

AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: **2:00 p.m., Tuesday, September 20, 2016**
 Glenn S. Dumke Auditorium

Steven G. Stepanek, Chair
John Nilon, Vice Chair
Jane W. Carney
Adam Day
Thelma Meléndez de Santa Ana
J. Lawrence Norton
Peter J. Taylor

Consent Items

Approval of Minutes of the Meeting of July 19, 2016

1. Approval of Schematic Plans for California State University, Sacramento, *Action*
2. Approve the 2016 Master Plan Revision, Amendment of the 2016-2017 Capital Outlay Program, and Schematic Plans for the Monterey Bay Charter School, Phase I at California State University, Monterey Bay, *Action*

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

**Trustees of the California State University
Office of the Chancellor
Glenn S. Dumke Conference Center
401 Golden Shore
Long Beach, California**

July 19, 2016

Members Present

Steven G. Stepanek, Chair
John Nilon, Vice Chair
Jane W. Carney
Adam Day
Rebecca D. Eisen, Chair of the Board
Thelma Meléndez de Santa Ana
J. Lawrence Norton
Peter J. Taylor
Timothy P. White, Chancellor

Trustee Steven G. Stepanek called the meeting to order.

Approval of Minutes

The minutes of May 24, 2016 were approved as submitted.

Approval of the Amendment of the 2016-2017 Capital Outlay Program and Schematic Plans for California Polytechnic State University, San Luis Obispo

Assistant Vice Chancellor Elvyra F. San Juan presented the revised agenda item 1, Approval of the Amendment of the 2016-2017 Capital Outlay Program and Schematic Plans for the Baseball Clubhouse Replacement building for Cal Poly San Luis Obispo. The project will seek Leadership in Energy and Environmental Design (LEED) Silver certification and will be funded entirely from donations. Staff recommended approval.

The committee recommended approval of the proposed resolution (RCPBG 07-16-08).

Trustee Steven G. Stepanek adjourned the meeting.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Approval of Schematic Plans for California State University, Sacramento

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. The California State University Board of Trustees approved the project budget and scope in September 2015. Financing will be presented at the September 2016 meeting of the Committee on Finance.

California State University, Sacramento – University Union Renovation and Expansion, Phase I

Architect: Dreyfuss + Blackford Architects
Collaborative Design-Build Contractor: McCarthy

Background and Scope

The University Union (#47¹) was originally built in 1975 and located centrally on campus at the intersection of primary pedestrian pathways. Over time the three-story concrete structure has received limited additions in 1990, 1992, and 2003, and a major addition in 1996. The proposed demolition of 18,200 gross square feet (GSF), construction of a 60,849 GSF three-story addition and a 10,881 GSF renovation will accommodate the growing campus population and provide needed program enhancements.

The project addition includes new student offices, meeting rooms, special event spaces, a coffee bar with casual seating, and new spaces for Peak Outdoor Adventures, Women's Resource Center, Event Services offices, and the Dean of Student Affairs. The renovated areas will include informal recreation space, accessible restroom facilities, student lounge space, and improved circulation and building access.

The new construction will contain structural steel framing with reinforced concrete floors and a reinforced lightweight concrete-topped metal deck roof. The expansion will utilize the existing concrete structure to provide some lateral stability in order to minimize the extent of required structural retrofit. The exterior will consist of materials such as fiber cement panel and cast in place

¹ The facility number is shown on the master plan map and recorded in the Space and Facilities Database.

concrete, selected for durability and ease of maintenance. The expansion design will contain elements of the existing building as well as exterior finishes and colors to match the existing University Union.

The proposed project addition will create a main entrance on the northeast corner of the Union with a covered pavilion which transitions a four-foot grade change from the street to the building entrance. The grade change requires pedestrian steps and accessible ramps that have been arranged with a series of planters and seat walls designed to encourage student engagement and outdoor activities.

The building's interior space will be oriented to maximize natural daylighting. The project will provide upgrades to the fire suppression, domestic water, and sanitary sewer lines that serve the facility.

Sustainable building features will include LED lighting, water efficient plumbing fixtures, and natural daylighting. The shading devices along the east elevation will deflect direct sunlight to reduce solar heat gain. This project will be designed to be Leadership in Energy and Environmental Design (LEED) Gold equivalent.

