

AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: 3:30 p.m., Tuesday, January 24, 2012
Glenn S. Dumke Auditorium

Bob Linscheid, Chair
Linda A. Lang, Vice Chair
Carol R. Chandler
Margaret Fortune
William Hauck
Peter G. Mehas
Lou Monville
Glen O. Toney

Consent Items

Approval of Minutes of Meeting of November 15, 2011

1. Amend the 2011-2012 Capital Outlay Program, Non-State Funded, *Action*

Discussion Items

2. Status Report on the 2012-2013 State Funded Capital Outlay Program—Governor's Budget, *Information*
3. 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
Glenn S. Dumke Auditorium
401 Golden Shore
Long Beach, California**

November 15, 2011

Members Present

Bob Linscheid, Chair
Herbert L. Carter, Chair of the Board
Carol R. Chandler
William Hauck
Hsing Kung
Peter G. Mehas
Lou Monville
Charles B. Reed, Chancellor

Approval of Minutes

The minutes for the July 2011 meeting were approved as submitted.

California State University Seismic Safety Program Annual Report

With the concurrence of the committee, Chair Linscheid presented agenda item 1 as a consent information item.

California Environmental Quality Act Annual Report

With the concurrence of the committee, Chair Linscheid presented agenda item 2 as a consent information item.

Amend the 2011-2012 Capital Outlay Program, Non-State Funded

Assistant Vice Chancellor Elvyra F. San Juan presented the item requesting approval of three projects proposed for amendment to the non-state funded capital outlay program as provided in the agenda: (1) Donald P. Shiley BioScience Center Renovation and (2) University Towers Renovation at San Diego State University, and (3) Systemwide Solar3 Photovoltaic Initiative. Staff recommends approval. The committee recommended approval by the board of the proposed resolution (RCPBG 11-11-12).

Certify the Revised Environmental Impact Report and Approve the Campus Master Plan Revision and Amendment to the Non-State Capital Outlay Program for the Campus Pointe Project at California State University, Fresno

With the use of a PowerPoint presentation, Ms. San Juan gave an overview of the item as presented in the agenda. In May 2007, the board certified the 2007 Environmental Impact Report (EIR) and approved the 2007 master plan revision for the Campus Pointe project at CSU Fresno. The board also approved the amendment of the 2006-2007 non-state funded capital outlay program for the Campus Pointe project.

The board's certification of the Final EIR was challenged in 2007 by LandValue 77, a commercial development entity within the City of Clovis. In July 2009, the Fresno County Superior Court found the 2007 EIR adequate in all but three discrete areas related to 1) traffic and overflow parking for the Save Mart Center, 2) water, and 3) air quality. LandValue appealed, and in June 2011, the appellate court upheld the trial court's original determination.

In response to the court's order following the appeal, CSU Fresno prepared and circulated a Revised Environmental Impact Report (REIR) and held a public meeting on September 13, 2011. The 2011 REIR was limited to the environmental impacts of the Campus Pointe project in the three discrete areas found inadequate by the court. To address new CEQA Guidelines (15064.4), the REIR also contained a new section regarding greenhouse gases and climate change impacts.

This item seeks certification of the REIR, and approval of the master plan revision and amendment to the non-state capital outlay program for the \$171 million mixed-use Campus Pointe project. Based on the results of the additional analysis to address the court's concerns and provide clarification, staff recommends approval.

Trustee Monville asked whether the issue surrounding air quality was simply the timing of the effective date of the Air Pollution Control District rule compared to the preparation date of the EIR, therefore of a procedural nature. Ms. San Juan affirmed that the concern was procedural.

Trustee Hauck asked President Welty to describe the relationship of the Campus Pointe development to the campus. President Welty stated the development provides housing for students, faculty, and staff, and a retail/commercial component, including restaurants and other services attractive to students.

