

AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: 1:10 p.m. Tuesday, May 13, 2008
Glenn S. Dumke Auditorium

A. Robert Linscheid, Chair
George G. Gowgani, Vice Chair
Herbert L. Carter
Carol R. Chandler
Kenneth Fong
William Hauck
Peter G. Mehas
Jennifer Reimer
Kyriakos Tsakopoulos

Consent Items

Approval of Minutes of Meeting of March 11, 2008

1. Amend the 2007-2008 Capital Outlay Program, Non-State Funded, *Action*
2. Amend the 2007-2008 Capital Outlay Program, State Funded, *Action*

Discussion Items

3. Status Report on the 2008-2009 State Funded Capital Outlay Program, *Information*
4. Draft State and Non-State Funded Five-Year Capital Improvement Program 2009-2010 through 2013-2014, *Action*
5. Certify the Final Environmental Impact Report and Approve Campus Master Plan Revision with Enrollment Ceiling Increase at California State University, Long Beach, *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**

March 11, 2008

Members Present

A. Robert Linscheid, Chair
George G. Gowgani, Vice Chair
Roberta Achtenberg, Chair of the Board
Herbert L. Carter
Carol R. Chandler
Kenneth Fong
William Hauck
Peter G. Mehas
Charles B. Reed, Chancellor
Jennifer Reimer

Approval of Minutes

The minutes for the January 2008 meeting were approved as submitted.

Amend the 2007-2008 Capital Outlay Program, Non-State Funded

With the concurrence of the committee, Chair Linscheid presented agenda item 1 as a consent action item. The committee recommended approval by the board of the proposed resolution (RCPBG 3-08-02).

Status Report on the 2008-2009 State Funded Capital Outlay Program

Assistant Vice Chancellor Elvyra F. San Juan presented the status report on the state funded capital outlay budget for 2008-2009 with the use of a PowerPoint presentation. To recap what was reported in January, the governor's budget included a total of \$357.9 million for the CSU that included \$315 million from the proposed 2008 general obligation bond and \$42.9 million from prior general obligation bonds.

The Legislative Analyst's Office (LAO) recommendation of \$354.9 million for the CSU reflected changes in two proposed projects. The LAO also recommended that more of the old bond funds in reserve be used to fund equipment for the 2008-2009 program. Regarding the two projects of concern, the LAO recommended reducing \$490,000 from preliminary plans for Sacramento Science II and deleting the Chico Taylor Hall Replacement Building. Although the LAO felt the projects were needed as related to both the age of the facility and the need to

address the obsolescence of the building, the capacity components were not warranted because CSU is not sufficiently using its facilities during summer session.

With regard to the status of the bond, AB 100 (Mullin) contained the capital funding for K through Higher Education, including \$690 million for CSU. As of this time that bill has been amended to essentially be gutted, thereby questioning the future of a new bond in 2008. There are reserves to fund the equipment requests for the 2008-2009 program, as well as some additional projects. Per the recommendation by the LAO, CSU will propose to switch identified funding from the anticipated 2008 bond to old bonds for equipment to assure completion of projects that are coming on line. The LAO wants CSU to show increased summer term enrollment as a means to reduce both facility cost and off-site mitigation cost (as related to fair-share and CEQA issues).

The LAO addressed inter segmental issues that cross Community College, University of California, and the CSU, noting implications of the Supreme Court ruling in the Marina case, and made recommendations to the legislature on future process. The LAO felt that a negotiated agreement with the local agencies, a memorandum of understanding identifying the parties' responsibilities, and the amount of fair-share payment gave not only the trustees a better idea of the cost impact of the campus growing, but the legislature as well.

The policy issues that the LAO highlighted are (1) assessing the need for growth: improving year-round operations and reviewing assumptions of population demographics; (2) clarifying CEQA to reduce legal conflicts; and (3) appropriating the mitigation funding (timing and amount).

Trustee Hauck asked if the LAO was recommending that CSU grow only to the extent of funded year-round operation at campuses versus in response to demand for services and the need for access. Ms. San Juan clarified that the LAO saw limiting capital expenditures for new buildings as a way to encourage CSU to increase summer term enrollment.

Executive Vice Chancellor Richard P. West commented that the LAO's assumption would be that enrollment is funded from the operational budget; if there is an increase in FTE it will be funded. This is a capital discussion, identifying where to put the students once enrolled. The LAO is saying that rather than add capacity at one campus, the summer term should be grown at another campus, which assumes to some degree that students are portable and they are not. As only a couple campuses on quarter systems are meeting the summer term threshold, CSU argues this point case by case and usually prevails. The legislature typically approves the projects but the LAO pushes for optimal facility use and expenditure of capital funds, which CSU understands. The summer term enrollment is easier for quarter campuses to achieve, and there are only six such campuses.

Trustee Hauck confirmed Ms. San Juan's earlier remark that the LAO has reported 12 percent systemwide for CSU summer term enrollment. He asked at what threshold (percent) the LAO withholds support for a proposed building. Ms. San Juan cited supplemental report language from 2001-2002 stating the desired 40 percent for an urban campus and 25 percent for a rural campus, assuming an amount of those students return home during the summer. In the capital planning process, the legislative targets are assumed to reduce overbuilding and allow time for the campus to grow its summer program which is difficult depending on level of funding in the support budget.

Continuing, Ms. San Juan presented the LAO's near term recommendations: 1) the inclusion of language in bond bill allowing payments for off-site mitigation; 2) the legislature directly address the CSU off-site mitigation policy, either via budget language or statute; and 3) direct the California Community Colleges and State Allocation Board to allow State funds for payment of off-site mitigation.

Trustee Chandler inquired on anticipated process of the Legislature if mitigation funds are not included in the 2008 bond language, that is, would CSU be expected to approach the Legislature for funds on a project by project basis.

Ms. San Juan responded that the general recommendation is on a per project basis, but the Legislature recognizes that that approach is likely to lock up funds indefinitely if local agencies are not ready to move forward. Another approach would be to hold such funds in reserve rather than including in the appropriation. The LAO recognizes the difficulty in one solution fitting all cases.

Mr. West added that the LAO has done an excellent job in raising policy questions for the Legislature as well as the trustees to consider with regards to this issue, rather than limiting the discussion to just budget concerns.

Approval of Schematic Plans

The proposed item on the agenda requests the approval of schematic plans for California State University, Fresno—University High School; Humboldt State University—Housing Replacement and Addition, Phase 1; California State University, Long Beach—Student Recreation and Wellness Center; and San Diego State University—Storm/Nasatir Halls Renovation. With an audio-visual presentation, Ms. San Juan presented the item. She noted a correction for the building cost for the Long Beach Student Recreation and Wellness Center project which in the agenda states \$405 per square foot. Inadvertently, that number included cost escalation which is normally reported under contingency. Once the escalation was backed out, the building cost dropped to \$337 per square foot, bringing the project more in line with comparable prior projects. All CEQA requirements on these projects have been completed and staff recommends approval.

Lt. Governor John Garamendi remarked that the projects proposed for schematic approval are LEED certified, the lowest standard, while State policy calls for a higher standard in projects going forward. The lieutenant governor recommended that current CSU policies be modified to require building to the highest standard, LEED platinum. The lieutenant governor also stated that campuses should bring forward project proposals for LEED platinum regardless of cost, noting that it is the board's responsibility to approve projects at their respective funding level.

Ms. San Juan responded that energy conservation in the building is a primary objective for the CSU. Campuses are working to beat Title 24 by 15 percent for new buildings per trustee policy. The university is striving to reduce the carbon footprint which is a challenge for a growing institution. CSU's proposal for a larger 2008 general obligation bond was due in part to provide the funding needed to address AB 32. The planning model for the 2009-2010 state capital outlay program includes an increase of roughly three percent to achieve higher performance from the building.

Currently, to achieve improved building performance (including the four schematics presented in this item) the CSU has requested the architects to design the building envelope to be 15 percent better than Title 24. While buildings as a whole have met the 15 percent improvement over Title 24, this new strategy suggests that the energy efficiency of the building as a whole will significantly improve.

Additionally, we are working to improve new building designs that will accommodate future installation of photovoltaics on building rooftops. The CSU is participating in the DGS Statewide Photovoltaic Initiative, Phase II with 19 campuses and possibly the Office of the Chancellor, which will account for a third of the State's potential increase in photovoltaics. This approach reduces the CSU's capital funding needed to install the photovoltaics.

The lieutenant governor noted that Congress is considering the extension and expansion of the commercial photovoltaic tax credit which provides the incentive for private companies to invest in public agencies.

The committee recommended approval by the board on the proposed resolution (RCPBG 3-08-03).

Trustee Linscheid adjourned the meeting.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Amend the 2007-2008 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 2007-2008 non-state capital outlay program to include the following seven projects:

**1. California State University, Dominguez Hills
Southeast Soccer Fields**

PWC \$1,100,000

California State University, Dominguez Hills wishes to proceed with the design and construction of four soccer fields located north of the Physical Plant building (#80) and east of Parking Lot 7. The project will construct four regulation soccer fields on a 9.5-acre site. Two of the fields will be made available for the exclusive use of the university. The two remaining fields will be under control of Anschutz Southern California Sports Complex (ASCSC) and made available to the university as schedules permit. Project scope includes storm water runoff improvements and field irrigation from recycled water, in keeping with campus conservation measures. Soccer goals and benches to equip the fields will also be provided by ASCSC.

The project will be funded entirely by Anschutz Southern California Sports Complex, LLC. The anticipated lease agreement terms will require ASCSC to assume all yearly maintenance and utility costs for the upkeep of the fields, including water and electricity.

**2. California State University, Northridge
Faculty/Staff Housing, Phase I**

PWC \$63,607,000

California State University, Northridge wishes to proceed with the design and construction of 152 townhomes (#161) comprised of approximately 311,000 GSF for university faculty and staff. This project will support the university's efforts to recruit high caliber faculty and staff by being able to offer lower cost housing opportunities as it competes with other national higher education institutions. The project will be located on the north campus property along Lindley Avenue between Lassen Street and Andrea Circle. Each unit will be two stories, ranging from

1,400 to 1,750 GSF and have a two-car garage. The development will include a community pool, a park, and guest parking.

The design of this project will be funded through the campus Auxiliary Corporation. The construction will be financed through the CSU Systemwide Revenue Bond program based on revenue from housing sales.

**3. California State University, Northridge
Student Recreation Center**

PWCE \$69,868,000

California State University, Northridge wishes to proceed with the design and construction of a 120,000 GSF indoor student recreation center (#129), outdoor field complex, and recreation pool located on the east side of the campus. The indoor facility will include a multi-court gymnasium, multipurpose activity court, elevated jogging track, weight and fitness space, climbing wall, locker rooms, administrative offices and support space. The project will provide facilities to support the university's desire to promote a healthy quality of life for its community. This project will provide an inviting, dynamic, state-of-the-art facility with a healthy, social atmosphere. The center will enrich the campus experience for students and encourage greater interaction outside of the classroom with faculty and staff, while also encouraging alumni involvement and community support.

