

June 11, 2021

Framroze Virjee  
President  
California State University, Fullerton  
800 N. State College Boulevard  
Fullerton, California 92831

Dear President Virjee,

**Delegated Schematic Design Phase Approval  
Kinesiology and Health Science Pool Replacement  
California State University, Fullerton**

Under delegated authority, the schematic plans for the Kinesiology and Health Science Pool Replacement project are approved at a project budget of \$7,100,000. Enclosed is the Delegated Schematic Design Approval Item (Attachment A) and Capital Outlay Estimate (Form CPDC 2-7, Attachment B).

Thank you for acknowledging CPDC schematic design comments as noted in the enclosed Attachment C. We will look to see that these items are addressed in future milestone submittals. The campus may proceed with working drawings and construction for this project. The campus is directed to file a Notice of Exemption (NOE) with the State Clearinghouse within five (5) calendar days of receipt of this letter.

Sincerely,

  
Elvira San Juan (Jun 11, 2021 16:11 PDT)

Elvira F. San Juan  
Assistant Vice Chancellor

ESJ:HL:kk

Attachments:

- (A) Delegated Schematic Design Approval Item
- (B) Capital Outlay Estimate (Form CPDC 2-7)
- (C) CPDC Comments/Responses

**Distribution:**

Ron Coley, Interim Vice President, Administration and Finance & CFO, Cal State Fullerton  
Ali Izadian, Associate Vice President, Capital Programs and Facilities Management,  
Cal State Fullerton  
Sarab Singh, Director, Capital Project Management, Cal State Fullerton  
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Kelly Cox, Associate Director Fiscal Services, CSU Office of the Chancellor  
Rosa Renaud, Director, Long-Term Finance, CSU Office of the Chancellor

## **DELEGATED SCHEMATIC DESIGN APPROVAL**

### **Summary**

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

**California State University, Fullerton**  
**Kinesiology Health Science Pool Replacement**

**PWC<sup>1</sup> \$7,100,000**

*Design Build Contractor: Turner Construction*

*Architect: BOA Architect*

### **Background and Scope**

The proposed project will replace existing pools at the Kinesiology and Health Science (KHS) Building (#4<sup>2</sup>) located on the south side of Gymnasium Campus Drive on the main campus. This building houses the Kinesiology and Health Sciences Departments including lecture halls, classrooms, offices, exercise rooms, laboratories, wellness center, gymnasium and pools. The existing outdoor 25-yard swimming pool and outdoor diving pool do not comply with current code standards.

The new replacement pool is an Olympic sized 50-meter-long competition pool with nine (9) lanes meeting the National Collegiate Athletic Association (NCAA) standards, including the associated pump equipment and sitework. This replacement of the existing pools will address code compliant issues and water leakages caused by deteriorated water lines. In addition, the current set up does not meet the programming requirements of the College of Health and Human Services and Athletics Department.

The project will also include enhanced lighting and movable bulkhead, new high efficiency filters, water heater, pumps and piping. The pool and pool deck will be surrounded by a high wrought iron fence for safety/security and will have sufficient space for future bleachers and support amenities.

### **Timing (Estimated)**

Preliminary Plans Completed	March 2021
Working Drawings Completed	May 2021
Construction Start	July 2021
Occupancy	January 2022

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<sup>1</sup> Project phases: P – Preliminary Plans, W – Working Drawings, C – Construction

<sup>2</sup> The facility number is shown on master plan map and recorded in Space and Facilities Database.

**Basic Statistics**

Gross Area	23,085 square feet
Pool Area	15,194 square feet

**Cost Estimate – California Construction Cost Index (CCCI) 7528<sup>3</sup>**

Building Cost (\$176 per GSF)	\$4,054,000
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<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 30.32
b. Shell (Structure and Enclosure)	\$ 0.00
c. Interiors (Partitions and Finishes)	\$ 0.00
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 76.93
e. Built-in Equipment and Furnishings	\$ 26.42
f. Special Construction & Demolition	\$ 13.78
g. General Conditions and Insurance	\$ 28.15

Site Development	<u>1,526,00</u>
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Construction Cost	\$5,580,000
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Fees, Contingency, Services	<u>1,520,000</u>
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Total Project Cost (\$308 per GSF)	\$7,100,000
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Fixtures, Furniture & Movable Equipment	<u>0</u>
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Grand Total	<u>\$7,100,000</u>
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**Cost Comparison**

There are no similar projects for comparison within the CSU campuses. The cost estimate is prepared by a qualified cost estimator expertise and knowledge of the current local market. This proposed project cost estimate reflects the current market conditions.

