

## AGENDA

### COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

**Meeting: 1:45 p.m., Tuesday, November 17, 2009**  
**Glenn S. Dumke Auditorium**

A. Robert Linscheid, Chair  
Margaret Fortune, Vice Chair  
Herbert L. Carter  
Carol R. Chandler  
George G. Gowgani  
William Hauck  
Peter G. Mehas  
Lou Monville

#### Consent Items

Approval of Minutes of Meeting of September 22, 2009

1. California Environmental Quality Act Annual Report, *Information*
2. California State University Seismic Safety Program Annual Report, *Information*
3. Amend the 2009-2010 Capital Outlay Program, Non-State Funded, *Action*

#### Discussion Items

4. State and Non-State Funded Five-Year Capital Improvement Program 2010-2011 through 2014-2015, *Action*
5. Approve the Campus Master Plan Revision and Amendment of the 2009-2010 Non-State Funded Capital Outlay Program for the Cavanagh Road Real Property Acquisition and Improvement for California State University, Los Angeles, *Action*
6. Approval of Schematic Plans, *Action*

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

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

**September 22, 2009**

**Members Present**

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

**Approval of Minutes**

The minutes for the May 2009 meeting were approved as submitted.

**Final Report on the 2009-2010 State funded Capital Outlay Program**

With the concurrence of the committee, Chair Linscheid presented agenda item 1 as a consent information item.

**Categories and Criteria for the State Funded Five-Year Capital Improvement Program, 2011-2012 through 2015-2016**

Assistant Vice Chancellor Elvyra F. San Juan reported to the Board that approval of the Categories and Criteria initiates the planning process for the 2011-2015 five-year capital improvement program. Ms. San Juan acknowledged that while the State budget does not suggest much funding for the capital program for budget year 2010, much less 2011, CPDC will begin planning in accordance with established process. CSU Categories and Criteria follow fairly closely the priorities identified by Department of Finance and the Legislative Analyst's Office. Life/safety issues are first, which include seismic retrofits, followed by previously started projects, with new project starts as the lowest priority. As a result of the overall reduction in enrollment this year, there is a de-emphasis on new capacity space versus a heightened priority for building renovations and renewal of building systems.

The committee recommended approval by the Board of the proposed resolution (RCPBG 09-09-12).

**Approve the Campus Master Plan Revision and Amendment of the 2009-2010 Non-State Funded Capital Outlay Program for the Dobbs Street Apartment Building Real Property Acquisition and Renovation for California State University, Los Angeles**

Ms. San Juan presented the item, noting that the Finance Committee had just approved the use of Systemwide Revenue Bonds for financing this Cal State Los Angeles real property acquisition and renovation project. The proposed acquisition includes 26 apartment units plus a single family unit residence, and 27 parking spaces. The property is a good addition to the campus master plan with the added benefit of increasing the number of beds for graduate student housing. Staff recommends approval.

The committee recommended approval by the Board of the proposed resolution (RCPBG 09-09-13).

**Certify the Final Environmental Impact Report and Approve the Campus Master Plan Revision for California State University, East Bay**

Trustee Linscheid stated for the record that there were a number of documents pertaining to this item that were submitted to the Board. These documents include three from Mr. Sherman Lewis, President of the Hayward Area Planning Association: 1) a letter to the Trustees from Mr. Stuart A. Flashman, attorney for the Hayward Area Planning Association; 2) comments by the Hayward Area Planning Association to responses in the East Bay master plan final environmental impact report; and 3) a PowerPoint on Sustainable Access to CSU East Bay/Hayward addressing cars versus transit. Additionally, there is a letter dated September 14, 2009 addressed to the Trustees from Ms. Harriet A. Steiner, an attorney representing the City of Hayward, and lastly, from Cal State East Bay staff, a one-page note and a seven-page draft response to the City of Hayward letter from Ms. Steiner.

President Qayoumi, using a PowerPoint presentation, introduced the item by providing an overview of the master planning process at CSU East Bay, emphasizing three key elements: first, the integrated planning process used with both the strategic plan and the campus physical master plan; second, the collaborative approach used throughout the planning process; and third, the inclusion of significant sustainability features. Consideration of being a regional steward of the area was integral to the strategic planning process. The campus looked to being the workforce of the region, and a partner of the region's economic vibrancy.

The proposed master plan revision addresses changes only at the main campus in Hayward. With a current enrollment of approximately 12,000 FTE no change to the existing 18,000 FTE enrollment ceiling is proposed.

The campus met with local industry leaders in roundtable meetings to get input for the academic plan. This collaborative process generated the vision for the proposed master plan: enhance the campus learning environment; create supportive student housing neighborhoods; improve the campus entry and image; improve campus pedestrian circulation; and implement comprehensive, environmentally sustainable development and operations.

President Qayoumi concluded his remarks and introduced Assistant Vice Chancellor Elvyra F. San Juan to continue the presentation.

Ms. San Juan addressed highlights of the proposed campus master plan revision and concerns raised by CEQA (the California Environmental Quality Act). The plan identifies sites for faculty/staff housing, student housing, and parking structures as well as academic buildings and instructional support facilities. There are two near term projects (analyzed at the project level): Pioneer Heights Student Housing, Phase IV (600 beds), and Parking Structure I, which will add 1,100 parking spaces. The student housing project had no significant environmental impacts; however significant traffic impacts were identified with the parking structure due to the increased traffic flow between the campus and the adjacent public roadways.

There are three identified potential sites for faculty/staff housing. However, once the campus decides which (or any combination thereof) of the locations to develop, CEQA will be re-visited for each project site, and approval from the Board will be required. There is the potential for a significant and unavoidable aesthetics impact at the Grandview location.

Air quality and cultural resources are significant and unavoidable impacts of this proposed master plan revision.

Ms. San Juan described the study area for potential traffic impacts, reaching three miles at its furthest distance from the campus. There are a number of intersections that will have some impact related to increased traffic. The University's proposed fair share costs for the off-site mitigation is \$2.3 million. However, the city did not agree with the proposal. The City of Hayward wants the University to contribute funding for expanded Fire and Fire Prevention Services, which under CEQA guidelines, does not constitute a significant impact. Thus, the University did not come to agreement with the city. The letter from Ms. Harriet Steiner reflects some of that concern, but in the City's general plan environmental impact report, they did not identify Fire Services as a significant impact and CSU's environmental consultants did not find it a significant impact as well. Staff recommends approval.

In closing, Ms. San Juan introduced Dr. Linda Dalton, vice president of planning, enrollment management, and student affairs, CSU East Bay, noting her background in city regional planning and the contributions she has brought to the campus, especially in this master plan revision effort.

Trustee Chandler commended President Qayoumi and Vice President Dalton on the collaborative process they followed that included the local community, and requested further clarification on the need for parking spaces versus rapid transit, i.e., BART.

Dr. Dalton responded stating that the first parking structure in the proposed master plan (a near term project) would largely replace existing surface parking that will be eliminated with the proposed build out of the campus. With respect to transit and other transportation alternatives, the campus is challenged by its topography which is marked by steep hills, not conducive to bicycle riding. The main connection to the North Hayward BART (Bay Area Rapid Transit) Station is Alameda County Transit (ACT) with whom the University does have a contract in place allowing anyone with a university identification card to ride for free as the administration pays ACT separately out of alternative transportation funds. The University continues to explore other measures to reduce dependence on single occupant vehicle trips through its transportation demand management program.

Trustee Linscheid and Chair Bleich both expressed their congratulations to President Qayoumi and his staff on the process they followed in bringing forward this master plan revision.