Students approved a stepped fee structure referendum in fall 2007 as the revenue source to finance the design and construction of the Student Recreation Center through the CSU Systemwide Revenue Bond program.

**4. California State University, San Bernardino
Health Center Addition and Renovation**

PWC \$7,987,000

California State University, San Bernardino wishes to proceed with the design and construction of a renovation and addition to the Health Center. A recent feasibility study confirmed the need for an expanded facility capable of providing services similar in scope to those provided at other CSU campuses. The existing Health Center (#21), the smallest of all CSU health centers, was built in 1977 and designed to serve 6,000 – 10,000 FTE. Additional space is needed to adequately serve the 18,000 annual visits generated by the current enrollment of 13,000 FTE and anticipated master planned growth of 20,000 FTE. The project's addition (#42) will double the size of the center to accommodate clinical services, health education offices, fitness testing and physical therapy, counseling, administrative services areas, and building support space including general storage. The renovation portion of the project will improve utilization of the existing space.

The project will be financed through the CSU Systemwide Revenue Bond program. The bond will be repaid from student health center facilities fees, passed by referendum in March 2007.

5. San Diego State University
Bio Science Center Interior Improvement **PWC** **\$1,338,000**

San Diego State University (SDSU) completed the Bio Science Center (#135) in 2006 which constructed a 33,000 GSF building adjacent to the North Life Sciences Building (#35). The five-story Bio Science Center included build out of all but the second and third floors of the building. SDSU is proposing to proceed with the build out of the third floor, approximately 7,800 GSF. The improved space will include a new cardiovascular research laboratory, four offices, and support space including a cold room, dark room, and conference room in order to provide increased research laboratory capacity. Interior improvement of this facility will enable SDSU to expand the research capabilities and the volume of sponsored research funding.

The project will be funded by a donor gift from Mr. Donald and Ms. Darlene Shiley.

6. Sonoma State University
University Center **PWCE** **\$62,000,000**

Sonoma State University wishes to proceed with the design and construction of an expansion of the University Center (#35B). The first phase of the University Center, a Recreation Center (#35A) was funded by a student referendum and completed in the summer 2004. This facility is programmed at 132,500 GSF. The University Center will provide the necessary retail, food services, office space and meeting rooms for student activities, clubs, events, conferences and instructional support venues. It will fulfill the university's strategic plan by creating centers of active student life in support of the residential community.

The project will be financed through the CSU Systemwide Revenue Bond program based on revenues from the Sonoma University Enterprise Auxiliary, Student Union and Associated Students, Incorporated.

7. Systemwide
Phase II Statewide Photovoltaic Initiative **PWC** **\$89,662,000**

The Chancellor's Office and 19 California State University (CSU) campuses wish to proceed with the implementation of 10 megawatts of photovoltaic (PV) systems as part of the Phase II Statewide Photovoltaic Initiative by the Department of General Services and CSU. The individual PV systems ranging in size from 300 kilowatts to 1,000 kilowatts will be designed, constructed, owned and operated by a qualified third-party firm that sells the electrical output to the host campus at fixed price for 20 years. Participating campuses will select from one of three

system designs: roof mounted, ground mounted or parking lot canopy. The host campus will pay for only the electricity generated at a rate currently anticipated to be equal to or lower than the local utility rate, and the campus will retain ownership of the renewable energy credits (RECs).

The completed projects will annually generate 20,000,000 kilowatt hours and reduce greenhouse gas emissions by 7,300 metric tons. Upon completion of the Phase II Initiative in 2009, CSU will have met and exceeded the trustee's goal of 10 megawatts of renewable energy by 2014, five years early and all 23 campuses will have renewable energy systems installed. CSU is a leader for the nation's universities in renewable energy purchases and on-site renewable energy infrastructure.

This project will be funded entirely from a qualified third-party firm that will recover investment costs through the campus purchase of the electrical output at each host campus.

The following resolution is presented for approval:

RESOLVED, By the Board of Trustees of the California State University, that the 2007-2008 non-state funded capital outlay program is amended to include: 1) \$1,100,000 for preliminary plans, working drawings, and construction for the California State University, Dominguez Hills Southeast Soccer Fields project; 2) \$63,607,000 for preliminary plans, working drawings, and construction for the California State University, Northridge, Faculty/Staff Housing, Phase I project; 3) \$69,868,000 for preliminary plans, working drawings, construction, and equipment for the California State University, Northridge, Student Recreation Center project; 4) \$7,987,000 for preliminary plans, working drawings, and construction for the California State University, San Bernardino, Health Center Addition and Renovation project; 5) \$1,338,000 for preliminary plans, working drawings, and construction for the San Diego State University, Bio Science Center Interior Improvement project; 6) \$62,000,000 for preliminary plans, working drawings, construction, and equipment for the Sonoma State University, University Center project; and 7) \$89,662,000 for preliminary plans, working drawings, and construction for the Systemwide, Phase II Statewide Photovoltaic Initiative project.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Amend the 2007-2008 Capital Outlay Program, State Funded

Presentation by

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

Summary

This item requests approval to amend the 2007-08 state capital outlay program to include the following two projects:

**1. California State University, Long Beach
Solar Photovoltaic Project**

PWC \$622,000

California State University, Long Beach wishes to proceed with the design and construction of the Solar Photovoltaic Project. The proposed project will install 4,390 square feet of solar photovoltaic panels on the roof of the Vivian Engineering Center (#50). The project will benefit the campus by increasing the current photovoltaic capacity of 300 kilowatts to 350 kilowatts to serve current needs and minimize the use of on-peak electricity. Additionally, the completed project will annually generate nearly 67,733 kilowatts hours, reduce greenhouse gas emissions by 25 metric tons, and produce \$8,000 in avoided utility costs, advancing the campus in meeting the trustees' energy reduction goals and greenhouse gas reduction goals in AB 32.

The project will be funded primarily by campus funds and limited utility self generation incentive funds.

**2. California State Polytechnic University, Pomona
Energy and Utility Efficiency Retrofit**

PWC \$9,500,000

California State Polytechnic University, Pomona wishes to proceed with the design and implementation of the Energy and Utility Efficiency Retrofit project. This project includes the lighting and mechanical retrofits of seven aging academic campus buildings: improvements to campus recycled and potable water distribution infrastructure; and control systems upgrades to improve control and management of water production and consumption on campus and reduce campus reliance on city water. The seven buildings (with an average age of 45 years) will be retrofitted and upgraded with high efficiency lighting system improvements including installation

of computerized energy management systems, direct digital controls, conversion of double duct air distribution systems to variable air volume, high efficiency motors, laboratory fume hood controls, high efficiency hot water boilers, installation of window films, and power management for networked PCs.

This project is using the CSU Energy Service Agreement delivery method. After completion of a preliminary audit, Noresco, Inc. was selected as the energy service provider, who performed the investment grade assessment identifying the proposed conservation measures.

The project will be funded from utility incentive funding with a payback of 15 years or less, and equipment-lease financing over a maximum 15-year term. The loan will be repaid from the projected annual avoided utility costs.

The following resolution is presented for approval:

RESOLVED, By the Board of Trustees of the California State University, that the 2007-2008 state funded capital outlay program is amended to include:
1) \$622,000 for preliminary plans, working drawings, and construction for the California State University, Long Beach, Solar Photovoltaic project;
and 2) \$9,500,000 for preliminary plans, working drawings, and construction for the California State Polytechnic University, Pomona, Energy and Utility Efficiency Retrofit project.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Status Report on the 2008-2009 State Funded Capital Outlay Program

Presentation By

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

Summary and Background

The California State University's (CSU) proposed 2008-09 Capital Outlay Program and the Five-Year Capital Improvement Program 2008-09 through 2012-13 were presented at the September 2007 Board of Trustees' meeting. The trustees approved a 2008-09 state funded priority list totaling \$452.6 million. The governor's budget was published on January 10, 2008, and included \$357.9 million for 24 CSU projects funded from old bond funds (\$42.9 million) and a proposed future 2008 general obligation bond fund (\$315.0 million). The governor's budget recommended an increase in CSU's annual capital funding from \$345 million to \$395 million for a total of \$790 million from the proposed two-year general obligation bond fund.

In its February 20, 2008 *Analysis of the 2008-09 Budget Bill*, the Legislative Analyst's Office (LAO) recommended the Legislature reduce the proposed appropriations for two projects included in the governor's budget. In both cases the LAO agreed that the existing facilities are obsolete and in need of replacement, but objected to the projects because the increase in instructional capacity is not justified due to the underutilization of campus facilities during the summer term. In response to the LAO, the CSU recommended that the two projects proceed as budgeted because the CSU takes into account legislative targets for summer enrollment in sizing the facilities and the campuses support expanding summer enrollment, but must do so in a cost effective manner.

Trustees' Budget Request	Governor's Budget	Legislative Analyst's Office
\$419.9 M	\$357.9 M	\$354.8 M

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

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Draft State and Non-State Funded Five-Year Capital Improvement Program 2009-2010 through 2013-2014

Presentation By

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

Summary

This information item provides the Board of Trustees the draft state and non-state funded five-year capital improvement program 2009-10 through 2013-14 based on the current status of project review. The draft program is included with the agenda mailing.

Background

The Board of Trustees adopted the categories and criteria to be used in setting project priorities for the CSU state funded five-year capital improvement program at the July 2007 meeting. We anticipate returning to the board in September 2008 for approval of the final five-year plan including the 2009/10 action-year request. Additional refinements to project scope and budget will occur prior to requesting final board approval. The projects are currently indexed at the estimated July 2009 Engineering News-Record California Building Construction Cost Index (CCCI 5334).

Action

Funding for the state funded program is dependent upon voter approval of a new general obligation bond measure that would occur in November 2008. The Governor's Budget identifies that \$395 is an appropriate funding level in light of the construction escalation impact since the Governor's Compact initially supported \$345 million per year for CSU's capital program needs. In order to keep funding options open, the board's approval of the final capital outlay program will direct staff to negotiate with the Governor's Office during the budget process to maximize funding opportunities for the campuses.

The non-state program will be funded through campus auxiliary organizations, donations, grants, student union, student health center and parking programs. The latter three programs rely on user fees to repay Systemwide Revenue Bonds issued by the Board of Trustees.