Timing (Estimated)

Preliminary Plans Completed	October 2016
Working Drawings Completed	December 2016
Construction Start	March 2017
Occupancy	August 2018

Basic Statistics

New Construction	
Gross Building Area	60,849 square feet
Assignable Building Area	34,643 square feet
Efficiency	57 percent
Renovation	
Gross Building Area	10,881 square feet
Assignable Building Area	8,060 square feet
Efficiency	74 percent

Cost Estimate – California Construction Cost Index (CCCI) 6151²

Building Cost (\$511 per GSF)	\$36,677,000
<i>Systems Breakdown</i>	
a. Substructure (Foundation)	(\$ per GSF) \$ 22.65
b. Shell (Structure and Enclosure)	\$ 111.81
c. Interiors (Partitions and Finishes)	\$ 103.29
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 149.30
e. Built-in Equipment and Furnishings	\$ 11.14
f. Special Construction & Demolition	\$ 35.65
g. General Conditions and Insurance	\$ 77.49
Site Development	<u>2,368,000</u>
Construction Cost	\$39,045,000
Fees, Contingency, Services	<u>12,627,000</u>
Total Project Cost (\$720 per GSF)	\$51,672,000
Fixtures, Furniture & Movable Equipment	<u>1,509,000</u>
Grand Total	<u>\$53,181,000</u>

Cost Comparison

This project’s building cost of \$511 per GSF is higher than the \$497 per GSF for the California State University, Fullerton Titan Student Union Expansion approved in March 2015 and the \$452 per GSF for the San José State Student Union Expansion and Renovation approved in March 2009, both adjusted to CCCI 6151. The higher building cost is due in large part to the demolition costs associated with the existing facility and the higher costs of materials and labor to bring the existing facility in line with current codes. Additionally, program enhancements such as acoustical elements and folding partitions in the large meeting rooms also contribute to the higher building cost.

² The July 2015 *Engineering News-Record* California Construction Cost Index (CCCI). The CCCI is the average Building Cost Index for Los Angeles and San Francisco.

Funding Data

The project will be financed from the CSU Systemwide Revenue Bond program. The bonds will be repaid from University Union fees, approved by the university president per Executive Order 1054 on April 23, 2015 via the alternative consultation process. The Committee on Finance will consider project financing at this meeting.

California Environmental Quality Act (CEQA) Action

An Environmental Impact Report for the 2015 Campus Master Plan was certified by the trustees in May 2015. The University Union Renovation and Expansion, Phase I project is consistent with the Campus Master Plan EIR findings.

Recommendation

The following resolution is presented for approval:

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

1. The proposed project will not have significant adverse impacts on the environment and the project will benefit the California State University.
2. The schematic plans for California State University, Sacramento University Union Renovation and Expansion, Phase I are approved at a project cost of \$53,181,000 at CCCI 6151.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Approve the 2016 Master Plan Revision, Amendment of the 2016-2017 Capital Outlay Program, and Schematic Plans for the Monterey Bay Charter School, Phase 1 at California State University, Monterey Bay

Presentation By

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

Summary

This agenda item requests the following actions by the California State University Board of Trustees with regard to the Monterey Bay Charter School (MBCS) at California State University, Monterey Bay:

- Adopt the Final Initial Study/Mitigated Negative Declaration dated July 7, 2016
- Approve the proposed campus master plan revision dated September 2016
- Approve the Amendment of the 2016-2017 Capital Outlay Program
- Approve the Phase 1 Schematic Design

The Committee on Finance will consider approval of the public-public partnership development agreement with the MBCS at this September 2016 meeting.

Attachment “A” is the proposed campus master plan that includes the changes needed to site the MBCS and changes to the campus’ future boundaries to express the long term vision to acquire parcels contiguous to the university. Attachment “B” is the existing campus master plan approved by the trustees in May 2009.

The CSU Board of Trustees requires that every campus have a long range physical master plan showing existing and anticipated facilities necessary to accommodate a specified academic year full-time equivalent student enrollment. Each master plan reflects the physical requirements of academic program and auxiliary activities on the campus. By board policy, significant changes to the master plan and approval of a project’s schematic design require board approval. Authority for minor master plan revisions or schematic designs for project that are not architecturally significant, are utilitarian in nature, or have a cost of \$5,000,000 or less are delegated to the chancellor or his designee.

Proposed Master Plan Revision

The campus is proposing revisions to the physical master plan to primarily: 1) accommodate the development of the MBCS, and 2) identify land that the campus may acquire in the future to support the university.

The master plan revision identifies the proposed location of the charter school and relocates student housing and support functions previously planned for the site. The proposed MBCS partnership received conceptual approval by the Board of Trustees in November 2015. The concept approval was granted to develop the MBCS as a partnership between a public charter school entity and CSU Monterey Bay on approximately 18 acres of campus property.

The MBCS complex consists of developing a 60,000 square-foot kindergarten through 8th grade school to accommodate up to 508 students situated on the southeastern portion of the CSU Monterey Bay campus. The construction of permanent buildings will be completed in phases with long-term development dependent upon available charter school funding.

The land use at the proposed MBCS project site is currently designated as “Student Housing.” The proposed master plan revision identifies the siting of the MBCS and relocation of a future 600-bed student resident hall. The proposed relocation aligns with the master plan intent to densify the campus’s central core and develop new residence halls within walking distance of the main campus quadrangle.

