: May 2007  
 Revised Date: November 1999  
 Main Campus Acreage: 327 Acres  
 Parking Spaces: 7962



Buildings	Campus Boundary	Parking
EXISTING BUILDING	EXISTING	EXISTING LOT
FUTURE BUILDING	FUTURE	FUTURE LOT
TEMPORARY BUILDING		EXISTING STRUCTURE
EXISTING BUILDING NOT IN USE		FUTURE STRUCTURE

CALIFORNIA STATE UNIVERSITY, FRESNO

Master Plan Enrollment: 25,000 FTE

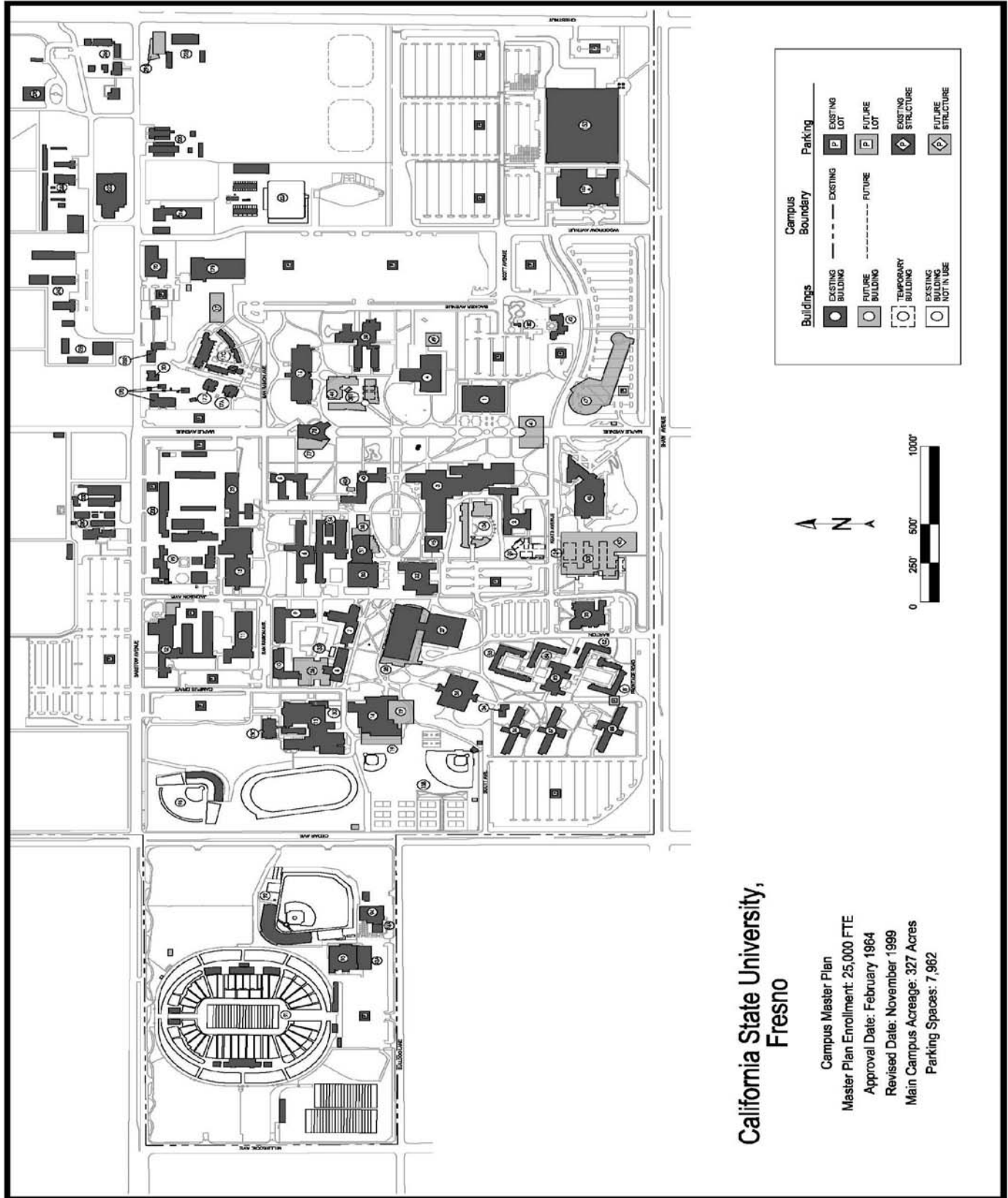
Master Plan Approved by the Board of Trustees: February 1964

