

AGENDA

JOINT COMMITTEES ON FINANCE AND CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: 2:30 p.m., Tuesday, September 24, 2019
Glenn S. Dumke Auditorium

Committee on Finance

Lillian Kimbell, Chair
Jack McGrory, Vice Chair
Larry L. Adamson
Rebecca D. Eisen
Jane W. Carney
Juan F. Garcia
Hugo N. Morales
Romey Sabalius
Lateefah Simon
Peter J. Taylor

Committee on Campus Planning, Buildings and Grounds

Rebecca D. Eisen, Chair
Romey Sabalius, Vice Chair
Larry L. Adamson
Jane W. Carney
Wenda Fong
Jack McGrory
Thelma Meléndez de Santa Ana
Peter J. Taylor

- Consent** 1. Approval of Minutes of the Meeting of January 22, 2019, *Action*
- Discussion** 2. Approval of Various Actions Related to a Hotel Development Project at California State University, Northridge, *Action*
3. Approval of Various Actions Related to a New Student Union Project at California State University, Fresno, *Action*

**MINUTES OF THE JOINT MEETING OF THE
COMMITTEES ON FINANCE AND
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**

January 22, 2019

Members Present

Committee on Finance

John Nilon, Chair
Peter J. Taylor, Vice Chair
Jane W. Carney
Douglas Faigin
Emily Hinton
Jack McGrory
Hugo N. Morales
Lateefah Simon
Christopher Steinhauser

**Committee on Campus Planning,
Buildings and Grounds**

Rebecca D. Eisen, Chair
Romey Sabalius, Vice Chair
Jane W. Carney
Wenda Fong
John Nilon
Christopher Steinhauser
Peter J. Taylor

Adam Day, Chairman of the Board
Timothy P. White, Chancellor

Trustee John Nilon called the meeting to order.

Public Comment

Public comment was made relating to funding for California State University, Los Angeles.

Approval of Minutes

The minutes of the November 13, 2018 joint committee meeting were approved as submitted.

Finance/CPB&G
Agenda Item 1
September 24-25, 2019
Page 2 of 2

Final Approval of a Public-Private Partnership Student Housing Development Project at California State University, Sacramento

The proposed public-private partnership for a student housing development project at California State University, Sacramento was presented for approval.

Following the presentation, the trustees asked questions about the financial terms of the agreement, how rent would be set, and expected long-term responsibility for the replacement baseball fields. They also asked questions about the elimination of the Upper Eastside Loft and its impact on available campus housing.

The committee recommended approval of the proposed resolution (RFIN/CPBG 01-19-01).

Trustee Nilon adjourned the meeting.

**JOINT COMMITTEES ON
FINANCE AND CAMPUS PLANNING, BUILDINGS, AND GROUNDS**

Approval of Various Actions Related to a Hotel Development Project at California State University, Northridge

Presentation By

Steve Relyea
Executive Vice Chancellor and
Chief Financial Officer

Dianne F. Harrison
President
California State University, Northridge

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

Robert Eaton
Assistant Vice Chancellor
Financing, Treasury, and Risk Management

Summary and Prior Board of Trustees Approvals

This agenda item requests that the California State University Board of Trustees approve the following actions regarding the proposed hotel project at California State University, Northridge:

- Amendment of the 2019-2020 Capital Outlay Program
- Approval of the Schematic Design for the project
- Approval of the Final Development Agreement

In November 2015, the Board of Trustees approved the conceptual plan authorizing the campus, through The University Corporation (TUC), a recognized campus auxiliary organization in good standing, to pursue a public-private partnership for the development of an industry recognized branded hotel on a 3-acre site located on the California State University, Northridge campus.

The prior Board of Trustees approval authorized the release of the Request for Qualifications/Proposals, authorized the campus to enter into due diligence access and option agreements, negotiate necessary agreements, prepare draft ground leases, develop schematic drawings, and complete the necessary environmental documentation.

In July 2018, the Board of Trustees certified and adopted the campus's California Environmental Quality Act (CEQA) action for the proposed on-campus hotel Final Initial Study/Mitigated Negative Declaration dated April 2018. The action included a revision to the campus physical master plan, the proposed hotel is listed as Building #206 on the current master plan. As part of the development, the campus will demolish the existing University Club, Building #11. Services provided in the University Club will be accommodated in a newly renovated space in the Bookstore Complex, which is currently in design and not included in this action.

Background

The campus is currently underserved by a lack of available and accessible hotels within the surrounding area, thus limiting its ability to host conferences and visiting scholars, provide convenient lodging for campus candidates, visiting family members and athletic teams, and foster community partnerships.

In addition to meeting the campus need for hotel and conference space, the project will also provide educational benefits with academic and experiential learning opportunities for students pursuing career paths within the tourism and hospitality industries, through an integrated partnership by and between the Corvias development team and the campus's Recreation, Tourism, and Management (RTM) program. To facilitate a sustainable and flexible partnership, key performance indicators will be incorporated into the ground lease agreement for the intended purposes of fostering programmatic and educational benefits in the following areas: internship opportunities for undergraduate and graduate students; guest lectures by members of the development team; facility tours and live demonstrations; project research opportunities for RTM faculty and students; employment opportunities and the hiring of campus students applying for jobs at other hotels managed by Evolution Hospitality (the hotel operator); and annual scholarships designated for RTM majors.