**Funding Data**

The project will be funded with systemwide revenue bonds (\$2,000,000) and the campus (\$5,100,000).

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<sup>3</sup> The July 2020 *Engineering News-Record* California Construction Cost Index (CCCI). The CCCI is the average Building Cost Index for Los Angeles and San Francisco.

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

As the project involves the repair of an existing public structure, the project is considered categorically exempt per the provisions of CEQA.

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

1. The California State University, Fullerton Kinesiology Health Science Pool Replacement project is consistent with the Campus Master Plan approved in July 2020.
2. A Notice of Exemption will be filed after approval of schematic plans.
3. The project will benefit the California State University.
4. The schematic plans for the California State University, Fullerton Kinesiology Health Science Pool Replacement project are approved at a project cost of \$7,100,000 at CCCCI 7528.

CPDC Proj No: FL-01772		THE CALIFORNIA STATE UNIVERSITY				Date: 03/25/21	
Project Type: INFRASTRUCTURE IMPROVEMENT		CAPITAL OUTLAY ESTIMATE (Form CPDC 2-7)				Budget Year: 2019/20	
		Project Schedule		Duration		CCCI: 7528	
		Project Started @ Jul-20				EPI: 3698	
Campus: CSU FULLERTON		Schematics Approval (BOT) @ Mar-21		250		New Const	
Project: Kinesiology and Health Science Pool Replacement		Preliminary Plans Completed..... @ Mar-21		20		Reno	
Arch/Engr: BOA Architect		Working Drawings Completed..... @ May-21		60		Net Area	
Contractor: Turner Construction		Construction Started (NTP)..... @ Jul-21		60		Gross Area	
Delivery Type: DESIGN-BUILD SCHEMATIC		Construction Completed (NOC)..... @ Jan-22		160		Efficiency:	
Phase:		Total Project Duration (Calendar Days)		550		#DIV/0!	
		NEW CONSTRUCTION		RENOVATION		TOTAL	
		STATE		CAMPUS		\$/sq.ft.	
A10	Foundations.....	\$	700,000				
A20	Basement Construction.....	\$					
<b>A</b>	<b>SUBSTRUCTURE.....</b>	\$	<b>0</b>	\$	<b>700,000</b>	\$	<b>0</b>
B10	Superstructure(Vertical, Floor, & Roof).....	\$				\$	<b>700,000</b>
B20	Exterior Enclosure.....	\$					\$30.32
B30	Roofing.....	\$					
<b>B</b>	<b>SHELL.....</b>	\$	<b>0</b>	\$	<b>0</b>	\$	<b>0</b>
C10	Interior Construction.....	\$					\$0.00
C20	Stairways.....	\$					
C30	Interior Finishes.....	\$					
<b>C</b>	<b>INTERIORS.....</b>	\$	<b>0</b>	\$	<b>0</b>	\$	<b>0</b>
D10	Conveying Systems.....	\$					\$0.00
D20	Plumbing Systems.....	\$					
D30	HVAC Systems.....	\$			93,209		
D40	Fire Protection Systems.....	\$			1,581,952		
D50	Electrical Systems.....	\$			101,292		
D50so	Telecom.....	\$					
<b>D</b>	<b>BUILDING SERVICES.....</b>	\$	<b>0</b>	\$	<b>1,776,000</b>	\$	<b>1,776,000</b>
E10	Group I Equipment.....	\$	340,125				\$76.93
E20	Furnishings (i.e.Group I casework).....	\$			269,555		Costguide: \$107.26
<b>E</b>	<b>EQUIPMENT AND FURNISHINGS.....</b>	\$	<b>340,000</b>	\$	<b>270,000</b>	\$	<b>610,000</b>
F10	Special Construction.....	\$			237,286		\$26.42
F20	Selective Demolition (Excluding hazmat removal).....	\$					
F2020	Hazardous Material Removal.....	\$			81,120		