Master Plan Changes by the Board of Trustees: November 1966, January 1967, June 1968, May 1970, September 1970, January 1973, January 1975, January 1982, November 1982, May 1984, July 1988, September 1989, March 1990, September 1994, November 1999, May 2007.

1	Joyal Administration	42	Smittcamp Alumni House	150	Save Mart Center
2	Music	43	<i>Parking Structure</i>	150A	Student Recreation Center
3	Speech Arts	44	<i>Classroom</i>	160.	<i>University Classroom/Office Building</i>
4	Conley Arts	46	Kremen School of Education & Human Development	170	Greenhouses
5	Agriculture		<i>Humanities / Auditorium</i>	180	Meteorology
6	McLane Hall	47	<i>Graphic Arts</i>		Farm Buildings
7	Psychology / Human Services	49	Peters Business	200-295	Farm Buildings
8	Family and Food Services	50	McLane Hall Addition	296	<i>International Center for Water Technology</i>
9	Mckee Fisk	54	<i>Social Science Addition</i>	300	President's Residence
10	Social Science	56	<i>Satellite Student Union Addition</i>	301T	Peters Temporary Building
11	Engineering West	77	Satellite Student Union		Campus Pointe
12	Groose Industrial Technology	78	University Student Union	400	<i>Campus Pointe Multi- Family Housing</i>
13	North Gymnasium	80	Sequoia / Cedar Hall	401	<i>Campus Pointe Senior Housing</i>
13B	Spalding Wathen Tennis Center	81	Birch Hall	402	<i>Campus Pointe Hotel</i>
13C	North Gymnasium Addition	82	The Lodge	403	<i>Campus Pointe Retail</i>
13D	North Gymnasium Annex	83	Sycamore Hall		
14	South Gymnasium	84	Aspen / Ponderosa Hall		
15	Engineering East	85	Baker Hall		
16	Science	86	Graves Hall		
17	<i>Sciences &amp; Applied Research</i>	87	Homan Hall		
17A	Downing Planetarium	90	Shipping / Receiving / Print Shop		
17B	Crime Lab		Football Stadium		
17C	Science II	91	Baseball Stadium		
17D	Downing Planetarium Museum	92	Duncan Athletic Facility		
19	<i>Physical Education Addition</i>	93	Duncan Athletic Facility Expansion		
23	Agriculture Mechanics	93A	Strength and Conditioning Center		
27	Henry Madden Library		Strength and Conditioning Center Expansion		
28	<i>Library Addition</i>	94	Keats Campus		
30T	Temporary Lab School		Softball Stadium		
31	Kennel Bookstore	94A	Corporation Yard		
32	University Center		Education Annex		
33	Health Center	95	<i>University High School</i>		
34	Home Management	96	University High School		
35	Residence Dining	99	University High School		
38	<i>Bookstore / Food Science</i>	133T			
40	Thomas Administration	134			
40A	<i>Thomas Administration Addition</i>	134T			
41	<i>Administration</i>	135T			

Legend

Existing Facility/*Proposed Facility*



**California State University,  
 Fresno**

Campus Master Plan  
 Master Plan Enrollment: 25,000 FTE  
 Approval Date: February 1964  
 Revised Date: November 1999  
 Main Campus Acreage: 327 Acres  
 Parking Spaces: 7,962

**Attachment B**  
 CPB&G-Item 6  
 May 15-16, 2007  
 Page 2 of 2

CALIFORNIA STATE UNIVERSITY, FRESNO

Master Plan Enrollment: 25,000 FTE

Master Plan Approved by the Board of Trustees: February 1964

Master Plan Changes by the Board of Trustees: November 1966, January 1967, June 1968, May 1970, September 1970, January 1973, January 1975, January 1982, November 1982, May 1984, July 1988, September 1989, March 1990, September 1994, November 1999.

