

AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: 2:00 p.m., Tuesday, January 22, 2013
Glenn S. Dumke Auditorium

Peter G. Mehas, Chair
Margaret Fortune, Vice Chair
Kenneth Fong
Lupe C. Garcia
William Hauck
Lou Monville
J. Lawrence Norton
Jillian Ruddell
Glen O. Toney

Consent Items

Approval of Minutes of Meeting of November 13, 2012

Discussion Items

1. Status Report on the 2013-2014 State Funded Capital Outlay Program—
Governor's Budget, *Information*
2. Approve the Campus Master Plan Revision and Amendment of the 2012-2013
Non-State Funded Capital Outlay Program for the Motel Real Property
Acquisition for the California Maritime Academy, *Action*
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 13, 2012

Members Present

Peter G. Mehas, Chair
Margaret Fortune, Vice Chair
Edmund G. Brown, Jr., Governor
Kenneth Fong
Lupe C. Garcia
Bob Linscheid, Chair of the Board
J. Lawrence Norton
Charles B. Reed, Chancellor
Jillian Ruddell
Glen O. Toney

Approval of Minutes

The minutes for the September 2012 meeting were approved as submitted.

Amend the 2012-2013 Capital Outlay Program, Non-State Funded

With the concurrence of the committee, Trustee Mehas presented agenda item 1 as a consent action item. The committee recommended approval by the board of the proposed resolution (RCPBG 11-12-14).

Amend the 2012-2013 Capital Outlay Program, State Funded

With the concurrence of the committee, Trustee Mehas presented agenda item 2 as a consent action item. The committee recommended approval by the board of the proposed resolution (RCPBG 11-12-15).

California State University Troops to Trades Apprenticeship Program

Using a PowerPoint presentation, Assistant Vice Chancellor Elvyra F. San Juan provided a report on the CSU Troops to Trade Apprenticeship Program. Mr. John Kraft, director, Field Operations, Veterans' Services Division, California Department of Veterans Affairs and Mr. Herb Dickerson, State Employees Trades Council United (SETC), Business Manager, Sonoma State University, joined Ms. San Juan in making the presentation.

The CSU and the collective bargaining unit, SETC, currently operate an apprenticeship program for the skilled trades. The program is certified by the State of California's Department of Industrial Relations Division of Apprenticeship Standards in ten skilled trades. Due to limited funding for campus operations, currently only two student apprentices are in the system.

The CSU approached the California Department of Veterans Affairs with an idea to train returning veterans as skilled trades workers, the CSU Troops to Trades initiative. The initiative was recently approved by the U.S. Department of Veterans Affairs as an acceptable educational development program available to receive funds from the veterans' G.I. Bill benefits and reduce the cost to the CSU for the veteran's wages.

Mr. Dickerson (SETC) emphasized the program need, as nearly 50 percent of the 1000+ skilled trades workers could retire in the next 5-7 years, and institutional knowledge needed to maintain the campuses will be lost. The CSU can leverage the abilities and experience of veterans who have existing skills obtained in the military and accelerate their apprenticeship.

Mr. Kraft, California Department of Veteran Affairs (CalVet), stated the CalVet goal is to increase the access and use of benefits and services to veterans and their families. The CSU Troops to Trades partnership is a positive opportunity to assist disabled veterans in gaining skills and into jobs. CalVet will inform veterans of the program in orientation workshops, benefits resource fairs and through other outreach efforts. CalVet will also assist campuses to support veterans hired as skilled trades apprentices.

Ms. San Juan concluded stating that the pilot program will include the nine campuses in the jurisdiction of the Los Angeles U.S. Department of Veteran Affairs, and possibly Cal Maritime. California State University, San Bernardino has agreed to fill one of their vacant Building Service Engineer positions using the new program to provide needed maintenance support.

Trustee Cheyne asked if this program would result in the displacement of CSU staff. Ms. San Juan responded that the program could be used to fill vacant trades positions (versus displaced), and any that are vacated due to retirement. There may be CSU Employee Union (CSUEU) staff (custodians and/or grounds workers) that want to become apprentices to further their careers and this program would still support that as a local campus decision.

Trustee Mehas commended the chancellor and the Department of Veteran Affairs for supporting this program and reaching out to veterans.