The following resolution is presented for approval:

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

1. The Draft State and Non-state Funded Five-Year Capital Improvement Program 2009-10 through 2013-14 is approved.
2. The chancellor or his designee 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.
3. The chancellor or his designee is directed to return to the Board of Trustees for approval of the *final* State and Non-state Funded Five-Year Capital Improvement Program 2009-10 through 2013-14, including the 2009-10 action-year request.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Certify the Final Environmental Impact Report and Approve Campus Master Plan Revision with Enrollment Ceiling Increase at California State University, Long Beach

Presentation by

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

Summary

This agenda item requests the following actions by the Board of Trustees for California State University, Long Beach:

- Certify a Final Environmental Impact Report (FEIR)
- Approve an increase in the master plan enrollment ceiling from 25,000 Full Time Equivalent Students (FTE) to 31,000 FTE
- Approve the proposed campus master plan revision dated May 2008
- Approve off-site mitigation funding in the amount of \$320,000 based on an agreement in principle with the City of Long Beach.

Attachment “A” is the proposed campus master plan. Attachment “B” is the existing campus master plan approved by the Board of Trustees in July 2003.

The board must certify that the FEIR is adequate and complete under the California Environmental Quality Act (CEQA) in order to approve the proposed campus master plan revision. The FEIR with Findings of Fact and Statement of Overriding Considerations, and the Environmental Mitigation Measures are available for review by the board and the public at <http://www.ppfm.csulb.edu/masterplan.html>.

The FEIR concluded that at the time the campus enrollment level reaches 31,000 FTE, the project would result in remaining significant and unavoidable impacts in the following areas:

1. Traffic: on one segment of Interstate 405 between Bellflower Boulevard and Lakewood Boulevard; and, at two study intersections: Bellflower Boulevard/Stearns Street, and Bellflower Boulevard/7th Street as no adequate right-of-way is available to implement identified improvements at these two intersections;
2. Project-specific and cumulative air quality impact from vehicular emissions;
3. Cumulative contribution to solid and hazardous waste disposal at regional landfills; and

4. Short-term project-specific and cumulative air quality, noise, and vibration impacts from peak construction days.

Consistent with the *City of Marina* California Supreme Court decision, California State University, Long Beach (CSULB) and the City of Long Beach have reached agreement in principle regarding their respective responsibilities for mitigating off-site traffic impacts. Pursuant to this agreement, trustee approval is sought to request \$320,000 in capital funding from the Governor and Legislature for CSU fair share off-site mitigation costs related to intersection improvements at five intersections along the Atherton Street corridor on the northern boundary of the campus. Based on comments received from the City of Long Beach, three additional intersection improvements are warranted and through negotiations have been included in the final fair share mitigation determination.

The university would consider use of its property for contributions to mitigation involving potential future improvements at the intersections of 7th Street with West Campus Drive and with East Campus Drive with appropriate credit recognized by the City and/or other appropriate agencies. All significant impacts other than those mentioned above can be mitigated to a less than significant level with mitigation measures identified in the FEIR.

Potentially Contested Issues

Pursuant to the trustees' request that contested issues be noted early in the agenda item, the following two (2) issues are discussed:

1. Neighborhood Parking: Neighbors are concerned about spillover parking in the area surrounding the campus as a result of campus growth.

CSU Response: The campus master plan provides for two additional on-campus parking structures. A total of five parking structures will be provided for student parking on-campus, including two existing structures, a parking structure currently under construction, two new planned parking structures, and parking provided in surface lots. Collectively, these will increase the campus parking spaces from 14,700 (current count) to approximately 17,600 spaces. The university is committed to working with the City of Long Beach and other stakeholders to address concerns about student parking and traffic in surrounding areas. The FEIR includes the following mitigation to address concerns about parking: "The university will consult with the City of Long Beach to examine the feasibility of instituting additional neighborhood parking restrictions in the campus vicinity." The university actively discourages off-campus parking via an information program to help ensure that students and visitors park only in campus-designated areas. The university will expand and continue implementation of these programs to minimize student parking spillover into surrounding neighborhoods.

2. Traffic: Community concerns about increased traffic on residential streets and other intersections within the area.

CSU Response: The traffic impacts on the study intersections can be mitigated with improvements identified in the FEIR, except for the one segment of Interstate 405 between Bellflower Boulevard and Lakewood Boulevard, and the Bellflower Boulevard/Stearns Street and Bellflower Boulevard/7th Street intersections because no adequate right-of-way is available to implement identified improvements at these two intersections, which makes the recommended mitigation infeasible. The university and City have determined the campus fair share cost for other impacted intersection improvements at \$320,000. The university implements numerous programs to reduce vehicular trips, which limit traffic spillover into nearby neighborhood.

Background

The Board of Trustees approved the last revision to the current master plan in July 2003 which provided for an enrollment ceiling of 25,000 FTE. In 2006, the university recorded the second highest enrollment in the CSU system. With rising enrollment and the need to accommodate growth, a comprehensive campus physical master plan study was initiated to further the university's mission and to document the vision for the physical environment of the campus through the build-out year of 2020.

The major objectives of the proposed campus master plan revision include:

- Share in the need to accommodate increased demand for higher education by students in California by providing the necessary facilities and improvements
- Improve, update, and replace outdated, inefficient and obsolete facilities
- Provide high quality services that enhance access and usability
- Maintain and enhance campus character, open space, and the quality of the physical environment

The responsibility to assess campus capacity was undertaken by the campus's Resource Planning Process (RPP) committee. A set of faculty and staff task forces were assembled to study the key issues: Instruction, Instructional Technology, Scheduling & Facilities Use, the Campus Physical Plan, Access & Equity, Program Growth and Balance, and Student Services. Student participation was invited and a presentation was made to the Associated Student Senate.

Each task force reported its findings to the RPP committee, which reviewed the findings and recommended the university should seek an enrollment ceiling increase from the current 25,000 FTE to 31,000 FTE. A set of accompanying objectives regarding campus growth included:

Objectives for campus growth:

- *Timetable.* Growth to occur in a controlled manner over a period of twenty years.
- *Parking and Traffic.* Parking and traffic demands must be met by construction of new parking structures and implementation of traffic flow measures.
- *Green Space.* Current campus green space must be preserved and protected.
- *Quality of Instruction.* The quality of instruction must be maintained at current levels.
- *Quality of Student Experience.* The quality of student experience must be maintained at levels at least equal to what the campus currently enjoys.
- *Resources.* Instructional resources must be maintained at the current per student level (marginal cost funding).
- *Diversity.* The diversity of the student, faculty, and staff populations must be maintained.
- *Faculty.* Tenured/tenure-track faculty as a proportion of all faculty should not be reduced.
- *Relocation Space.* If possible, “surge space” (space for temporary relocation of programs) should be identified in advance of major capital project implementation.
- *Scheduling.* The campus should improve the efficiency of its scheduling practices, especially to assist with peak facility use and traffic management needs.
- *Program Balance.* The campus should continue to maintain a balance of undergraduate and graduate programs and professional and arts and sciences programs.

The university believes that the recommended 6,000 additional FTE enrollment growth will require significant new construction, major renovations, additional program funding, and faculty hiring, all of which are critical to the campus. This proposed master plan revision will guide strategic planning and decisions regarding the allocation of resources for future development.

Community Outreach

Presentations of the proposed master plan revision and enrollment ceiling increase were made to the Academic Senate, the Associated Students, the Alumni Board, Staff Council, Campus Planning Committee, University Resource Council, and the Resource Planning Process Committee. Presentations were also made to the past and current city managers of the City of Long Beach, to council members representing the third and fourth districts (which are closest to the campus), and to a general neighborhood meeting.

Enrollment Ceiling Increase

Over the ten year period from 2006 to 2016, the California Department of Finance (DOF) has projected the CSU to grow from 343,103 FTE to 385,932 FTE, about 12 percent.¹ CSU Long

¹ California Department of Finance, California Public Postsecondary Enrollment Projections, 2006 Series, <http://www.dof.ca.gov/HTML/DEMOGRAP/ReportsPapers/Projections/Enrollment/Postsecondary/documents/PostscndryPrjctns.xls>, retrieved March 11, 2008

Beach has and continues to be an exceptionally high demand CSU campus. For fall and spring 2007-08, the university received over 72,500 applications – more than double the number a decade ago. Over 66,000 of these applications were for the fall term including over 45,000 freshman applications. For the fall 2008 cycle, the campus experienced yet another increase with freshman applications exceeding 48,000. The campus will limit enrollment increases based on the CSU guidelines at an annual rate of 2 to 2 ½ percent. The proposed master plan revision is based on the assumption that enrollment will increase at the same percentages.

The university has taken many steps to accommodate student enrollment efficiently. The campus has developed the capacity to use information regarding student needs for courses to manage enrollment. The campus is developing the capabilities of the Common Management System (CMS) to provide data useful for this purpose. Within Academic Affairs, instructional resource allocations are driven by evidence of student needs. During 2006-07, the campus hired a scheduling consultant to assist in evaluating campus scheduling practices. The consultant found the university remarkably efficient in facilities use and scheduling compared to other institutions with whom the consultant had worked. Based on the consultant's study, the campus adopted a number of new scheduling practices for fall 2007 and 2008 to improve facilities use.

Additionally, the campus has taken steps to maximize space utilization. The university schedules all large lecture classes to maximize room capacity except in cases where there are a fixed ratio of lecture to laboratory stations or other essential reasons to control class size. Lower enrollment courses have been reduced and replaced with higher demand courses. Some small format classes are being reclassified into larger formats. Colleges have reduced assigned time and sabbaticals to make faculty available for more instruction. Graduate classes in the College of Education are sized between 30-40 students. The University Theatre has been converted from a performance venue to a large classroom. Many rooms have been reclassified from Department Specific Use to University Pool to increase utilization.

The university is attempting to balance efficiency in facilities use with campus and system goals in the areas of student retention, progress to degree, and graduation. One of the clearest conclusions of the existing research literature on student retention is that an individual relationship between a student and a faculty member is a very strong factor in student success. Thus, it is unwise to eliminate from the curriculum all opportunities for small group contact between faculty and students. The university is actively attempting to use a linking strategy in which large lectures are paired with smaller classroom experiences. In all cases, the campus is making major efforts to schedule facilities for efficient and appropriate use.

The university is also seeking higher use of existing facilities through increased summer term participation, commonly referred to as Year Round Operation (YRO). Since the 1960s, making fuller use of the summer term has been viewed as a viable response to serve increasing numbers

of students with existing classrooms, and the capacity of future academic facilities assumes the university will meet its target for summer participation. In response, the campus set out with a plan to increase state-supported summer enrollment by 400 FTE (12%) from 2005 to 2006 by prioritizing high-demand classes, funding colleges for any course that would meet minimum enrollment limits, increased marketing, and substantially enhancing summer financial aid. The university increased its summer enrollment by 350 FTE (11%). While high-demand courses were offered and funded, over 6,000 seats remained available in summer classes, indicating that the university easily met the student demand, but at a cost of running classes about 20% above academic year costs, due to higher average faculty salaries necessitated by collective bargaining agreements and lower average class enrollments. The summer 2007 term enrolled over 10,400 students and realized 3,717 FTE or 13% of the academic year (spring/fall term) enrollment, and 29% of the academic year head count.