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Legend

Existing Facility/*Proposed Facility*

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

### **Approval of Schematic Plans for the Hotel and Retail Components of Campus Pointe at California State University, Fresno**

#### **Presentation by**

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

#### **Summary and Background**

Schematic plans for two of the four major components of the Campus Pointe mixed-use development are presented for approval. The schematic plans for the remaining components, Workforce Housing and Senior Housing, will be presented for approval at a future board meeting.

In 1999, the university decided to develop a 45-acre parcel of university land east of the Save Mart Center. CSU Fresno Association, Inc. selected the development team of Kashian Enterprises (Developer) based on results of the Request for Qualifications. In May 2003, the board approved the concept of a public-private partnership for a mixed-use commercial development at California State University, Fresno and authorized the chancellor and the university to enter into negotiations to develop a final plan for the public/private partnership. In November 2005, the board approved the development plan and authorized the execution of agreements necessary to implement the plan for this project. The development will include retail and office space, multi-screen theatre, hotel with meeting rooms, 360 units of multi-family housing, 180 units of senior housing, and required parking facilities that will serve the CSU Fresno campus community.

At this time, two lawsuits have been filed challenging the board's approval of the final EIR in March 2007. In May 2007, Agenda Item 6 returns the final EIR for board approval and supersedes the March 2007 action (RCPBG 03-07-04). As a condition of the board's approval of these schematics, the Developer must assume all risk in moving forward with this project, including all costs associated with the project design, construction, attorney fees, penalties, damages, and any other adverse consequences that may result from environmental litigation or otherwise.

- 1. Campus Pointe: Hotel**  
*Project Architect: Gensler Architects*

The six-story, 200-room Hyatt Place Hotel will bring a new type of hospitality experience to the Fresno/Clovis area. The 120,000 GSF hotel will contain 10,000 GSF of meeting room space, which will allow for the university to attract and host major executive and academic conferences. The hotel will have a café, pool, and fitness rooms, as well as an e-room with public access to a computer and printer. The hotel also offers a variety of freshly prepared, café quality entrées, which guests can order 24 hours a day.

Architectural features, landscaping, and color palette will blend seamlessly with the other planned uses at Campus Pointe, the Save Mart Center, and adjacent university facilities. Construction will include structural reinforced concrete, dual glazing systems, sound attenuation, and automatic fire sprinklers. Parking for 383 cars will be provided. The building will comply with Title 24 energy standards and adhere to the CSU plan check process including the Seismic Peer Review, State Fire Marshal, Division of the State Architect, and third party code review.

**Timing (Estimated)**

Preliminary Plans Completed	July 2007
Working Drawings Completed	September 2007
Construction Start	November 2007
Completion of Construction	May 2009

**Basic Statistics**

Gross Building Area	120,000 square feet
Assignable Building Area	102,000 square feet
Efficiency	85 percent

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

Building Cost (\$174 per GSF)	\$20,847,000
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<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure	\$ 18.33
b. Shell Structure and Enclosure	\$ 25.57
c. Interiors (Partitions and Finishes)	\$ 27.59
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 45.17
e. Equipment (includes Group I)	\$ 13.03
f. Special Construction	\$ 21.42
g. General Conditions	\$ 22.63



<b>Site Development (includes landscaping)</b>	<u>3,860,000</u>
Construction Cost	\$24,707,000
Fees	3,353,000
Additional Services	311,000
Contingency	<u>2,874,000</u>
Total Project Cost (\$260 per GSF)	\$31,245,000
Group II Equipment:	<u>4,420,000</u>
Grand Total	<u>\$35,665,000</u>

### **Cost Comparison**

This project's building cost of \$174 per GSF is less than the Northridge Student Housing, Phase I (\$227 per GSF) and the Pomona Student Housing, Phase II (\$199 per GSF) projects approved in January 1007.