Events supporting the campus mission are often not considered achievable due to the lack of convenient accessible hotels. The proposed project is expected to fulfill such needs for adjacent and convenient hospitality services for families, recruits, faculty and staff candidates, business partners, and athletic teams. In addition, the project is expected to reduce traffic loads, since the lack of local hotels causes additional traffic loads to the adjacent streets as visitors travel from substantial distances to reach the campus, often during peak traffic times.

In May 2016, the campus and TUC commenced a competitive bid process for the hotel development project. The initial effort resulted in the selection of a suitable development partner, however, during negotiations the identified development partner was unable to secure the necessary capital financing for the project and the due diligence agreement with the initial developer was terminated.

In August 2018, the campus and TUC commenced a new competitive bid process resulting in multiple responses from several interested developers. In November 2018, three finalists were interviewed by a committee consisting of campuswide personnel and colleagues from the Office of the Chancellor. In December 2018, the campus selected a private development team led by Corvias to design, build, finance, own, and operate the hotel facility. Since the selection, the campus and Corvias have negotiated development terms, and Corvias has provided more detail on the design of the proposed facility resulting in the return to the board for consideration.

Amendment of the 2019-2020 Capital Outlay Program

CSU Northridge wishes to amend the 2019-2020 Capital Outlay Program to accommodate the development of the hotel project (#206). The site of the development is a 3.3-acre parcel of land near the southwest corner of the campus at the intersection of Nordhoff Street and Matador Way. A small portion of the site is currently occupied by an existing restaurant, the Orange Grove Bistro. To accommodate the hotel development, the Bistro will be demolished and replaced with another facility at a different location within the bookstore complex, subject to completion of a separate campus renovation project in August 2020.

The site has several attributes which facilitate a hotel development, such as visibility to and from the community and campus, including the Nordhoff Street connection from the 405 Freeway to the campus; available adjacent land for self-contained parking; convenient adjacency to the University's academic core, the Younes and Soraya Nazarian Center for the Performing Arts, the University Student Union, and athletic venues. A hotel at this site would be considered on-campus yet easily accessible for the public.

The project will construct a select-service hotel operating under the nationally recognized brand of Hilton Garden Inn, with approximately 82,000 square feet, 149 rooms, and 128 parking spaces. The development will include a lounge, restaurant, bar, reception area, fitness center, 1,000 square feet of reconfigurable meeting space, and a large courtyard with shaded exterior seating and space for events. The hardscape and landscape amenities include a covered entry, large courtyard with shaded exterior seating, and space for events. The total projected cost of the development is expected to be approximately \$44 million dollars.

Schematic Design

Development Team

Developer: Corvias
Equity Partner: TPG Sixth Street
Debt Partner: MassMutual

Operator: Evolution Hospitality
Design/Build Contractor: Gilbane
Architect: Steinberg Hart

Design Features

The proposed project will be a four-story Type III wood frame structure. Exterior building materials will include metal panels in keeping with the Performing Arts Center. Interior building materials will be consistent with Hilton Brand standards and are expected to be refreshed every 7 to 8 years. Flooring finishes include porcelain tile, carpet, and carpet tile. Wall surfaces will be soil and scuff resistant, with a painted drywall finish with wallpaper. Interior millwork will be finished with durable laminates, chemical resistant solid surfacing countertops, and other quality materials consistent with similar Hilton Garden Inns.

The project is designed to achieve LEED “Gold” certification as well as to actively reduce the university’s impact on the local traffic due to reductions in vehicle miles traveled (VMT). The building will include sustainable features such as water-efficient landscaping, low-flow plumbing fixtures, LED lighting, and other energy-efficient materials and systems. Parking will also include infrastructure for electric car charging stations. The project will incorporate native drought tolerant landscape and adaptive plants, provide an ecosystem for storm water retention and rainwater management. And lastly, the Hotel is conveniently located within walking distance to alternative transportation options and will actively promote alternative options.

Timing (Estimated)

Preliminary Plans Completed	November 2019
Working Drawings Completed	December 2019
Construction Start	June 2020
Occupancy	August 2021

Basic Statistics

Gross Building Area	82,000 square feet
Assignable Building Area	63,019 square feet
Efficiency	77 percent
Parking Spaces	128

Cost Estimate – California Construction Cost Index (CCCI) 6840¹

Building Cost (\$324 per GSF) \$26,606,000

<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 9.74
b. Shell (Structure and Enclosure)	\$ 78.71
c. Interiors (Partitions and Finishes)	\$ 62.66
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 105.60
e. Built-in Equipment and Furnishings	\$ 11.20
f. Special Construction and Demolition	\$ 1.95
g. General Conditions and Insurance	\$ 54.61

Site Development 4,464,000

Construction Cost \$31,070,000

Fees, Contingency and Services 6,499,469

Total Project Cost (\$458 per GSF) \$37,569,469

Fixtures, Furniture, & Moveable Equipment 2,875,000

Total Project Cost \$40,444,469

Development and Financing Fee 3,757,531

Grand Total \$44,202,000

Cost Comparison

There is no comparable CSU Cost Guideline comparison for a private hotel development in the CSU, however in discussion with the Developer’s contractor Gilbane and Hilton, the estimated cost of the project is in line with industry comparisons for new hotel developments of similar class and scale built in California.