The university has continued to serve all the students that space and resources make it possible to offer a quality education. The campus has completed a study of ways to increase capacity to serve students while accommodating a higher FTE enrollment ceiling.

Proposed Revisions

The strategic approach of the proposed master plan revision is to provide in-fill projects which will be constructed in the interior area of the campus, as well as replacement projects that will replace aged, obsolete, and inefficient facilities. These replacement projects typically require the demolition of an existing building.

The principal changes and additions are identified in Attachment A and reflect the major elements of the newly developed comprehensive 2008-2020 proposed campus master plan. Collectively, these changes add 0.25 million gross square feet of academic and academic support space. The master plan adds approximately 2,000 beds for students and 2,900 parking spaces for faculty and students – essential for recruitment and retention.

Proposed significant changes as noted on Attachment “A” follow:

Hexagon 1: Liberal Arts Replacement Building (#99) – This project replaces three obsolete and seismically deficient classroom/office buildings (#11-13) with a three-story facility to house Liberal Arts programs and offices.

Hexagon 2: Student Services Addition (#100) – This addition is an expansion of Brotman Hall (#1), providing approximately 60,000 GSF of new space for student services.

Hexagon 3: Peterson Hall 1 & 2 Replacement Buildings (#30, 31) – Two obsolete and code deficient buildings (#37, 38) will be replaced with two modern classroom and

laboratory facilities to support the campus deficits in laboratory, faculty offices, general administration, and media space.

Hexagon 4: Student Housing, Phase 1 (#101A-D) – This will be the first phase of a two phase program that will provide 980 new student beds on the northwest side of campus.

Hexagon 5: Student Housing, Phase 2 (#102A-C) – This will be the second phase of the student housing program which will provide an additional 1,034 student beds and support facilities.

Hexagon 6: Parking Structure 4 (#96) – This parking facility will be located on the northwest side of campus and provide 1,800 parking spaces.

Hexagon 7: Parking Structure 5 (#97) – This parking facility will be located on the southeast side of campus and will provide 1,100 parking spaces.

Hexagon 8: Soccer Complex (#103) – This facility will support physical education kinesiology and team sports with new soccer fields and running tracks including grandstand bleachers and night lighting.

Hexagon 9: Food Services Building (#104) – This student dining facility will support future enrollment growth by providing food services, indoor and outdoor seating, and other amenities in the northwest side of campus.

Fiscal Impact

To rectify existing building deficiencies, accommodate an increase of 6,000 FTE, and provide needed site and facility improvements included in the proposed master plan revision, an estimated \$227 million of future state capital funding and \$545 million of future non-state capital funding will be required.

The university is in discussions with the City of Long Beach concerning off-site mitigation and fair share costs. It is anticipated that \$320,000 in CSU capital outlay funds would be paid to the City in accordance with an agreement to be reached and (1) other co-funding is secured by the City, and (2) based on design and construction milestones completed for the proposed intersection improvements.

California Environmental Quality Act (CEQA) Action

A Final Environmental Impact Report (FEIR) has been prepared to analyze the potential significant environmental effects of the proposed master plan revision in accordance with CEQA

requirements and State CEQA Guidelines. The FEIR is presented to the Board of Trustees for review and certification. The FEIR is a "Program EIR" pursuant to CEQA Guidelines, Sections 15161 and 15168 which allow for the preparation of the Program EIR for a series of future actions and development proposals that can be characterized as one large project, yet which contains no specific individual construction level project analyses.

Since the Project involves the adoption of a master plan revision and enrollment ceiling increase, without specific building projects being approved and authorized for construction, the Program EIR is the appropriate CEQA document and the level of detail provided is in accordance with the level of detail required for a Program EIR. Issue areas are fully discussed and disclosed in this EIR and no issues have been deferred. Impacts have been analyzed to the fullest extent possible with available information, and where a potentially significant impact is identified, mitigation measures have been proposed to reduce the impact.

The FEIR Table ES-1, "Summary of Impacts and Mitigation Measures," lists all environmental impacts, the level of impact before mitigation, proposed mitigation measures, and the level of significance after mitigation. As noted, the FEIR concluded that the implementation of the proposed master plan revision will result in significant and unavoidable impacts with regards to air quality, traffic, solid and hazardous waste facilities, and short-term construction-related air quality, noise and vibration. All other impacts analyzed in this FEIR were found to be either less than significant or can be mitigated to less than significant levels with mitigation measures identified in the FEIR.

The university and City have reached agreement in principle on mitigation measures to reduce the impacts on traffic conditions to a less-than-significant level. CSU Long Beach would also consider use of university property for contribution to mitigation involving potential future construction of improvements at 7th Street and West Campus Drive providing appropriate credit is recognized by the City and/or responsible agency. There are no additional feasible mitigation measures under the authority and jurisdiction of the Board of Trustees that would reduce the identified significant impacts. Further, as there is no guarantee that the legislature will appropriate funds to support the fair share payment of the cost of identified intersection improvements, this impact must ultimately be considered remaining and unavoidably significant. Even with the implementation of the portion of the mitigation measure that is under the control of the board, the board cannot guarantee full implementation of all aspects of the measures necessary to reduce traffic impacts to less than significant levels.

Public Review Process

A Notice of Preparation (NOP) of the Draft Environmental Impact Report (Draft EIR) was mailed to state and local agencies. Comments were received for the NOP between June 22, 2007 and July 23, 2007.

Based on the NOP scoping process, the following environmental topics were deemed to require study in the Draft EIR: Traffic, Circulation, and Parking; Air Quality; Noise; Fire and Police Protection Services; Utilities and Service Systems; Water Supply and Quality; Archaeological Resources; Aesthetics, Light, and Glare; and Construction Effects.

The Draft EIR was released for public and agency review on January 15, 2008, for a period of 45-days. Copies of the Draft EIR document and technical appendices were made available for public review at the campus library, the campus office of Physical Planning and Facilities Management, the Los Altos Public Library, and on line on the campus master plan website (<http://www.ppfm.csulb.edu/masterplan.html>). An advertisement announcing the completion of the Draft EIR and a public hearing meeting appeared in the Public Notices section of the Press-Telegram on Saturday, January 12, 2008. The campus held a public hearing meeting on February 6, 2008 to provide the public an opportunity to comment on the adequacy of the information presented in the Draft EIR. Notifications were mailed via hard copy and electronically to twenty-seven groups representing the City of Long Beach, neighborhood associations near the campus, City of Long Beach management, City Councilmen from the 3rd and 4th districts, and federal, state and local agencies. University representatives attended meetings with local neighborhood associations and with City of Long Beach management and planning staff to discuss the proposed master plan revision, the enrollment ceiling increase, and the Draft EIR.

A number of oral comments were received at the public hearing and a total of 20 written comment letters were received at the close of the Draft EIR public review period. There were four letters from public agencies, one letter from the Native American Heritage Commission, and fifteen letters from private citizens and organizations. The majority of the comments expressed concerns about student parking and traffic in local neighborhoods and these major issues are summarized from the public and agency comments in the Potential Contested Issues section in this agenda item.

Other comments included City of Long Beach comment about ambient traffic growth rate used in the traffic study and improvements at five intersections along the Atherton Street corridor. The ambient traffic growth and the related project trip generation results in a combined yearly growth rate close to the City of Long Beach's one percent. The university agrees with comments provided by the City of Long Beach and the proposed improvements would address those concerns. A mitigation measure identifying a fair share responsibility for the signalization of certain intersections has been included in the FEIR.

In addition, there were comments suggesting the use of off-campus satellite parking lots, mandating parking fees for all students, and using web-based instruction to alleviate student parking and traffic on residential streets. The university is interested in exploring options for off-site satellite parking lots and has been examining the potential feasibility of a number of

locations. On campus parking is preferable however, supporting Transportation Demand Management program (TDM), accessibility and pedestrian oriented campus goals. The campus parking program provides on campus parking facilities as authorized under the provisions of Section 89701 of the Education Code. The program itself is self-supporting and derives most of its revenues from parking fees paid by students, faculty, staff, and visitors. Mandating parking fees for all (e.g., those that do not have cars, ride the bus, etc.) would be in direct conflict with the TDM the university supports and could result in modal shifts away from carpooling and transit, which in turn would result in a greater demand for parking and result in significant impacts to traffic congestion, neighborhood parking, air quality and noise impacts. A technology-based learning tool known as BeachBoard is used by faculty to put course materials on the web for access through the internet by students and faculty. The university also offers hybrid courses, augmented with electronic assignments and distance education courses entirely online. The university plans to increase these course offerings as these have been well received by both faculty and students and have the added benefit of supporting TDM goals.

Other comments expressed concern about pedestrian safety on residential streets due to increased traffic and suggested the increased use of the university police to patrol residential areas and issue parking tickets. University police already issue tickets to drivers and/or pedestrians who violate traffic safety regulations within and immediately adjacent to the campus. The university will continue to work with the City of Long Beach to coordinate traffic safety and improve street lighting in addition to a combination of traffic calming measures that will reduce the negative effects of vehicular traffic and improve conditions for pedestrian users of local streets.

Alternatives

The FEIR evaluated four alternatives in accordance with CEQA Guidelines:

- **No Project – Continuation of Current Campus Master Plan Alternative:** Pursuant to the No Project Alternative, the campus would continue to operate under the previously adopted campus master plan. With no change in existing conditions, including enrollment, facilities, and programs, this alternative would eliminate potentially adverse impacts when compared with the proposed project. However, this alternative would not achieve any of the major master plan objectives to accommodate demand for higher education by students in California; to improve, update, and replace outdated, inefficient and obsolete facilities, and provide for the necessary expansion of academic programs and additional student housing on campus.
- **Smaller Facility Development Alternative:** Pursuant to this alternative, the campus would be limited to smaller facility development by continuing to use aged buildings, many of which were constructed in the 1950s and are beyond their useful life. As the requirements and techniques of modern instruction have changed over the last 50 years, the campus has

attempted to make modifications to meet current building and safety codes and to address the needs of contemporary academic programs.

This alternative would maintain and enhance campus open space, character, and the quality of the physical environment, similar to that of the proposed master plan, but it would not achieve the primary project objective to provide adequate facilities to accommodate demand for enrollment growth as with the proposed master plan. Ultimately, many of these potential students, many of whom are local residents, would not have access to a public university education. The smaller project alternative would also not achieve the primary objective to update and replace inefficient and obsolete facilities and enhance access to the same degree as identified in the proposed master plan.