The committee recommended approval by the Board on the proposed resolution (RCPBG 09-09-14).

Trustee Linscheid adjourned the meeting.

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

### **California Environmental Quality Act Annual Report**

#### **Presentation By**

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

#### **Summary**

Pursuant to the Board of Trustees' policy, this information item provides the annual report on the CSU's California Environmental Quality Act (CEQA) certification actions for Environmental Impact Reports (EIR) and related documentation. The report identifies the compliance actions that have been acted on by the Board for the eighteen month period from January 2008 through June 2009, consistent with their responsibility as the “Lead Agency” under CEQA. The report also provides information on recent changes to CEQA administrative rules and procedures, as well as on current resource topics addressed in legislative and court action.

As the “Lead Agency” under CEQA, the Board must certify all Final EIRs and other CEQA compliance documents for master plan revisions and capital construction projects, before approving implementation. Certain minor projects are delegated for administrative approval to the assistant vice chancellor, capital planning, design and construction. CEQA is implemented through State CEQA guidelines and university administrative procedures in the State University Administrative Manual.

With the California Supreme Court Decision in *City of Marina v. Trustees of CSU* (2006), CSU has modified procedures consistent with the court ruling, including specifically identifying and recommending appropriate off-site mitigation responsibility and attendant fair share costs.

#### **Background**

As the Lead Agency, the Board has a responsibility to ensure that draft EIR and other CEQA documents circulated for public review set forth all relevant information on potential environmental impacts of a project. The Board must also determine when the benefits to the CSU’s educational mission outweigh adverse impacts that may result from campus growth and the construction of improvements. The Chancellor is delegated responsibility for implementing actions to ensure compliance with required mitigation measures. The assistant vice chancellor for capital planning, design and construction (CPDC) is delegated authority to approve certain capital projects (e.g., architecturally not significant and utility/infrastructure projects) and their

CPB&G

Agenda Item 1

November 17-18, 2009

Page 2 of 5

related environmental compliance documents, primarily Negative Declarations. Both EIRs and Negative Declarations require public notice and availability for review to provide opportunity for comments from agencies and the public regarding proposed projects.

Minor capital projects and many facility renovations are typically exempt from CEQA analysis through defined Categorical Exemptions, when it can be shown with certainty that no potential adverse impacts can occur.

### **CSU Compliance Actions for Calendar Year 2008 through June 2009**

Attachment A lists Board actions from January 2008 through June 2009. The major master plan approval actions significant to CSU's future development include the following:

- CSU Long Beach had its Final Environmental Impact Report (FEIR) certified for a master plan revision that raised the enrollment ceiling from 25,000 to 31,000 FTE. A fair share mitigation agreement in the amount of \$320,000 was executed between the University and the City of Long Beach that provides for traffic and pedestrian safety improvements to local intersections that benefit both the city and the university community.
- CSU Monterey Bay settled the long-running litigation over the campus master plan and future campus expansion, which ultimately was the basis for the *Marina* decision, with approval by the Board in May 2009 of the campus physical master plan. In response to the Writ of Mandate, the University executed a memorandum of understanding with the Fort Ord Reuse Authority (FORA) that provides payment of \$2,326,795 for off-site mitigation since litigation inception, and future fair share mitigation of \$1,541,320 for habitat management and for development of a future water system. The agreement sets forth a "threshold" of 4,361 vehicle trips generated over the current baseline of vehicle trips, above which the campus may not grow without further consultation with FORA and its member agencies and consideration by the Board of Trustees.
- CSU Stanislaus and CSU Channel Islands completed master plan revisions with FEIRs approved in March 2009. These two master plan items did not propose enrollment increases. The Stanislaus administration did not reach agreement with the City of Turlock on a fair share mitigation agreement after negotiating in good faith through a number of meetings over several months. The Channel Islands project, which included the acquisition of 370 acres of parkland and its incorporation into the campus master plan, did not identify impacts that required off-site mitigation.

Other significant CEQA approval actions taken by the Board include:

- Several projects in Attachment A met CEQA compliance requirements through preparation of an Addendum or a Supplement to an existing approved EIR, or a Finding of Consistency, confirming conditions identified in a previously approved EIR. These streamlined CEQA procedures reduce duplication of effort and the time needed to meet CEQA compliance requirements for Trustee action.
- Seven Mitigated Negative Declarations were certified for capital projects at the Bakersfield, San Francisco, San José, San Luis Obispo and Stanislaus campuses.
- Eleven Categorical Exemptions were submitted for major capital outlay projects.
- Administratively approved minor capital outlay projects and minor master plan revisions for which a Notice of Exemption was submitted by the respective campus directly to the State Clearinghouse are not included in Attachment A.

With several major master plan revisions approved by the Trustees since the *Marina* decision, CSU has made off-site, fair share mitigation determinations consistent with that decision. The approvals and corresponding resolutions acknowledge the following essential principles:

1. Through the EIR technical analysis, CSU determines the basis for fair share mitigation responsibility and then must negotiate in good faith with local agencies to attempt to reach agreement on the fair share amount.
2. CSU must request funding from the Governor and Legislature through the annual capital outlay budget process as the source for mitigation payments.
3. CSU does not pay a fair share of state highway mitigation improvement to Caltrans, but would support Caltrans' request for funding. The concept of mitigation of off-campus impacts is to provide for local community infrastructure improvements necessary to accommodate university growth impacts-not state highway improvements.
4. Public/private partnership projects will pay full fair share mitigation costs for both on-campus and off-campus required mitigation improvements as their project responsibility.

Again, CSU included funding for off-site mitigation as part of the 2009-2010 state budget capital outlay request. However, the state administration did not include this CSU capital outlay budget item in the Governor's Budget proposal to the Legislature. CSU will continue efforts to seek funding for such mandated mitigation in future capital outlay program budget requests, including the 2010-2011 capital outlay program.



## **CEQA Legislative and Judicial Action Updates**

Significant legislative and judicial actions in two principal resource areas may have implications for CSU's capital improvement program and future campus growth, as part of the CEQA review and analysis process.

The California Climate Solutions Act (CCSA) is legislation approved in 2006 aimed at reducing Greenhouse Gas Emissions (GHG). Thresholds for GHG emissions reduction are mandated by 2010 and then would be the primary criteria for evaluation of this issue in an EIR for a specific master plan or campus physical development project. The California Natural Resources Agency received public comments on proposed amendments to the CEQA guidelines to address GHGs, as part of the formal rulemaking process begun in July 2009 for adopting the proposed amendments. The Resources Agency may adopt the proposed regulations substantially as proposed in the text published for public review, depending on the extent of modifications it may find necessary to incorporate. Substantive changes will require additional public review and comment.

This issue has become a focus for environmental analysis and litigation as the mandated threshold criteria is developed. Controversy remains regarding what constitutes significant GHG impacts, what thresholds for individual projects are appropriate given the global nature of the issue, what type of analysis is required to make the determination of impact for an individual project, and what level of mitigation then is required. There has been no court decision yet that definitively establishes the adequacy of an EIR analysis of GHG emissions.

Another important area of environmental legislation, for California particularly, has been the continuing controversies over water supply. This issue is inextricably linked with global warming. California is now in its third year of increasing drought conditions. State officials are keenly aware of the implications, and the need for thorough analysis of water availability for future growth in the state.

Legislation enacted over the past two years requires major land developments to verify water availability for 20 years forward and identify with certainty the legal and physical sources for future water supplies. Certain large development projects subject to CEQA require that before a city or county can approve a proposed development project, a thorough water supply analysis must be completed to ensure water will be sufficient. While CSU is generally not subject to the same specific legal requirement as local agencies, our EIRs for major master plan and enrollment growth projects do analyze future water availability to meet project needs.