California Environmental Quality Act (CEQA) Action

A Final Initial Study/Mitigated Negative Declaration was prepared to analyze potential significant environmental effects of the Hotel Development and it was found that the Hotel Development will not result in any significant unavoidable environmental impacts. The final documents, including the comment letters and responses to comments, Mitigation Monitoring and Reporting Program, are available online at: <https://www.csun.edu/facilities/facilities-planning-services>. The revised master plan including the Hotel Development and related and CEQA findings were approved by the Board of Trustees in July 2018.

¹ The July 2017 *Engineering News-Record* California Construction Cost Index (CCCI). The CCCI is the average Building Cost Index for Los Angeles and San Francisco.

Final Development Agreement

Negotiations with Corvias have resulted in the below summary of key agreement terms and conditions:

- The developer has deposited \$800,000 earnest money in escrow as a security deposit.
- The CSU will lease the land to TUC for this project.
- TUC will lease the land to the developer for a term of 65 years. Extension of 10 years pursuant to mutual agreement, not unreasonably withheld if conditions have been satisfied.
- Total development cost of approximately \$44 million, financed with 75 percent private debt financing and 25 percent developer equity contribution.
- Upon execution of the sublease, the developer shall pay \$250,000 in non-reimbursable project fees to reimburse TUC for previously incurred costs.
- Ground rent structure as follows:
 - Unsubordinated ground lease payment of 1 percent of gross revenue during first four years of operations (approximately \$80,000 forecasted in year 1 of operations).
 - Unsubordinated ground lease payment of 2 percent of gross revenue in years 5 through 65 of operations (approximately \$200,000 in year five of operations and increasing gradually thereafter at an assumed rate of 3 percent).
 - Subordinated ground lease payment of 2 percent of gross revenue, subject to developer 12.5 percent equity return hurdle (approximately \$350,000 forecasted in year 22 of operations and increasing gradually thereafter).
 - Capital Event Participation: 5 percent of any refinancing or sale net proceeds after expenses.
- Developer is responsible for all development costs.
- Academic partnership expectations to be memorialized in the ground lease with key performance indicators (KPIs).
- Lease terms and conditions include Right of First Offer and Right of First Refusal.
- Hotel operations and maintenance subject to Hilton franchise agreement.
- Hotel management fees to be tied to KPI performance.
- The developer will be responsible for funding, constructing, operating, and maintaining the facility in good condition during the term of the lease.
- The project will revert to the auxiliary at the expiration of the lease.

Recommendation

The following resolution is presented for approval:

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

1. The California State University, Northridge Hotel project is consistent with the Campus Master Plan approved in July 2018.
2. The schematic design is consistent with the Final Initial Study/Mitigated Negative Declaration prepared to address any potential significant environmental impacts and mitigation measures associated with approval of the California State University, Northridge Hotel project and all discretionary actions related thereto.
3. The project will benefit the mission of the California State University.
4. The 2019-2020 Capital Outlay Program is amended to include \$44,202,000 for preliminary plans, working drawings, construction, and equipment for the California State University, Northridge Hotel project.
5. The schematic plans for the California State University, Northridge Hotel project are approved at a project cost of \$44,202,000 at CCCI 6840.
6. The development of the Hotel project through a public-private partnership, on the campus of California State University, Northridge as described in Agenda Item 2 of the September 24-25, 2019 meeting of the Joint Committees on Finance and Campus Planning, Buildings and Grounds is approved, and that the chancellor, the executive vice chancellor and chief financial officer, and their designees are authorized to execute the agreements necessary to complete the transaction.

**JOINT COMMITTEES ON
FINANCE AND CAMPUS PLANNING, BUILDINGS AND GROUNDS**

Approval of Various Actions Related to a New Student Union Project at California State University, Fresno

Presentation by

Steve Relyea
Executive Vice Chancellor and
Chief Financial Officer

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

Robert Eaton
Assistant Vice Chancellor
Financing, Treasury, and Risk Management

Summary

This agenda item requests that the California State University Board of Trustees approve the following actions related to the proposed California State University, Fresno New Student Union project:

- Adoption of the Final Initial Study/Mitigated Negative Declaration dated August 2019
- Approval of the campus master plan revision dated September 2019
- Amendment of the 2019-2020 Capital Outlay Program
- Approval of the Schematic Design for the project
- Approval to Issue Systemwide Revenue Bonds for the project

Attachment A is the proposed campus master plan that includes revisions to accommodate the New Student Union. Attachment B is the existing campus master plan approved by the Board of Trustees in November 2011.

In addition, at its September 2019 meeting, the Committee on Institutional Advancement will consider a request to name the new student union The Lynda and Stewart Resnick Student Union.

Proposed Master Plan Revisions

The campus is proposing revisions to the physical master plan to accommodate the New Student Union (#79¹). The proposed site fulfills the campus master plan vision to create a new signature building located at the campus core that will foster student success, community engagement, and a sense of belonging. The New Student Union will support student life and dining, complementing the existing University Student Union (#80) and the Satellite Student Union (#78). The project will be sited on an open area, approximately 3.5 acres, created by the demolition of the Keats Campus Building (#95) which was built in 1957 (7,400 GSF) and an open amphitheater built in 1967. The project site is located in the center of campus near the Henry Madden Library (#27).