Trustee Hauck responded asking whether a demand for housing and the commercial businesses existed, and had it been established prior to moving forward with the development. President Welty remarked that a number of feasibility studies that identified the housing/commercial need were completed in the late 1990s and led to the development of the project. He also noted that the housing projects are over 96 percent occupied within the first two years, which is significant considering all the amenities have not been completed.

Trustee Mehas inquired as to how much say the university had in the type and appropriateness of commercial businesses that would be moving into the development. President Welty stated the contractual agreements include language that specifies the business must relate to university activities and enterprises. It is anticipated that some university enterprise activities will move into the commercial space. The committee recommended approval by the board of the proposed resolution (RCPBG 11-11-13).

State and Non-State Funded Five-Year Capital Improvement Program 2012-2013 through 2016-2017

Ms. San Juan presented the state and non-state funded five-year capital improvement program 2012-2013 through 2016-2017 to the board for approval that included the 2012 action year request. Using a PowerPoint presentation, Ms. San Juan reported on the status of the CSU's physical plant, linking the physical plant needs to the prioritization and planning of the capital outlay program.

The projected backlog of deferred maintenance is estimated at \$1.6 billion based upon a capital renewal statistical model that CSU campuses have been updating for about ten years. The model looks at the age and square footage of facilities and the remaining lifecycle years and associated escalated costs of their major building systems. Based upon the renewal model, the CSU should invest over \$230 million per year to reduce the backlog. The CSU capital outlay program funding of major renovations and renewals has helped reduce the backlog; however, absent significant capital dollars, the backlog is increasing. The CSU support budget documentation identifies a deferred maintenance need of \$470 million. This amount represents the highest priority projects out of the \$1.6 billion backlog. The CSU's facility condition index is 11 percent, which would be rated 'poor' by NACUBO.

Trustee Hauck inquired if an evaluation had been completed of facilities in such need of repair that they may be closed for health and safety purposes should the work not be completed.

Ms. San Juan responded that a request to the campuses for critical infrastructure projects elicited a list of projects totaling \$140 million. Due to the current lack of funding it is anticipated that there will be increased use of support budget funds for emergency repairs across the campuses.

Chancellor Reed agreed that with no support for a general obligation bond on the immediate horizon, CSU's plant and infrastructure will continue to deteriorate.

Trustee Linscheid asked Chancellor Reed to comment on the problem and specifically address the possibility of bringing the \$1.6 billion deferred maintenance backlog number before the governor/legislature as the CSU's true need.

Chancellor Reed expressed concern that the number would not be taken seriously and agreed that the \$140 million figure (critical infrastructure) may better illustrate the university's most pressing needs.

Trustee Chandler requested that this topic be addressed at each board meeting with the goal of developing some innovative solutions.

Trustee Glazer inquired of the status of the COPHE (capital outlay fund for public higher education) fund. Ms. San Juan acknowledged that the COPHE fund was the primary source of funding for the capital program prior to 1986 but she would return to the board regarding the current use and status of the fund.

Ms. San Juan reported further on the fund sources proposed by the Department of Finance for the CSU capital program, lease revenue bond asset transfer as well as the traditional lease revenue bond. The asset transfer mechanism is proposed to address the funding needs of partial renovations and infrastructure projects. In summary, the state request for the 2012-2013 capital program is \$529.0 million; the non-state funded program request is \$131.8 million. The committee recommended approval by the board of the proposed resolution (RCPBG 11-11-14).

Approval of Schematic Plans

The proposed item on the agenda requests the approval of schematic plans for California Maritime Academy—Physical Education Replacement Facility and California State University, Monterey Bay—Academic Building II. With an audio-visual presentation, Ms. San Juan presented the item. All CEQA requirements for these projects have been completed and staff recommends approval.

Trustee Linscheid asked how much has been spent on building demolition at CSU Monterey. President Harrison responded \$10 million during her tenure, and Chancellor Reed recalled \$60 million (from the federal government) for limited demolition and refurbishment. There are 80 structures awaiting demolition which would tally approximately \$30 million to demolish. The federal government has stepped away from offering any additional help.