- **More Student Housing Alternative:** Pursuant to this alternative, the campus enrollment level would reach 31,000 FTE with additional campus housing over the proposed master plan; as a result peak hour commuter trips would be reduced, thereby minimizing vehicular traffic impacts. As a large urban campus, the campus currently has only 2,000 beds available with waiting lists that far exceed the availability. Under the proposed master plan, the current bed count would be increased to some 4,000 bed spaces, or about 13 percent of FTE capacity. This student housing alternative would not achieve the objective of maintaining and enhancing campus open space to the same degree as with the proposed master plan.
- **Environmentally Superior Alternative:** Among the alternatives considered, none of the alternatives discussed is considered clearly environmentally superior to the project. Each alternative results in potential impacts, with a number of impacts that may be greater and some impacts that may be lesser than those associated with the proposed campus master plan.

The following resolution is presented for approval:

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

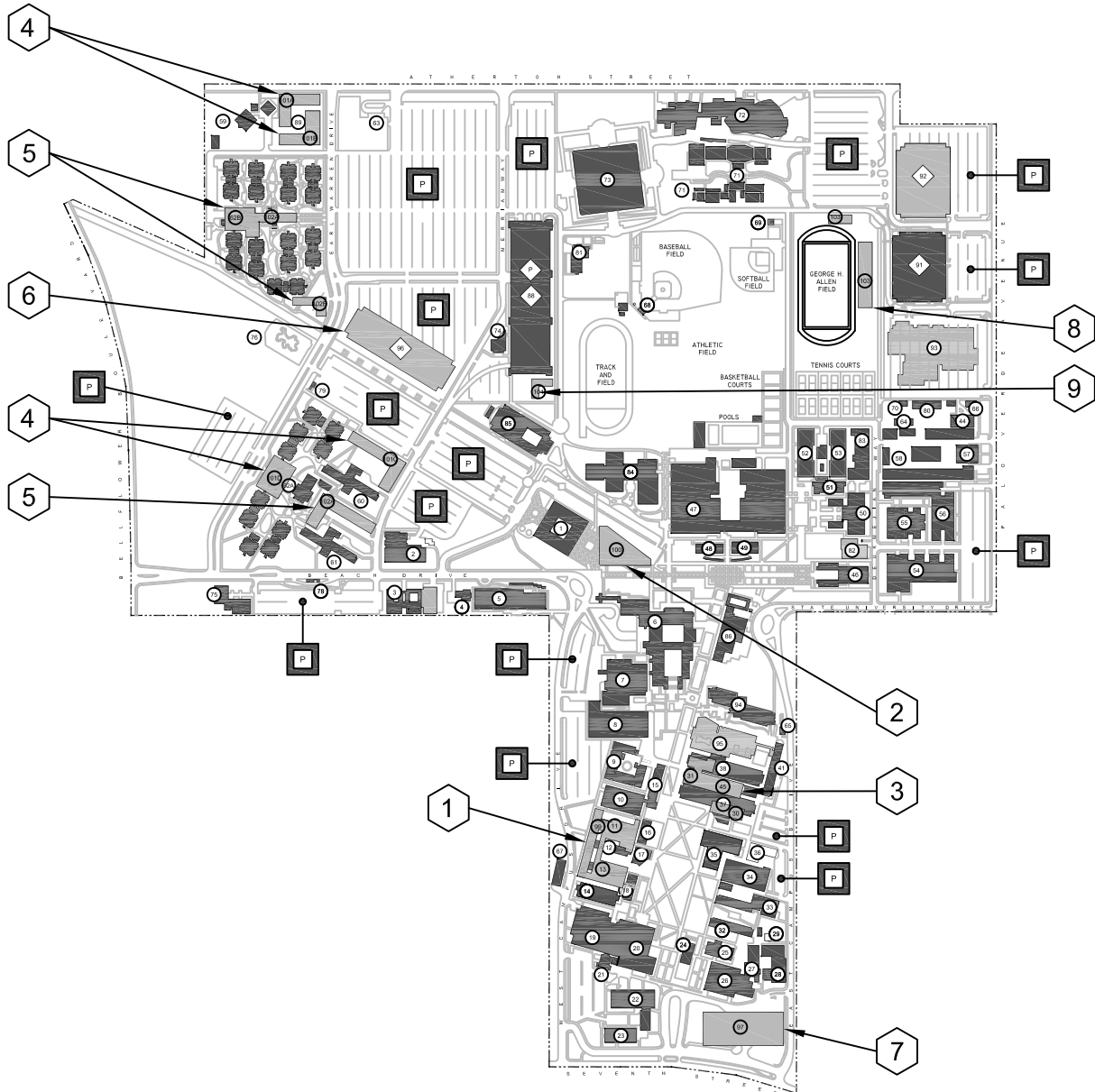
1. The Final EIR for the California State University, Long Beach Campus Master Plan and Enrollment Ceiling Increase dated May 2008 has been prepared to address potential significant environmental impacts, mitigation measures, and project alternatives, comments and responses to comments associated with the master plan revision and proposed enrollment ceiling increase, pursuant to the requirements of the California Environmental Quality Act, the CEQA Guidelines, and CSU CEQA procedures.
2. The Final EIR addresses the proposed master plan revision, enrollment ceiling increase, and all discretionary actions relating to the project, as identified in the Project Description, Section 2 of the Final EIR.

3. This resolution is adopted pursuant to the requirements of Section 21081 of the Public Resources Code and Section 15091 of Title 14 of the California Code of Regulations (CEQA Guidelines), which require that the Board of Trustees make findings prior to the approval of a project along with a statement of facts supporting each finding.
4. This board hereby adopts the Findings of Fact and related mitigation measures identified in the Mitigation Monitoring Program for Agenda Item 5 of the May 13-14, 2008 meeting of the Board of Trustees' Committee on Campus Planning, Buildings and Grounds, which identifies specific impacts of the proposed project and related mitigation measures, which are hereby incorporated by reference.
5. The board has adopted the Findings of Fact that include specific overriding considerations that outweigh certain remaining unavoidable significant impacts to long-term air quality, solid and hazardous waste disposal, traffic, and construction-related air quality, noise, and vibration.
6. The Final EIR has identified potentially significant and unavoidable impacts that may result from project implementation. However, the Board of Trustees, by adopting the Findings of Fact, finds that the inclusion of certain mitigation measures as part of the project approval will reduce most, if not all, of those effects to less than significant levels. Those impacts, which are not reduced to less than significant levels, are identified and overridden due to specific project benefits.
7. A portion of the mitigation measures necessary to reduce traffic impacts to less than significant are the responsibility of and under the authority of the City of Long Beach. While the City and university have agreed in principle regarding off-site mitigation measures, the board cannot guarantee that certain mitigation measures that are the sole responsibility of the City will be implemented in a timely manner. The board therefore finds that certain impacts upon traffic may remain significant and unavoidable if mitigation measures are not implemented, and therefore adopts Findings of Fact that include specific Overriding Considerations that outweigh the remaining, potential, unavoidable significant impacts with respect to traffic conditions on streets and intersections that are not under the authority and responsibility of the board.

8. Prior to the certification of the Final EIR, the Board of Trustees has reviewed and considered the above-mentioned Final EIR, and finds that the Final EIR reflects the independent judgment of the Board of Trustees. The board hereby certifies the Final EIR for the proposed project as complete and adequate in that the Final EIR addresses all significant environmental impacts of the proposed project and fully complies with the requirements of CEQA and the CEQA Guidelines. For the purpose of CEQA and the CEQA Guidelines, the administrative record of proceedings for the project is comprised of the following:
 - a. The Draft EIR for California State University, Long Beach Campus Master Plan and Enrollment Ceiling Increase, May 2008;
 - b. The Final EIR, including comments received on the Draft EIR, and responses to comments;
 - c. The proceedings before the Board of Trustees relating to the subject project, including testimony and documentary evidence introduced at such proceedings; and
 - d. All attachments, documents incorporated, and references made in the documents as specified in items (a) through (c) above.
9. It is necessary, consistent with the California Supreme Court decision in *City of Marina*, for CSU to pursue mitigation funding from the legislature to meet its CEQA fair share mitigation obligations. The chancellor is therefore directed to request from the governor and the legislature, through the annual state capital budget process, the future funds (\$320,000) necessary to support costs as determined by the trustees necessary to fulfill the off-site mitigation requirement of the CEQA.
10. In the event the request for mitigation funds is approved in full by the Governor and the Legislature, the chancellor is directed to proceed with implementation of the California State University, Long Beach, Campus Master Plan and Enrollment Ceiling Increase dated May 2008. Should the request for funds only be partially approved, the chancellor is directed to proceed with implementation of the project, funding identified mitigation measures to the extent of the available funds. In the event the request for funds is not approved, the chancellor is directed to proceed with implementation of the project consistent with resolution number 11 below.
11. Because this board cannot guarantee that the request to the legislature for the necessary mitigation funding will be approved, or that the local agencies will fund the measures that are their responsibility, this board finds that the

impacts whose funding is uncertain remain significant and unavoidable, and that they are necessarily outweighed by the Statement of Overriding Considerations adopted by this board.

12. The board hereby certifies the Final EIR for the California State University, Long Beach Campus Master Plan and Enrollment Ceiling Increase dated May 2008 as complete and in compliance with CEQA.
13. The mitigation measures identified in the Mitigation Monitoring and Reporting Program are hereby adopted and incorporate any necessary agreements. These mitigation measures shall be monitored and reported in accordance with the Mitigation Monitoring and Reporting Program for Agenda Item 5 of the May 13-14, 2008 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).
14. The project will benefit the California State University.
15. 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 Long Beach, Physical Planning and Facilities Management, 1250 Bellflower Boulevard, Long Beach, California 90840-0127.
16. The California State University, Long Beach Campus Master Plan and Enrollment Ceiling Increase dated May 2008 is approved at a master plan enrollment ceiling of 31,000 FTE.
17. The chancellor or his designee is requested under the Delegation of Authority by the Board of Trustees to file the Notice of Determination for the project.