Proposed master plan changes noted on Attachment A include:

Hexagon 1: Removal of Keats Campus Building (#95)

Hexagon 2: New Student Union Building (#79)

Amend the 2019-2020 Non-State Funded Capital Outlay Program

CSU Fresno wishes to amend the 2019-2020 Capital Outlay Program to include preliminary plans, working drawings and construction of the New Student Union (NSU) project (#79). The project is needed to better serve student life and dining and complement the space in the existing University Student Union (#80) and Satellite Student Union (#78). The University Student Union was constructed in the late 1960's when the campus enrollment was approximately 10,900 students. However, with a headcount of over 24,000 students, 270 student clubs, student governments, and other social organizations, additional space is needed. The proposed 84,000 gross square foot (GSF) facility will include a large, multi-purpose ballroom, study areas, various meeting rooms for student clubs and organizations, offices, a welcome center, a student leadership center, and a veteran's center. The project is estimated to cost \$60,000,000.

New Student Union Schematic Design

Project Architect: Harley Ellis Devereaux

Design-Build Contractor: McCarthy Builders

Background and Scope

The design of the New Student Union includes a one-story multi-purpose ballroom element on the east side of the complex, and a three-story structure along the western edge of the site, facing the Madden Library and the University Student Union. The primary exterior surface of the new building is insulated concrete panels, providing both gravity and lateral resistance. These are cost effective pre-manufactured panels providing structural support and exterior finish, that will be consistent with the campus' architectural vocabulary. The use of the concrete panels improves interior flexibility with fewer shear walls or braces, provide sun-shading, and reduce the number of materials used.

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

Site improvements include outdoor plazas, lawn areas, and an amphitheater to provide engaging and flexible spaces that accommodate a wide range of uses. The Ballroom plaza on the east complements indoor ballroom programming and provides additional spill-out space. The amphitheater and lawns offer their own unique programmable space while complementing and enlarging the indoor Town Center space to accommodate larger groups and programmed events. The north, south, and west plazas are designed as potential locations for mobile concessions.

Sustainable design features include a storm water management system, a recycle and compost trash yard, water efficient landscaping, high-efficiency irrigation system, integrated sun shades, photovoltaic panels for 25 percent of building energy load, LED lighting fixtures, natural daylighting, low-flow plumbing fixtures, incorporation of a cool roof, and reuse of the existing Amphitheater concrete on the site. The project shall meet a minimum of LEED Gold equivalency.

Timing (Estimated)

Preliminary Plans Completed	October 2019
Working Drawings Completed	January 2020
Construction Start (demolition and excavation)	March 2020
Occupancy	September 2021

Basic Statistics

Gross Building Area	84,000 square feet
Assignable Building Area	61,000 square feet
Efficiency	73 percent

Cost Estimate – California Construction Cost Index (CCCI) 6840²

Building Cost (\$518 per GSF)		\$43,452,000
<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>	
a. Substructure (Foundation)	\$ 19.37	
b. Shell (Structure and Enclosure)	\$151.58	
c. Interiors (Partitions and Finishes)	\$ 76.94	
d. Services (HVAC, Plumbing, Electrical, Fire)	\$145.13	
e. Built-in Equipment and Furnishings	\$ 7.81	
f. Special Construction & Demolition	\$ 14.58	
g. General Conditions & Insurance	\$104.32	
Site Development (includes landscaping and demolition)		<u>5,274,000</u>

² The July 2018 *Engineering News-Record* California Construction Cost Index (CCCI). The CCCI is the average Building Cost Index for Los Angeles and San Francisco.

Construction Cost	\$48,726,000
Fees, Contingency, Services	<u>8,745,000</u>
Total Project Cost	\$57,471,000
Fixtures, Furniture & Equipment	<u>2,529,000</u>
Grand Total (\$715 per GSF)	<u>\$60,000,000</u>

Cost Comparison

The New Student Union project's building cost of \$518 per GSF is less than three other CSU facilities. The cost for the CSU Fullerton, Titan Student Union Expansion was \$552 per GSF approved in March 2015; \$549 per GSF for the CSU Monterey Bay Student Union approved in November 2016; and \$568 per GSF for the Sacramento State, Union Renovation and Expansion Phase 1 approved in September 2016, all at CCCI 6840.

California Environmental Quality Act (CEQA) Action

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the New Student Union project to analyze the potential significant environmental effects of the development in accordance of the California Environmental Quality Act (CEQA). The draft IS/MND was made available to the public for review and comment for 30 days from February 5, 2019 to March 7, 2019.

The final Mitigated Negative Declaration (MND) has been prepared and is presented to the Board of Trustees for review and adoption. The final MND found that the New Student Union Project will not result in any significant unavoidable environmental impacts. The final documents, including the Mitigation Monitoring and Reporting Program, are available online at: <http://fresnostate.edu/adminserv/facilitiesmanagement/campus-projects/index.html>

Issues Identified Through Public Participation

Three comment letters were received: California Department of Transportation (Caltrans) District 6, Fresno Council of Governments, and Fresno Metropolitan Flood Control District.

California Department of Transportation (Caltrans) District 6: Caltrans District 6 acknowledged the project and CEQA notice and expressed that they had no comments.

CSU Response: No response comment required.

Fresno Council of Governments: The Fresno Council of Government (COG) on behalf of the Fresno County Airport Land Use Committee (ALUCP) described the mission of the ALUCP and requested that the report be updated with the correct reference. The ALUCP updated the safety zones within the region and noted changes in the airport area of influence. COG forwarded the report to Caltrans Aeronautical Division for further analysis and determination.