California Environmental Quality Act Annual Report

Ms. San Juan presented the annual report on the California Environmental Quality Act (CEQA), using a PowerPoint presentation, explaining the role of the trustees as decision makers in the process and the status of on-going concerns for campus planning. The purpose of CEQA is to inform the board and the public about potential significant environmental impacts, identify ways to avoid or reduce the environmental impacts using feasible mitigation measures, and disclose

the reasons why the board approves the project even if significant impacts cannot be avoided.

Three initiatives were pursued this year to support campuses and improve process: (1) a guide on the preparation of traffic impact models; (2) a guide on the development of transportation demand management (TDM) programs; and (3) the execution of master enabling agreements with six pre-qualified CEQA firms to simplify the campus contracting process.

In the next year, staff will work with the office of Assistant Vice Chancellor Karen Zamarripa, Advocacy and State Relations, to support CEQA reform efforts in hopes of avoiding prolonged legal challenges and reducing capital planning costs.

Governor Brown asked if the total annual cost to comply with CEQA had been calculated. Ms. San Juan stated, although not an annual cost, a campus may spend \$600,000 to \$700,000 to complete a master plan revision addressing a proposed increase to the enrollment ceiling (student full time equivalent student or FTES), excluding legal challenge costs and any mitigation measures. In this example the master plan revision would reflect the addition of students as well as buildings to serve the increased number of students. In terms of CEQA, the master plan change is the project.

Governor Brown inquired whether a more general environmental impact report (EIR) can be prepared. Ms. San Juan noted that the CSU is looking at a shorter time horizon for EIRs as estimating cumulative impacts, attributing costs over a 20-year period when the local community and region are also projected to grow is complex. Lastly, Governor Brown asked if the information disclosed in the completed EIRs was useful. Ms. San Juan responded that in certain areas the information has been helpful, for example, the identification of Native American archaeological findings. However, transportation issues are challenging when impacts are associated with streets not on CSU property, are in the local jurisdiction's control, and funding is not available to implement recommended mitigations.

Chancellor Reed noted that Caltrans and some local municipalities often look to the CSU to afford mitigation measures on roads, fire houses, police and other such elements that are not under the CSU's jurisdiction.

California State University Seismic Safety Program Annual Report

Ms. San Juan presented the annual report on the CSU seismic safety program using a PowerPoint presentation. The board of trustees adopted its seismic policy in 1993 to provide an acceptable level of earthquake safety for students, employees, and the public in our buildings. The CSU established the Seismic Review Board to provide review of all facilities and identify and prioritize deficiencies; it plays a key role in the review of code changes, structural peer review of new buildings and building renovations and will automatically respond to seismic events should they occur on a campus.

Chancellor Reed asked Ms. San Juan to elaborate on Warren Hall, a CSU East Bay project, the system's highest rated seismic deficient building. Ms. San Juan stated that the CSU has received

state funding to demolish the building and construct a replacement facility. The demolition is scheduled to occur in July 2013, while it is anticipated that schematic plans for the replacement facility will be brought before the board for approval in January 2013.

Categories and Criteria for the State Funded Five-Year Capital Improvement Program 2014-2015 through 2018-2019

Ms. San Juan presented the categories and criteria which establish priorities for funding of the five-year capital improvement program 2014-2015 through 2018-2019. They remain unchanged from last year and essentially follow the priorities of the state Department of Finance and the Legislative Analyst.

The committee recommended approval by the board of the proposed resolution (RCPBG 11-12-16).

Approval of Schematic Plans

With an audio-visual presentation, Ms. San Juan presented the approval of schematic plans for California State University, Bakersfield—Student Housing, California State University, Fresno—Faculty Office/Lab Building and Jordan Research Building, San José State University—Student Health and Counseling Facility, and California State University, San Marcos—Student Health and Counseling Services Building. All CEQA requirements for the five projects have been completed and staff recommends approval.

The committee recommended approval by the board of the proposed resolution (RCPBG 11-12-17).

Chair Linscheid complimented Ms. San Juan and her staff on the recent 2012 CSU Facilities Management Conference held in early November. Both he and Trustee Monville enjoyed being part of the agenda.

