

AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: 3:45 p.m. Tuesday, January 25, 2005
Glenn S. Dumke Auditorium

Kyriakos Tsakopoulos, Chair
Anthony M. Vitti, Vice Chair
Jeffrey L. Bleich
Moctesuma Esparza
George G. Gowgani
Raymond W. Holdsworth
Kathleen E. Kaiser
Shailesh J. Mehta

Consent Items

Approval of Minutes of Meeting of November 16, 2004

Discussion Items

1. Amend the 2004/2005 Capital Outlay Program, Nonstate Funded, *Action*
2. Status Report on the 2005/2006 State Funded Capital Outlay Program—Governor's Budget, *Information*
3. Progress Report on Energy Conservation and Sustainable Building Practices, *Information*
4. Approval of Schematic Plans *Action*
5. Approve the Campus Master Plan Revision for the Stonestown Apartments for San Francisco State University, *Action*
6. Proposed Agreement for Assignment of Leasehold Interest of the Stockton Center Site Authority between Master Sublessee Grupe Commercial Company and the Stockton Unified School District, *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**

November 16, 2004

Members Present

William Hauck, Chair
Moctesuma Esparza
Murray Galinson, Chair of the Board
George G. Gowgani
Raymond W. Holdsworth
Kathleen E. Kaiser
Charles B. Reed, Chancellor

Approval of Minutes

The minutes of September 14, 2004, were approved as submitted.

Amend the 2004/05 Capital Outlay Program, Nonstate Funded

Elvyra San Juan, assistant vice chancellor of capital planning, design and construction presented a summary of four projects seeking approval for design and construction, and one project seeking approval of a real property acquisition. The first project is the second phase of the California Academy of Mathematics and Science project at Dominguez Hills. The second project is a Tennis Pavilion, also at the Dominguez Hills campus. The third project is the replacement of the Student Union at the Los Angeles campus. The fourth project is the Alex G. Spanos Stadium, West Bleacher and Infrastructure Improvements at the San Luis Obispo campus. With the use of an audio-video presentation prepared by the campus, Ms. San Juan presented the fifth project, the Real Property Acquisition and Purchase of Student Housing at CSU San Bernardino.

Trustee Kaiser asked Ms. San Juan if we are reviewing all new projects in the context of sustainability.

Ms. San Juan responded that she expected each project will meet code requirements for energy efficiency, however the current bid climate is such that campuses are working hard to keep their projects within budget. These constraints are limiting what additional sustainable features can be included. When these projects reach the schematic phase we will report on specific sustainable measures included in the design.

The committee recommended approval by the board of the proposed resolution (RCPBG 11-04-21).

Approval of Schematic Plans

This item proposed the approval of schematic plans for the Parking Structure 2 Project—CSU Fullerton and the Alex G. Spanos Stadium, West Bleacher and Infrastructure Improvements Project—Cal Poly San Luis Obispo. With the use of an audio-visual presentation, Ms. San Juan reviewed the item as printed in the agenda. The San Luis Obispo item seeks trustee adoption of the Findings of Fact and Statement of Overriding Considerations as there are significant impacts which cannot be mitigated to less than a significant level, in the areas of cultural resources, traffic and circulation, and air quality.

Trustee Esparza asked Ms. San Juan if the fees, contingency, and services are normally included in the calculation of the project costs.

Ms. San Juan stated that the total project cost includes fees and contingency. Typically, cost comparisons are performed at the building cost, exclusive of site costs and soft costs.

The committee recommended approval by the board of the proposed resolution (RCPBG 11-04-22).

Certify the Final Environmental Impact Report and Approve the Campus Master Plan Revision with Enrolment Ceiling Change for Humboldt State University

With the use of an audio-visual presentation, Ms. San Juan presented background information on the trustees' policies related to enrolment ceilings, then presented item three which proposes to increase the master plan ceiling from 8,000 FTE to 12,000 FTE. A number of physical changes were presented to plan for this increase as well as address existing master plan deficiencies. This project has unavoidable and significant impacts in the areas of cultural/historic resources and off-campus traffic.

Trustee Kaiser asked Ms. San Juan why the city of Arcata turned down housing, which was suggested by the university as a positive solution to their issues. Ms. San Juan responded that the city was not supportive of additional housing in certain areas because of the impact of demolishing more historical houses. The campus revised their plan as a result of the city's concern.

The committee recommended approval by the board of the proposed resolution (RCPBG 11-04-23).

Certify the Final Supplemental Environmental Impact Report and Approve the Campus Master Plan Revision with Enrolment Ceiling Change at California State University, Monterey Bay

Ms. San Juan used an audio-visual presentation for the fourth item, which proposed an enrolment ceiling increase from 8,300 FTE to 8,500 FTE, correctly referring to on-campus FTE only for the master plan ceiling. A Supplemental Environmental Impact Report has been prepared for the master plan and is broadly based on the 1998 master plan EIR. To correct the write-up in the narrative, four near term projects (versus three) are identified in the SEIR, which includes one additional academic building on the “Heart of the green”. This project has unavoidable and significant environmental impacts in the areas of water supply and off-campus traffic.

Chancellor Reed commented on how he had asked President Smith to pursue this revision. The campus is actually adding access by going from 8,300 FTE to 8,500 FTE. In January 2005, we will share with the board our systemwide plan to accommodate students with a combination of physical capacity, technology, summer, and improved utilization access.

Trustee Kaiser asked about the support of the Academic Senate and the Associated Students on this issue.

Ms. San Juan stated that a letter was received from the campus indicating that the item has the full support of Academic Affairs. President Smith added that neither the Faculty Senate, nor the Associated Students felt the need to take a formal position.

Trustee Chandler asked President Smith about the East Garrison developments and how they would impact the water situation.

President Smith responded that the East Garrison project is not a campus project and the United States Army controls the water allocation. They have a separate water allocation and we have our own, and we are comfortable that we can stay within our limit.

The committee recommended approval by the board of the proposed resolution (RCPBG 11-04-24).

Approve the Campus Master Plan Revision for the Villas Park Merced Lot 42 Property Acquisition for San Francisco State University

With the use of an audio-visual presentation, Ms. San Juan presented agenda item five and stated that all appropriate CEQA documentation has been prepared for the master plan revision and that staff recommends approval.