CSU Response: The Initial Study was revised to reflect the information regarding airport safety zones contained within the Fresno County Airport Land Use Compatibility Plan, adopted on December 3, 2018, which supersedes the Fresno Yosemite International Airport Land Use Compatibility Plan. The campus has coordinated with Robert Fiore, with the Caltrans Office of Aviation Planning, Division of Aeronautics. It was confirmed that the project site is not subject to California Public Utilities Code Section 21655, which would have required coordination with Caltrans regarding the proposed project location, and properties owned by the State of California are subject to the Airport Land Use Compatibility Plan (ALUCP).

Fresno Metropolitan Flood Control District: The Flood Control District indicated the project is sited within the jurisdiction area, is larger than one acre, and is subject to the following conditions: maintain stormwater facilities during construction; design to a 500-year flood; provide on-site drainage for proposed development; and comply with the EPA National Pollutant Discharge Elimination System (NPDES).

CSU Response: New drainage infrastructure and features such as roof drains will be included in the project to mitigate and control stormwater flows. The project will connect to existing storm drain infrastructure and provide detention area or storage, such that post-construction runoff volume and rate from the Project site is equal to or less than existing conditions. Additionally, the project will comply with the Central Valley Regional Water Quality Control Board (RWQCB) stormwater MS4 permit.

Financing

The SRB program provides capital financing for projects of the CSU – student housing, parking, student unions, health centers, continuing education facilities, certain auxiliary projects, and other projects, including academic facilities, approved by the Board of Trustees. Revenues from these programs and other revenues approved by the Board of Trustees, including CSU operating funds, are used to meet operational requirements for the projects and pay debt service on the bonds issued to finance the projects. The consolidated pledge of gross revenues to the bondholders strengthens the SRB program and has resulted in strong credit ratings and low borrowing costs for the CSU. Prior to issuance of bonds, some projects are funded through BANs issued by the CSU in support of its CP program. The BANs are provided to the CSU Institute, a recognized systemwide auxiliary organization, to secure the CSU Institute's issuance of CP used to finance the projects. CP notes

provide greater financing flexibility and lower short-term borrowing costs during project construction than long-term bond financing. Proceeds from the issuance of bonds are then used to retire outstanding CP and finance any additional costs not previously covered by CP.

This item requests that the California State University Board of Trustees authorize the issuance of long-term Systemwide Revenue Bond (SRB) financing and related debt instruments, including shorter term and variable rate debt, floating and fixed rate loans placed directly with banks, and bond anticipation notes (BANs) to support interim financing under the CSU commercial paper (CP) program, in an aggregate amount not-to-exceed \$58,945,000 to provide financing for the California State University, Fresno New Student Union. The Board of Trustees is being asked to approve the resolutions related to this financing.

The not-to-exceed par amount of the proposed bonds is \$58,945,000, based on a total budget of \$60 million with a student union program reserve contribution of \$4 million and a \$2 million donation from the Resnick Foundation. Additional net financing costs, such as capitalized interest and cost of issuance, estimated at \$4.945 million, are expected to be funded from bond proceeds.

A student fee referendum was passed in March 2018 to increase the student body center fee by \$298 per year. The referendum passed with a 67% yes vote and the increase will be effective when the facility opens in the fall 2021, taking the student body center fee from \$240 per year to \$538 per year.

The following table summarizes key information about this financing transaction.

Not-to-exceed amount	\$58,945,000
Amortization	Approximately level debt service over 30 years
Projected maximum annual debt service	\$3,798,598
Projected debt service coverage including the new project: ¹	
Net revenue – All campus pledged revenue programs:	1.37
Net revenue – Campus student union program:	1.49

1. Based on campus projections of 2022-2023 operations of the project with expected full debt service.

The not-to-exceed amount for the project, the maximum annual debt service, and the financial ratios above are based on an all-in interest cost of 5.08 percent, which includes a cushion for changing financial market conditions that could occur before the permanent financing bonds are sold. The financial plan assumes level amortization of debt service, which is the CSU program standard. The campus financial plan projects a student union program net revenue debt service coverage of 1.49 in fiscal year 2022-2023, the first full year of operations, which exceeds the CSU benchmark of 1.10 for the program. Combining 2022-2023 student union program projections and 2022-2023 projections for all other campus pledged revenue programs yields a campus net revenue

debt service coverage for the first full year of operations of 1.37 which exceeds the CSU benchmark of 1.35.

In coordination with CSU's Office of General Counsel, Orrick, Herrington & Sutcliffe LLP, as bond counsel, is preparing resolutions to be presented at this meeting that authorize interim and permanent financing for the projects described in this agenda.