### **Funding Data**

The estimated cost to develop the hotel is \$35,665,000. No state or CSU financing will be required and the debt will not be reflected on the CSU's financial statement. The project will be entirely financed by the developer, who will have sole responsibility for the debt service of the physical improvements.

## **2. Campus Pointe: Retail with Live/Work Lofts** *Project Architect: ELS Architects*

Campus Pointe will develop approximately 150,000 GSF of retail shops and restaurants located along a new main street that is aligned with an existing major pedestrian and vehicular street. The new main street is anchored by a 50,000 GSF state-of-the-art movie theater with 14 screens seating a total of 2,700 people that fronts upon a new town square that will be the gathering place for university and community events. Retail tenants will include services for those who live and work around the campus and Campus Pointe (i.e., drug store, grocery, bank, dry cleaning, restaurants, etc.).

The project will contain 30,000 GSF of live/work lofts (30 units) that are located above the southern portion of the main street retail component, furthering a mixed-use urban village experience. The project will provide for 1,490 parking spaces, which exceeds the city of Fresno parking standards for a mixed-use project. The parking is located upon four conveniently accessible surface lots and along the main street. Each building's elevation will vary with a

maximum height of 50 feet being proposed to accommodate the live/work loft units and the theater needs.

The architectural character of the retail and the live/work lofts will convey a contemporary look with a palette of warm colors. The landscaping trees and other foliage will be specific specimens chosen with input from the campus landscape architect to assure visual continuity between Campus Pointe and the university's adjacent open spaces.

The retail component will consist of noncombustible construction serving as the base for wood-framed residential units on the southern portion of the main street. Automatic fire sprinklers will be provided throughout. The building shell will contain upgraded insulation, high performance low emission glazing, and roofing that exceeds Title 24 energy standards. Other resource conservation measures will include high-efficiency heating and air-conditioning systems, water-conserving plumbing fixtures, and energy efficient lighting, complemented with day lighting in the residential units where appropriate.

***Timing (Estimated)***

Preliminary Plans Completed	July 2007
Working Drawings Completed	September 2007
Construction Start	November 2007
Completion of Construction	May 2009

**Basic Statistics**

Gross Building Area	230,000 square feet
Assignable Building Area	211,600 square feet
Efficiency	92 percent

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

Building Cost (\$160 per GSF)	\$36,700,000
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<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure	\$ 15.65
b. Shell Structure and Enclosure	\$ 22.72
c. Interiors (Partitions and Finishes)	\$ 24.47
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 40.20
e. Equipment (includes Group I)	\$ 21.74
f. Special Construction	\$ 17.39
g. General Conditions	\$ 17.39

<b>Site Development (includes landscaping)</b>	<u>6,500,000</u>
Construction Cost	\$43,200,000
Fees	5,737,000
Additional Services	493,000
Contingency	<u>5,027,000</u>
Total Project Cost (\$237 per GSF)	\$54,457,000
Group II Equipment	<u>4,420,000</u>
Grand Total	<u>\$58,877,000</u>

### **Cost Comparison**

The CSU does not have cost comparisons for extensive retail spaces with live-in lofts; however the campus bookstores offer retail components as a comparison. The project's building cost of \$160 per GSF is less than the \$200 per GSF for the Sacramento Bookstore, adjusted to CCCI 4633, approved in July 2004.

### **Funding Data**

The estimated cost to develop the Retail with Live/Work Lofts is \$58,877,000. The developer will manage and sub-lease the project to various tenants. No state or CSU financing will be required and the debt will not be reflected on the CSU's financial statement. The project will be entirely financed by the developer, who will have sole responsibility for the debt service of the physical improvements.