California State University Long Beach

Campus Master Plan
Proposed Master Plan Enrollment: 31,000 FTE
Approval Date: January/February 1963
Proposed Date: May 2008
Main Campus Acreage: 322



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

Attachment A
CPB&G – Item 5
May 13-14, 2008
Page 2 of 2

CALIFORNIA STATE UNIVERSITY, LONG BEACH

Proposed Master Plan

Master Plan Enrollment: 31,000 FTE

Master Plan Approved by the Board of Trustees: January 1963, February 1963

Master Plan Revision Approved by the Board of Trustees: September 1965, June 1966, November 1970, January 1972, May 1972, March 1974, July 1976, September 1976, November 1978, March 1982, January 1984, November 1984, November 1985, July 1986, September 1988, November 1990, September 1991, September 1994, November 1994, July 2003, May 2008

1.	E. James Brotman Hall	57.	Facilities Management
2.	Student Health Services	58.	Corporation Yard
3.	Nursing	59.	Patterson Child Development Center
4.	Soroptimist House	60.	Los Alamitos Hall
5.	Family and Consumer Sciences	61.	Los Cerritos Hall
6.	University Student Union	62.	Residence Halls and Commons
7.	Cafeteria	63.	Recycling Center
8.	Bookstore	64.	Greenhouse 3
9.	Psychology	65.	Electrical Substation (South)
10.	Liberal Arts 5	66.	Reprographics
11.	Liberal Arts 4	67.	Communications – Main Distribution Facility A
12.	Liberal Arts 3	68.	Restrooms / Storage
13.	Liberal Arts 2	69.	Softball Field Restrooms
14.	Liberal Arts 1	70.	Communications – Main Distribution Facility B
15.	Faculty Office 3	71.	University Music Center
16.	Faculty Office 2	72.	Carpenter Performing Arts Center & Dance Center
17.	Lecture Hall 150-151	73.	Mike and Arline Walter Pyramid
18.	KKJZ	74.	Parking / Transportation Services
19.	Library	75.	International House
20.	Academic Services	76.	Earl Burns Miller Garden
21.	Multi-Media Center	78.	Visitor Information Center
22.	Education 1	79.	Communications – Main Distribution Facility C
23.	Education 2	80.	University Police
24.	McIntosh Humanities Office Building	81.	Pyramid Annex
25.	Language Arts Building	82.	<i>Outpost Food Service</i>
26.	Studio Theatre	83.	Engineering / Computer Science
27.	University Theatre	84.	Steve and Nini Horn Center
28.	University Telecommunications Center	85.	College of Business
29.	Art Annex	86.	Central Plant
30.	<i>Peterson Hall 1 Replacement Building</i>	88.	Parking Structure 1
31.	<i>Peterson Hall 2 Replacement Building</i>	89.	Housing & Residential Life
32.	Fine Arts 1	91.	Parking Structure 2
33.	Fine Arts 2	92.	<i>Parking Structure 3</i>
34.	Fine Arts 3	93.	<i>Student Recreation & Wellness Center</i>
35.	Fine Arts 4	94.	Molecular and Life Sciences Center
36.	Faculty Office 4	95.	<i>Peterson Hall 3 Replacement Building</i>
37.	Peterson Hall 1	96.	<i>Parking Structure 4</i>
38.	Peterson Hall 2	97.	<i>Parking Structure 5</i>
41.	Microbiology	99.	<i>Liberal Arts Replacement Building</i>
44.	Electrical Substation (North)	100.	<i>Student Services Addition</i>
45.	Faculty Office 5	101A.	<i>Student Housing, Phase 1</i>
46.	Social Sciences / Public Affairs	101B.	<i>Student Housing, Phase 1</i>
47.	University Gymnasiums	101C.	<i>Student Housing, Phase 1</i>
48.	Health and Human Services Classrooms	101D.	<i>Student Housing, Phase 1</i>
49.	Health and Human Services Offices	102A.	<i>Student Housing, Phase 2</i>
50.	Vivian Engineering Center	102B.	<i>Student Housing, Phase 2</i>
51.	Engineering 2	102C.	<i>Student Housing, Phase 2</i>
52.	Engineering 3	103.	<i>Soccer Complex</i>
53.	Engineering 4	104.	<i>Food Services</i>
54.	Design		
55.	Human Services & Design		
56.	Engineering Technology		

MILLER HOUSE (LOCATED OFF SITE)

LEGEND

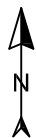
Existing Facility / *Proposed Facility*


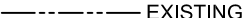


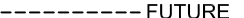





Note: Building numbers correspond with building numbers in the Space and Facilities Data Base (SFDB)



California State University Long Beach

Campus Master Plan
Master Plan Enrollment: 25,000 FTE
Approval Date: January/February 1963
Revised Date: July 2003
Main Campus Acreage: 322



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

CALIFORNIA STATE UNIVERSITY, LONG BEACH

Master Plan Enrollment: 25,000 FTE

Master Plan Approved by the Board of Trustees: January 1963, February 1963

Master Plan Revision Approved by the Board of Trustees: September 1965, June 1966, November 1970, January 1972, May 1972, March 1974, July 1976, September 1976, November 1978, March 1982, January 1984, November 1984, November 1985, July 1986, September 1988, November 1990, September 1991, September 1994, November 1994, July 2003

- | | |
|--|---|
| 1. E. James Brotman Hall | 50. Vivian Engineering Center |
| 2. Student Health Services | 51. Engineering 2 |
| 3. Nursing | 52. Engineering 3 |
| 4. Soroptimist House | 53. Engineering 4 |
| 5. Family and Consumer Sciences | 54. Design |
| 6. University Student Union | 55. Human Services & Design |
| 7. Cafeteria | 56. Engineering Technology |
| 8. Bookstore | 57. Facilities Management |
| 9. Psychology | 58. Corporation Yard |
| 10. Liberal Arts 5 | 59. Patterson Child Development Center |
| 11. Liberal Arts 4 | 60. Los Alamitos Hall |
| 12. Liberal Arts 3 | 61. Los Cerritos Hall |
| 13. Liberal Arts 2 | 62. Residence Halls and Commons |
| 14. Liberal Arts 1 | 63. Recycling Center |
| 15. Faculty Office 3 | 64. Greenhouse 3 |
| 16. Faculty Office 2 | 65. Electrical Substation (South) |
| 17. Lecture Hall 150-151 | 66. Reprographics |
| 18. KKJZ | 67. Communications – Main Distribution Facility A |
| 19. Library | 68. Restrooms / Storage |
| 20. Academic Services | 69. Softball Field Restrooms |
| 21. Multi-Media Center | 70. Communications – Main Distribution Facility B |
| 22. Education 1 | 71. University Music Center |
| 23. Education 2 | 72. Carpenter Performing Arts Center & Dance Center |
| 24. McIntosh Humanities Office Building | 73. Mike and Arline Walter Pyramid |
| 25. Language Arts Building | 74. Parking / Transportation Services |
| 26. Studio Theatre | 75. International House |
| 27. University Theatre | 76. Earl Burns Miller Garden |
| 28. University Telecommunications Center | 78. Visitor Information Center |
| 29. Art Annex | 79. Communications – Main Distribution Facility C |
| 32. Fine Arts 1 | 80. University Police |
| 33. Fine Arts 2 | 81. Pyramid Annex |
| 34. Fine Arts 3 | 82. <i>Outpost Food Service</i> |
| 35. Fine Arts 4 | 83. Engineering / Computer Science |
| 36. Faculty Office 4 | 84. Steve and Nini Horn Center |
| 37. Peterson Hall 1 | 85. College of Business |
| 38. Peterson Hall 2 | 86. Central Plant |
| 39. Peterson Hall 3 | 87. <i>Campus Housing</i> |
| 40. Science Lecture Halls | 88. Parking Structure 1 |
| 41. Microbiology | 89. Housing & Residential Life |
| 42. Animal House | 91. Parking Structure 2 |
| 43. Greenhouse 1 and 2 | 92. <i>Parking Structure 3</i> |
| 44. Electrical Substation (North) | 93. <i>Student Recreation & Wellness Center</i> |
| 45. Faculty Office 5 | 94. Molecular and Life Sciences Center |
| 46. Social Sciences / Public Affairs | 95. <i>Peterson Hall 3 Replacement Building</i> |
| 47. University Gymnasiums | |
| 48. Health and Human Services Classrooms | |
| 49. Health and Human Services Offices | |

MILLER HOUSE (LOCATED OFF SITE)

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 five projects will be presented for approval:

- 1. California State University, Bakersfield—Art Center and Satellite Plant**
Project Engineer/Architect: P2S Engineering, Inc. / Lundstrom Associates Architects

Background and Scope

CSU Bakersfield proposes to design and construct a new Art Center, a new Satellite Central Plant, and related infrastructure upgrades necessary to support the new facilities. The Art Center (#82), located in the northwest sector of the campus, will provide for the relocation of a number of the teaching laboratories central to the art department's instructional program. The Art Center building (16,200 GSF) will be configured as a single story, slab on grade, high bay structure with steel columns and wood trusses, CMU sheer walls and durable interior and exterior finishes of metal, glass, composite materials and CMU block.

The Art Center will be u-shaped with "pavilions" for drawing and photo labs that frame a central courtyard and face the future humanities complex quad to the north. The building interior is designed to provide flexible and functional environments for five programmatic lab areas using indoor-outdoor studio areas, a large covered patio, and exhibit areas that flow into the adjoining courtyard. Access for service and vehicles will be provided with a drive that connects to the main campus loop road. The building will have expansion capabilities on three sides.

The extension of utility services to the new Art Center is included in the project. Those utilities will be configured and sized to support the future adjacent humanities complex in addition to the current proposed project.

This project will also construct a new Satellite Plant (2,600 GSF), which will provide additional capacity to the existing central chiller plant and house a new chiller and cooling tower (#56).

Site improvements include the installation of an off-site sewer line from the south boundary of the campus to the City of Bakersfield's main line in Ming Avenue.

The proposed project is designed to meet LEED silver equivalent. Sustainable design features include extensive use of natural day lighting and ventilation, energy-efficient lighting and HVAC systems, reduced heat island effect, water use reduction, and the use of recycled building materials. The building will be orientated for northern exposure to take advantage of natural lighting and will utilize clerestory windows and sky lighting integrated with strategically placed high windows and window walls.

Timing (estimated)

Preliminary Plans Completed	June 2008
Working Drawings Completed	February 2009
Construction Started	May 2009
Occupancy	December 2010

Basic Statistics

Art Center

Gross Building Area	16,181 square feet
Assignable Building Area	9,719 square feet
Efficiency	60 percent

Satellite Plant

Gross Building Area	2,600 square feet
Assignable Building Area	2,600 square feet
Efficiency	100 percent

Cost Estimate—California Construction Cost Index 4890

Art Center

Building Cost (\$269 per GSF)	\$4,351,000
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Systems Breakdown (\$ per GSF)

a. Substructure (Foundation)	\$ 17.43
b. Shell (Superstructure and Enclosure)	\$120.70
c. Interior (Partitions and Finishes)	\$ 31.89
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 94.06

Site Development	<u>\$2,201,000</u>
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Construction Costs	\$6,552,000
Fees, Contingency, Services	<u>3,607,000</u>

Total Project Cost	\$10,159,000
Group II Equipment	<u>474,000</u>

Grand Total Art Center	<u>\$10,633,000</u>
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Satellite Plant

Building Cost (\$1,395 per GSF)	\$3,627,000
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<i>System Breakdown (Includes Group I)</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 34.62
b. Shell (Superstructure and Enclosure)	\$ 150.00
c. Interior (Partitions and Finishes)	\$ 8.46
d. Services (HVAC, Plumbing, Electrical, Fire)	\$1,201.92

Site Development	<u>\$1,294,000</u>
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Construction Costs	\$4,921,000
Fees, Contingency, Services	<u>1,561,000</u>

Grand Total Satellite Plant	<u>\$6,482,000</u>
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Grand Total Art Center and Satellite Plant	<u>\$17,115,000</u>
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Cost Comparison

The Art Center's building cost of \$269 per GSF is below the CSU construction cost guidelines of \$291 per GSF for art buildings at CCCI 4890. The building cost for the Satellite Plant of \$1,395 per GSF includes significant systems cost for extensive electrical and refrigeration equipment, which includes chillers, cooling tower, thermal energy storage tank, pumps and controls.