The committee recommended approval by the board of the proposed resolution (RCPBG 11-04-25).

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Amend the 2004/2005 Capital Outlay Program, Nonstate Funded

Presentation By

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

Summary

This item requests approval to amend the 2004/05 nonstate funded capital outlay program to include the following projects:

**1. San Diego State University
Sorority Row Housing**

PWC \$25,062,000

San Diego State University, through its auxiliary, the San Diego State University Foundation, wishes to proceed with the design and construction of sorority chapter houses and connected student apartments. The project will include 65 apartment units in three four-story buildings adjacent to five freestanding, three-story sorority chapter houses. The student apartment unit mix includes 14 one-bedroom, 27 two-bedroom, 2 three-bedroom, and 22 four-bedroom units ranging in size from 1,100 to 2,300 square feet. The sorority chapter houses range in size from 3,530 to 4,800 square feet and typically include living and dining rooms, study/computer/library space, kitchen, and a courtyard. A two-level subterranean parking structure will provide approximately 175 spaces for the residents.

The project will be built off-campus on a 1.56-acre vacant lot owned by the SDSU Foundation. The apartments will be funded from tax-exempt bonds and the sorority chapter houses will be funded from commercial financing.

2. San Francisco State University

Real Property Acquisition and Purchase of Student Housing A \$10,985,000

San Francisco State University wishes to proceed with the real property acquisition of approximately 2.81 acres, known as the Villas at Parkmerced, Lot 42, located adjacent to the southwestern perimeter of the campus. The property has 66 one and two-story garden apartment units in three separate buildings with 66 covered parking spaces. The apartments will provide housing for graduate students and married students. The acquisition will be funded through the systemwide revenue bond program and from campus reserves.

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The following resolution is presented for approval:

RESOLVED, By the Board of Trustees of the California State University, that the 2004/05 Nonstate Funded Capital Outlay Program be amended to include: 1) \$25,062,000 for preliminary plans, working drawings, and construction for the San Diego State University, Sorority Row Housing project; and 2) \$10,985,000 for the acquisition of Real Property, known as the Villas at Parkmerced, and Purchase of Student Housing for San Francisco State University.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Status Report on the 2005/2006 State Funded Capital Outlay Program—Governor's Budget

Presentation By

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

Summary

This item presents a comparison between the CSU 2005/06 state funded capital outlay program request and the funding level included in the governor's budget.

Background

The California State University's proposed 2005/06 Capital Outlay Program and the Five-Year Capital Improvement Program 2005/06 through 2009/10 were presented at the September 2004 Board of Trustees' meeting. The trustees approved a 2005/06 priority list totaling \$602.7 million to complete previously approved projects, perform seismic upgrades, renovate older facilities, and provide academic space for existing and projected campus enrollments.

Funding for the program is from Proposition 55, passed on March 2, 2004. The \$12.3 billion general obligation bond measure provided \$690 million to the CSU to fund the 2004/05 and 2005/06 capital programs, an average of \$345 million per year. Of the \$602.7 million in requests, it is anticipated that \$289 million would be available for the 2005/06 program after covering the cost of issuance and reserves.

The governor's proposed budget will be published prior to the January board meeting. A handout will be presented at the meeting comparing the trustees' budget request with that of the governor's budget.

Status Report on the 2005/06 State Funded Capital Outlay Program

January 2005



The California State University

Status Report on the 2005/06 State Funded Capital Outlay Program

The California State University's proposed 2005/06 Capital Outlay Program and Five Year Capital Improvement Program 2005/06 through 2009/10 was approved at the September 14-15, 2004 Board of Trustees' meeting. The trustees' budget request totaled \$602.7 million for 36 projects. The Department of Finance considered the first 20 projects totaling \$289.1 million based on the trustees' priority list and the CSU share of the Proposition 55 general obligation bond amount.

The governor's budget was published on January 10, 2005, and included \$261.5 million for twenty CSU projects based on the following adjustments:

- The proposed \$26 million Capital Renewal program to replace 30-50 year-old building and infrastructure systems was not supported by the Department of Finance.
- CSU Hayward, Seismic Upgrade, Warren Hall was reduced by \$150,000 due to an arithmetic error.
- Humboldt State University, Forbes PE Complex Renovation (PWC) escalation budget was reduced by \$1,051,000.
- San Jose State University, Joint Library-Secondary Effects (E) was reduced by \$395,000 to keep the amount consistent with previously approved Supplemental Report Language.

Trustees' priorities 21 through 36 totaling \$314 million were not included in the governor's budget. They may be resubmitted for the Board of Trustees' consideration for the 2006/07 state funded capital outlay program pending the individual campus priority submittal for that budget year.

State Funded Capital Outlay Program 2005/06 Priority List

Cost Estimates are at Engineering News-Record California Building Construction Cost Index 4328 and Equipment Price Index 2649

Rank Order	Category	Campus	Project Title	Trustees' Request		Governor's Budget		
				FTE	Phase	Dollars	Phase	Dollars
1	IA	Statewide	Minor Capital Outlay		PWC	16,000,000	PWC	16,000,000
2	IB	Statewide	Capital Renewal		PWC	26,000,000	PWC	0 (a)
3	II	San Diego	Social Science/Parking Structure 8	N/A	E	3,324,000	E	3,324,000
4	IB	Chico	Student Services Center	N/A	E	2,201,000	E	2,201,000
5	IB	Los Angeles	Science Replacement Building - Wing A	N/A	E	4,635,000	E	4,635,000
6	IB	Sonoma	Darwin Renovation	N/A	E	2,221,000	E	2,221,000
7	II	San Luis Obispo	Engineering/Architecture R&R, Ph. IIA	N/A	E	5,573,000	E	5,573,000
8	IB	San José	Joint Library- Secondary Effects	N/A	E	2,566,000	E	2,171,000 (a)
9	IB	Stanislaus	Science II Replacement Building (Seismic)	N/A	E	3,025,000	E	3,025,000
10	IB	San Marcos	Craven Hall Renovation	N/A	E	527,000	E	527,000
11	IA	Hayward	Seismic Upgrade, Warren Hall	N/A	W	1,113,000	W	963,000 (a)
12	IA	Long Beach	Seismic Upgrade, Liberal Arts 2,3,& 4	N/A	PWC	1,253,000	PWC	1,253,000
13	II	Long Beach	Library Addition and Renovation	N/A	wC	31,326,000	wC	31,326,000
14	II	Fresno	Library Addition and Renovation	0	WC	86,419,000	WC	86,419,000
15	II	Dominguez Hills	Educational Resource Center Addition	0	C	34,876,000	C	34,876,000
16	IB	Humboldt	Forbes PE Complex Renovation	40	WC	42,539,000	WC	41,488,000 (a)
17	II	Long Beach	Peterson Hall 3 Replacement	1,177	W	2,048,000	W	2,048,000
18	II	Sonoma	Music/Faculty Office Building	300	C	16,247,000	C	16,247,000
19	II	Humboldt	Mai Kai Land Acquisition	N/A	A	6,000,000	A	6,000,000
20	II	Northridge	Performing Arts Center	381	P	1,210,000	P	1,210,000
Totals				1,898		\$289,103,000		\$261,507,000