These changes illustrate the statewide concern for future water supplies for the state's growth, and directly impact the evaluation of water availability in each EIR reviewed by the Trustees for growth at CSU campuses across the state.

CEQA litigation continues for CSU projects that propose master plan revisions and enrollment increases focused on fair share mitigation responsibility. These concerns include off-campus traffic, water, and public services improvements demanded by local host cities.

### **Ongoing CSU Efforts**

CPDC continues to provide opportunities for university facilities planning staff to gain insight on the technical and practical aspects of CEQA compliance, as part of its guidance for fair share mitigation negotiations with local agencies and the need to adequately address local resource concerns. As new legislation is enacted, and court decisions may interpret those provisions, CSU strives to meet the changing environmental review requirements.

In each major master plan revision brought before the Trustees, CSU procedures encourage campuses to not only meet the legal obligations for public review, but to exceed those requirements with extensive public information efforts that ensure all interested community segments are brought into the process and are fully informed of the university's growth proposals as part of the EIR process.

THE CALIFORNIA STATE UNIVERSITY  
 CALIFORNIA ENVIRONMENTAL QUALITY ACT ANNUAL REPORT  
 January 2008 through June 2009

CAMPUS/Project	CEQA Action Prepared					
	Exempt	MIT. N.D.	N.D.	E I R	BOT Action	NOD Filed
<b>CALIFORNIA STATE UNIVERSITY, BAKERSFIELD</b> Art Center and Satellite Central Plant Schematic Plan Approval Baseball Practice Field Facility Improvements Photovoltaic Project		√ √		√	5/14/2008 (1) (1)	5/15/2008 6/25/2009 7/3/2009
<b>CALIFORNIA STATE UNIVERSITY, CHANNEL ISLANDS</b> Certify the Final SEIR and Approve the Campus Master Plan Revision Classroom Faculty Office Renovation/Addition Schematic Plan Approval	√			√	3/25/2009 5/14/2008	3/27/2009 5/15/2008
<b>CALIFORNIA STATE UNIVERSITY, FRESNO</b> University High School Center Schematic Plan Approval	√				3/12/2008	3/13/2008
<b>CALIFORNIA STATE UNIVERSITY, EAST BAY</b> Recreation Wellness Center Schematic Plan Approval				√	9/17/2008	9/19/2008
<b>CALIFORNIA STATE UNIVERSITY, FULLERTON</b> Student Housing Phases 3 and 4 Schematic Plan Approval Parking Structure 4 Schematic Plan Approval	√ √				9/17/2008 3/25/2009	9/19/2008 3/27/2009
<b>HUMBOLDT STATE UNIVERSITY</b> Student Housing Replacement and Addition, Phase I Schematic Plan Approval HSU Aquatic Center Floating Dock				√ √	3/12/2008 (1)	3/13/2008 6/22/2009
<b>CALIFORNIA STATE UNIVERSITY, LONG BEACH</b> Student Recreation and Wellness Center Schematic Plan Approval Certify the Final EIR and Approve the Campus Master Plan Revision with Enrollment Ceiling Increase Nursing Building Addition Schematic Plan Approval	√			√ √	3/12/2008 5/14/2008 9/17/2008	3/13/2008 5/20/2008 9/19/2008
<b>CALIFORNIA STATE UNIVERSITY, MONTEREY BAY</b> Certify the Final EIR and Approve the Campus Master Plan and Enrollment Ceiling				√	5/13/2009	5/14/2009
<b>CALIFORNIA STATE UNIVERSITY, NORTHRIDGE</b> Faculty/Staff Housing, Phase I Schematic Plan Approval Student Recreation Center Schematic Plan Approval				√ √	5/14/2008 9/17/2008	5/15/2008 9/19/2008
<b>CALIFORNIA STATE UNIVERSITY, SACRAMENTO</b> Photovoltaic Project	√				(1)	12/12/2008
<b>CALIFORNIA STATE UNIVERSITY, SAN BERNARDINO</b> Health Center Addition Schematic Plan Approval	√				5/14/2009	5/15/2009
<b>SAN DIEGO STATE UNIVERSITY</b> Storm Nasatir Building Renovation Schematic Plan Approval	√				3/12/2008	3/13/2008
<b>SAN FRANCISCO STATE UNIVERSITY</b> Children Center Schematic Plan Approval Photovoltaic Project	√	√			9/17/2008 (1)	9/19/2008 5/8/2009
<b>SAN JOSE STATE UNIVERSITY</b> Student Union Expansion and Renovation Schematic Plan Approval		√			3/25/2009	3/27/2009
<b>CALIFORNIA POLYTECHNIC STATE UNIVERSITY, SAN LUIS OBISPO</b> Technology Park Pilot Building Schematic Plan Approval Recreation Center Expansion Schematic Plan Approval		√ √			9/17/2008 1/28/2009	9/19/2008 1/29/2009
<b>CALIFORNIA STATE UNIVERSITY, SAN MARCOS</b> Parking Structure 1 Schematic Plan Approval Public Safety Building Schematic Plan Approval	√ √				7/15/2008 3/25/2009	7/16/2008 3/27/2009
<b>SONOMA STATE UNIVERSITY</b> University Center Schematic Plan Approval				√	5/14/2008	5/15/2008
<b>CALIFORNIA STATE UNIVERSITY, STANISLAUS</b> Certify the Final EIR and Approve the Campus Master Plan Revision Photovoltaic Project		√		√	3/25/2009 (1)	3/27/2009 5/20/2009

(1) Delegated Administrative Approval  
 EXEMPT Categorical Exemption  
 MIT. N.D. Mitigated Negative Declaration  
 N.D. Negative Declaration  
 EIR Environmental Impact Report  
 BOT Action Meeting Date Action Taken (or Delegated Approval)  
 NOD Filed Date Notice of Determination Filed with State Clearinghouse Office of Planning and Research or Date of Notice of Exemption

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

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

#### **Presentation By**

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

#### **Summary**

This information item presents the CSU Seismic Safety Program Annual Report. This reporting period spans July 2008 through June 2009.

#### **Seismic Policy and History**

The CSU initiated the assessment of the seismic hazards posed by CSU buildings as directed by former Governor Deukmejian's executive order and legislative provisions. In 1993, the Board of Trustees adopted the following policy:

*It is the policy of the Board of Trustees of the California State University, that to the maximum extent feasible by present earthquake engineering practice, to acquire, build, maintain, and rehabilitate buildings and other facilities that provide an acceptable level of earthquake safety for students, employees, and the public who occupy these buildings and other facilities at all locations where CSU operations and activities occur. The standard for new construction is that it meets the life-safety and seismic hazard objectives of the pertinent provisions of Title 24 of the California Code of Regulations; the standard for existing construction is that it provides reasonable life-safety protection, consistent with that for typical new buildings. The California State University shall cause to be performed independent technical peer reviews of the seismic aspects of all construction projects from their design initiation, including both new construction and remodeling, for conformance to good seismic resistant practices consistent with this policy. The feasibility of all construction projects shall include seismic safety implications and shall be determined by weighing the practicality and cost of protective measures against the severity and probability of injury resulting from seismic occurrences. [Approved by the Board of Trustees of the California State University at its May 19, 1993 meeting (RCPBG 05-93-13)]*

Out of this policy the CSU Seismic Review Board (SRB) was established to advise and assist in determining the condition of CSU buildings, and to technically oversee the Trustees' seismic

policy. The CSU has identified the seismic hazard within its existing building stock and is in the process of completing its mitigation.