Funding Data

The project received \$387,000 for preliminary plans in 2007 from the 2006 University Capital Outlay Bond Fund. Future funding in the amount of \$16,254,000 for working drawings and construction and \$474,000 for equipment will be requested in the 2008 and 2009 budget years, respectively. Future funding is dependent upon voter approval of a general obligation bond.

California Environmental Quality Act (CEQA) Action

The proposed project was included at the program level in the Environmental Impact Report (EIR) prepared for the California State University, Bakersfield master plan revision approved at the September 2007 Board of Trustees meeting. An Addendum to that EIR has been prepared, which determined that implementation of this project would not result in any new or substantially more severe impacts as outlined in Section 15164(a) of the CEQA Guidelines. This project is consistent with all required mitigation measures as previously certified.

The following resolution is presented for approval:

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

1. The board finds that the September 2007 Master Plan Final EIR for the California State University, Bakersfield Art Center and Satellite Plant has been prepared in accordance with the requirements of the California Environmental Quality Act.
2. The project before this board is consistent with the project description as analyzed in the previously certified 2007 Master Plan Final EIR and the March 2008 Addendum prepared for the Art Center and Satellite Plant.
3. With the implementation of the mitigation measures sets forth in the master plan previously approved by the Board of Trustees, the proposed project will not have a significant adverse effect on the environment, and the project will benefit the California State University.
4. The schematic plans for the California State University, Bakersfield Art Center and Satellite Plant are approved at a total project cost of \$17,115,000 at CCCI 4890.

2. California State University, Channel Islands—Classroom and Faculty Office Renovation/Addition

Project Architect: CO Architects

Project Builder: HMM, Inc.

Background and Scope

California State University, Channel Islands proposes to design and construct a classroom and faculty office building that will renovate 45,023 GSF and build a new addition (27,149 GSF) at the southern end of the North Quad. The project (North Hall) will provide needed capacity space

in lecture and upper division laboratories, as well as 115 faculty offices, administrative offices, and support spaces.

The project will renovate an existing unoccupied two-story building (#18) into faculty offices and office support spaces. The new three-story construction will house a 120-seat lecture hall, instructional classroom space for 315 student stations, instruction lab space for 72 student stations, instructional support spaces, and administrative offices. The interior design will feature flexible space that can be easily reconfigured over time as uses change, created by a simple open structural plan. The new construction will be cement plaster with a red clay tile roof, consistent with the existing California mission style architecture of the campus. The building will utilize reinforced concrete masonry walls and steel columns supporting a concrete-filled metal deck floor system. The foundation system will consist of reinforced concrete continuous and isolated footings. Site improvements will include the development of the courtyard immediately south of the project and landscaped areas along the southern portion of the North Quad. This will include new hardscape paths, native landscape elements, and a new irrigation system that will use reclaimed water.

Sustainable features of the project will include the adaptive re-use of three quarters of the existing structure, improvements to the thermal envelope with the installation of new windows and glass doors and extensive use of natural light and ventilation using large, low emission glazed operable windows located in the central zone of the new wing. The project will also utilize a high efficiency thermal displacement HVAC system that will tie into the campus's new central plant, as well as occupancy sensors linked to the HVAC system. Additional sustainable features include energy efficient exterior lighting and energy efficient interior lighting with day lighting controls and occupancy sensors; extensive use of reclaimed water for all irrigation; drought tolerant planting; and protection of a minimum of 20 mature trees in the courtyards adjacent to the existing building for solar protection of the buildings and decreased heat island effect.

Timing (estimated)

Completion of Preliminary Plans	June 2008
Completion of Working Drawings	January 2009
Construction Start	April 2009
Occupancy	June 2011

Basic Statistics

Gross Building Area	72,172 square feet
Assignable Building Area	37,395 square feet
Efficiency	52 percent

Cost Estimate – California Construction Cost Index 4890

Building Cost (\$322 per GSF, includes new and renovated space) \$23,248,000

<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 4.52
b. Shell (Structure and Enclosure)	\$ 47.58
c. Interiors (Partitions and Finishes)	\$ 77.38
d. Services (HVAC, Plumbing, Electrical, Fire)	\$115.89
e. Equipment and Furnishings	\$ 12.83
f. Special Construction and Demolition	\$ 32.99
g. General Conditions	\$ 30.93

Site Development (includes landscaping) 1,279,000

Construction Cost \$24,527,000

Fees, Contingency, Services 8,227,000

Total Project Cost (\$469 per GSF) \$32,754,000

Group II Equipment 1,072,000

Grand Total \$33,826,000

Cost Comparison

The project's building cost of \$322 per GSF is significantly higher than the \$247 per GSF for the San Diego State University Storm/Nasatir Halls Renovation approved in March 2008 at CCCI 4890. However, similar cost differentials were noted for two recent Channel Islands projects: Smith Decision Center with a building cost of \$332 per GSF, approved in May 2007, and the University Student Union, approved in September 2007, at a building cost of \$393 per GSF, both adjusted to CCCI 4890. The increased costs in these projects are primarily due to the inefficiency of converting cast concrete institutional facilities into academic and administrative uses meeting all code requirements. Renovation costs for interior construction, HVAC and electrical systems are higher for the Channel Islands projects due to the non-code compliant nature of the existing circulation, the limited floor to floor heights, and the need to extend service utilities for HVAC and telecommunications services.

Funding Data

The project received \$1,989,000 in 2007 for preliminary plans and working drawings from the 2006 University Capital Outlay Bond Fund. Funding for construction (\$30,765,000) will be

requested in the 2008 budget year and funding for equipment (\$1,072,000) will be requested in a future budget year. All requests are dependent upon voter approval of a general obligation bond.

California Environmental Quality Act (CEQA) Action

A Notice of Exemption (Class 32) has been prepared and will be filed with the State Office of Planning and Research, pursuant to the requirements of the California Environmental Quality Act.

The following resolution is presented for approval:

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

1. The board finds that the Categorical Exemption for the California State University, Channel Islands University Classroom and Faculty Office Renovation/Addition has been prepared pursuant to the requirements of the California Environmental Quality Act.
 2. The proposed project will not have significant adverse impacts on the environment, and the project will benefit the California State University.
 3. The schematics plans for the California State University, Channel Islands Classroom and Faculty Office Renovation/Addition are approved at a project cost of \$33,826,000 at CCCI 4890.
- 3. California State University, Northridge—Faculty/Staff Housing, Phase I**
Project Architect: Corcoran Botich & Associates, Inc.
Project Builder: Barnhart, Inc.

Background and Scope

CSU Northridge proposes to design and construct the Faculty/Staff Housing, Phase I project in the northern portion of campus in accordance with the campus master plan. This project will support the university's efforts to recruit high caliber faculty and staff by being able to offer lower cost housing opportunities as it competes with other national higher education institutions. Phase I will provide approximately 152 townhome-style residences comprising 311,000 GSF. Each two-story unit will range from 1,400 to 1,750 GSF and include a two-car garage. The development will provide guest parking and community amenities for residents.

The project is located in the southern area of the north campus property, bounded by Lassen Street on the south and Andrea Circle on the north, Lindley Avenue on the east and Zelzah

Avenue on the west. The project will have two points of entry, one on Zelzah Avenue and the other on Lindley Avenue, connected through the proposed project by a central roadway. Two traffic circles are included to control speed through the project. Phase I will begin and later phases will complete the loop road to access the alleys which serve the townhomes' garages. These interior roads will include a generous parkway, walkways, and visitor parking. Pedestrian walkways will connect to the primary north-south sidewalks leading to the main campus, and one route will pass by the north terminus of the campus tram, enabling residents to take the campus tram.

The project will construct approximately 32 buildings with four or five units per building. Buildings will be paired around a common promenade with individual front entries and patio space. Each unit will be distinguished in elevation by its own architectural treatment, drawing upon details inspired by Spanish Mission, Craftsman, and California Mission architectural styles. The four basic unit types will range from 3 to 4 bedrooms and 2 to 2 ½ bathrooms.

The project will incorporate cost effective sustainable elements such as low-E dual glazed windows, Energy Star rated appliances, low flow plumbing fixtures, higher rated insulation, tankless water heaters, and other features to increase energy efficiency and minimize long term operating costs. Construction will maximize the use of panelized or prefabricated building elements to reduce waste materials. The landscape design will include drought resistant plantings, deciduous trees to provide shade in summer and sunlight in winter, and water saving drip irrigation systems.

Timing (estimated)

Completion of Preliminary Plans	June 2008
Completion of Working Drawings	September 2008
Construction Start	January 2009
Occupancy	December 2010

Basic Statistics

Gross Building Area	311,300 square feet
Assignable Building Area	243,400 square feet
Efficiency	78 percent

Cost Estimate – California Construction Cost Index 4890

Building Cost (\$112 per GSF)	\$32,781,000
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Systems Breakdown (includes Group I) (\$ per GSF)

a. Substructure (Foundation)	\$ 8.32
b. Shell (Structure and Enclosure)	\$36.98
c. Interiors (Partitions and Finishes)	\$30.16
d. Services (HVAC, Plumbing, Electrical, Fire)	\$22.81
e. Equipment and Furnishings	\$ 1.29
f. Special Construction and Demolition	\$ 1.26
g. General Conditions	\$11.67
Site Development (includes landscaping)	<u>11,071,000</u>
Construction Cost	\$46,092,000
Fees, Contingency, Services	<u>17,515,000</u>
Total Project Cost (\$204 per GSF)	<u>\$63,607,000</u>

Cost Comparison

The project's building cost of \$112 per GSF is higher than the \$95 per GSF for the Cal Poly San Luis Obispo Faculty and Staff Housing project approved in March 2002, adjusted to CCCI 4890. The ten percent increase in building cost can be attributed to the construction material cost increases and building code changes since 2002.