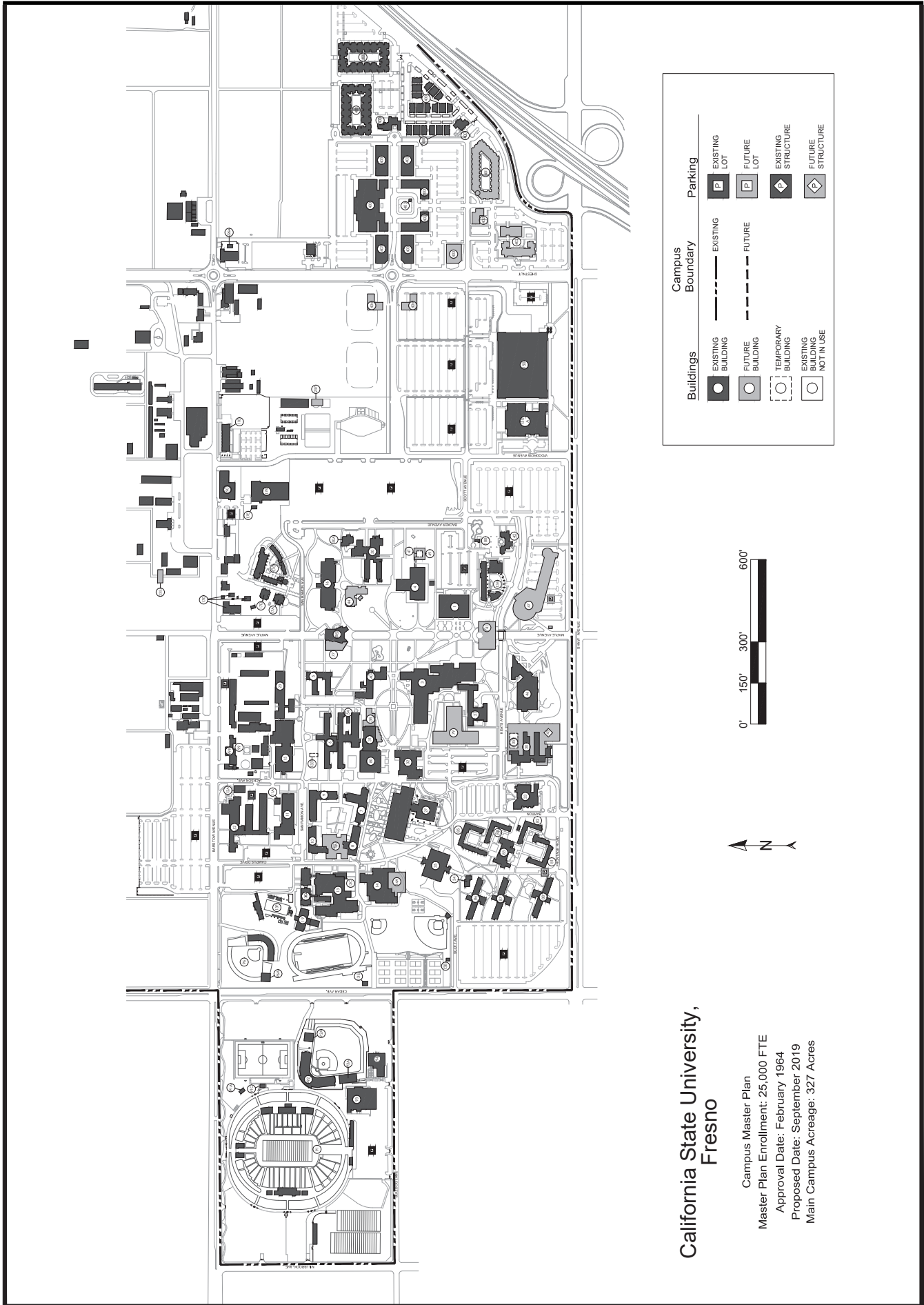
Recommendation

The following resolution is presented for approval:

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

1. The Final Initial Study/Mitigated Negative Declaration has been prepared to address any potential significant environmental impacts and mitigation measures, comments, and responses to comments associated with the New Student Union project and all discretionary actions related thereto, as identified in the Final Initial Study and Mitigated Negative Declaration.
2. The Final Initial Study/Mitigated Negative Declaration was prepared pursuant to the California Environmental Quality Act and State CEQA Guidelines.
3. This resolution is adopted pursuant to the requirements of Section 21081.6 of the Public Resources Code and Section 15074 State CEQA Guidelines which require the Board of Trustees to make findings prior to the approval of a project that the mitigated project will not have a significant impact on the environment, that the project will be constructed with the recommended mitigation measures as identified in the mitigation monitoring program, and that the project will benefit the California State University. The Board of Trustees makes such findings with regard to this project.
4. The chancellor or his designee is requested under Delegation of Authority granted by the Board of Trustees to file the Notice of Determination for the California State University, Fresno New Student Union project.
5. The California State University, Fresno Campus Master Plan Revision dated July 2019 is approved.
6. The 2019-2020 Capital Outlay Program is amended to include \$60,000,000 for preliminary plans, working drawings, and construction for the California State University, Fresno New Student Union project.
7. The schematic plans for the California State University, Fresno New Student Union project are approved at a project cost of \$60,000,000 at CCCI 6840.
8. Authorize the sale and issuance of the Trustees of the California State University Systemwide Revenue Bonds, and/or the sale and issuance of related Systemwide Revenue Bond Anticipation Notes, and/or the issuance of related debt instruments, including shorter term debt, variable rate debt, floating rate

- loans placed directly with banks, or fixed rate loans placed directly with banks, in an aggregate amount not-to-exceed \$58,945,000 and certain actions relating thereto.
9. Provide a delegation to the chancellor; the executive vice chancellor and chief financial officer; the assistant vice chancellor, Financial Services; and the assistant vice chancellor, Financing, Treasury, and Risk Management; and their designees to take any and all necessary actions to execute documents for the sale and issuance of the bond anticipation notes, the revenue bonds, and related debt instruments.