Lieutenant Governor Gavin Newsom asked if the design for the Physical Education Replacement Facility at Cal Maritime was approved, stating that he did not find it aesthetically appealing and inquired if it was too late to consider other designs. Trustee Monville recalled that the building site of the project previously housed a rundown operating motel and was thus pleased to see that it had been torn down.

President Eisenhardt responded that the design was driven by the geographic constraints of the site, easements on the property, and the budget. He also added that the motel that had previously stood on the property had been an embarrassment to the campus community. The committee recommended approval by the board of the proposed resolution (RCPBG 11-11-15).

Trustee Linscheid adjourned the meeting.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Amend the 2011-2012 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 2011-2012 non-state capital outlay program to include the following project:

**California State Polytechnic University, Pomona
Collins College Expansion**

PWCE \$10,000,000

California State Polytechnic University, Pomona wishes to proceed with the design and construction of the Collins College Expansion, Phase III (#72 and #73) to provide expansion space for the hospitality program. Building #72 (2,900 GSF) will house the undergraduate and graduate commons with recreational space on the lower level and group meeting rooms and work stations on the second level. The two-story 13,300 GSF building #73 will accommodate lecture space for 298 FTE, graduate instructional space, conference rooms, faculty offices, and support space. This project will also provide for landscaping, signage, accessible walkways, parking, and service access points to the existing roadway system. The proposed buildings will be located on the western side of the campus within the existing Collins College neighborhood.

This project will be funded from donor funds.

RESOLVED, By the Board of Trustees of the California State University, that the 2011-2012 capital outlay program non-state funded is amended to include \$10,000,000 for preliminary plans, working drawings, construction and equipment for the California State Polytechnic University, Pomona, Collins College Expansion.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Status Report on the 2012-2013 State Funded Capital Outlay Program—Governor's Budget

Presentation By

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

The California State University's proposed state funded 2012-2013 capital outlay program was presented at the November 2011 Board of Trustees' meeting. The trustees approved the entire state funded priority list (34 projects) of \$529 million for the 2012-2013 capital outlay program. Of the \$529 million amount, program documentation for 18 projects totaling \$448.4 million, including seismic safety, renovation, new capacity, and equipment programs were submitted to the Department of Finance.

The trustees were asked to approve the program even though program funding is uncertain and it relies upon the governor's and legislature's approval of Lease Revenue Bond financing, Lease Asset Transfer financing, and the use of remaining General Obligation Bond funds.

Due to the uncertainty of the potential funding sources for the 2012-2013 state capital outlay program, the board approved resolutions directing staff to negotiate with the administration and the legislature during the budget process to maximize funding opportunities for the campuses.

An update on the 2012-2013 governor's budget will be presented at the meeting.

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 project will be presented for approval:

San José State University—Spartan Complex Renovation (Seismic)
Project Architect: Clerkin & Clerkin Architects

Background and Scope

San José State University proposes to renovate the existing Spartan Complex which consists of four buildings dating from the 1930s to 1960s located in the south west quadrant of the campus. The project will provide seismic upgrades, address dysfunctional building systems, and rectify ADA noncompliance. Renovations will re-program space in a vacated natatorium, consolidate several inefficient classrooms into a single large lecture facility, reconfigure laboratories, and provide faculty offices. The project construction delivery is changing to Construction Management (CM) at Risk to better manage the construction phasing of this complex renovation effort.

The existing Spartan Complex is comprised of Uchida Hall and Uchida Natatorium (#45), Uchida Hall Annex (#45A), Spartan Complex Central (#47), and Spartan Complex East (#46), for a total of 157,800 GSF. The academic programs supported by these facilities are kinesiology, dance, recreation & tourism management, and Mexican American studies as well as campuswide lecture and athletics.