Funding Data

The North Campus Auxiliary Corporation is providing \$3,000,000 for the preliminary plans and working drawings phases. Funding for construction (\$60,607,000) will be financed via the issuance of bonds through the CSU Systemwide Revenue Bond program, which will be repaid from home sales revenue. This project will be submitted to the Board of Trustees for financial approval after bid results are available.

California Environmental Quality Act Action

This project was included in the Final Environmental Impact Report (FEIR) for the California State University, Northridge master plan revision which was certified by the trustees in March 2006. The Faculty/Staff Housing, Phase I project has been further refined since that time, and an Addendum was completed in August 2007 which analyzed any other potential impacts associated with the project. The Addendum found no significant impacts beyond those identified in the EIR.

The following resolution is presented for approval:

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

1. The board finds that the Final EIR for the California State University, Northridge Master Plan certified in March 2006 and the Addendum proposed for the Faculty/Staff Housing, Phase I project have been prepared in accordance with the requirements of the California Environmental Quality Act.
2. The project before this board is consistent with the project description as analyzed in the previously certified March 2006 Master Plan Final EIR and the August 2007 Addendum prepared for the Faculty/Staff Housing, Phase I project.
3. With the implementation of the mitigation measures set forth in the master plan FEIR previously approved by the Board of Trustees, the proposed project will not have a significant adverse effect on the environment, and the project will benefit the California State University.
4. The schematic plans for the California State University, Northridge, Faculty/Staff Housing, Phase I are approved at a project cost of \$63,607,000 at CCCI 4890.

4. California State University, San Bernardino—Health Center Addition and Renovation
Project Architect: RSK Associates

Background and Scope

California State University, San Bernardino proposes to renovate the existing Student Health Center (#21) and construct an addition (#42) which will include clinical services, health education offices, fitness testing, physical therapy, counseling, and administrative services and building support areas. The Student Health Center, built in 1977 and seismically retrofitted in 1997, was designed to serve a population of 6,000-10,000 students. Additional space is needed to adequately serve the current student population of 13,000 as well as future master planned enrollment.

The addition (11,600 GSF) will provide space for psychological counseling, health education, Family Pact program, in house laboratory space, and improved pharmacy, vision and dental services. The renovation (11,000 GSF) will provide improvements to exam rooms, patient processing, front office, and medical records areas. The increase in space will allow the campus to maintain the current level of service and to accommodate a comprehensive selection of specialty clinics such as dermatology, sports medicine, and orthopedics. The interior design will

simplify circulation and provide easy access to services. The pharmacy will be located adjacent to the main lobby while examination spaces will be placed to enhance security and privacy.

The Health Center is sited in the central part of the campus, east of the University Student Union. The addition is designed and proportioned as an approximate mirror image of the existing facility. Together, the addition and the renovation will create a cohesive new building doubling the size of the existing facility. The addition will be constructed using site cast concrete panels with an exposed aggregate texture. The addition massing utilizes a taller central element which allows sufficient depth to distribute HVAC and utilities throughout the facility. The exterior materials and finishes are intended to be compatible not only with the renovated structure but also with the campus design vocabulary. Fenestration is kept to a minimum to enhance privacy and minimize energy gain and loss. Sloped glazing skylights will introduce daylight into the two longitudinal corridors.

Sustainable features include an active HVAC with a digital control system to monitor and control all mechanical and ventilation systems to minimize energy use. Lighting efficiency measures include photocell controls and timers, motion sensors for multi level lighting, and energy efficient lamps and ballasts. The use of passive building envelope features such as additional roof insulation, reflective roof membranes, and narrow, dual-pane windows will reduce heat gain/loss to exceed the California Title 24 standards by at least 15 percent for the building as a whole and for the building envelope on its own.

Timing (estimated)

Preliminary Plans Completed	July 2008
Working Drawings Completed	September 2008
Construction Started	November 2008
Occupancy	November 2009

Basic Statistics

Gross Building Area	22,600 square feet
Assignable Building Area	13,560 square feet
Efficiency	60 percent

Cost Estimate – California Construction Cost Index 4890

Building Cost (\$232 per GSF, includes new and renovated space)	\$5,239,000
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<i>Systems Breakdown (includes Group I)</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 9.07

b. Shell (Structure and Enclosure)	\$71.77
c. Interiors (Partitions and Finishes)	\$61.77
d. Services (HVAC, Plumbing, Electrical, Fire)	\$66.90
e. Equipment	\$18.54
f. Special Construction and Demolition	\$ 3.76

Site Development (includes landscaping)	<u>540,000</u>
Construction Cost	\$5,779,000
Fees, Contingency, Services	<u>2,208,000</u>
Total Project Cost (\$353 per GSF)	<u>\$7,987,000</u>

Cost Comparison

The project's building cost of \$232 per GSF is lower than the CSU construction cost guidelines for Health Clinics of \$296 per GSF at CCCI 4890. The lower building cost is due in large part to the fact that 50 percent of the project is renovation, which costs significantly less than new construction. The new space alone is \$373 per GSF which is higher than the cost guidelines due to the inclusion of high cost hospital-type components: an isolation room, a decontamination shower, an in-house lab space, and direct ambulance access. The primary costs in the renovated space are new partitions and finishes, and replacement of obsolete utilities and equipment.

Funding Data

A student referendum in March 2007 approved the construction of the Health Center Addition and Renovation and an associated student health center fee increase of \$26.00 per quarter. The project will be financed via the issuance of bonds through the CSU Systemwide Revenue Bond program, which will be repaid from the campus's student health center facilities fees.

California Environmental Quality Act Action

A Notice of Exemption (Class 32) has been prepared and will be filed with the State Clearinghouse pursuant to the requirements of the California Environmental Quality Act.

The following resolution is presented for approval:

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

1. The board finds that the Categorical Exemption for the California State University, San Bernardino, Health Center Addition and Renovation project

has been prepared pursuant to the requirements of the California Environmental Quality Act.

2. The proposed project will not have significant adverse impacts on the environment, and the project will benefit the California State University.
3. The schematic plans for the California State University, San Bernardino, Health Center Addition and Renovation are approved at the project cost of \$7,987,000 at CCCI 4890.

5. Sonoma State University—University Center

Project Architect: Hornberger + Worstell Architecture and Planning

Project Builder: Sundt Construction, Inc.

Background and Scope

Sonoma State University wishes to proceed with the design and construction of an expansion of the University Center (#35B). The first phase of the University Center, a Recreation Center (#35A) was funded by a student referendum and completed in the summer 2004. This phase of the University Center will fulfill the university's strategic plan by creating centers of active student life in support of the residential community. This facility is programmed at approximately 132,000 GSF with the first floor designed for retail, food services, events and conference space. The second and partial third floors are programmed for events and conference space, and Associated Students, Incorporated offices and student union offices.

The building will be constructed with a structural steel brace frame and a durable precast concrete panel skin. The thin shell precast panel system will provide a wide variety of panel sizes, colors and textures. The design is intended to make internal activities highly visible with the combination of transparent wall systems and skylights providing controlled, natural light. This project also creates a new campus walk along the west side, linking the majority of residential housing villages and amplifying commercial activity and outdoor seating space to enhance the pedestrian flow to the Recreation Center Plaza.

The project will be designed to meet LEED silver equivalent. Sustainable design features include the use of construction materials employing low-embodied energy and high thermal performance. The project targets recycled content in heavily used project materials such as high "fly ash" content concrete and non-toxic and low polluting drywall and carpet. Consistent with campus standards, evaporative cooled HVAC systems will be optimized by the use of energy management control systems and radiant floor heating.

Energy conservation is addressed through shading via overhangs and deep-set windows, minimizing solar heat gain and reducing the cooling demand. The project is designed to take advantage of day lighting and shared light in rooms and common areas, and uses high efficiency light fixtures and energy saving controls to reduce the electrical and HVAC demand. The project utilizes reclaimed water for irrigation and fire water. Storm water run-off is mitigated through natural filtration and diffusion to landscaped areas.

Timing (estimated)

Completion of Preliminary Plans	July 2008
Completion of Working Drawings	January 2009
Construction Start	May 2009
Occupancy	July 2010

Basic Statistics

Gross Building Area	132,500 square feet
Assignable Building Area	107,241 square feet
Efficiency	81 percent

Cost Estimate – California Construction Cost Index 4890

Building Cost (\$337 per GSF)	\$44,696,000
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<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 13.58
b. Shell (Structure and Enclosure)	\$143.77
c. Interiors (Partitions and Finishes)	\$ 40.00
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 93.21
e. Equipment and Furnishings	\$ 15.09
f. Special Construction and Demolition	\$ 1.77
g. General Conditions	\$ 29.90

Site Development (includes landscaping)	<u>2,194,000</u>
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Construction Cost	\$46,890,000
Fees, Contingency, Services	<u>10,610,000</u>

Total Project Cost (\$434 per GSF)	\$57,500,000
Group II Equipment	<u>4,500,000</u>

Grand Total \$62,000,000

Cost Comparison

The Sonoma University Center building cost of \$337 per GSF is comparable to the San Bernardino Student Union Expansion approved in January 2003 at \$347 per GSF; the Dominguez Hills Loker Student Union approved in September 2003 at \$389 per GSF; and the Los Angeles Student Union Replacement approved in May 2005 at \$394 per GSF, all adjusted to CCCI 4890.

Funding Data

This project will be financed via the issuance of bonds through the CSU Systemwide Revenue Bond Program which will be repaid through the Sonoma State Enterprise Auxiliary, Housing, Sonoma Student Union Corporation and Associated Students, Incorporated funding.

California Environmental Quality Act Action

The University Center was identified and included in the Final Environmental Impact Report (EIR) for the Sonoma State University master plan revision which was certified by the trustees in May 2000. The university completed an Addendum to the 2000 Final EIR in May 2007 which identified minor project changes and determined that implementation of this project would not result in any new or substantially more severe impacts as outlined in Section 15164(a) of the CEQA Guidelines. This project is consistent with all required mitigation measures as previously certified.

The following resolution is presented for approval:

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

1. The board finds that the May 2000 Master Plan Final EIR and the Addendum prepared for May 2007 for the Sonoma State University, University Center has been prepared in accordance with the requirements of the California Environmental Quality Act.
2. The project before this board is consistent with the project description as analyzed at a project level in the previously certified 2000 Master Plan Final EIR and the May 2007 Addendum proposed for the University Center project.
3. With the implementation of the mitigation measures set forth in the master plan previously approved by the Board of Trustees, the proposed project will

not have a significant adverse effect on the environment, and the project will benefit the California State University.

4. The schematic plans for the Sonoma State University, University Center are approved at a project cost of \$62,000,000 at CCCI 4890.