Trustee Mehas adjourned the meeting.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Status Report on the 2013-2014 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 will provide an update on the CSU’s 2013-2014 state funded capital outlay program request and the funding level included in the governor’s budget. A handout will be provided at the meeting summarizing the governor’s January budget proposal.

Background

The California State University’s proposed state funded 2013-2014 capital outlay program was presented at the September 2012 Board of Trustees’ meeting. The trustees approved the entire state funded priority list (38 projects) of \$520 million for the 2013-2014 capital outlay program. Of the \$520 million amount, program documentation for 21 projects totaling \$390.3 million, including seismic safety, renovation, new capacity and equipment programs, has been submitted to the Department of Finance.

The trustees were asked to approve the program even though program funding is uncertain and relies upon the governor’s and legislature’s approval of lease revenue bond financing, lease asset transfer bond financing, and the use of remaining general obligation bond funds.

Due to the uncertainty of the potential funding source for the 2013-2014 state capital 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.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Approve the Campus Master Plan Revision and Amendment of the 2012-2013 Non-State Funded Capital Outlay Program for the Motel Real Property Acquisition for the California Maritime Academy

Presented by

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

Summary

This item requests the following actions by the board for California Maritime Academy:

- Approval of the campus master plan revision.
- Approval of an amendment to the 2012-2013 non-state capital outlay program for the acquisition of Motel Real Property.

The proposed master plan revision maintains a ceiling of 1,100 full-time equivalent students. Attachment A is the proposed campus master plan dated January 2013. Attachment B is the existing campus master plan dated May 2002.

Proposed Master Plan Revision

The university has been challenged to provide adequate space for the facilities needed to maintain and support the specialized training academy, including contiguous, buildable land and an appropriate entryway. The 2002 campus master plan reflected this need for expansion by identifying property adjacent to the university which was subsequently acquired for the Physical Education Replacement facility. This proposed master plan revision would allow for the future acquisition of the immediately adjacent motel property. The master plan revision will extend the campus boundary to the north to encompass a 1.8-acre parcel of land zoned for freeway shopping and a service district. The parcel consists of a two-story, 101-room motel with approximately 82 surface parking spaces and a pool, which could be filled in to create additional parking. Upon acquisition, the use of the property would remain unchanged pending future approvals by the board for proposed projects.

Relationship to Campus Master Plan

Due to the topographical constraints at this campus, additional buildable area is needed in order to accommodate academic growth and facilities for instructional support. In particular, the

campus requires developable area to meet immediate demands in the areas of student housing, administrative and academic space. The acquisition of this property will not only provide buildable land to meet these master plan entitlements, but will also enable the campus to design an appropriate entrance to the campus. Future development of the property will require CEQA analysis and board approval.

Proposed Revision

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

Hexagon 1: The property with motel (#59), pool and 82 parking spaces.

Amend the 2012-2013 Non-State Funded Capital Outlay Program

The California Maritime Academy wishes to amend the 2012-2013 non-state capital outlay program to proceed with the real property acquisition of approximately 1.8 acres known as the Motel Property. The acquisition will extend the campus master plan boundary to the north to encompass this parcel of land. The property development consists of a two-story, 101-room motel with a pool and 82 surface parking spaces. The trustees are requested to delegate to the chancellor, or his designee, the authority to negotiate the final acquisition price in an amount not to exceed the appraised value and contingent on the results of the due diligence review. The amount listed as the asking price is \$3.1 million.

The acquisition will be funded using campus housing reserves.

California Environmental Quality (CEQA) Action

Pursuant to Section 15004 of CEQA Guidelines, CEQA review for this real property acquisition is not required at this time. A complete CEQA analysis will be required when the future master plan use of the site is determined and is considered by the board.

The following resolution is presented for approval:

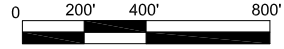
RESOLVED, By the Board of Trustees of California State University, that:

1. The California Maritime Academy's campus master plan revision, dated January 2013, is approved.
2. The 2012-2013 non-state funded capital outlay program is amended to include the acquisition of Motel Real Property for the California Maritime Academy.