Notes: **Governor's Budget**
 (a) Amount reduced by the Department of Finance.

Categories: I. Existing Facilities/Infrastructure
 A. Critical Infrastructure Deficiencies
 B. Modernization/Renovation
 II. New Facilities/Infrastructure

A = Acquisition P = Preliminary plans W = Working drawings C = Construction E = Equipment

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Progress Report on Energy Conservation and Sustainable Building Practices

Presentation By

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

Summary

In 2001, the Board of Trustees established a goal of 15 percent reduction in energy consumption by 2004/05, as compared to the baseline year of 1999/00. In May 2004, the Board of Trustees approved a revised Policy on Energy Conservation, Sustainable Building Practices, and Physical Plant Management. The policy revision expanded upon the attributes of sustainable building practices while maintaining the board's previously established goal for energy conservation.

In approving the policy revision, the Board of Trustees requested that a report be provided in July 2005 on the energy conservation achieved compared to the 15 percent reduction goal and on the potential for further energy reduction following the assessment and evaluation of existing buildings to achieve additional efficiencies in a cost effective manner. The board also requested the establishment of goals for the purchase of renewable power and for generating local renewable power following an assessment of renewable power cost and supply, and a cost/benefit assessment of generating renewable energy within the CSU.

This information item is a progress report on energy conservation to date and ongoing activities in support of the trustees' resolutions. The presentation also will report on the Governor's Executive Order regarding energy conservation and sustainable building practices, S-20-04.

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 three projects will be presented for approval:

- 1. California State University, Dominguez Hills—Educational Resource Center Addition**
Project Architect: Carrier Johnson

Background and Scope

The CSU Dominguez Hills, Educational Resource Center Addition will construct a 139,569 GSF five-story addition to the south side of the existing Leo F. Cain Educational Resources Center. The combined space will provide sufficient resource information space to serve 12,000 FTE. The project will increase the stack area for open stacks and movable aisle compact storage. Reader stations to accommodate 1,575 students will be included in the design as well as increased space for technical processing and public service areas. A Center for Teaching and Learning to provide faculty development services will also be located in the addition.

The five-story structure will be connected at the ground floor with a one-story extension to the existing building. Limited seismic strengthening of the existing building will be performed while access to the building is available. Bridges will connect the second, third, and fourth floors of the addition to the existing library. The combination of bridges and ground floor connection integrate the addition to the existing library. The north side of the addition will be dominated by windows and some pre-cast concrete panels, providing indirect lighting for the reader stations that will be sited along the north wall. The south side is designed to have a minimum number of windows to reduce the heat load into the building. These windows will be installed above the eye level and with sun shelves to bounce indirect light into the building. The windows will be installed with low solar gain (Low-E) glazing to reduce heat loss in winter and heat gain in summer. Additionally, the building lighting system will employ occupancy sensors. An energy management system will control the building systems.

Timing (Estimated)

Completion of Preliminary Drawings	April 2005
Completion of Working Drawings	December 2005
Start of Construction	February 2006
Occupancy	August 2007

Basic Statistics

Gross Building Area	139,569 square feet
Assignable Building Area	101,403 square feet
Efficiency	72 percent

Cost Estimate-California Construction Cost Index 4328

Building Cost (\$200 per gross square feet)		\$27,921,000
<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>	
a. Substructure	\$ 7.46	
b. Shell (superstructure and Enclosure)	\$ 64.84	
c. Interior (partitions and Finishes)	\$ 22.73	
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 78.40	
e. Equipment and Furnishings	\$ 16.12	
f. Special Construction and Demolition	\$ 10.51	
Site Development (includes landscaping)		<u>911,000</u>
Construction Cost		\$28,832,000
Fees, Contingency and Services		<u>7,853,000</u>
Total Project Costs (\$263 per gross square foot)		\$36,685,000
Group II Equipment		<u>3,240,000</u>
Grand Total		<u>\$39,925,000</u>

Cost Comparison

The project's building cost of \$200 per GSF is above the CSU construction cost guideline of \$180 per GSF (CCCI 4328) for libraries due to significant industry-wide cost increases for steel, lumber, cement and fuel, as well as due to the inclusion of the limited seismic work in the existing building.

Funding Data

This project is state funded with \$36.7 million for the facility and site development funded from voter approved Proposition 55, future funds of an additional \$3.2 million will be needed for equipment.

California Environmental Quality Act Action

The project is fully compliant with the California State University, Dominguez Hills campus master plan approved by the Board of Trustees in June 2001. A Finding of Consistency has been prepared pursuant to the requirements of the California Environmental Quality Act and will be available at the meeting.

The following resolution is recommended for approval:

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

1. The project is consistent with the CSU Dominguez Hills campus master plan revision approved by the Board of Trustees in June 2001 and a Finding of Consistency has been prepared pursuant to the requirements of the California Environmental Quality Act.
2. The proposed project will not result in a significant adverse effect on the environment because potential impacts from construction and operation of the proposed project will be mitigated to less than significant levels.
3. The proposed project will not have a significant effect on the environment, and the project will benefit the California State University.
4. The chancellor or his designee is requested under Delegation of Authority by the Board of Trustees to file the Notice of Determination for the project.
5. The schematic plans for the CSU Dominguez Hills, Educational Resources Center Addition are approved at a project cost of \$39,925,000 at CCCI 4328.