F50	Sustainable Building Measures.....	\$					
<b>F</b>	<b>SPECIAL CONSTRUCTION &amp; DEMOLITION.....</b>	\$	<b>0</b>	\$	<b>318,000</b>	\$	<b>318,000</b>
<b>F60</b>	<b>GENERAL REQUIREMENTS - Building.....</b>	\$	<b>641,133</b>				\$13.78
<b>1. TOTAL BUILDING.....</b>		\$	<b>981,000</b>	\$	<b>3,064,000</b>	\$	<b>4,045,000</b>
G1020	Site Prep & Site Improvements.....	\$	414,052		118,000		
G3040	Site Utilities (Civil, Mechanical, Electrical & Telecom).....	\$	125,535		154,000		Bldg+GC+Ins \$176
G2050	Landscape Budget.....	\$					
G50	Sustainable Site Measures.....	\$					
G90	Other Site Construction.....	\$			660,876		
G100	General Requirements - Sitework.....	\$			50,000		
<b>2. TOTAL SITEWORK.....</b>		\$	<b>540,000</b>	\$	<b>983,000</b>	\$	<b>1,523,000</b>
<b>3. SUBTOTAL: BUILDING and SITEWORK.....</b>		\$	<b>1,521,000</b>	\$	<b>4,047,000</b>	\$	<b>5,568,000</b>
4.	Escalation to midpoint of Construction.....	\$		\$	0	\$	0
<b>5. SUBTOTAL: BUILDING, SITEWORK AND ESCALATION.....</b>		\$	<b>1,521,000</b>	\$	<b>4,047,000</b>	\$	<b>5,568,000</b>
6. Z10	GENERAL CONDITIONS / OH & P.....	0.0%	\$	\$	0	\$	0
a.	.....Not Applicable.....	0.0%	\$	\$	0	\$	0
b.	.....Not Applicable.....	0.0%	\$	\$	0	\$	0
c.	.....Not Applicable.....	0.0%	\$	\$	0	\$	0
d.	.....Not Applicable.....	0.0%	\$	\$	0	\$	0
e.	.....Not Applicable.....	0.0%	\$	\$	0	\$	0
f.	.....Not Applicable.....	0.0%	\$	\$	0	\$	0
<b>7. TOTAL GMP.....</b>		0.0%	\$	\$	<b>1,521,000</b>	\$	<b>4,047,000</b>
<b>8. FEES &amp; CONTINGENCY (Basic Services).....</b>							
a.	A/E Services During PW.....	5.0%	\$	\$	89,000	\$	187,000
b.	DB (AE) Services During Construction.....	1.5%	\$	\$	26,000	\$	56,000
c.	Campus Contract Management Services.....	7.0%	\$	\$	107,000	\$	284,000
d.	Campus Project Contingency.....	5.9%	\$	\$	182,000	\$	145,811
f.	<b>Total Fees &amp; Contingency.....</b>	<b>19.3%</b>	\$	\$	<b>404,000</b>	\$	<b>673,000</b>
<b>9. SUBTOTAL: CONSTRUCTION COST, FEES &amp; CONTINGENCY (Items 7 &amp; 8e).....</b>			\$	\$	<b>1,925,000</b>	\$	<b>4,720,000</b>
10.	CEQA On-Site/Off-Site Mitigation.....		\$	\$	0	\$	0
11.	Required Additional Services During PW Phase.....		\$	\$	41,000	\$	135,000
12.	Required Additional Services During Construction.....		\$	\$	30,000	\$	237,000
a.	Builders Risk Insurance Premium/ Seismic Fund.....		\$	\$	4,000	\$	8,000
b.	Owner Controlled Insurance Premium.....		\$	\$	0	\$	0
<b>13. SUBTOTAL: PROJECT COST excl. Group II Equipment.....</b>			\$	\$	<b>2,000,000</b>	\$	<b>5,100,000</b>
14.	Group II Equipment.....		\$	\$	0	\$	0
<b>15. TOTAL: PROJECT COST incl. Group II Equipment.....</b>			\$	\$	<b>2,000,000</b>	\$	<b>5,100,000</b>
16.	Project Funds						
a.	Campus Designated Reserves.....					\$	5,100,000
b.	Systemwide Revenue Bond.....					\$	2,000,000
c.	State Appropriation.....					\$	
d.	Donor / Auxiliary / Other Funds.....					\$	
17.	Additional Funds Required (Item 15 minus Items 16a thru 16e).....					\$	0
18.	Project Fund Schedule						
	Received prior to 2019/20	\$		\$		State	Campus
	Requested for 2019/20	\$	2,000,000	\$	5,100,000	51,000 P	108,000 P
	Requested after 2019/20	\$		\$		79,000 W	214,000 W
						1,870,000 C	4,778,000 C
						2,000,000	5,100,000
						0 E	0 E