The master plan revision also identifies land for future potential acquisition. The acquisition of these areas will improve the demarcation of CSU Monterey Bay and aims to ensure the property use is compatible and supportive of the university’s educational mission. Of the proposed parcels, one is owned by University Corporation, an auxiliary at CSU Monterey Bay that operates a student housing project on 8.27 acres of land adjacent to the campus commonly known as Promontory Student Housing. On July 19, 2016, the board granted approval to University Corporation to purchase the Promontory Student Housing from a private developer. The identification of the 8.27 acres of real property associated with Promontory Student Housing as a future acquisition on the master plan will facilitate the CSU’s acceptance of the property. For the other parcels proposed for future acquisition, the campus has considered the possible use as student housing, entrance pathways, or for facilities operations. At this time, no change in land use is proposed.

The proposed master plan changes are noted on Attachment A:

Hexagon 1: Monterey Bay Charter School (#620¹)

Hexagon 2: Student Housing (#401-404, 601-604)

Hexagon 3: Future Land Acquisition

Amend the 2016-2017 Capital Outlay Program

The Board of Trustees approved the 2016-2017 Capital Outlay Program at its November 2015 meeting. CSU Monterey Bay wishes to amend the 2016-2017 Capital Outlay Program for \$12,774,000 for preliminary plans, working drawings and construction for Phase I of the MBCS (#620) project. The proposed site, identified in the campus master plan revision dated September 2016, is bound by Butler Street to the north and Colonel Durham Street to the south, Seventh Avenue to the east, and Sixth Avenue to the west.

Monterey Bay Charter School, Phase 1 Schematic Design

Project Architect: Nichols, Melburg & Rossetto Architects

Design/Build Contractor: Otto Construction

Background and Scope

Phase 1 of the proposed 29,000 gross square feet (GSF) project will construct three kindergarten classrooms, and 16 classrooms for grades 1 through 8. The space for grades 7 and 8 classrooms, crafts, music, administrative and resource facilities will be leased from a modular company for five years while funding is secured for replacement with permanent buildings. In addition, outdoor play and educational spaces will be developed.

The Phase 1 facilities will accommodate approximately 430 students. The school will reach full enrollment of 508 students in the 2019-2020 school year. Additional support and instructional facilities will be completed as financing becomes available with completion anticipated during the 2025-2035 timeframe.

The MBCS architecture is a prairie style design with massing and proportions consistent with kindergarten-eighth grade school building construction. The structures are wood framed with composition shingle roofs and integral color fiber cement siding panels and trim. The buildings are two stories in height.

The project will strive to reach LEED Gold equivalent. Energy conservation measures incorporated into the project include high efficiency HVAC systems that do not require air conditioning or cooling towers, energy efficient lighting, and conduit installation for future solar power panels and electric vehicle chargers. Low-flow fixtures will be installed throughout the project site to promote water conservation.

¹ The facility number is shown on the master plan map and recorded in the Space and Facilities Database.

The site plan includes the planting of native, drought-resistant species, installation of minimal irrigation and the development of retention ponds for stormwater runoff and groundwater recharge. Alternative transportation facilities will be incorporated into the project design as well. Bike, pedestrian, and transit infrastructure will be provided to facilitate alternative transportation linkages to CSU Monterey Bay’s main campus and for residents of the East Campus housing.

Timing (Estimated)

Preliminary Plans Completed	September 2016
Working Drawings Completed	January 2017
Construction Start	July 2017
Occupancy	July 2018

Basic Statistics

Gross Building Area	29,000 square feet
Assignable Building Area	18,000 square feet
Efficiency	62 percent

Cost Estimate – California Construction Cost Index (CCCI) 6255²

Building Cost (\$161 per GSF)	\$4,660,000
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<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 3.38
b. Shell (Structure and Enclosure)	\$ 54.03
c. Interiors (Partitions and Finishes)	\$ 22.93
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 60.38
e. Special Construction & Demolition	\$ 1.34
f. General Conditions and Insurance	\$ 18.63

Site Development	<u>3,871,000</u>
Construction Cost	\$8,069,000
Fees, Contingency and Services	<u>4,243,000</u>
Total Project Cost (\$440 per GSF)	<u>\$12,774,000</u>

² The July 2016 *Engineering News-Record* California Construction Cost Index (CCCI). The CCCI is the average Building Cost Index for Los Angeles and San Francisco.

Cost Comparison

This project's building cost of \$161 per GSF reflects the wood frame and modular building type of construction. As a result, its building cost is significantly lower than comparable charter high schools constructed on other CSU campuses of type II, steel and concrete construction: the \$438 per GSF for the International Polytechnic High School at Cal Poly Pomona approved in March 2007, the \$408 per GSF for the LA County High School for the Arts at CSU Los Angeles approved in May 2007, and the \$400 per GSF for the Fresno University High School at CSU Fresno approved in March 2008, all adjusted to CCCI 6255.

Funding Data

The project will be financed, constructed and managed by the Monterey Bay Charter School for the duration of its 50-year lease. The MBCS plans to obtain private funding for this project.