California State University, Fresno

Campus Master Plan
 Master Plan Enrollment: 25,000 FTE
 Approval Date: February 1964
 Proposed Date: September 2019
 Main Campus Acreage: 327 Acres

California State University, Fresno

Proposed Master Plan

Master Plan Enrollment: 25,000 FTE

Master Plan approved by the Board of Trustees: February 1964

Master Plan Revision approved by the Board of Trustees: November 1966, January 1967, June 1968, May 1970, September 1970, January 1973, January 1975, January 1982, November 1982, May 1984, July 1988, September 1989, March 1990, September 1994, November 1999, July 2007, November 2011, September 2019

- | | |
|---|---|
| 1. Joyal Administration | 56. <i>Social Science Addition</i> |
| 2. Music | 77. <i>Satellite Student Union Addition</i> |
| 3. Speech Arts | 78. Satellite Student Union |
| 4. Conley Art | 79. <i>New Student Union</i> |
| 4T. Conley Art (Temporary Print Making Lab) | 80. University Student Union |
| 5. Agriculture | 81. Sequoia/Cedar Hall |
| 6. McLane Hall | 82. Birch Hall |
| 7. Professional and Human Services | 83. Residence Atrium |
| 8. Family and Food Science | 84. Sycamore Hall |
| 9. McKee Fisk | 85. Aspen/Ponderosa Hall |
| 10. Social Science | 86. Baker Hall |
| 11. Engineering West | 87. Graves Hall |
| 11A. Engineering West Annex | 88. Homan Hall |
| 12. Grosse Industrial Technology | 90. Shipping/Receiving/Print Shop |
| 12A. MDF 'A' | 91. Football Stadium |
| 13. North Gymnasium | 91A. MDF 'C' |
| 13B. Spalding Wathen Tennis Center | 91C. Soccer/Lacrosse Restroom |
| 13C. North Gymnasium Addition | 92. Bob Bennett Stadium |
| 13D. North Gymnasium Annex | 92A. Baseball Batting Cage |
| 13E. Track and Field House | 93. Duncan Athletic Facility |
| 13F. Aquatics Center | 93A. Meyers Family Sports Medicine Center |
| 14. South Gymnasium | 94. Strength and Conditioning Center |
| 14A. <i>Physical Education Addition</i> | 96. Margie Wright Diamond |
| 15. Engineering East | 96A. Softball Batting Cage |
| 16. Science | 99. Corporation Yard |
| 17A. Downing Planetarium | 99K. Public Safety and Addition |
| 17B. Crime Lab | 110. Jordan Agricultural Research Center |
| 17C. Science II | 133T. Education Annex Trailer |
| 17D. Downing Planetarium Museum | 134. University High School |
| 17E. MDF 'B' | 135T. Lab School Annex |
| 19. Physical Therapy and Intercollegiate Athletics | 150. Save Mart Center |
| 23. Agricultural Mechanics | 150A. Student Recreation Center |
| 27. Henry Madden Library | 170. Greenhouses |
| 30. Temporary Lab School | 180. Meteorology Building |
| 31. Kennel Bookstore | 226A. Post Harvest Cold Storage |
| 32. University Center | 235J. <i>Foaling Barn</i> |
| 33. Student Health Center | |
| 34. Home Management | |
| 35. Residence Dining | |
| 38. <i>Bookstore/Food Service</i> | |
| 40. Frank W. Thomas Building | |
| 41. <i>Administration</i> | |
| 42. Smittcamp Alumni House | |
| 43. <i>Parking Structure</i> | |
| 44. <i>Classroom/Academic Services Building</i> | |
| 46. Kremen School of Education and Human
Development | |
| 47. <i>Humanities/Auditorium</i> | |
| 49. <i>Graphic Arts</i> | |
| 50. Peters Business | |
| 50A. Peters Business Annex | |
| 54. McLane Hall Addition | |