for  
 Elvyr F. San Juan, Assistant Vice Chancellor  
 The California State University, Capital Planning, Design and Construction

**ANALYSIS AND SUMMARY OF FEES**

COST PER GSF  
W/ PRORATA OF  
GC / OH+P / Ins

FOR BOT

	<b>Building</b>	<b>\$/GSF</b>
Prorata Cost	72.65%	
Prorata GC/Ins	\$8,718	\$0.38
Total Bldg	<b>\$4,054,000</b>	\$175.61
	<b>Site</b>	
Prorata Cost	27.35%	
Prorata GC/Ins	\$3,282	
Total Site	<b>\$1,526,000</b>	

**\$5,580,000**  
BLDG + SITE

**\$1,520,000**  
SOFT COSTS  
FEES + CONTINGENCY  
ESCALATION

**\$7,100,000**

State Funded THE CALIFORNIA STATE UNIVERSITY CAPITAL OUTLAY ESTIMATE (FORM CPDC 2-7)					
Campus	<b>CSU FULLERTON</b>	Date	3/25/2021		
Project	<b>Kinesiology and Health Science Pool Replacement</b>	CCCI:	7528		
<b>REQUIRED BASIC SERVICES</b>					
		<b>PWC</b>	<b>P</b>	<b>W</b>	<b>C</b>
AE FEES	0	0	0	0	0
CM SERVICE FEES	115,000	46,000	43,000	26,000	
<b>TOTAL AE / CM SERVICES</b>	<b>115,000</b>	<b>46,000</b>	<b>43,000</b>	<b>26,000</b>	
<b>REQUIRED ADDITIONAL SERVICES</b>					
		<b>PWC</b>	<b>P</b>	<b>W</b>	<b>C</b>
<b>SPECIALTY CONSULTANTS</b>					
SELECT CONSULTANT	0	0	0	0	0
SELECT CONSULTANT	0	0	0	0	0
SELECT CONSULTANT	0	0	0	0	0
SELECT CONSULTANT	0	0	0	0	0
SELECT CONSULTANT	0	0	0	0	0
CEQA/EIR Consultant	0	0	0	0	0
<b>AGENCY CODE APPROVALS/COMPLIANCE + CSU/STATE POLICY'S</b>					
Mechanical Review Board (MRB)	2,000	1,000	1,000	0	0
Plan Check	4,000	0	4,000	0	0
DSA Review	5,000	0	5,000	0	0
CASp Inspections	10,000	0	2,000	8,000	0
State Fire Marshal and CSU Fire Safety	18,000	0	18,000	0	0
Seismic Peer Review Board (SRB)	3,000	1,500	1,500	0	0
<b>TYPICAL PROJECT ADDITIONAL SERVICES</b>					
Sustainable Registration/Certification Fees	3,000	1,000	1,000	1,000	0
Sustainable Documentation/Verification	0	0	0	0	0
Design Honorarium (Design-Build)	0	0	0	0	0
Survey	0	0	0	0	0
Soils	0	0	0	0	0
Field Investigation	0	0	0	0	0
Destructive Testing	0	0	0	0	0
Hazardous Material Survey/Bid Documents	0	0	0	0	0
Hazardous Material Monitoring	0	0	0	0	0
Commissioning	9,000	1,000	2,000	6,000	0
BIM Model Conformed to CAFM	10,000	0	0	10,000	0
Sea-Level Rise (Flood Control)	0	0	0	0	0
SWPPP QSD/QSP Services	6,000	0	1,000	5,000	0
Design Assist Addition to Preliminary Phase	0	0	0	0	0
Design Assist Reduction to Construction Phase	0	0	0	0	0
<b>CAMPUS SPECIFIC ADDITIONAL FEES</b>					
[ Insert additional project specific costs ]	0	0	0	0	0
[ Insert additional project specific costs ]	0	0	0	0	0
[ Insert additional project specific costs ]	0	0	0	0	0
[ Insert additional project specific costs ]	0	0	0	0	0
<b>ACQUISITION: DUE DILIGENCE FEES</b>					
Appraisal	0	0	0	0	0
Title Insurance, Escrow Fee	0	0	0	0	0
Environmental Site Assessment (ESA)	0	0	0	0	0
Relocation Assistance Program (RAP)	0	0	0	0	0
Attorney General Fees	0	0	0	0	0
DGS Fee	0	0	0	0	0
[ Insert additional project specific costs ]	0	0	0	0	0
<b>TOTAL ADDITIONAL SERVICES</b>	<b>71,000</b>	<b>5,000</b>	<b>36,000</b>	<b>30,000</b>	
<b>TOTAL BASIC + ADDITIONAL SERVICES</b>	<b>186,000</b>	<b>51,000</b>	<b>79,000</b>	<b>56,000</b>	
<b>MANDATED COLLECTED FEES</b>					
CPDC Fee (1.5%)					\$23,000
CSU Fire Safety (0.6%)					\$9,000
				<b>TOTAL:</b>	<b>\$32,000</b>
<b>CSU INSURANCE COVERAGES* (input rate info on INSURANCE tab)</b>					
Builders Risk Premium					2,000
Owner Controlled Insurance Program Premium					0
Construction Project Seismic Fund					2,000
Note: Delay in Construction Coverage is Optional - Add to TOTAL				<b>BRIP + Seismic TOTAL:</b>	<b>4,000</b>
*The Builders Risk Insurance premium, Delayed Construction Coverage and the Construction Project Seismic Fund are reflected in the LINE 5, total construction, and should be deducted from construction estimate when advertising for bids. CPDC will invoice after NTP is issued.					