California Environmental Quality Act (CEQA) Action

A Draft Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the MBCS project and made available to the public for review and comment from March 14, 2016 to April 13, 2016. A public meeting was held on March 30, 2016 to obtain public comments. Letters from the State Office of Planning and Research and the Monterey Bay Unified Air Pollution Control District were received which did not contain adverse comments.

In addition, a comment letter was received from Caltrans. Caltrans commented that the Traffic Impact Study in the Final IS/MND assumed a different trip generation than what will actually be occurring to the project site. Caltrans further indicated that the trip total (not net increase in trips generated by the school due to an increase in enrollment) should be applied when calculating the required Transportation Agency for Monterey County Regional Development Impact Fees to mitigate cumulative impacts. In response to these comments, it has been clarified that the discussion on the net increase was provided for information purposes only and the Traffic Impact Study analysis was based upon the total trips generated. Accordingly, potential impacts were adequately assessed and thus no adjustment to the amount of impact fees to be paid by MBCS is necessary.

The MBCS has entered into a Memorandum of Understanding with the Fort Ord Reuse Authority under which the MBCS will pay the Community Facilities District Special Taxes for the mitigation of traffic to be generated by the MBCS. In addition, the MBCS will pay a pro-rata share of the cost of a signalization improvement project at the intersection of General Jim Moore Boulevard and Coe Avenue.

With regard to the areas of future acquisition shown in the proposed master plan, analysis and compliance with CEQA requirements will occur at the time of acquisition. No additional CEQA action is necessary relating to the inclusion of the areas to be acquired in the future as there is no proposed change in use of the property at this time.

The Final IS/MND has been prepared and is presented to the trustees for review and adoption. The final documents, including the Mitigation Monitoring and Reporting Program are available online at: <https://csumb.edu/campusplanning/proposed-projects#monterey-bay-charter-school>. The Final IS/MND found that the project will not result in any significant unavoidable environmental impacts with implementation of the mitigation measures to reduce potential biological, cultural, hydrology, and soils impacts.