2. California Maritime Academy—Simulation Center
Project Architect: NBBJ

Background and Scope

The California Maritime Academy Simulation Center will provide a 21,000 GSF facility, consolidating the location of eight simulators in support of the marine transportation curriculum with computer-based simulation laboratories where real ship situations can be replicated with contemporary equipment. The project will provide lecture space for 84 full-time equivalent (FTE) students as well as laboratory space and faculty offices. This project also includes demolition of the receiving and physical plant buildings to provide better utilization of this site within the academic core of the campus, consistent with the physical master plan.

The two-story, steel braced frame structure has three main components: a classroom and office block clad in metal panels; two full mission bridge simulation “drums”; and, a continuous window wall fenestration along the western facade that will allow maximum daylight for offices and public spaces in the building. Sustainable features include a raised floor system with economizer dampers that can allow up to one hundred percent outside air and an operable clerestory to promote stack effect and natural ventilation.

Timing (Estimated)

Completion of Preliminary Plans	April 2005
Completion of Working Drawings	November 2005
Start of Construction	February 2006
Occupancy	March 2007

Basic Statistics

Gross Building Area	21,000 square feet
Assignable Building Area	12,500 square feet
Efficiency	60 percent

Cost Estimate—California Construction Cost Index 4100

Building Cost (\$301 per GSF)	\$6,317,000
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<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 14.61
b. Shell (Substructure and Enclosure)	\$114.05
c. Interiors (Partitions and Finishes)	\$ 45.35

d. Services (HVAC, Plumbing, Electrical, Fire)	\$110.59
e. Equipment and Furnishings	\$ 0.46
f. Demolition and Hazardous Materials Abatement	\$ 16.43

Site Development (includes landscaping and a road realignment)	<u>468,000</u>
Construction Cost	\$6,785,000
Fees, Contingency and Services	<u>1,921,000</u>
Total Project Cost (\$415 per GSF)	\$8,706,000
Group II Equipment	<u>3,487,000</u>
Grand Total	<u>\$12,193,000</u>

Cost Comparison

The project's building cost of \$301 per GSF is above the CSU construction cost guideline of \$242 per GSF (CCCI 4100) for engineering buildings due to several factors. One factor is the relatively small size of the building; larger buildings can distribute fixed costs over their greater square footage thereby reducing the apparent cost per square foot. However, this building's smaller size results in a cost per square foot that is higher than what would be expected for a similar but larger facility. Other factors primarily include the recent industry-wide construction costs increases and an extremely busy (and thus unfavorable) subcontractor bid environment, as well as a constrained site for construction and its limited lay-down areas for the contractor. Lastly, the cost of existing building demolition is also included in the building cost.

Funding Data

This project is state funded with \$8.3 million funded from voter approved Proposition 55 and \$400,000 from donor funds. Future funds of an additional \$3.5 million will be needed for equipment.

California Environmental Quality Act (CEQA) Action

An initial study was prepared and a Negative Declaration was filed with the State Clearinghouse on November 5, 2004. The 30-day public review period ended on December 6, 2004, and no adverse comments were received.

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 Negative Declaration was prepared for the California Maritime Academy, Simulation Center pursuant to the requirements of the California Environmental Quality Act.
2. The proposed project will not have the potential for significant adverse impacts on the environment, and the project will benefit the California State University.
3. The chancellor or his designee is requested under the Delegation of Authority granted by the Board of Trustees to file the Notice of Determination for the project.
4. The schematic plans for the California Maritime Academy, Simulation Center are approved at a project cost of \$12,193,000 at CCCI 4100.

3. Sonoma State University—Green Music Center and Music/Faculty Office Building
Project Architect / Contractor: BAR Architects / Rudolph & Sletten

Background and Scope

At the May 2000 meeting, the Board of Trustees certified a Final Environmental Impact Report (FEIR), approved the master plan revision, the schematic design and the nonstate amendment to the capital outlay program for the Center for the Musical Arts at Sonoma State University (now referred to as the Green Music Center). The 117,000 GSF center included a concert hall, recital hall, and various performer/support spaces. The site development included parking, the north entrance road, the bridge over Copeland Creek, and 1,100 parking spaces. While the site component development was completed in April 2004, the building component bid over budget as a result of the significant industry-wide construction cost increase. As a result the campus redesigned the project to include space for instruction and instructional support (faculty offices, music practice rooms, etc.) to better integrate the academic program with the concert hall. In addition, the project continues to include space for a conference center.

The 116,000 square foot complex consists of the Green Music Center (\$32 million), the Music/Faculty Office Building (\$18 million), and a Conference Center estimated at \$7 million for a combined estimated budget of \$57 million. The Green Music Center contains a 1,400-seat concert hall and supporting backstage to accommodate large performances in the music and fine

arts programs. The concert hall venue, though funded by donor funds and partnered with the Santa Rosa Symphony, will be driven by academic curricular considerations. The Music/Faculty Office Building will provide instructional capacity for 300 FTE and 20 faculty offices. The Conference Center will provide banquet, meeting, and restaurant facilities capable of serving groups as large as 600 and as small as 60.

The complex will directly benefit Sonoma State University students, faculty, and the community at large in providing a first class complex for teaching, learning, and performance for the performing arts curriculum, community outreach programs, and teaching partnerships.

The Music Center will be a combination of cast-in place concrete and wood frame structure. The exterior will be a combination of stone, plaster, wood siding and high performance glazing. The building is designed around a central courtyard with a ceremonial arcade entrance. The project will implement many of the environmentally sustainable features the university has successfully incorporated in past projects: low energy cooling, day lighting, natural ventilation, hydronic heating, structural capacity for future photovoltaic panels, reflective roofing, highly efficient controlled lighting systems, and high performance glazing with shading devices.