Campus/Other Funded THE CALIFORNIA STATE UNIVERSITY CAPITAL OUTLAY ESTIMATE (Form CPDC 2-7)				
Campus	<b>CSU FULLERTON</b>	Date	3/25/2021	
Project	<b>Kinesiology and Health Science Pool Replacement</b>	CCCI	7528	
<b>REQUIRED BASIC SERVICES</b>				
	PWC	P	W	C
AE FEES	0	0	0	0
CM SERVICE FEES	243,000	97,000	90,000	56,000
<b>TOTAL AE / CM SERVICES</b>	<b>243,000</b>	<b>97,000</b>	<b>90,000</b>	<b>56,000</b>
<b>REQUIRED ADDITIONAL SERVICES</b>				
	PWC	P	W	C
<b>SPECIALTY CONSULTANTS</b>				
Interior Design (Pool Consultant)	10,445			10,445
SELECT CONSULTANT	0	0	0	0
SELECT CONSULTANT	0	0	0	0
SELECT CONSULTANT	0	0	0	0
SELECT CONSULTANT	0	0	0	0
CEQA/EIR Consultant	0	0	0	0
<b>APPROVALS + CODE COMPLIANCE + CSU/STATE MANDATES</b>				
Mechanical Review Board (MRB)	6,000	3,000	3,000	0
Plan Check	7,000	0	7,000	0
DSA Review	8,000	0	8,000	0
CASp Inspections	10,000	0	2,000	8000
State Fire Marshal and CSU Fire Safety	49,000	0	49,000	0
Seismic Peer Review Board (SRB)	8,000	4,000	4,000	0
<b>TYPICAL PROJECT ADDITIONAL SERVICES</b>				
Sustainable Registration/Certification Fees	3,000	1,000	1,000	1,000
Sustainable Documentation/Verification	0	0	0	0
Design Honorarium (Design-Build)	0	0	0	0
Survey	20,000	0	10,000	10,000
Soils	110,000	0	25,000	85,000
Field Investigation	12,000	0	0	12,000
Destructive Testing	15,000	0	0	15,000
Hazardous Material Survey/Bid Documents	0	0	0	0
Hazardous Material Monitoring	25,000	0	0	25,000
Commissioning	25,000	3,000	6,000	16,000
BIM Model Conformed to CAFM	10,000	0	0	10,000
Sea-Level Rise (Flood Control)	0	0	0	0
SWPPP QSD/QSP Services	24,000	0	4000	20000
Design Assist Addition to Preliminary Phase	0	0		
Design Assist Reduction to Construction Phase	0			0
<b>CAMPUS SPECIFIC ADDITIONAL FEES</b>				
Facilities Services Support	30,000	0	5,000	25,000
[ Insert additional project specific costs ]	0	0	0	0
[ Insert additional project specific costs ]	0	0	0	0
[ Insert additional project specific costs ]	0	0	0	0
<b>ACQUISITION: DUE DILIGENCE FEES</b>				
Appraisal	0	0	0	0
Title Insurance, Escrow Fee	0	0	0	0
Environmental Site Assessment (ESA)	0	0	0	0
Relocation Assistance Program (RAP)	0	0	0	0
Attorney General Fees	0	0	0	0
DGS Fee	0	0	0	0
[ Insert additional project specific costs ]	0	0	0	0
<b>TOTAL ADDITIONAL SERVICES</b>	<b>372,000</b>	<b>11,000</b>	<b>124,000</b>	<b>237,000</b>
<b>TOTAL BASIC + ADDITIONAL SERVICES</b>	<b>615,000</b>	<b>108,000</b>	<b>214,000</b>	<b>293,000</b>
<b>MANDATED COLLECTED FEES</b>				
CPDC Fee (0.5%)				\$20,000
CSU Fire Safety (0.6%)				\$24,500
			<b>TOTAL:</b>	<b>\$44,500</b>
<b>CSU INSURANCE COVERAGES* (input rate info on INSURANCE tab)</b>				
Builders Risk Premium				4,000
Owner Controlled Insurance Program Premium				0
Construction Project Seismic Fund				4,000
Note: Delay in Construction Coverage is Optional - Add to TOTAL			<b>BRIP + Seismic TOTAL:</b>	<b>\$8,000</b>
*The Builders Risk Insurance premium, Delayed Construction Coverage and the Construction Project Seismic Fund are reflected in the LINE 5, total construction, and should be deducted from construction estimate when advertising for bids. CPDC will invoice after NTP is issued.				