Recommendation

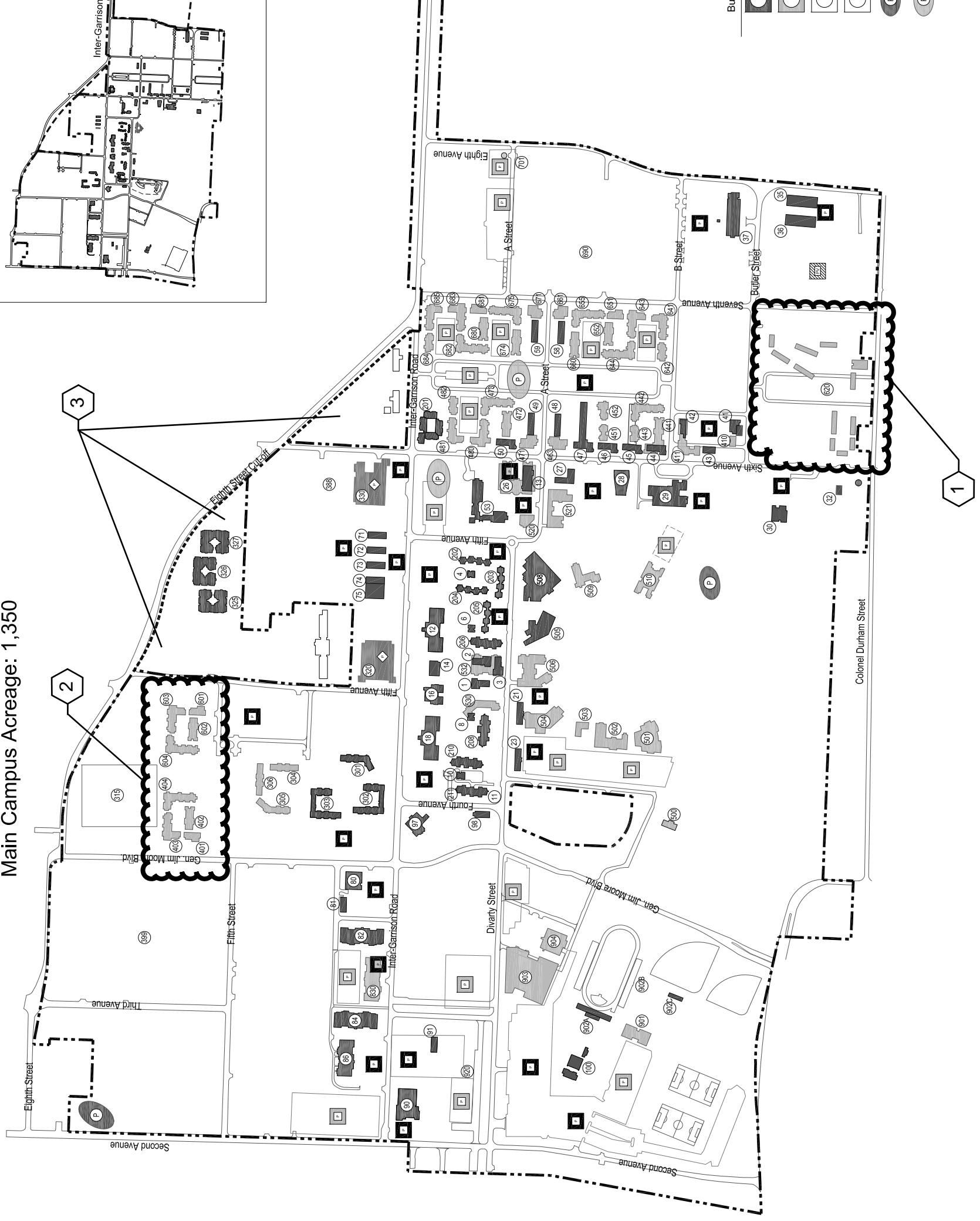
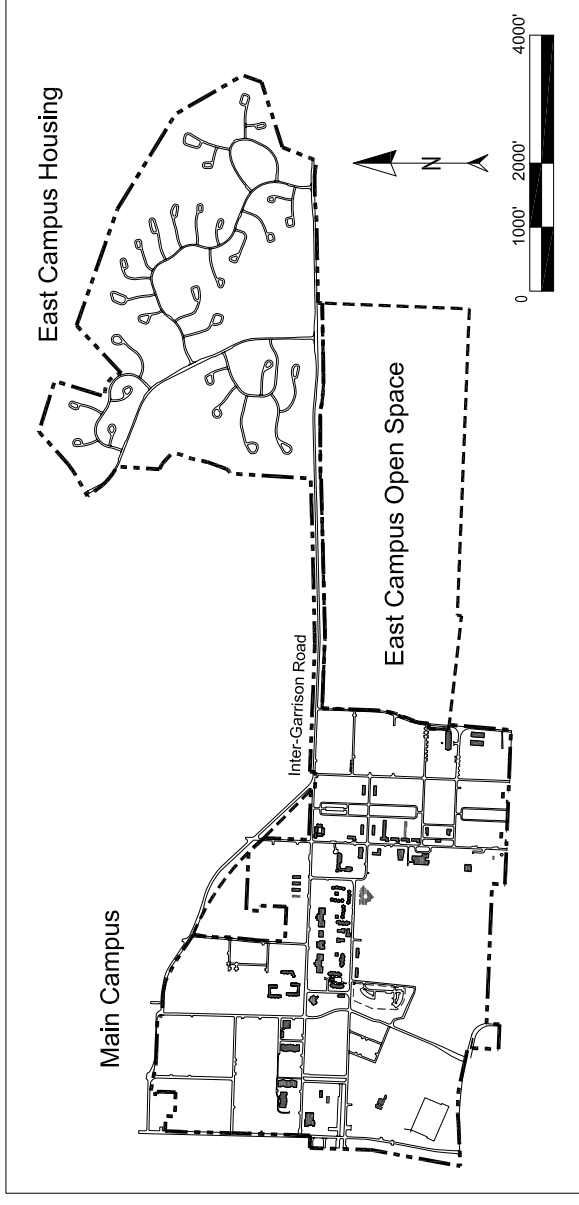
The following resolution is presented for approval:

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

1. The board hereby adopts the Final IS/MND for the Monterey Bay Charter School project dated July 7, 2016 as complete and in compliance with CEQA.
2. The mitigation measures identified in the Mitigation Monitoring and Reporting Program are hereby adopted and shall be monitored and reported in accordance with the Mitigation Monitoring and Reporting Program for Agenda Item 2 of the September 20-21, 2016, 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).
3. 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 Monterey Bay, Campus Planning and Development, 100 Campus Center, Seaside, California 93955-8001.
4. The California State University, Monterey Bay Campus Master Plan Revision dated September 2016 is approved.
5. The 2016-2017 Capital Outlay Program is amended to include \$12,774,000 for preliminary plans, working drawings, and construction for the California State University, Monterey Bay "Monterey Bay Charter School."
6. The chancellor is requested under Delegation of Authority granted by the Board of Trustees to file the Notice of Determination for the project.
7. The schematic plans for the California State University, Monterey Bay "Monterey Bay Charter School, Phase 1" project are approved at a project cost of \$12,774,000 at CCCI 6255.