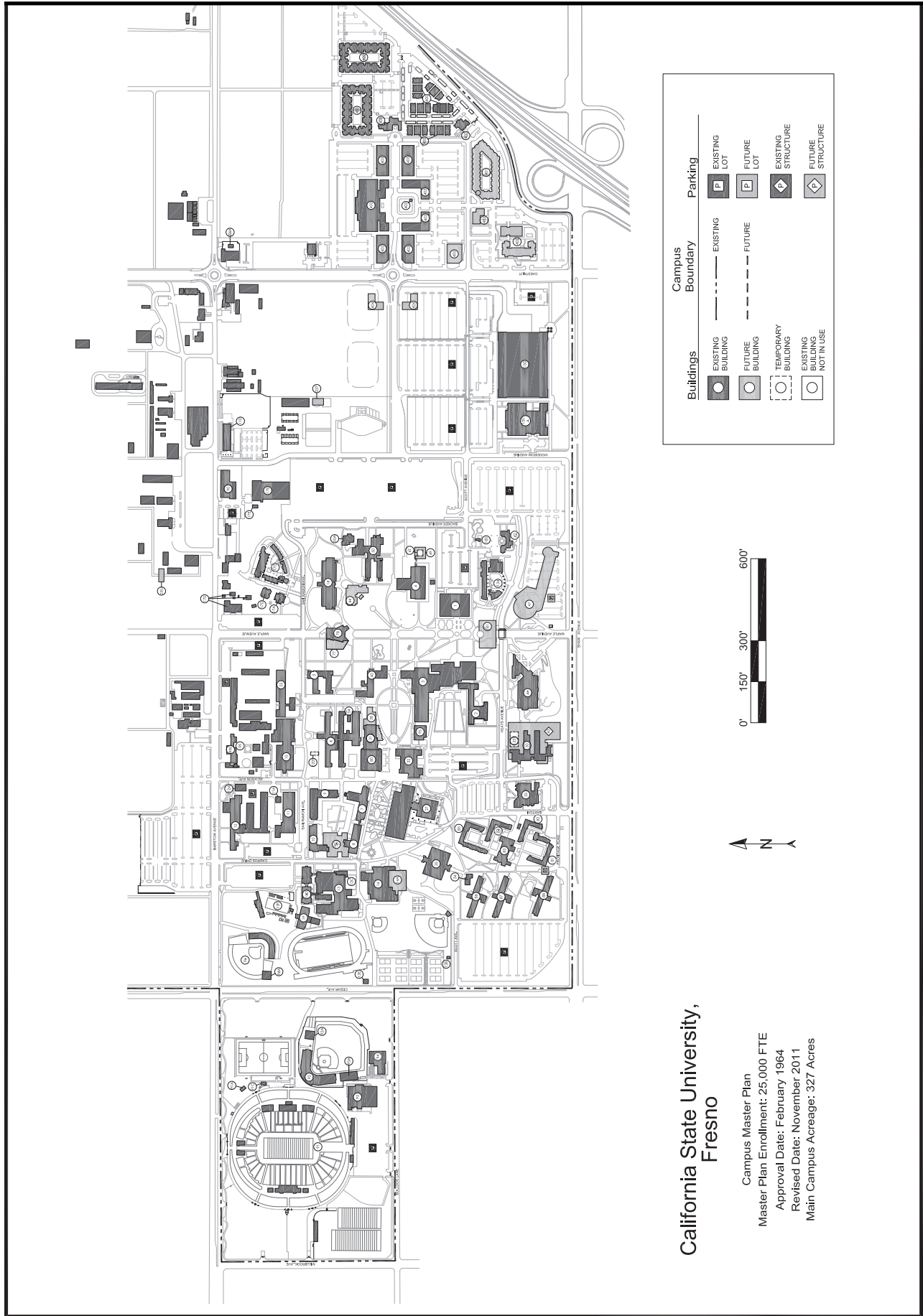
Campus Pointe

- 400. Campus Pointe Multi-Family Housing
- 401. *Campus Pointe Senior Housing*
- 402. *Campus Pointe Hotel*
- 403. Campus Pointe Retail
- 404. *Campus Pointe - Office*

LEGEND:

Existing Facility / *Proposed Facility*

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



California State University, Fresno

Campus Master Plan
 Master Plan Enrollment: 25,000 FTE
 Approval Date: February 1964
 Revised Date: November 2011
 Main Campus Acreage: 327 Acres

California State University, Fresno

Master Plan Enrollment: 25,000 FTE

Master Plan approved by the Board of Trustees: February 1964

Master Plan Revision approved by the Board of Trustees: November 1966, January 1967, June 1968, May 1970, September 1970, January 1973, January 1975, January 1982, November 1982, May 1984, July 1988, September 1989, March 1990, September 1994, November 1999, July 2007, November 2011

1. Joyal Administration	56. <i>Social Science Addition</i>
2. Music	77. <i>Satellite Student Union Addition</i>
3. Speech Arts	78. Satellite Student Union
4. Conley Art	80. University Student Union
4T. Conley Art (Temporary Print Making Lab)	81. Sequoia/Cedar Hall
5. Agriculture	82. Birch Hall
6. McLane Hall	83. Residence Atrium
7. Professional and Human Services	84. Sycamore Hall
8. Family and Food Science	85. Aspen/Ponderosa Hall
9. McKee Fisk	86. Baker Hall
10. Social Science	87. Graves Hall
11. Engineering West	88. Homan Hall
11A. Engineering West Annex	90. Shipping/Receiving/Print Shop
12. Grosse Industrial Technology	91. Football Stadium
12A. MDF 'A'	91A. MDF 'C'
13. North Gymnasium	91C. Soccer/Lacrosse Restroom
13B. Spalding Wathen Tennis Center	92. Bob Bennett Stadium
13C. North Gymnasium Addition	92A. Baseball Batting Cage
13D. North Gymnasium Annex	93. Duncan Athletic Facility
13E. Track and Field House	93A. Meyers Family Sports Medicine Center
13F. Aquatics Center	94. Strength and Conditioning Center
14. South Gymnasium	95. Keats Campus
14A. <i>Physical Education Addition</i>	96. Margie Wright Diamond
15. Engineering East	96A. Softball Batting Cage
16. Science	99. Corporation Yard
17A. Downing Planetarium	99K. Public Safety and Addition
17B. Crime Lab	110. Jordan Agricultural Research Center
17C. Science II	133T. Education Annex Trailer
17D. Downing Planetarium Museum	134. University High School
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33. Student Health Center	
34. Home Management	Campus Pointe
35. Residence Dining	
38. <i>Bookstore/Food Service</i>	400. Campus Pointe Multi-Family Housing
40. Frank W. Thomas Building	401. <i>Campus Pointe Senior Housing</i>
41. <i>Administration</i>	402. <i>Campus Pointe Hotel</i>
42. Smittcamp Alumni House	403. Campus Pointe Retail
43. <i>Parking Structure</i>	404. <i>Campus Pointe - Office</i>
44. <i>Classroom/Academic Services Building</i>	
46. Kremen School of Education and Human Development	
47. <i>Humanities/Auditorium</i>	LEGEND:
49. <i>Graphic Arts</i>	Existing Facility /Proposed Facility
50. Peters Business	
50A. Peters Business Annex	NOTE: Existing building numbers correspond
54. McLane Hall Addition	with building numbers in the Space and Facilities
	Data Base (SFDB)