Timing (Estimated)

Completion of Preliminary Drawings	March 2005
Completion of Working Drawings	June 2005
Start of Construction	August 2005
Occupancy	September 2007

Basic Statistics

Green Music Center (Donor)

Gross Building Area	45,375 square feet
Assignable Building Area	40,139 square feet
Efficiency	88 percent

Music/Faculty Office Building (State)

Gross Building Area	37,671 square feet
Assignable Building Area	28,486 square feet
Efficiency	76 percent

Conference Center (Systemwide Revenue Bond)

Gross Building Area	33,349 square feet
Assignable Building Area	30,747 square feet
	88 percent

Cost Estimate—California Cost Index CCCI 4328

Green Music Center (Donor)

Building Cost (\$578 per GSF)		\$26,232,000
<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>	
a. Substructure (Foundation)	\$ 54.79	
b. Shell (Structure and Enclosure)	\$200.06	
c. Interiors (Partitions and Finishes)	\$121.17	
d. Services (HVAC, Plumbing, Electrical, Fire Protect)	\$146.08	
e. Equipment and Furnishings	\$ 56.01	
Site Development (includes landscaping)		<u>177,000</u>
Construction Costs		\$26,409,000
Fees and Contingency		<u>5,339,000</u>
Total Project Cost (\$700 per GSF)		<u>\$31,748,000</u>

Music/Faculty Office Building (State)

Building Cost (\$338 per GSF)		\$12,719,000
<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>	
a. Substructure (Foundation)	\$ 5.06	
b. Shell (Structure and Enclosure)	\$149.12	
c. Interiors (Partitions and Finishes)	\$ 77.15	
d. Services (HVAC, Plumbing, Electrical, Fire Protect)	\$ 87.32	
e. Equipment and Furnishings	\$ 18.98	
Site Development (includes landscaping)		<u>897,000</u>
Construction Costs		\$13,616,000
Fees and Contingency		<u>2,631,000</u>
Total Project Cost (\$433 per GSF)		\$16,247,000
Group II Equipment		<u>1,499,000</u>
Grand Total		<u>\$17,746,000</u>

Conference Center (State Revenue Bond)

Building Cost (\$152 per GSF)		\$5,064,000
<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>	
a. Substructure (Foundation)	\$13.99	
b. Shell (Structure and Enclosure)	\$56.54	
c. Interiors (Partitions and Finishes)	\$42.09	
d. Services (HVAC, Plumbing, Electrical, Fire Protect)	\$39.22	
Site Development (includes landscaping)		<u>247,000</u>
Construction Costs		\$5,311,000
Fees and Contingency		<u>1,313,000</u>
Total Project Cost (\$199 per GSF)		\$6,624,000
Group II Equipment		<u>1,000,000</u>
Grand Total		<u>\$7,624,000</u>

Cost Comparison

To reduce its exposure to the current cost escalation environment, the project will be constructed under the CM at Risk delivery method. The university has contracted with Rudolph and Sletten to provide these services, including design cost estimating. The Music and Faculty Office Building cost of \$338 per GSF is fifteen percent above the blended cost of \$295 from the CSU cost guide (\$321 for auditoriums and \$269 for theatre arts). This is largely driven by the recent increases in construction costs. This cost burden was offset with efficient building layout allowing the project to remain in budget.

The Concert Hall building cost is \$578 per GSF. There is not a cost guide for a concert hall of this magnitude or complexity. Substantial portions of the cost can be attributed to the exterior shell and wood interiors as well as structural and mechanical systems required by the acoustical requirements of a world-class music performance facility.

The Conference Center building cost is \$152 per GSF. Although there is not a specific CSU cost guide comparison, this component is under the \$200 per GSF cost for typical classroom buildings.

Funding Data

The project will be funded through a combination of donor funds, the systemwide revenue bond program, and state funds proposed to be funded in 2005/06 from voter approved Proposition 55.

California Environmental Quality Act Action (CEQA)

The Final Environmental Impact Report (FEIR) was prepared in 1999 to analyze the potential significant environmental effects of the proposed project in accordance with the California Environmental Quality Act. An Initial Study was prepared and a Draft EIR was published for public review for 45 days. Comments were received regarding biological resources and traffic, which were addressed in the Final EIR approved by the Board of Trustees at the May 2000 meeting. The Final EIR identified traffic impacts that would remain significant without implementation of off-site mitigation measures by the responsible local agency. The board adopted the required Statement of Overriding Considerations regarding the remaining impacts. The existing programs are consistent with the initial program scope and overall square footage. No additional analyses have been required, and no new potential significant impacts have been identified for which additional mitigation measures would be required. Therefore, the May 2000 FEIR certification by this board is adequate for the board to take action on the schematic plans for the proposed Green Music Center and Music/Faculty Office Building and Conference Center. The May 2000 FEIR can be reviewed at www.sonoma.edu/cpdc.

The following resolution is presented for approval:

RESOLVED, By the Board of Trustees of the California State University, that upon consideration of the information provided in the previously approved FEIR prepared for Sonoma State University, the campus master plan revision and the Center for Musical Arts, the board finds that:

1. The FEIR was prepared to specifically include the Green Music Center and Music/Faculty Office Building project and was previously approved by the Board of Trustees at the May 2000 meeting pursuant to the requirements of the California Environmental Quality Act.
2. Based on the information contained in the previously approved FEIR and the mitigation measures identified therein and previously adopted, the proposed project will not have any new, undisclosed significant effect on the environment.
3. The project does not involve any substantial changes in the circumstances under which the previous FEIR was certified for Sonoma State University, campus master plan revision and the Center for Musical Arts.
4. No substantial new information has been identified, which shows that the project would have one or more significant effects not discussed in the previous FEIR.

5. No additional mitigation measures are necessary.
6. The mitigation measures and implementation of the recommended improvements specified in the FEIR for the campus master plan revision and the Center for Musical Arts are hereby adopted as part of this approval of the Sonoma State University, Green Music Center and Music/Faculty Office Building project.
7. The project will benefit the California State University.
8. The chancellor or his designee is requested under Delegation of Authority granted by the Board of Trustees to file the Notice of Determination for the project.
9. The schematic plans for the Sonoma State University, Green Music Center and Music/Faculty Office Building project are approved at a project cost of \$57,118,000 at CCCI 4328.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Approve the Campus Master Plan Revision for the Stonestown Apartments for San Francisco State University

Presentation By

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

Summary

This item requests approval of a campus master plan revision by the Board of Trustees for San Francisco State University. The proposed master plan revision maintains a ceiling of 20,000 full-time equivalent students. Attachment A is the proposed campus master plan dated January 2005. Attachment B is the existing campus master plan dated November 2004.