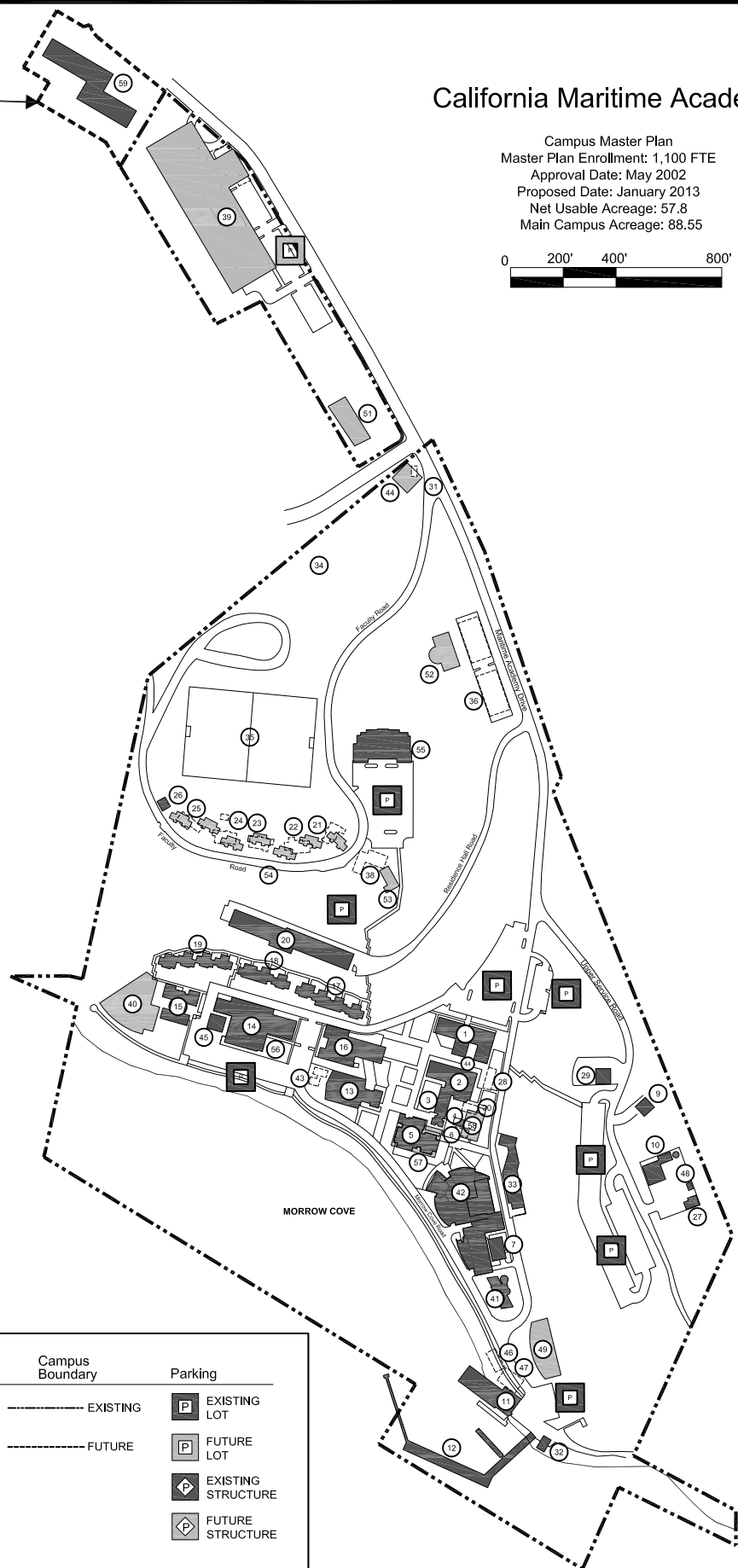
3. The chancellor, or his designee, is delegated the authority to negotiate the final purchase price for the Motel Real Property acquisition within the not-to-exceed amount of the appraised value and contingent upon the results of the due diligence.