California State University, Monterey Bay Campus Master Plan

Master Plan Enrollment: 12,000 FTE
 Approval Date: May 1998
 Proposed Date: September 2016
 Main Campus Acreage: 1,350



- | | | |
|------------------------------|--------------------------|---------------------------|
| EXISTING BUILDING | EXISTING CAMPUS BOUNDARY | EXISTING LOT |
| FUTURE BUILDING | FUTURE CAMPUS BOUNDARY | FUTURE LOT |
| TEMPORARY BUILDING | | EXISTING STRUCTURE |
| EXISTING BUILDING NOT IN USE | | FUTURE STRUCTURE |
| EXISTING RETENTION POND | | PHOTOVOLTAIC INSTALLATION |
| FUTURE RETENTION POND | | |

California State University, Monterey Bay

Master Plan Enrollment: 12,000 FTE

Master Plan approved by the Board of Trustees: May 1998

Master Plan Revision approved by the Board of Trustees: November 2004, March 2006, May 2009

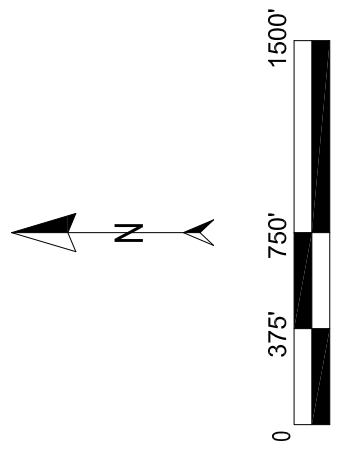
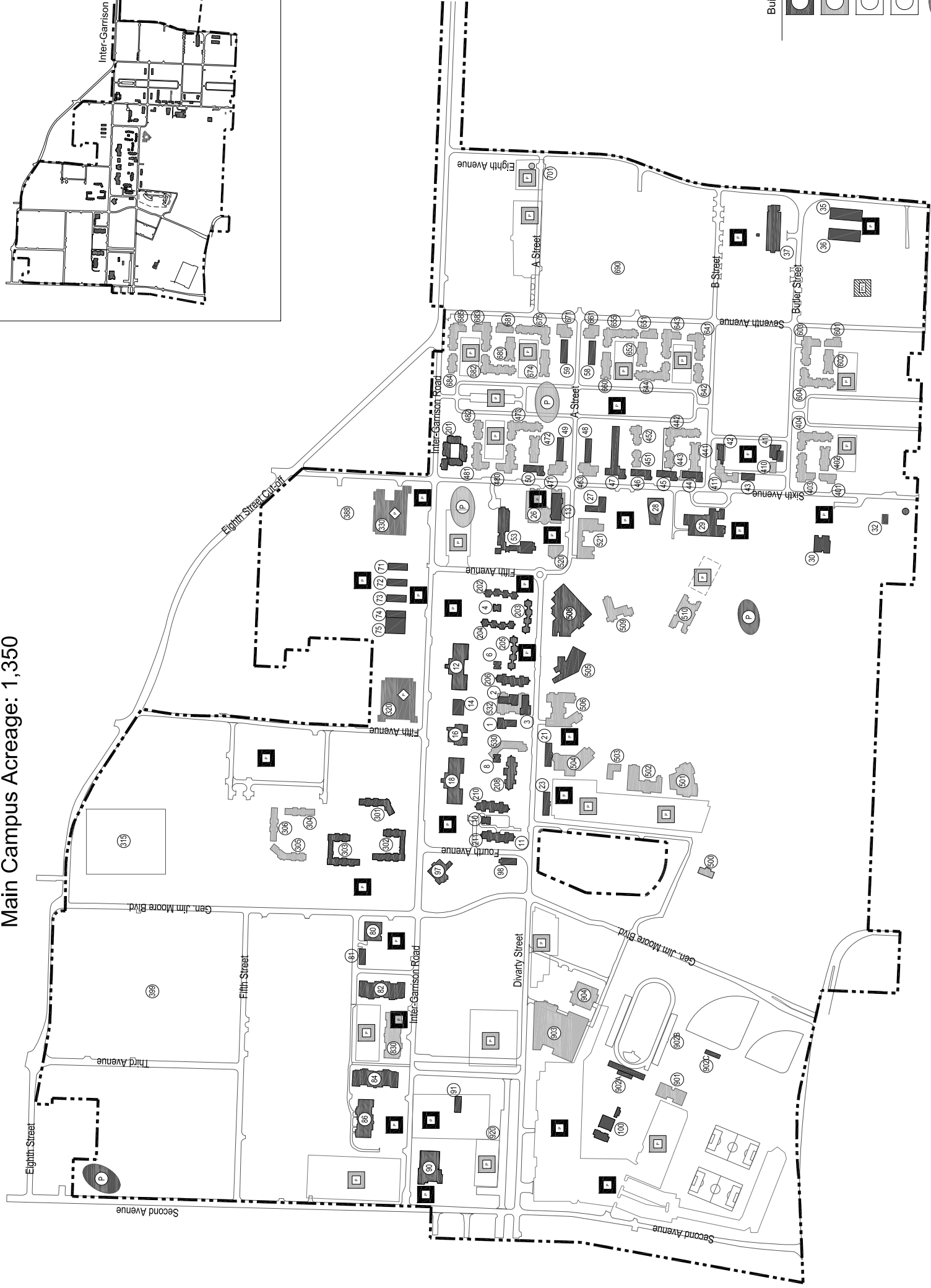
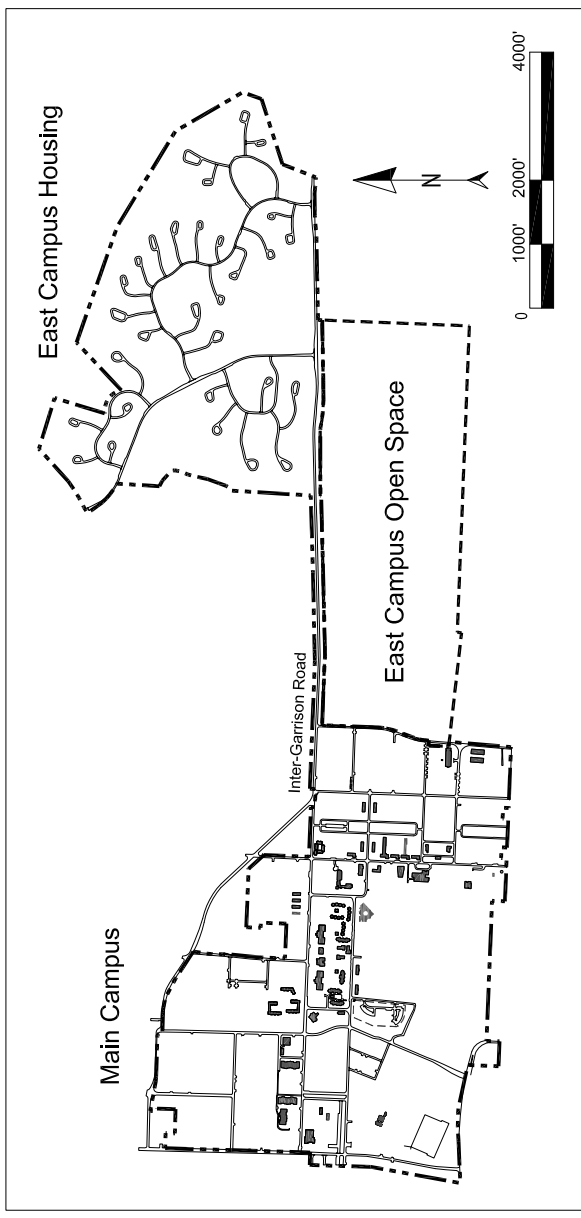
1. Administration Building	82. Valley Hall Suites A-F	506. Joel and Dena Gambord Business and Information Technology Building (BIT)
2. Del Mar Hall	84. Mountain Hall Suites A-F	508. Tanimura and Antle Family Memorial Library
3. Playa Hall	86. Ocean Hall Suites A-E	509. <i>Academic Building IX</i>
4. Wave Hall	90. Otter Sports Center	510. <i>Institute for Public Policy</i>
6. Surf Hall	91. Child Care Center	520. <i>Administration</i>
8. Sand Hall	97. Alumni and Visitors' Center	521. <i>Academic Building VII</i>
10. Dunes Hall	98. Meeting House	530. <i>Student Services</i>
11. Telecommunication Shelter	100. Aquatic Center	532. <i>Academic Building IV</i>
12. Student Center	201. University Corporation	601. <i>Student Housing IV</i>
13. Science Research Lab Annex	202. Cypress Hall	602. <i>Student Housing IV</i>
14. Otter Express	203. Asilomar Hall	603. <i>Student Housing IV</i>
16. Dining Commons	204. Willet Hall	604. <i>Student Housing IV</i>
18. Heron Hall	205. Manzanita Hall	620. <i>Monterey Bay Charter School</i>
21. Beach Hall	206. Yarrow Hall	641. <i>Student Housing V</i>
23. Tide Hall	208. Avocet Hall	642. <i>Student Housing V</i>
26. <i>Academic Building V</i>	210. Tortuga Hall	643. <i>Student Housing V</i>
27. Cinematic Arts and Technology	211. Sanderling Hall	644. <i>Student Housing V</i>
28. World Theater	301. Strawberry Apartments	651. <i>Student Housing V</i>
29. University Center	302. Pinnacle Suites	652. <i>Student Housing V</i>
30. Music Hall	303. Vineyard Suites	655. <i>Student Housing V</i>