### **The CSU Seismic Review Board**

The SRB is comprised of:

- Charles Thiel Jr., Ph.D., President, Telesis Engineers (Chairman)
- Gregg Brandow, Ph.D., S.E., President, Brandow and Johnston, Adjunct Professor, University of Southern California
- John Egan, G.E., Principle Engineer, AMEC Geomatrix
- John A. Martin, Jr., S.E., President, John A. Martin and Associates, Inc.
- Richard Niewiarowski, S.E., Principle, Rutherford and Chekene
- Thomas Sabol, Ph.D., S.E., Principle, Englekirk and Sabol
- Theodore C. Zsutty, Ph.D., S.E., Consulting Structural Engineer, Professor, San Jose State University, Retired (co-chair)

### **CSU Seismic Mitigation and Oversight**

The California State University seismic mitigation and oversight planning effort has six elements:

1. Mitigate urgent falling hazard concerns. Mitigate significant life-safety threats posed by falling hazards as a priority. Identified falling hazard concerns at the 23 campuses and off-campus centers have been mitigated.
2. Identify and broadly prioritize existing seismic deficiencies and mitigate these hazards as soon as practical. Maintain two systemwide lists of existing buildings with hazards considered significant enough to warrant special attention for seismic retrofit, as identified by the SRB through on-site facility evaluation.

*Priority List 1* identifies buildings that warrant urgent attention and should be seismically retrofitted as soon as resources can be made available regardless of other improvements that may be contemplated in the future for the respective building.

*Priority List 2* identifies buildings that must be seismically retrofitted when *any* new construction work occurs on the identified existing building.

Of the more than 200 buildings identified as potentially highly hazardous (i.e., Priority 1) since inception of the seismic program, all but 41 have been retrofitted as part of the CSU's ongoing capital construction program. The second priority list currently registers 39

buildings. Both lists are periodically updated to reflect work completed and buildings that may over time be added (see Element #3 below).

Updating previous reporting, the following merits special note:

*At CSU East Bay, the Student Services Administrative Replacement Building is under construction. Completion of this building will permit occupants of Warren Hall to vacate the building during a future seismic strengthening and renovation project. The design funding for Warren Hall was included in the 2008-2009 Governor's Budget, but not supported by legislative subcommittees due to absence of legislative support for a 2008 General Obligation Bond. The Trustees again requested funding from the State for the 2009-2010 capital outlay program, however the administration was reluctant to support seismic strengthening projects when Lease Revenue Bonds are the proposed fund source. As a seismic repair, Warren Hall remains our top seismic retrofit priority and CSU continues to seek funding for the project.*

3. Perform periodic re-evaluation of existing facilities. A second comprehensive systemwide seismic assessment has now been completed. The results of these evaluations are reflected in the updated CSU Seismic Retrofit Priority Lists.
4. Provide peer review for all major construction. Assure that all CSU new construction and modification of existing structures have independent, technical peer review of the seismic performance aspects of the proposed design. The California Building Code (CBC) includes provisions applicable to renovation work for state projects. Specifically, CBC Chapter 34 contains criteria and triggers that work to systematically raise the level of seismic safety for existing building stock over time whenever any structural modification, alteration or addition to the structure is undertaken. The Seismic Review Board closely monitors this compliance as a part of its peer reviews.
5. Have in place a Seismic Event Response Plan. The CSU Seismic Policy has a proven methodology in place to respond in the case of a significant seismic event. This plan includes:
  - Based on reporting of a significant seismic event, Seismic Review Board chairman or co-chair contacts potentially affected campuses to assess situation.
  - Determination made by Seismic Review Board chairman if on-site campus visit by Seismic Review Board chairman is required.
  - As warranted, Seismic Review Board chairman (and/or CSU Building Official/Chief of Architecture & Engineering) travels to affected campuses.
  - Immediate post-quake seismic safety assessments begins. Buildings are reviewed and posted as *Occupancy Permitted*, *Restricted Use*, or *Unsafe*. Above parties validate any initial campus first-responder postings that were made. Per CSU Seismic Policy

and confirming systemwide memoranda on this topic, seismic postings are enforced by campus police.

- Follow-up inspections and repair strategies begin after initial assessments are made.

6. Conduct seismic related staff training. CSU facilities planning and construction staff are afforded systemwide training on project management, building code, building official responsibilities and seismic emergency response and assessment procedures. Current year systemwide training has been substantially curtailed due to state budget constraints.

### **Summary of 2008-2009 Seismic Review Board Activities**

1. The Seismic Review Board (SRB) met five times during the reporting time period (FY 2008-2009), two meetings at the Chancellor's Office, one meeting at CSU Chico, and two meetings at University of California locations. The January 2009 Seismic Review Board meeting was canceled as a part of the suspension of the CSU capital program that occurred in December 2008 due to the state budget crisis.
2. Apart from the cancelation of the January meeting, the Seismic Review Board remained available and continued to provide seismic and structural engineering technical support to the Chancellor's Office and campuses.
3. The Seismic Review Board peer review system remains in place. Peer reviews continued and were completed for construction projects in accordance with Trustee policy. This includes all new construction and all construction projects that modify the structural characteristics of existing structures, regardless of their extent.
4. The Seismic Review Board has taken a lead role in developing, along with University of California, California Community Colleges, Department of General Services, and other state agencies, a series of code improvement proposals for adoption into the next update of the California Building Code. The proposals include a provision for a CSU building official and improvements to various seismic technical standards. Together these proposals seek to codify desired technical and operational practices that CSU currently operates under policy.

These code development meetings also served to build and strengthen relationships between the three respective higher education sectors. CSU in concert with the Seismic Review Board provided support to both the University of California and California Community College capital program efforts as discussed in the following points.

5. At the request of the California Community College (CCC) Chancellor's Office, the chairman of the Seismic Review Board and CSU staff provided advice on how to implement a code enforcement and seismic review process for the community college districts. As a result, CCC is adapting CSU's approach as its model. Recently approved legislation (SB

588) cited CSU practices as the reference standard for CCC actions. CSU worked with the Division of the State Architect (DSA) and CCC to implement the technical aspects of the legislation.

6. At the request of the University of California, Office of the President, the Seismic Review Board is in the process of concluding a study of four UC-occupied buildings at San Francisco General Hospital. The purpose of this study was to ascertain potential risks in continued occupancy of known seismically deficient buildings for a set time period relative to vacating the existing buildings and moving into renovated or new construction immediately. This report will provide a statistical risk assessment opinion to the UC Office of the President that will assist in making an informed decision on balancing the benefits derived from the educational and research programs' continued uninterrupted operation against potential risks of continuing such operations in existing and seismically deficient capital facilities. This assessment methodology is transferable to other capital projects and could be used by CSU to additionally inform and help prioritize its own future seismic retrofits.
7. The Trustees' *CSU Seismic Requirements* administrative section was updated. The current edition (July 13, 2009) incorporated various editorial and technical revisions. Key among them was an update to the 'earthquake table' (Attachment D – Earthquake Performance Levels for Existing Buildings). This updated table provides the latest concordance with code technical references, peer review equivalencies, a translation equivalency for University of California requirements and a historical conversion from the now obsolete, 1994 DSA Risk Acceptability Table. This table, in particular, is being used to support a CSU-led, multi-agency effort to overcome Department of Finance reluctance to utilize Lease Revenue Bond funding for seismic projects.
8. The CSU Seismic Retrofit Priority List was last updated September 16, 2008 and the increased number of entries reflects the comprehensive seismic re-assessment of the systemwide capital stock. While several of these listings are expected to be correctable at a cost below the minor capital project threshold (\$400,000), budget constraints are anticipated to severely limit available funds near term for such renovations. The Chancellor's Office has in the past prioritized the use of Minor Capital Outlay funds to address these smaller projects.