California Maritime Academy

Campus Master Plan
 Master Plan Enrollment: 1,100 FTE
 Approval Date: May 2002
 Proposed Date: January 2013
 Net Usable Acreage: 57.8
 Main Campus Acreage: 88.55



1



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 Maritime Academy

Proposed Master Plan

Master Plan Enrollment: 1,100 FTE

Master Plan approved by the Board of Trustees: May 2002

- | | |
|--|--|
| 1. Administration | 48. Trades Shop Modular |
| 2. Classroom Building | 49. <i>Marine Programs</i> |
| 3. Faculty Offices | 51. <i>Receiving</i> |
| 4. ABS Lecture Hall | 52. <i>Continuing Maritime Education</i> |
| 5. Library | 53. <i>President's Residence</i> |
| 6. Archive Building | 54. <i>Residential Village</i> |
| 7. Steam Plant Simulator | 55. McAllister Hall |
| 9. Receiving | 56. <i>Student Services Building</i> |
| 10. Physical Plant | 57. <i>Library Addition</i> |
| 11. Seamanship Building | 58. <i>Academic Building</i> |
| 12. Pier | 59. Motel |
| 13. Auditorium | |
| 14. Gymnasium | |
| 15. Student Center | |
| 16. Dining Hall | |
| 17. Residence Hall "A" | |
| 18. Residence Hall "B" | |
| 19. Residence Hall "C" | |
| 20. Residence Hall | |
| 21. The Charlotte Felton House
(Admissions Building) | |
| 22. President's Residence | |
| 23. Staff Housing 3 | |
| 24. Staff Housing 4 | |
| 25. Staff Housing 5 | |
| 26. Field House | |
| 27. Storage-Plant Operations | |
| 28. Information Technology | |
| 29. Auto Shop | |
| 30. Classroom Modular II | |
| 31. Gatehouse | |
| 32. Seamanship Annex | |
| 33. Laboratory Building | |
| 34. Mini Park | |
| 35. Athletic Field | |
| 36. All Sports Courts | |
| 38. Continuing Education Modular (EOC) | |
| 39. <i>Physical Education/Aquatics Survival
Center</i> | |
| 40. <i>Dining Center Replacement</i> | |
| 41. Simulation Center | |
| 42. Technology Center | |
| 43. Career Center Modular | |
| 44. <i>Police Department</i> | |
| 45. Book Store | |
| 46. Leadership Development Modular | |
| 47. Naval Science Modular | |

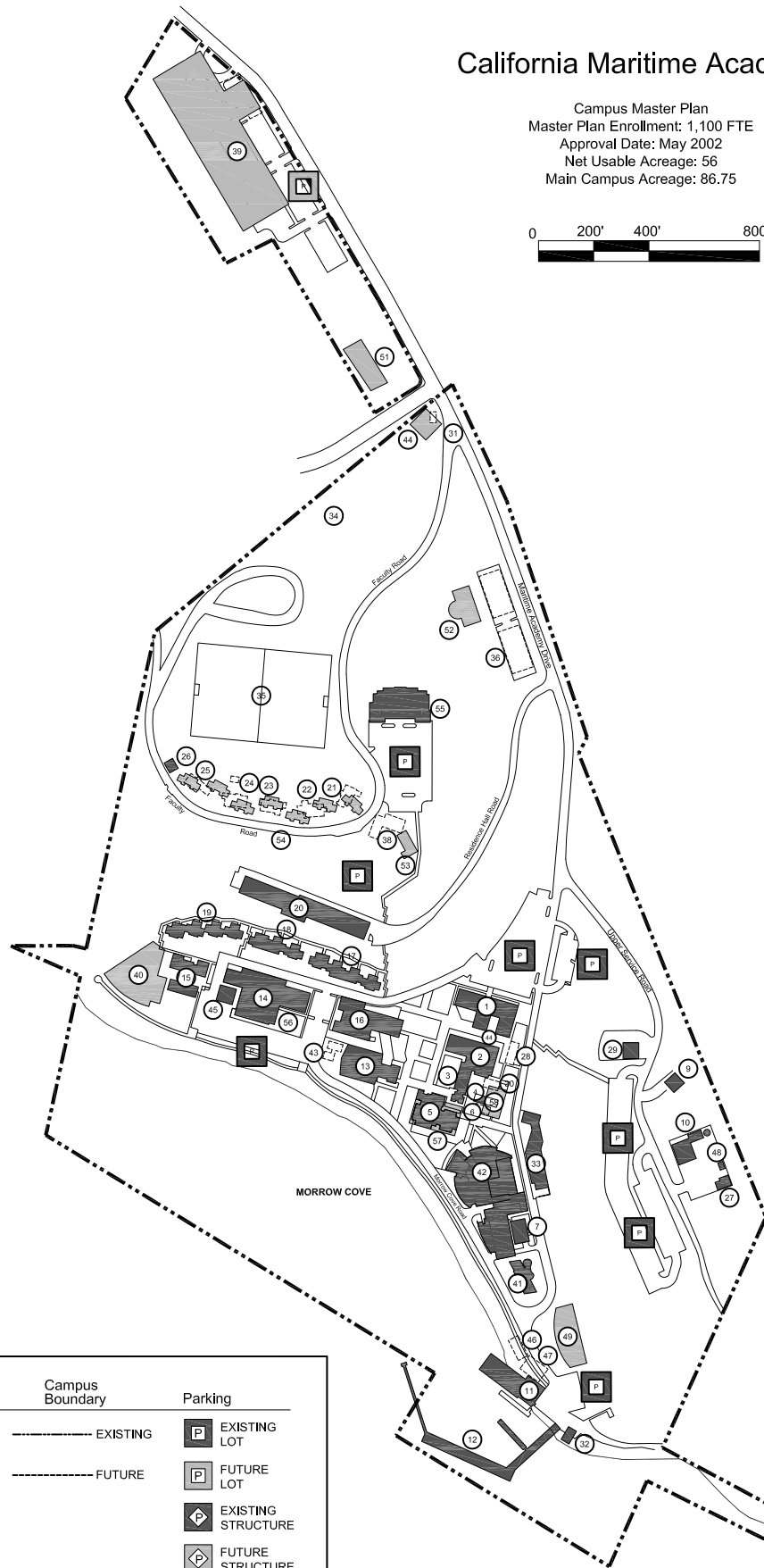
LEGEND:

Existing Facility / *Proposed Facility*

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

California Maritime Academy

Campus Master Plan
 Master Plan Enrollment: 1,100 FTE
 Approval Date: May 2002
 Net Usable Acreage: 56
 Main Campus Acreage: 86.75



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 Maritime Academy

Master Plan Enrollment: 1,100 FTE

Master Plan approved by the Board of Trustees: May 2002

- | | |
|--|--|
| 1. Administration | 48. Trades Shop Modular |
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| 43. Career Center Modular | |
| 44. <i>Police Department</i> | |
| 45. Book Store | |
| 46. Leadership Development Modular | |
| 47. Naval Science Modular | |

LEGEND:

Existing Facility / *Proposed Facility*

NOTE: Existing 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 project will be presented for approval:

- 1. California State University, East Bay—Warren Hall Replacement Building**
Project Architect: LPA
CM at Risk Contractor: Sundt Construction

Background and Scope

California State University, East Bay proposes to construct a new facility (#95) to replace the vacated Warren Hall building (#13). The project site is a vacant lot located at the north end of campus, adjacent to the Art and Education building (#2), Wayne and Gladys Valley Business and Technology Center (#21), and Student Services Replacement Building (#94).

The CSU Seismic Review Board has ranked the existing Warren Hall to be the system's most seismically deficient building. The legislature approved the building's demolition based on the costs to repair the structure, complete building code deficiencies, address deferred maintenance/capital renewal, abate asbestos, etc. as compared to the cost of a new building.

Warren Hall was vacated in 2012, with some building occupants such as enrollment services, financial aid, the provost, and academic and administrative services offices, relocated to the new Student Services building. The vacated Warren Hall facility is set to be demolished in July 2013 as part of the scope of this project at a cost of \$57 per square foot. The demolition scope includes relocation of the campus' telecommunication switch to the new Student Services building, the Warren Hall building implosion, restoration of the site, and repair to the library (#12) where a connecting bridge will be removed.

The proposed five-story Warren Hall Replacement Building (66,300 GSF) will house the offices and support space for the campus accessibility services, continuing education, EOP, faculty

development center, testing services, the Academic Senate, parking services, a welcome center, faculty offices, and other student services.