Background

The university has been challenged to provide space for the facilities needed to maintain and support its thriving university environment and to serve its mission as an accessible university. The 1988 campus master plan identified lands directly adjacent to the university to be acquired. This proposed master plan revision would allow for the future acquisition of the property immediately north of the campus, the Stonestown Apartments. Upon acquisition, the use of the property would remain unchanged.

This master plan revision will extend the campus boundary to the north to encompass the parcel of land. The property is 24.81 acres with residential zoning compatible with the campus. It consists of a mix of 697 garden and tower apartment units in fourteen buildings; ten of the buildings have a total of 323 garden apartments and the remaining 374 apartments are in four concrete tower buildings. There are 683 covered parking spaces and 350 surface spaces, for a total of 1,033 parking spaces.

Relationship to Campus Master Plan

Due to the restrictive physical constraints at this campus expansion space is needed in order to meet its academic and master planning goals. In particular, it faces immediate demands in the areas of student, faculty, and staff housing. The proximity and development of this property will not only address the housing deficiency but will enhance the university's position to attract and retain students, faculty and staff.

The proposed future acquisition would be consistent with the organization of the master plan and the designation of the apartment housing zones at the edge of the campus. If the property is acquired, current occupants of the apartments will not be displaced. However, as units are vacated they will be offered to students, faculty, and staff, who typically find it difficult to secure apartments in the Bay Area's extremely competitive housing market.

Fiscal Impact

The proposed master plan revision would allow for a future real property acquisition to be funded through the systemwide revenue bond program for approximately \$145 million.

Proposed Revision

The key proposal of the master plan revision is shown on Attachment A:

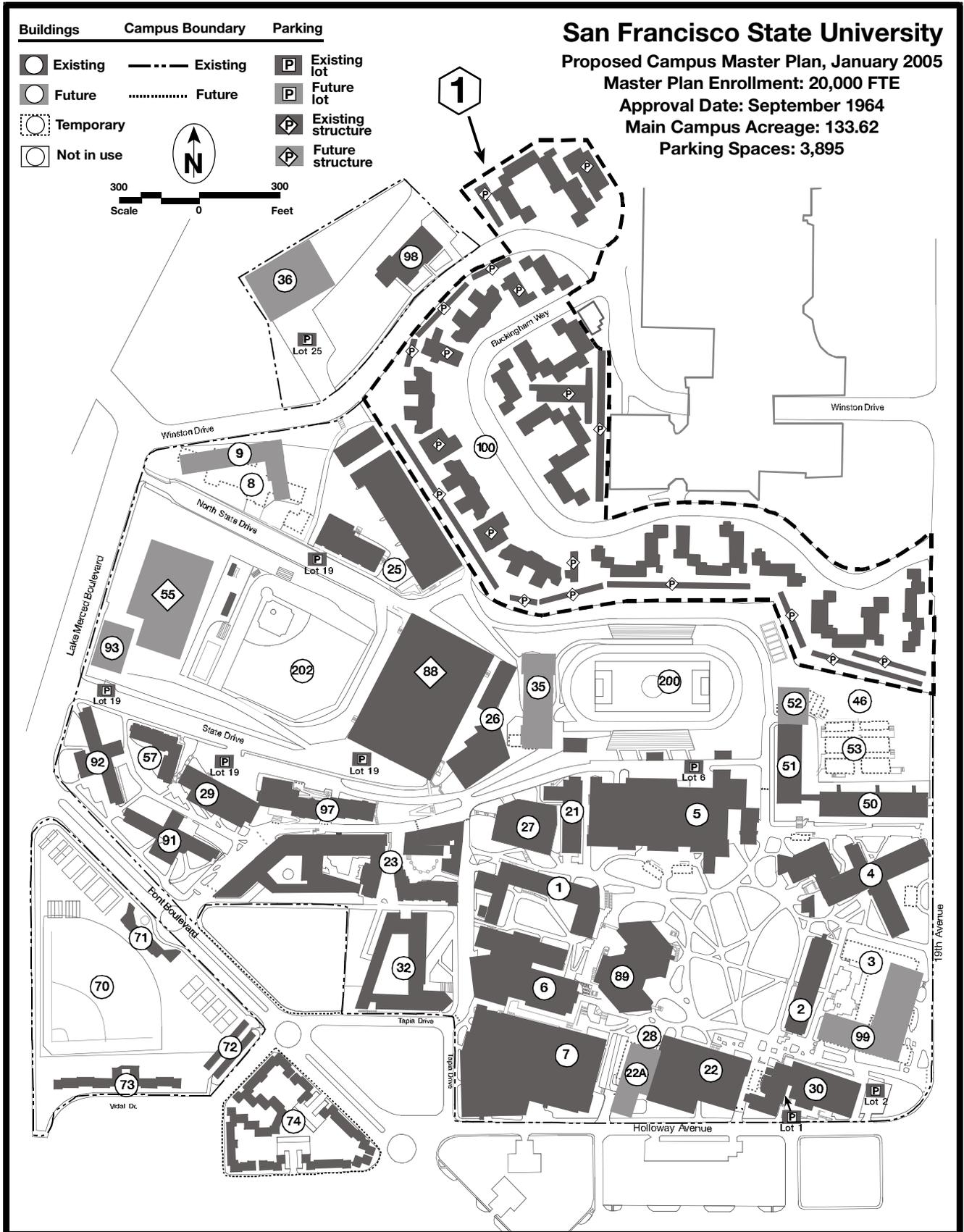
Hexagon 1: The property is 24.81 acres, developed with 697 apartment units in fourteen buildings with 1,033 parking spaces.

California Environmental Quality (CEQA) Action

As this revision does not change the intended legal use of the new property, the university has filed a Categorical Exemption with the California Office of Planning and Research.