The Trustees' *CSU Seismic Requirements* and Priority Lists can be viewed at: [http://www.calstate.edu/cpdc/ae/review/seismic\\_peer.shtml](http://www.calstate.edu/cpdc/ae/review/seismic_peer.shtml).

9. There was one earthquake within the 2008-2009 reporting period that caused the Seismic Review Board emergency response plan to activate. The following is a recap of the July 29, 2008 Chino Hills seismic event and the CSU response. Although this event was covered in last year's annual report due to its close timing to the September 2008 Board meeting, it is included here for completeness as it occurred during 2008-2009.



A magnitude 5.4 earthquake occurred at 11:42 AM in Chino Hills, about 25 miles southeast of Los Angeles. Peak ground motions of 0.185g were recorded at the CSU Fullerton campus and on the order of 0.16g at the Cal Poly Pomona campus.

*When a significant seismic event occurs, predefined CSU and SRB actions are triggered. Initial damage assessments by campus first responders are relayed within an hour to Chancellor's Office senior management and the CSU Building Official/Chief of Architecture & Engineering. The SRB Chairman confers with potentially affected campuses to determine if an on-site presence by the SRB is warranted. If so, the Chairman of the SRB is pre-designated and empowered to act as a Special Deputy Building Official to make campus police-enforceable building occupancy posting assessments in an immediate post earthquake period regarding the safety of buildings where structural damage has occurred. Once initial life-safety assessments are made, follow-up structural repair strategies can be developed.*

Within one hour of the Chino Hills event both the Fullerton and Pomona campuses had been contacted to determine whether Seismic Review Board mobilization was required. The initial reports were that damage had not occurred, but that shaking was intense. The decision was made early the afternoon of the earthquake that mobilization was not required. This determination was re-validated by various field observations the following morning, and by 9a.m. both campuses reported that their consulting structural engineers and campus staff inspections were indicating no significant structural damage to any building. Some non-structural damage was reported (cracks in gypsum board walls, light fixtures, etc.) and a few cracks were noted in some concrete structures, but they were evaluated as not significant.

Based on the July 30, 2008 campus consultations it was determined that additional actions were not warranted and the Chino Hills response effort was deemed concluded.

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

**Amend the 2009-2010 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 2009-2010 non-state capital outlay program to include the following project:

**California State University, East Bay**

**Pioneer Stadium Track and Field Replacement**

**PWCE**

**\$2,555,000**

California State University, East Bay wishes to proceed with the renovation and replacement of the existing Pioneer Stadium (#50) sports field and running track. The size of the existing sports field does not meet the requirements of the NCAA Division II, limiting the potential for campus athletes to engage in national college sports. In addition, the natural turf field and running track requires a significant amount of regular maintenance to ensure its usability. At present, the field and track fail to meet NCAA Division II competition standards. The current running track is decomposing, thereby making it more costly to maintain. Campus Risk Management and Environmental Health and Safety teams found the track to be deteriorating to the point of creating a trip and fall hazard as well as creating potential injuries to athletes using the surface. The field itself has 2 sink holes that need to be mitigated. A new synthetic turf system and running track along with replacement of the drainage system will provide campus physical education students and student athletes an optimal sports performance facility that will meet NCAA Division II standards.

The project is being amended into the non-state program as it is proposed to be funded from campus reserves (not a state appropriation).

The following resolution is presented for approval:

**RESOLVED**, By the Board of Trustees of the California State University, that the 2009-2010 non-state funded capital outlay program is amended to include \$2,555,000 for preliminary plans, working drawings, construction, and equipment for the California State University, East Bay, Pioneer Stadium Track and Field Replacement project.

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

**State and Non-State Funded Five-Year Capital Improvement Program  
2010-2011 through 2014-2015**

**Presentation By**

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

**Summary**

This item seeks Board approval of the 2010-2011 State and Non-State Funded Capital Outlay Program and the 2010-2011 through 2014-2015 State and Non-State Funded Five-Year Capital Improvement Program. Due to the uncertainty of the potential funding source for the 2010-2011 capital program, the accompanying Board resolutions direct staff to negotiate with the Governor's office and the Legislature during the budget process to maximize funding opportunities for the campuses.

**2010-2011 Capital Outlay Program**

The Trustees are requested to approve the Priority List (29 projects) of \$983.3 million for the 2010-2011 capital outlay program. The program funding relies upon the Governor's and Legislature's approval of a 2010 General Obligation Bond (voter approval also needed) or Lease Revenue Bond funding.

The 2010-2011 non-state capital program totals \$57.8 million. The projects will be funded through campus auxiliary organizations, donations, grants, and parking programs. The latter program relies on user fees to repay Systemwide Revenue Bonds issued by the Board.

The Trustees also are requested to delegate authority to the Chancellor to amend the 2009-2010 and/or 2010-2011 capital program in order to support campus efforts to fast-track facility or infrastructure projects that may secure Federal Stimulus grant funding under the American Recovery and Reinvestment Act (ARRA). Due to strict Federal implementation schedules which will vary depending upon the grant and awarding Federal agency, this delegation will enable the Chancellor to approve projects and allow campuses to proceed to design in a rapid manner. To date most of the campus grant proposals encompass facility or infrastructure improvements and renovations. However, campus grant proposals have been or will be submitted to the National Institutes of Health, National Science Foundation, Department of Energy, etc. that involve the construction of new buildings. The proposed resolution will help support any such grant awards

and includes a provision that the Chancellor report back to the Board on any projects approved under this delegation.

### **Five-Year Capital Improvement Program**

The 2010-2011 through 2014-2015 Capital Improvement Program document can be viewed in its entirety at: [http://www.calstate.edu/cpdc/Facilities\\_Planning/majorcapoutlayprogram.shtml](http://www.calstate.edu/cpdc/Facilities_Planning/majorcapoutlayprogram.shtml). The report identifies the campuses' capital project priorities to address facility deficiencies and accommodate student growth. The plan includes the physical master plan of each campus along with recently funded projects. The 2010-2011 through 2014-2015 State and Non-State Funded Five-Year Capital Improvement Program totals \$7 billion and \$4.7 billion, respectively.

The following resolution is presented for approval:

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

1. The final State and Non-State Funded Five-Year Capital Improvement Program 2010-2011 through 2014-2015 totaling \$7,080,020,000 and \$4,682,703,000, respectively, are approved.
2. The 2010-2011 State Funded Capital Outlay Program included in the five-year program distributed with the agenda is approved at \$983,315,000.
3. The 2010-2011 Non-State Funded Capital Outlay Program included in the five-year program is approved at \$57,841,000. The Chancellor is authorized to proceed in 2009-2010 with design documents for fast-track projects in the 2010-2011 non-state program.
4. The Chancellor is requested to explore all reasonable funding methods available and communicate to the Governor and the Legislature the need to provide funds for the CSU state funded plan in order to develop the facilities necessary to serve all eligible students.
5. The Chancellor is authorized to make adjustments, as necessary, including priority sequence, scope, phase, project cost and total budget request for the 2010-2011 State Funded Capital Outlay Program.
6. The Chancellor is authorized to amend the 2009-2010 and/or the 2010-2011 capital outlay programs to recognize facility or infrastructure projects that are awarded Federal Stimulus grant funding through the American Recovery and Reinvestment Act (ARRA). The Board recognizes such projects will be fast-tracked in order to meet Federal implementation schedules and requests the Chancellor report back to the Board projects approved pursuant to this delegation.