The proposed building will be a gravity load-bearing steel structure with special reinforced concrete shear walls designed to support the cantilevered upper levels. The exterior building envelope will consist of precast concrete, a durable material that will require minimal maintenance. The project will feature window walls along the west façade to provide a visible entrance to the visitor center, and is configured to accommodate an outdoor gathering space for students and campus visitors. Each floor will have a reception counter and open stairs to promote circulation and access to building occupants for services.

Sustainability features included in the design are water-efficient landscaping and plumbing fixtures, high efficiency HVAC, day lighting, a ‘cool roof’, and high recycled content and locally sourced materials. This project will be designed to achieve a Leadership in Energy and Environmental Design (LEED) Gold rating.

Timing (Estimated)

Preliminary Plans Completed	March 2013
Working Drawings Completed	July 2013
Construction Start	October 2013
Occupancy	April 2015

Basic Statistics

Gross Building Area	66,316 square feet
Assignable Building Area	43,429 square feet
Efficiency	65 percent

Cost Estimate – California Construction Cost Index 5732

Building Cost (\$402 per GSF)	\$ 26,658,000
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<i>Systems Breakdown (includes Group I)</i>	(\$ per GSF)
a. Substructure (Foundation)	\$ 20.18
b. Shell (Structure and Enclosure)	\$ 159.31
c. Interiors (Partitions and Finishes)	\$ 47.55
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 99.98
e. Equipment and Furnishings	\$ 35.32
f. General Conditions	\$ 39.64

Demolition of Existing Warren Hall	12,830,000
Site Development	<u>1,787,000</u>
Construction Cost	\$ 40,232,000
Fees, Contingency, Services	<u>7,700,000</u>
Total Project cost (\$723 per GSF)	\$ 48,975,000
Group II Equipment	<u>1,043,000</u>
Grand Total	<u>\$ 50,018,000</u>

Cost Comparison

The project building cost of \$402 per GSF is higher than the \$380 per GSF for the CSU Chico Student Services Center approved in November 2003 and the \$364 per GSF for the CSU East Bay Student Services Replacement Building, approved in March 2006, both adjusted to CCCI 5732. The higher building cost is due in part to the extensive cantilever and foundation substructure system, and the more costly exterior enclosure including rated glass window walls and precast concrete. The building interiors with a multi-story atrium and skylights also contribute to the higher building cost.

Funding Data

The project is funded from Lease Revenue Bonds approved in 2011-2012 for preliminary plans, working drawings, and construction. Funding for Group II equipment (\$1,043,000) will be requested from the state in 2014-2015.

California Environmental Quality Act (CEQA) Action

An Initial Study/Mitigated Negative Declaration was prepared to analyze the potential significant environmental effects of the proposed project, demolition of the existing Warren Hall and the Warren Hall Replacement Building, in accordance with the requirements of CEQA and state CEQA Guidelines. The Final Mitigated Negative Declaration is presented to the Board of Trustees for review and certification as part of this agenda item. The public review period began on July 12, 2012 and closed on August 10, 2012. No comments were received on the Mitigated Negative Declaration. The final documents are available online at:

[Final Mitigated Negative Declaration](#).

The following resolution is presented for approval:

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

1. The Final Initial Study/Mitigated Negative Declaration has been prepared to address any potential significant environmental impacts, mitigation measures and comments associated with approval of the California State University, East Bay Warren Hall Replacement building, and all discretionary actions related thereto, as identified in the Final Initial Study/Mitigated Negative Declaration.
2. The Final Initial Study/Mitigated Negative Declaration was prepared pursuant to the California Environmental Quality Act and state CEQA Guidelines.
3. This resolution is adopted pursuant to the requirements of Section 21081 of Public Resources Code and Section 15091 of the state CEQA Guidelines which requires that the Board of Trustees make findings prior to the approval of a project that the mitigated project as approved will not have a significant impact on the environment and that the project will be constructed with the recommended mitigation measures as identified in the mitigation monitoring program, and the project will benefit the California State University.
4. The chancellor is requested under Delegation of Authority granted by the Board of Trustees to file the Notice of Determination for the project.
5. The schematic plans for the California State University, East Bay Warren Hall Replacement Building are approved at a project cost of \$50,018,000 at CCCCI 5732.