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

Campus Pointe Hotel and Retail have been identified and included in the Final Environmental Impact Report (FEIR) for the CSU Fresno master plan revision, which was certified by the trustees in May 15-16, 2007. The mitigation measures listed in the Mitigation Monitoring and Reporting Program will reduce most of the environmental effects identified in the FEIR. However, certain significant environmental effects of the project are unavoidable even after the incorporation of all feasible mitigation measures identified in the FEIR. All feasible mitigation measures which are within the purview of the university will be implemented, and any remaining significant unavoidable environmental impacts will be weighed and considered to be acceptable due to specific education, economic, legal, social, technological, or other benefits based on the facts set forth in the FEIR. This project is consistent with all required mitigation measures as previously certified in the 2007 FEIR.

Thus, consistent with CEQA Guidelines, the CSU Board of Trustees, in its role as Lead Agency under CEQA, may approve a project with remaining significant environmental effects. The CSU Board of Trustees, as Lead Agency, must adopt Overriding Considerations where project benefits will outweigh significant adverse impacts that remain unmitigated as a result of project implementation. The required findings are provided by reference in the proposed resolution.

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 Final Environmental Impact Report (FEIR) for the California State University, Fresno Master Plan certified by the board on May 15-16, 2007 was prepared to include the construction of the Campus Pointe Hotel and Retail project components pursuant to the requirements of the California Environmental Quality Act, the CEQA guidelines, and CSU CEQA procedures.
2. The FEIR certified in May 2007 incorporates by reference the Findings of Fact, Mitigation Monitoring and Reporting Program, and Statement of Overriding Considerations.
3. The project does not propose substantial changes, which would require revision of the previously certified campus master plan Final EIR.
4. The project does not involve any substantial changes in the circumstances under which the master plan Final EIR was certified.
5. No substantial new information has been identified, which shows that the project would have one or more significant effects or requires additional mitigation measures not discussed in the master plan and Final EIR.
6. The Final EIR has been prepared to specifically include the Campus Pointe Hotel and Retail construction projects and the projects have been considered an important part of the planning process and the deliberation of this board.
7. The board hereby concurs with the Findings of Fact and related mitigation measures adopted in their May 15-16, 2007 approval, which certified the Final EIR and determined that the proposed project will reduce the potential significant effects on the environment to less than significant with the exception of air quality, noise, traffic, and loss of prime farmland.

8. The findings and the related mitigation measures in the May 15-16, 2007, action of the Board of Trustees, which certified the Final EIR, are incorporated by reference and concurred with by this board.
9. The board has previously adopted Findings of Fact that in its certification of the May 2007 FEIR for the master plan that includes specific overriding considerations that outweigh certain remaining unavoidable significant impacts specific to air quality, noise, traffic, and loss of prime farmland; said Findings of Fact relating to specific overriding considerations are hereby incorporated by reference and concurred with by this board.
10. Traffic impacts cannot be mitigated by the campus as streets are under the jurisdiction of other agencies whose responsibility and authority have been identified in the Findings of Fact in the previously certified FEIR.
11. The project will benefit the California State University.
12. The previously approved mitigation measures shall continue to be monitored and reported in accordance with the plan approved by the board at the May 15-16, 2007 meeting of the Board of Trustees' Committee on Campus Planning and Grounds, which meets the requirements of the California Environmental Quality Act (Public Resources Code, Section 21081.6).
13. The chancellor or his designee is requested under Delegation of Authority granted by the Board of Trustees to file the Notice of Determination for the project.
14. The schematic plans for the California State University, Fresno, Campus Pointe-Hotel project are approved at a project cost of \$35,665,000 at CCCI 4633.
15. The schematic plans for the California State University, Fresno, Campus Pointe-Retail with Live/Work Lofts project are approved at a project cost of \$58,877,000 at CCCI 4633.
16. As a condition of the board's approval of these schematic plans, the Developer must assume all risk in moving forward with this project, including all costs associated with the project design, construction, attorney fees, penalties, damages, and any other adverse consequences that may result from environmental litigation or otherwise.