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

**Approve the Campus Master Plan Revision and Amendment of the 2009-2010 Non-State Funded Capital Outlay Program for the Cavanagh Road Real Property Acquisition and Improvement for California State University, Los Angeles**

**Presented by**

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

**Summary**

This item requests the following actions by the Board of Trustees for California State University, Los Angeles:

- Approval of the campus master plan revision
- Approval of an amendment to the 2009-2010 non-state capital outlay program for the acquisition and improvements

The proposed master plan revision will allow for the acquisition of two parcels of land totaling 0.83 acres located adjacent to the California State University, Los Angeles campus at the corner of Cavanagh Road and Lansdowne Avenue. One parcel (5181 Cavanagh Road) is approximately 0.44 acres and includes a two-story building with a high-bay multi-use room, classrooms, conference rooms, offices and support space. The second parcel (5202 Cavanagh Road) is 0.39 acres and includes a two-level parking structure with a total of 61 parking spaces. The proposed master plan revision will maintain the approved enrollment ceiling of 25,000 full-time equivalent students.

Attachment A is the proposed campus master plan dated November 2009. Attachment B is the existing campus master plan dated September 2009.

**Proposed Master Plan Revision**

The University has a significant need for specialized support space to meet its academic goals. The proposed property acquisition and master plan revision will enable the campus to fulfill immediate needs for versatile high-bay space suitable to house undergraduate and graduate programs in Television, Film and Media Studies. The location of the Cavanagh Road property is consistent with the organization of the campus master plan and the location of the arts programs and facilities at the north western part of the University near the existing Luckman Fine Arts Complex, State Playhouse Theater, and the Music Building. Following the proposed acquisition,

planned seismic and accessibility upgrades to the two-story building will bring it into compliance with CSU standards to house the television, film, and media studies programs. The parking structure will provide parking for students, faculty, staff and visitors.

The proposed revisions are shown on Attachment A.

*Hexagon 1:* 5181 Cavanagh Road. Media Studies (#38).

*Hexagon 2:* 5202 Cavanagh Road. Parking Structure D (#39).

### **Amend the 2009-2010 Non-State Funded Capital Outlay Program**

CSU Los Angeles wishes to amend the 2009-2010 non-state capital outlay program to include \$3.3 million to proceed with the real property acquisition and improvement of the Cavanagh Road property. The property is known as the Institute of Religion belonging to the Church of Latter Day Saints. Preliminary title and due diligence reports have been prepared for the real property acquisition.

The proposed acquisition cost of \$3.3 includes the net real property acquisition cost of \$2.3 and \$936,000 for primarily seismic and ADA improvements as identified in the due diligence process. The property will be acquired through the State Public Works Board. Accumulated interest income from student fees will provide funding for the property acquisition and improvements.

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

This proposed master plan revision does not substantively change the existing use of the property and therefore does not have the potential to create an adverse impact upon the surrounding environment. A Notice of Exemption has been prepared pursuant to the requirements of the California Environmental Quality Act. The Notice of Exemption will be filed with the State Clearinghouse as required.

The following resolution is presented for approval:

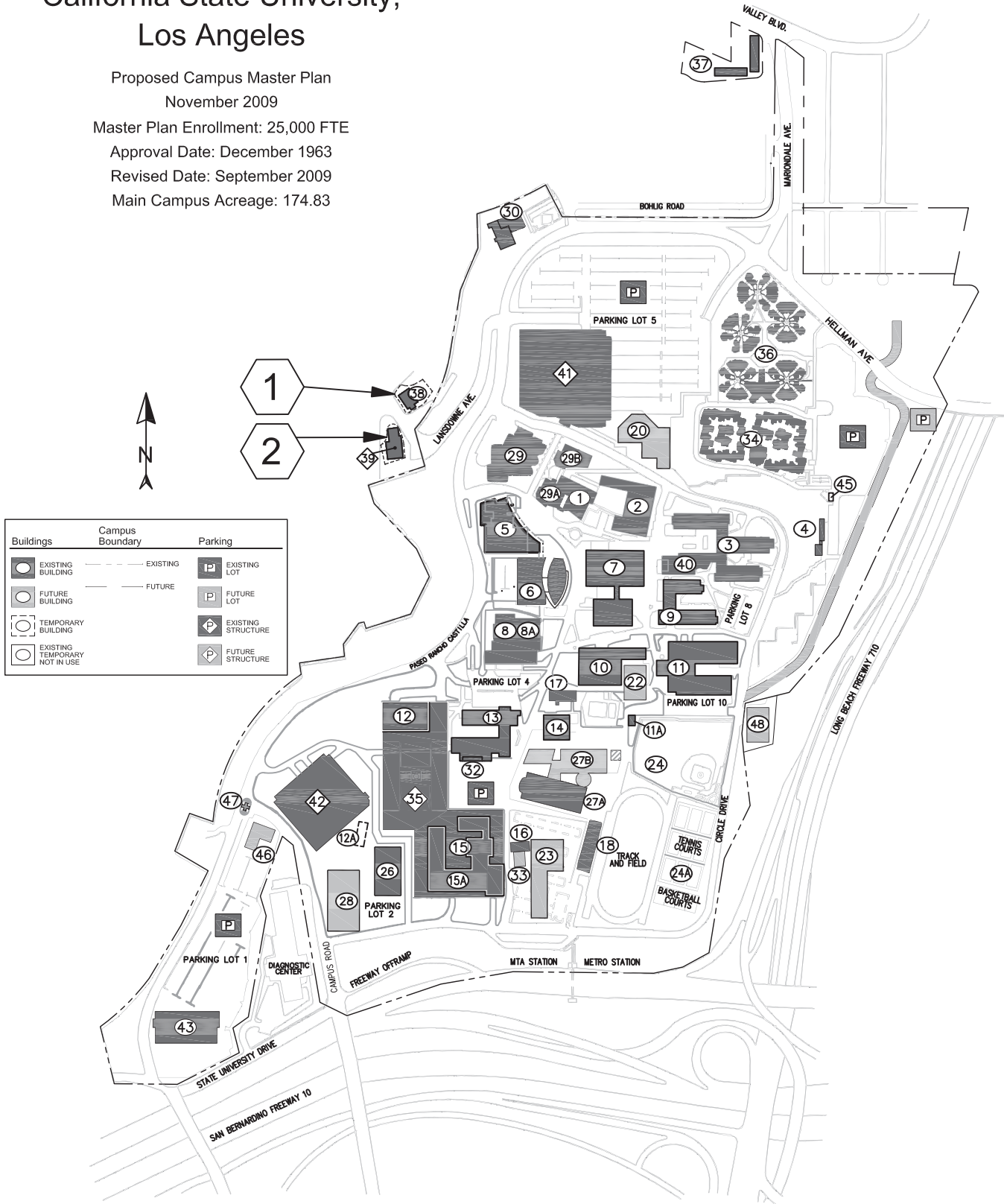
**RESOLVED**, By the Board of Trustees of California State University, that:

1. The Board finds that a Categorical Exemption for the California State University, Los Angeles, Cavanagh Road Real Property Master Plan Revision will be prepared pursuant to the requirements of the California Environmental Quality Act.

2. The proposed project will not have the potential for significant adverse impacts on the environment, and it will benefit the California State University.
3. The California State University, Los Angeles campus master plan revision dated November 2009 is approved.
4. The 2009-2010 non-state funded capital outlay program is amended to include \$3,286,000 for the acquisition and improvement of the Cavanagh Road Real Property project for California State University, Los Angeles.