32. Switch Gear Building	304. <i>Residence Hall</i>	660. <i>Student Housing V</i>
35. Mail Room/Shipping and Receiving	305. <i>Residence Hall</i>	661. <i>Student Housing V</i>
36. University Storage	306. <i>Residence Hall</i>	671. <i>Student Housing V</i>
37. Facilities Services and Operations	315. Student Recreation Field	674. <i>Student Housing IIB</i>
41. Telecommunications	325. Promontory Building A	675. <i>Student Housing IIB</i>
42. Watershed Institute	326. Promontory Building B	680. <i>Student Housing IIB</i>
43. IT Services	327. Promontory Building C	681. <i>Student Housing IIB</i>
44. Pacific Hall	320. <i>Structured Parking</i>	682. <i>Student Housing IIB</i>
45. Coast Hall	330. <i>Structured Parking</i>	683. <i>Student Housing IIB</i>
46. Harbor Hall	388. <i>Campus Partnerships I</i>	684. <i>Student Housing IIB</i>
47. Student Services Building	399. <i>North Campus Housing</i>	685. <i>Student Housing IIB</i>
48. World Languages and Cultures-South	401. <i>Student Housing IV</i>	690. <i>Campus Partnerships II</i>
49. World Languages and Cultures-North	402. <i>Student Housing IV</i>	701. Cell Tower
50. Science Instructional Lab Annex	403. <i>Student Housing IV</i>	830. <i>Child Care/Administration Center</i>
53. Chapman Science Academic Center	404. <i>Student Housing IV</i>	901. <i>Research Institute</i>
58. Green Hall	410. <i>Main Distribution Facility</i>	902A. Field House
59. Reading Center	411. <i>Technology Center</i>	902B. <i>Sports Complex Addition</i>
Diagnosics and Instruction	441. <i>Student Housing III</i>	902C. Field Office
71. Visual and Public Arts East	442. <i>Student Housing III</i>	903. <i>Varsity Sports Complex</i>
72. Visual and Public Arts Center	443. <i>Student Housing III</i>	904. <i>Varsity Sports Complex</i>
73. Visual and Public Arts West	443. <i>Student Housing III</i>	920. <i>Campus Partnership III</i>
74. Central Plant	451. <i>Student Housing III</i>	
75. Central Plant	452. <i>Student Housing III</i>	
80. Health and Wellness Services	463. <i>Student Housing III</i>	
81. Black Box Cabaret	471. <i>Student Housing III</i>	
	472. <i>Student Housing III</i>	
	473. <i>Student Housing III</i>	
	480. <i>Student Housing III</i>	
	481. <i>Student Housing III</i>	
	482. <i>Student Housing III</i>	
	500. <i>Bunker Building</i>	
	501. <i>Academic Building VII</i>	
	502. <i>Academic Building VI</i>	
	503. <i>Utility Complex</i>	
	504. <i>Student Union</i>	
	505. <i>Academic Building III</i>	