**DATE:** April 26, 2021

**FROM:** Capital Planning, Design and Construction

**SUBJECT:** Exhibit C – Schematic Design Phase Comments  
Kinesiology and Health Science Pool Replacement  
California State University, Fullerton

This exhibit includes comments that are limited to the Capital Planning, Design and Construction (CPDC) review of the Schematic Design Documents submitted and the remote presentation by California State University, Fullerton on April 5, 2021. The comments are not inclusive of any items related to the CSU Office of Financing and Treasury.

1. Campus to verify size of locker rooms and associated offices/facilities for compliance with Title IX.
2. Design team to verify fixture counts at the public toilet facilities. Note that women fixture counts may not be less than men.

Please note that this exhibit is neither an approval nor rejection of the schematic design for the above subject project. Please acknowledge receipt of the comments by returning a signed copy of this exhibit to Hong Lin, the University Planner assigned to California State University, Fullerton, at [hlin@calstate.edu](mailto:hlin@calstate.edu).

Do not hesitate to contact CPDC should you have questions.

 <small>Ali Izadian (May 19, 2021 10:31 PDT)</small>	<b>May 19, 2021</b>
Ali Izadian Senior Associate Vice President, Capital Programs and Facilities Management California State University, Fullerton	Date

ES: AI, SS, VSJ, PG, AK, SH, TB, JA, MY, KL, HL, RW, CD

**CSU Campuses**

Bakersfield  
Channel Islands  
Chico  
Dominguez Hills  
East Bay

Fresno  
Fullerton  
Humboldt  
Long Beach  
Los Angeles  
Maritime Academy

Monterey Bay  
Northridge  
Pomona  
Sacramento  
San Bernardino  
San Diego

San Francisco  
San José  
San Luis Obispo  
San Marcos  
Sonoma  
Stanislaus