# California State University, Los Angeles

Proposed Campus Master Plan  
 November 2009  
 Master Plan Enrollment: 25,000 FTE  
 Approval Date: December 1963  
 Revised Date: September 2009  
 Main Campus Acreage: 174.83





**CALIFORNIA STATE UNIVERSITY, Los Angeles**

Proposed Master Plan

Master Plan Enrollment: 25,000 FTE

Master Plan Approved by the Board of Trustees: December 1963

Master Plan Revision Approved by the Board of Trustees: January 1966, April 1967, July 1971, May 1973, February 1975, July 1977, February 1979, May 1980, July 1983, January 1984, January 1985, September 2009, November 2009

- |   |   |
|---|---|
| 1. Theatre  | 27a. Wallis Annenberg Integrated Science Complex, LA Kretz Hall |
| 2. Music Building   | 27b. <i>Wallis Annenberg Integrated Science Complex, Wing B</i> |
| 3. Martin Luther King Hall  | 28. <i>Academic Facility</i>                                    |
| 4. Power Substation/Chiller Plant   | 29. Harriet and Charles Luckman Fine Arts Complex               |
| 5. University Student Union   | 29a. Harriet and Charles Luckman Gallery                        |
| 6. Bookstore/Dining Services  | 29b. Intimate Theatre   |
| 7. John F. Kennedy Memorial Library                                       | 30. The Anna Bing Arnold Child Care Center                      |
| 8. Administration   | 32. Greenhouse  |
| 8a. Student Affairs   | 33. <i>South Chiller Plant Addition</i>                         |
| 9. Fine Arts  | 34. Student Housing, Phase I                                    |
| 10. Physical Education  | 35. Parking Structure B   |
| 11. Engineering and Technology  | 36. Student Housing, Phase II                                   |
| 11a. NASA Research Lab  | 37. Dobbs Street Student Housing                                |
| 12. Physical Sciences   | 38. <i>Media Studies</i>  |
| 12a. Physical Science Modulars  | 39. <i>Parking Structure D</i>                                  |
| 13. Biological Sciences   | 40. Food Service Facility                                       |
| 14. Student Health Center   | 41. Parking Structure C   |
| 15. Floyd R. Simpson Tower  | 42. Parking Structure A   |
| 15a. Ruben F. Salazar Hall  | 43. Forensic Science Building                                   |
| 16. South Chiller Plant   | 45. Emergency Operations Center                                 |
| 17. Career Center   | 46. <i>Public Safety &amp; Parking Services</i>                 |
| 18. Stadium   | 47. University Welcome Center                                   |
| 20. <i>Los Angeles County High School of the Arts</i>                     | 48. <i>Hydrogen Fueling Station</i>                             |
| 22. <i>Physical Education Addition</i>                                    |   |
| 23. <i>Corporation Yard</i>   |   |
| 24. P.E. Outdoor Facility   |   |
| 24a. P.E. Outdoor Facility  |   |
| 26. Marc and Eva Stern Math and Science School (Tennis/Basketball Courts) |   |

LEGEND

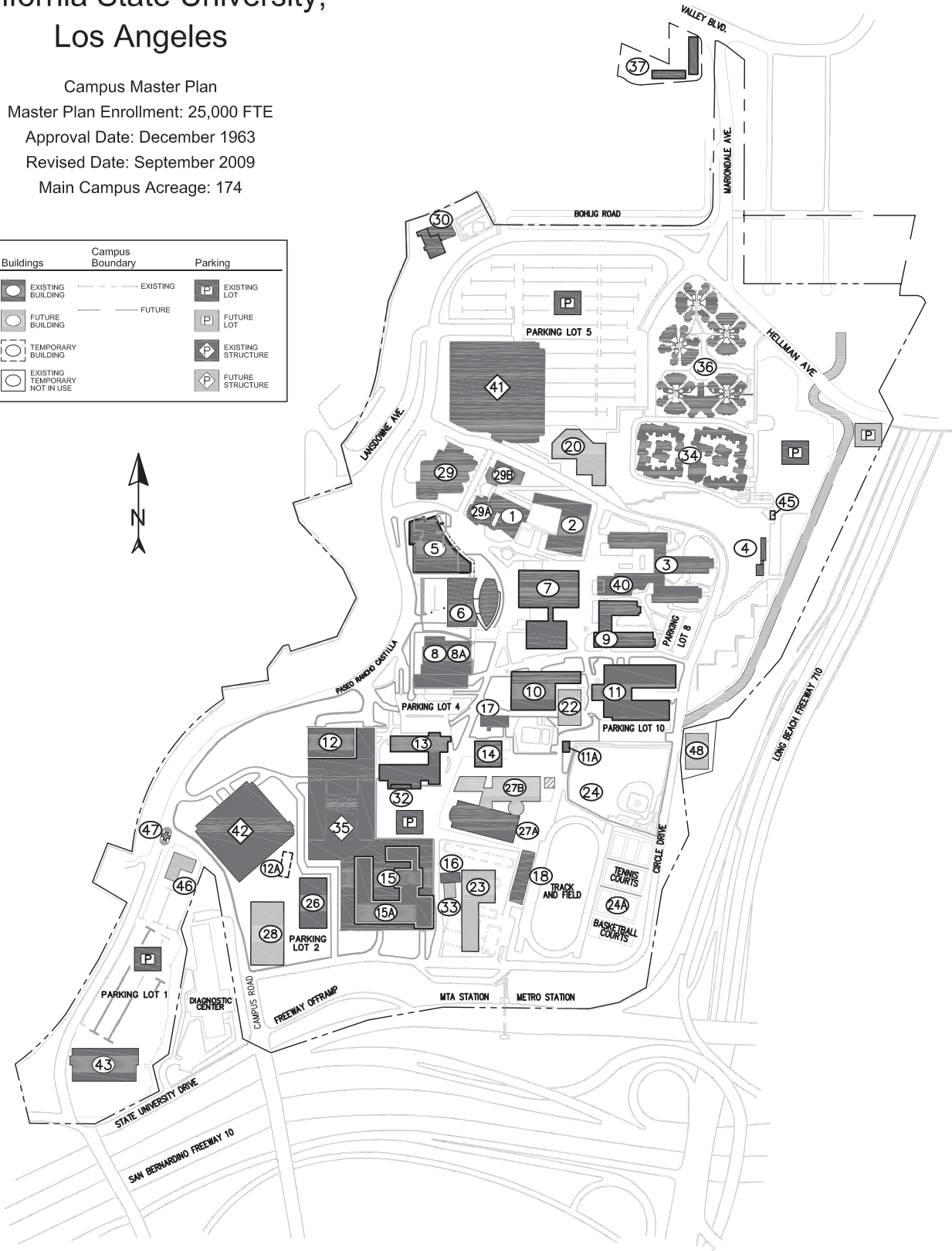
Existing Facility / *Proposed Facility*

Note: Building numbers correspond with building numbers in the Space and Facilities Data Base (SFDB)

# California State University, Los Angeles

Campus Master Plan  
 Master Plan Enrollment: 25,000 FTE  
 Approval Date: December 1963  
 Revised Date: September 2009  
 Main Campus Acreage: 174

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



**CALIFORNIA STATE UNIVERSITY, Los Angeles**

Master Plan Enrollment: 25,000 FTE

Master Plan Approved by the Board of Trustees: December 1963

Master Plan Revision Approved by the Board of Trustees: January 1966, April 1967, July 1971, May 1973, February 1975, July 1977, February 1979, May 1980, July 1983, January 1984, January 1985, September 2009