The project will provide some programmatic changes but the majority of the scope addresses seismic, ADA, and building system concerns. The project will convert the upper level of the Uchida Natatorium into a judo activity space and construct locker rooms on the lower level for athletics and visiting teams. A 155-seat lecture facility will be added north of the Annex in order to consolidate several small lecture rooms throughout the complex with poor sight lines into a single smart classroom. The project adds new space of 13,570 GSF to the complex, providing accessibility, sharing of lobbies and/or restrooms, and strategically placed elevators to better

connect the buildings. In Spartan Complex Central, the new space includes a two-story addition of faculty offices. The dance studio, currently housed in an inaccessible and inadequate second story studio on the east end of Spartan Complex Central, will be relocated to the west side into a larger space to accommodate the academic program and public performances with spectator seating.

The project aims to largely retain the architectural vocabulary of the existing buildings, while improving the complex aesthetics utilizing color and appropriate exterior skin materials. Electrical systems will be upgraded to provide power, data and fire alarms to meet the needs of the programs and to be code compliant. The project will install new heating, ventilation and air conditioning (HVAC) and upgraded air handler systems.

The building is designed to achieve the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Silver certification. Sustainable features will include reuse of the existing buildings and energy savings of at least 10 percent greater efficiency than required by California Title 24. The project design will incorporate products with recycled content, low emitting materials, controllability of space lighting, sustainable roofing elements, and increased insulation.

Timing (Estimated)

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| Preliminary Plans Completed | April 2012 |
| Working Drawings Completed | September 2012 |
| Construction Start | February 2013 |
| Occupancy | |
| Phase I-Spartan Complex Central and East | February 2014 |
| Phase II-Uchida Hall and Uchida Hall Annex | February 2015 |

Basic Statistics

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|--------------------------|---------------------|
| Gross Building Area | 171,370 square feet |
| Assignable Building Area | 116,159 square feet |
| Efficiency | 68 percent |

Cost Estimate – California Construction Cost Index 5732

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|-------------------------------|--------------|
| Building Cost (\$238 per GSF) | \$40,851,000 |
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| <i>Systems Breakdown (includes Group I)</i> | (\$ per GSF) |
| a. Substructure (Foundation) | \$ 3.38 |
| b. Shell (Structure and Enclosure) | \$ 67.61 |

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|--|---------------------|
| c. Interiors (Partitions and Finishes) | \$ 26.40 |
| d. Services (HVAC, Plumbing, Electrical, Fire) | \$105.82 |
| e. Equipment and Furnishings | \$ 4.04 |
| f. Demolition and Hazardous Materials | \$ 5.83 |
| g. General Conditions | \$ 25.30 |
| Site Development (including landscape) | <u>1,665,000</u> |
| Construction Cost | 42,516,000 |
| Fees, Contingency, Services | <u>12,203,000</u> |
| Total Project Cost (\$344 per GSF) | \$54,719,000 |
| Group II Equipment | 1,271,000 |
| Grand Total | <u>\$55,990,000</u> |

Cost Comparison

The renovation project building cost of \$238 per GSF is approximately 78 percent of the CSU construction cost guidelines of \$305 per GSF for new physical education buildings at CCCI 5732. The building cost is greater than the typical "75 percent" for renovation work primarily due to the large lecture facility addition and two-story entrance/office expansion and renovation.

Funding Data

This project is funded from General Obligation Bonds approved in 2010-2011 for preliminary plans and working drawings and from Lease Revenue Bonds in 2011-2012 for construction. Equipment funding (\$1,271,000) will be requested in a future budget year.

California Environmental Quality Act (CEQA) Action

The project was found to have no significant impacts to the environment. A Notice of Exemption has been prepared pursuant to the requirements of the California Environmental Quality Act for a renovation and minor addition to an existing facility. The Notice of Exemption will be filed with the State Clearinghouse as required.

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 San José State University, Spartan Complex Renovation (Seismic), 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 San José State University, Spartan Complex Renovation (Seismic) project are approved at a project cost of \$55,990,000 at CCCI 5732.