The following resolution is presented for approval:

RESOLVED, By the Board of Trustees of the California State University, that the San Francisco State University, campus master plan revision dated January 2005 is approved.



SAN FRANCISCO STATE UNIVERSITY

Master Plan Enrollment: 20,000 FTE

Master Plan Approved by the Board of Trustees: September 1964

Master Plan Changes by the Board of Trustees: June 1965, January 1966, September 1970, February 1971, November 1978, January 1981, March 1982, May 1985, July 1987, March 1988, March 1999, November 2004, January 2005.

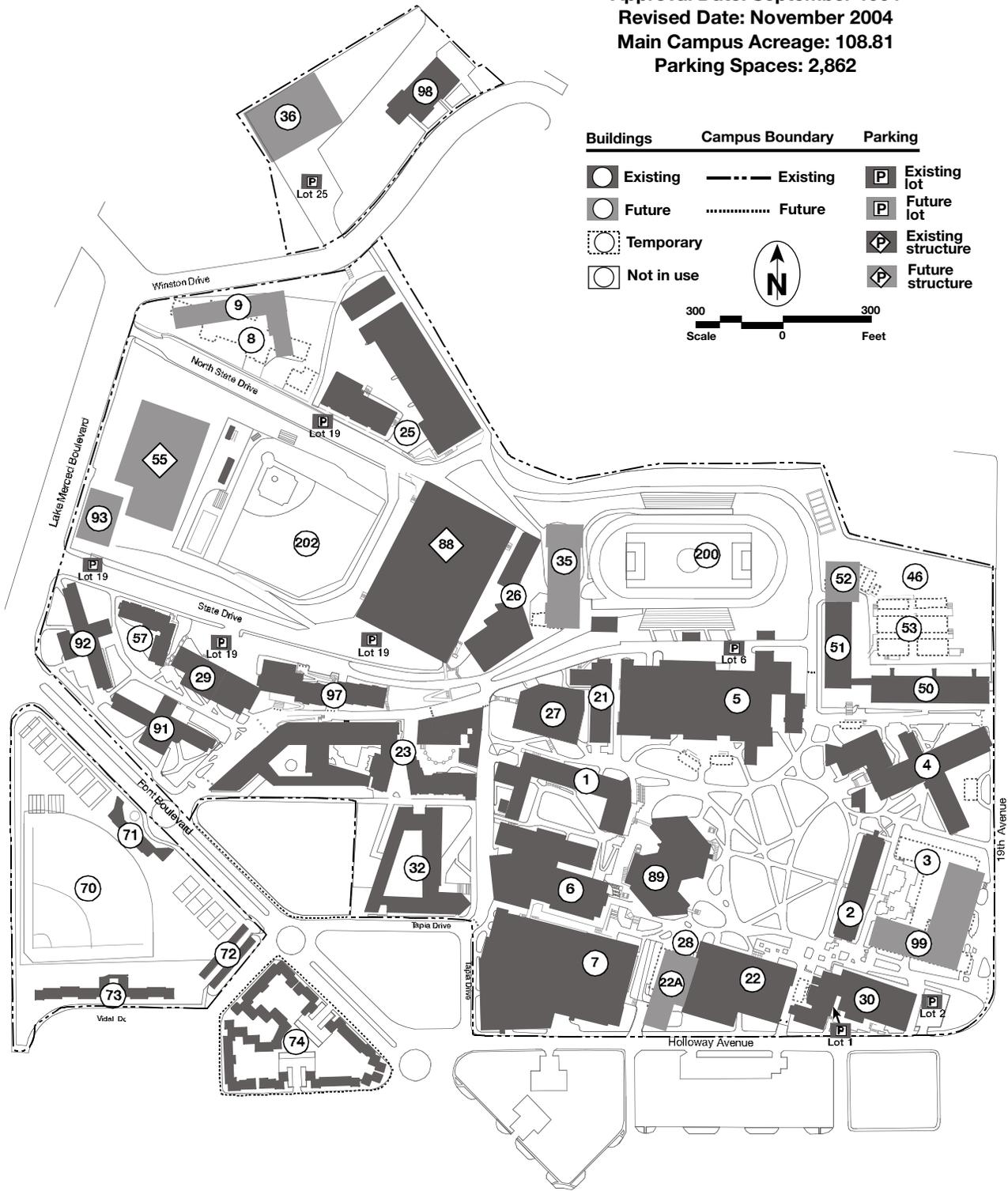
1. Burk Hall	26. Central Plant/Waste Management	55. <i>Parking Structure II</i>
2. Business Building	27. Student Health Center	57. Childrens' Center
3. HSS Building	28. Franciscan Building	70. Softball Field
4. Science Building	29. Residence Dining Center	71. Accessory Building
5. Gymnasium	30. Administration Building	72. Parking Garage
6. Fine Arts Building	32. Humanities Building	73. Vidal Drive Apartments
7. Creative Arts Building	35. <i>Health, Physical Education and Recreation Building</i>	74. <i>Font Boulevard Apartments</i>
8. Lakeview Center	36. <i>Outdoor Physical Education Facility (Winston)</i>	88. Parking Structure
9. <i>New Lakeview Classroom/ Faculty Office Building</i>	46. Florence Hale Stephenson Field	89. Student Union
21. Psychology Building	50. Hensill Hall	91. Mary Ward Hall
22. J. Paul Leonard Library	51. Thornton Hall	92. Mary Park Hall
22a. <i>J. Paul Leonard Library Addition</i>	52. <i>Engineering/Computer Science Building</i>	93. <i>Future Development</i>
23. The Village At Centennial Square (Buildings 23a-23d)	53. Temporary Modulars (Buildings 114-122)	97. Student Apartments
25. Corporation Yard (Buildings 25a-25e)		98. Sutro Library
		99. <i>New Creative Arts Building</i>
		100. <i>University Housing</i>
		200. Cox Stadium
		202. Maloney Field

Legend

Existing Facility/*Proposed Facility*

San Francisco State University

Campus Master Plan
 Master Plan Enrollment: 20,000 FTE
 Approval Date: September 1964
 Revised Date: November 2004
 Main Campus Acreage: 108.81
 Parking Spaces: 2,862



SAN FRANCISCO STATE UNIVERSITY

Master Plan Enrollment: 20,000 FTE

Master Plan Approved by the Board of Trustees: September 1964

Master Plan Changes by the Board of Trustees: June 1965, January 1966, September 1970, February 1971, November 1978, January 1981, March 1982, May 1985, July 1987, March 1988, March 1999, November 2004.