LEGEND:
 Existing Facility / Proposed Facility

NOTE: Existing building numbers correspond with building numbers in the Space and Facilities Base (SFDB)

California State University, Monterey Bay Campus Master Plan

Master Plan Enrollment: 12,000 FTE
 Approval Date: May 1998
 Revised Date: May 2009
 Main Campus Acreage: 1,350



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
EXISTING RETENTION POND		PHOTOVOLTAIC INSTALLATION
FUTURE RETENTION POND		

California State University, Monterey Bay

Master Plan Enrollment: 12,000 FTE

Master Plan approved by the Board of Trustees: May 1998

Master Plan Revision approved by the Board of Trustees: November 2004, March 2006, May 2009

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18. Media Learning Center	205. Manzanita Hall	642. <i>Student Housing V</i>
21. Beach Hall	206. Yarrow Hall	643. <i>Student Housing V</i>
23. Tide Hall	208. Avocet Hall	644. <i>Student Housing V</i>
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46. Harbor Hall	402. <i>Student Housing IV</i>	690. <i>Campus Partnerships II</i>
47. Student Services Building	403. <i>Student Housing IV</i>	701. <i>Cell Tower</i>
48. World Languages and Cultures-South	404. <i>Student Housing IV</i>	830. <i>Child Care/Administration Center</i>
49. World Languages and Cultures-North	410. <i>Main Distribution Facility</i>	901. <i>Research Institute</i>
50. Science Instructional Lab Annex	411. <i>Technology Center</i>	902A. <i>Field House</i>
53. Chapman Science Academic Center	441. <i>Student Housing III</i>	902B. <i>Sports Complex Addition</i>
58. Green Hall	442. <i>Student Housing III</i>	902C. <i>Field Office</i>
59. Reading Center	443. <i>Student Housing III</i>	903. <i>Varsity Sports Complex</i>
71. Visual and Public Arts East	451. <i>Student Housing III</i>	904. <i>Varsity Sports Complex</i>
72. Visual and Public Arts Center	452. <i>Student Housing III</i>	920. <i>Campus Partnership III</i>
73. Visual and Public Arts West	463. <i>Student Housing III</i>	
74. Central Plant	471. <i>Student Housing III</i>	
75. Central Plant	472. <i>Student Housing III</i>	
80. Health and Wellness Services	473. <i>Student Housing III</i>	
81. Black Box Cabaret	480. <i>Student Housing III</i>	
	481. <i>Student Housing III</i>	
	482. <i>Student Housing III</i>	
	500. <i>Bunker Building</i>	
	501. <i>Academic Building VII</i>	
	502. <i>Academic Building VI</i>	
	503. <i>Utility Complex</i>	
	504. <i>Student Union</i>	
	505. <i>Academic Building III</i>	
	506. <i>Business and Information Technology (BIT)</i>	

LEGEND:
 Existing Facility / Proposed Facility

NOTE: Existing building numbers correspond with building numbers in the Space and Facilities Base (SFDB) Facility