- |  |   |
|--|---|
| 1. Theatre   | 26. Marc and Eva Stern Math and Science School                  |
| 2. Music Building  | 27a. Wallis Annenberg Integrated Science Complex, LA Kretz Hall |
| 3. Martin Luther King Hall                               | 27b. <i>Wallis Annenberg Integrated Science Complex, Wing B</i> |
| 4. Power Substation/Chiller Plant                        | 28. <i>Academic Facility</i>                                    |
| 5. University Student Union                              | 29. Harriet and Charles Luckman Fine Arts Complex               |
| 6. Bookstore/Dining Services                             | 29a. Harriet and Charles Luckman Gallery                        |
| 7. John F. Kennedy Memorial Library                      | 29b. Intimate Theatre   |
| 8. Administration  | 30. The Anna Bing Arnold Child Care Center                      |
| 8a. Student Affairs                                      | 32. Greenhouse  |
| 9. Fine Arts   | 33. <i>South Chiller Plant Addition</i>                         |
| 10. Physical Education                                   | 34. Student Housing, Phase I                                    |
| 11. Engineering and Technology                           | 35. Parking Structure B   |
| 11a. NASA Research Lab                                   | 36. Student Housing, Phase II                                   |
| 12. Physical Sciences                                    | 37. Dobbs Street Student Housing                                |
| 12a. Physical Science Modulars                           | 40. Food Service Facility                                       |
| 13. Biological Sciences                                  | 41. Parking Structure C   |
| 14. Student Health Center                                | 42. Parking Structure A   |
| 15. Floyd R. Simpson Tower                               | 43. Forensic Science Building                                   |
| 15a. Ruben F. Salazar Hall                               | 45. Emergency Operations Center                                 |
| 16. South Chiller Plant                                  | 46. <i>Public Safety &amp; Parking Services</i>                 |
| 17. Career Center  | 47. University Welcome Center                                   |
| 18. Stadium  | 48. <i>Hydrogen Fueling Station</i>                             |
| 20. <i>Los Angeles County High School of the Arts</i>    |   |
| 22. <i>Physical Education Addition</i>                   |   |
| 23. <i>Corporation Yard</i>                              |   |
| 24. P.E. Outdoor Facility                                |   |
| 24a. P.E. Outdoor Facility<br>(Tennis/Basketball Courts) |   |

**LEGEND**

Existing Facility / *Proposed Facility*

Note: Building numbers correspond with building numbers in the Space and Facilities Data Base (SFDB)

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

### **Approval of Schematic Plans**

#### **Presentation By**

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

#### **Summary**

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

**San José State University—Student Health and Counseling Center**  
*CM at Risk Contractor: Turner Construction*  
*Project Architect: Lee, Burkhart, Liu, Inc.*

#### **Background and Scope**

San José State University proposes to construct a new facility (53,854 GSF) that will house the student health center and counseling services, creating a single destination for all student health related services. The new facility (#116) will be located at the site of the existing 1959 Building BB (#23), which will be demolished as part of this project. This is a prime location as it sits amidst the student housing and the recreation complex in the southeast quadrant of the campus. Associated Students, currently housed in Building BB, will move into the newly renovated and expanded Student Union upon project completion.

The existing student health center currently occupies 14,627 GSF on the first and second floors of the Health Building (#38), which also houses the nursing program. It provides basic outpatient and primary care services to students who pay health services fees as part of SJSU tuition and fees. The student health center employs a full-time staff of 45 practitioners and administrators plus six part-time “per diem” staff and 25 student assistants. Counseling services currently occupy 5,500 GSF on the second floor of the Administration Building (#30). The Student Health Center provides mental health and counseling support services with a full-time staff of 20 with assistance from postdoctoral and graduate student interns.

Sustainable design features include natural day lighting utilizing high performance glazing and HVAC equipment and lighting systems with daylight and occupancy sensors. In addition, the building utilizes a higher level of roof insulation as well as ‘cool’ roof technology to assist in exceeding CSU energy efficiency guidelines. The building is designed to accommodate

photovoltaic panels in the future and to increase water efficiency by using reclaimed water. The building is being designed to achieve LEED Gold certification.

**Timing (Estimated)**

Preliminary Plans Completed	May 2010
Working Drawings Completed	January 2011
Construction Start	May 2011
Occupancy	May 2013

**Basic Statistics**

Gross Building Area	53,854 square feet
Assignable Building Area	29,950 square feet
Efficiency	55.6 percent

**Cost Estimate – California Construction Cost Index 5179**

Building Cost (\$403 per GSF)	\$21,718,000
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<i>Systems Breakdown (includes Group I)</i>	(\$ per GSF)
a. Substructure	\$ 18.61
b. Shell Structure and Enclosure	\$ 152.93
c. Interiors (Partitions and Finishes)	\$ 54.76
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 116.30
e. Equipment and Services	\$ 17.55
f. Special Construction and Demolition	\$ 4.79
g. General Conditions	\$ 38.35

Site Development (including landscape)	<u>2,290,000</u>
Construction Cost	\$24,008,000
Fees, Contingency, Services	<u>7,344,000</u>
Total Project Cost (\$582 per GSF)	\$31,352,000
Group II Equipment	<u>2,000,000</u>
Grand Total	<u>\$33,352,000</u>

## **Cost Comparison**

Due to varying programmatic differences of student health clinics, the facility costs may vary widely. This project's building cost of \$403 per GSF is higher than the San Bernardino Health Center Addition at \$395 per GSF, adjusted to CCCI 5179, approved in May 2008. The higher building cost is due in part to the use of glass facades on all four sides of the building to provide ample day light and a more inviting feel to circulation and waiting areas conducive to campus health and counseling centers. In addition, the higher costs are due to the moment frame building structural system used to support the aesthetic design of the project, as well as the constrained site characteristics which influenced the vertical spatial organization of the program.

## **Funding Data**

The project will be financed through the CSU Systemwide Revenue Bond Program, which will be repaid from student fees. The student health facility fee was authorized to increase from \$23 in 2008-2009 to \$55 in 2012-13 and 3.5 percent annually for the next 10 years until 2022-2023.

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

An Initial Study and Mitigated Negative Declaration have been prepared to analyze the potential significant environmental effects of the proposed building project in accordance with the requirements of CEQA and the state CEQA Guidelines. The Final Mitigated Negative Declaration was presented to the Board of Trustees for review and certification as part of the Student Union Expansion and Renovation project at the March 24, 2009 meeting. It is now presented for certification in conjunction with consideration of the Student Health and Counseling Center. The Public Review Period began January 6, 2009 and closed February 5, 2009. One written comment letter was received expressing concern regarding oversized or excessive load vehicles on area roadways. The response to the comment was included in the mitigation program and the impact identified has been deemed to be less than significant.

The following resolution is presented for approval:

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

1. The Initial Study/Mitigated Negative Declaration has been prepared to address the potential significant environmental impacts, mitigation measures, comments and responses to comments associated with approval of the Student Health and Counseling Center project, and all discretionary actions related thereto, as identified in the Final Initial Study and Mitigated Negative Declaration.

CPB&G

Agenda Item 6

November 17-18, 2009

Page 4 of 4

2. The Mitigated Negative Declaration was prepared pursuant to the California Environmental Quality Act and the state CEQA Guidelines.
3. This resolution is adopted pursuant to the requirements of Section 21081 of the Public Resources Code and Section 15091 of the state CEQA Guidelines, which requires that the Board of Trustees make findings prior to the approval of a project that the mitigated project as approved will not have a significant effect on the environment and the project will be constructed with the recommended mitigation measures.
4. The schematic plans for the San José State University, Student Health and Counseling Center project are approved at a project cost of \$33,352,000 at CCCI 5179.