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|---|---|---------------------------------------|
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| | | 99. <i>New Creative Arts Building</i> |
| | | 200. Cox Stadium |
| | | 202. Maloney Field |

Legend

Existing Facility/*Proposed Facility*

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Proposed Agreement for Assignment of Leasehold Interest of the Stockton Center Site Authority between Master Sublessee Grupe Commercial Company and the Stockton Unified School District

Presentation By

Richard P. West
Executive Vice Chancellor and
Chief Financial Officer

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

Summary

This action item presents for approval by the board the terms of an agreement for Assignment of Leasehold Interest, by which the site Master Ground Sublessee, Grupe Commercial Company will grant a long-term interest in a portion of the Stockton Off-Campus Center site, now known as University Park, to the Stockton Unified School District for construction of a kindergarten through eighth grade school. The Stockton Center Site Authority has reviewed and approved the proposed agreement and recommends approval by this board.

The proposed agreement has been drafted to transfer a long-term interest in a 12.48-acre portion of the 100-acre site, by assignment of the Master Ground Sublessee interest, for an initial term of fifty (50) years with four options that will, if exercised, extend the assignment for a total term of years consistent with and not to exceed the 88-year term of the Master Ground Sublease. This will allow the school district to proceed with the development of the K-8 school on the 12.48-acre site, as part of a Master Development Plan previously approved by the Site Authority and the Trustees in November 2003. Approval by the Board of Trustees is required since the agreement is not a "standard" sublease as contemplated in the Master Ground Sublease and the CSU is the underlying property owner.

Background

The State closed the Stockton Developmental Hospital Center in 1996 and transferred the site to the California State University in 1997. This transfer of state property between departments was initiated for the purpose of relocating the CSU Stanislaus Off-Campus Center at Stockton (in operation since 1974) from leased space at Delta Community College to the recently closed state

hospital facility, and to reuse areas of the site not needed for academic purposes to generate revenue as leased property. The state appropriated one-time money of \$13,000,000 in 2000/2001 to be used to convert the 103-acre hospital site to the off-campus center. In light of the limited capital funds to transform the site, and in consideration of the projected growth of the off-campus center, a plan was needed to redevelop the site to meet local community needs, yet not commit or expend CSU capital funds.

In September 1999, Governor Davis authorized the preparation of a Feasibility Analysis regarding the reuse of the Stockton Center Site. The study assessed the revenue generating capability of the site as compared to previous assessments, and identified the best utilization strategy for the property. The study concluded that the highest and best use of the site would emphasize education, occupied by a mix of university oriented facilities and government/private sector tenants. The recommended implementation plan was as follows:

- The CSU Chancellor's Office to engage a private sector owner's representative to plan and facilitate the development;
- The CSU and city of Stockton to form a joint powers authority (JPA) to which the CSU will lease the land and improvements;
- The JPA and the CSU to complete the master plan and facilitate its implementation.

In September 2000, the Board of Trustees approved the formation of a JPA, known as the "Stockton Center Site Authority", with the city of Stockton in order to provide an appropriate governance structure to oversee the development, operation, maintenance and financing of that portion of the California State University, Stanislaus Off-Campus Center at Stockton not needed by the university for educational purposes.

The Stockton Center Site Authority governing board is comprised of seven members and consists of three members of the Stockton City Council appointed by the city, three members appointed by the chancellor, and one member jointly appointed by the mayor of Stockton and the chancellor.

The CSU remains the landowner of the site, and the JPA by virtue of its Ground Lease interest from the CSU maintains specific authority to approve the Master Development Plan. The JPA, through its Executive Director, also retains authority for day-to-day management. Subsequently, the Site Authority engaged the Master Developer (Grupe Commercial Company) to create and implement a reuse plan (the Master Development Plan). The long-term Master Ground Sublease and Operating Agreements have been executed with Grupe Commercial Company that documents the organizational scheme and parameters for the development of the Stockton Center Site (known as University Park).

In November 2003, the Trustees approved the Master Development Plan for the Stockton Center Site as a mixed-use community. The Master Development Plan establishes the long-term education

center as the main focus of the site and the heart of the community. The plan identified the need for an elementary and charter school, residential uses, retail space, office space, and community center space, in addition to the CSU campus needs. The university currently occupies 100,000 gsf at the site in two buildings and serves approximately 500 FTE, providing the only access to a four-year public university in the region.

Agreement for Assignment of Leasehold Interest

The proposed action involves an assignment of 12.48 acres of the property instead of a standard sublease. Any assignment requires approval by the Board of Trustees. Given the technical and detailed nature of the assignment, the details will be provided as part of the presentation at the Board meeting.

The implementation of the district's precise development of the K-8 school construction plan will be accomplished through the proposed agreement and will be consistent with the Master Development Plan. Once the agreement is in place, GCC will work with the district so that the construction can begin by April 2005 in order to open the school by August 2006. This local K-8 school development project is a long-term investment supported by the city of Stockton, the district, and Stockton Center Site Authority. The construction of this project will be an important milestone for the overall University Park development concept.

Recommend Action

A Board of Trustees' resolution approving the Assignment of Leasehold Interest as required in the Master Ground Sublease is presented for action. Approval of the recommended action and resolution will provide authority for the staff to continue to work with Grupe Commercial Company and the Stockton Unified School District to finalize the agreement.

The following resolution is presented for approval:

RESOLVED, By the Board of Trustees of the California State University, that as fee title holder to the subject property, the Stockton Center, that the terms of the proposed agreement, an "Assignment of Leasehold Interest" from the Master Ground Sublessee, Grupe Commercial Company, to the Stockton Unified School District, is approved. CSU staff is authorized to make any necessary and appropriate changes to this agreement, including any and all edits, changes, and corrections which are unsubstantial and which do not alter the material terms and conditions of the document as approved by this board. The completed and executed document shall be forwarded to the Stockton Center Site Authority and the respective parties upon final execution.