

AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: 10:45 a.m., Tuesday, January 26, 2016
Glenn S. Dumke Auditorium

J. Lawrence Norton, Chair
Peter J. Taylor, Vice Chair
Kelsey M. Brewer
Adam Day
Rebecca D. Eisen
Margaret Fortune
Steven G. Stepanek

Consent Items

Approval of Minutes of the Meeting of November 17, 2015

1. Amend the 2015-2016 Capital Outlay Program for California State University, Fullerton, California State University, Long Beach, California State University, Northridge, California State University, Sacramento, and San Diego State University, *Action*
2. Approval to Set Aside and Vacate the 2007 Campus Master Plan Revision and Partially Decertify the Environmental Impact Report for San Diego State University, *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 17, 2015

Members Present

J. Lawrence Norton, Chair
Peter J. Taylor, Vice Chair
Kelsey Brewer
Rebecca D. Eisen
Lou Monville, Chair of the Board
Gavin Newsom, Lieutenant Governor
Steven G. Stepanek
Timothy P. White, Chancellor

Trustee J. Lawrence Norton called the meeting to order.

Approval of Minutes

The minutes of September 8, 2015 were approved as submitted.

Amend the 2015-2016 Capital Outlay Program for California State University, Chico, California State University, Fullerton, California State University, Northridge and San Diego State University

Trustee Norton presented agenda item 1 as a consent action item. The committee recommended approval of the proposed resolution (RCPBG 11-15-12).

Approval of Schematic Plans for California State University, Bakersfield

Trustee Norton presented agenda item 2 as a consent action item. The committee recommended approval of the proposed resolution (RCPBG 11-15-13).

Approval of the Amendment to the 2015-2016 Capital Outlay Program and Schematic Plans for California State University, Los Angeles

Trustee Norton presented agenda item 3 as a consent action item. The committee recommended approval of the proposed resolution (RCPBG 11-15-14).

Approval of the Master Plan Revision, the Amendment of the 2015-2016 Capital Outlay Program and Schematic Plans for Spartan Golf Complex for San José State University

Trustee Norton presented agenda item 4 as a consent action item. The committee recommended approval of the proposed resolution (RCPBG 11-15-15).

California State University Seismic Safety Program Annual Report

Trustee Norton presented agenda item 5 as a consent information item.

Approval of the Amendment of the 2015-2016 Capital Outlay Program and Schematic Plans for California Polytechnic State University, San Luis Obispo

Executive Vice Chancellor and Chief Financial Officer Steve Relyea introduced the item. President Armstrong highlighted the need for the Vista Grande Replacement Building originally constructed in 1972 and designed for a student population of 10,000. Today the campus serves over 18,000 students and when the Student Housing South project is completed in summer 2018, the campus will have approximately 5,000 freshman beds, an increase of over 60 percent since 1972. As such, the campus is in need of a dining facility with the capacity to accommodate the needs of current and future students.

Assistant Vice Chancellor Elvyra F. San Juan presented the project, showing its proposed location on the campus' physical master plan and identifying the sustainable features of the design. The project seeks Leadership in Energy and Environmental Design (LEED) Silver certification.

The committee recommended approval of the proposed resolution (RCPBG 11-15-16).

Approval of the Amendment of the 2015-2016 Capital Outlay Program and Schematic Plans for California State University, San Bernardino

Mr. Relyea introduced the action item that would construct a new housing and dining facility at Cal State San Bernardino. President Tomás Morales shared the campus' need for both freshman housing and enhanced dining services to address student demand and expectations. The proposed project will positively impact the on-campus experience for Cal State Bernardino students, which in turn will directly affect student retention and graduation rates.

Ms. San Juan presented the project, showing its proposed location on the campus' physical master plan and identifying the sustainable features of the design. The project seeks LEED Gold equivalency.

Trustee Lupe Garcia asked if the university subsidizes the cost of meals for students. Mr. Relyea responded stating that in general housing, dining, and other facilities are self-supporting enterprises and are not subsidized by state general funds, however financial aid programs consider

total cost-of-attendance which include the cost of meals and housing. President Morales added that at Cal State San Bernardino they contract with food services vendor Sodexo to keep food costs as low as possible while providing healthy and organic options. Ms. San Juan offered that the systemwide custodial policy provides funding for areas of dining commons with tables and chairs whereby students (and public) can eat food they bring to campus.

Chancellor Timothy White asked the presidents to comment on food programs at their campuses. President Castro of Fresno State spoke about food insecurity, a phenomenon for many students throughout California, and especially at his campus where it has been determined one third miss at least one meal a day. The campus has created and implemented an app that alerts students when and where there is food leftover following a campus event so that they can come and eat for free. In addition they also established a food cupboard where students are welcome to ‘shop’, no questions asked. Alumni and friends of the campus contribute to the food cupboard generously, including many in agriculture who share their food wealth. Similarly, President Morales spoke of the ‘DEN’ at Cal State San Bernardino, a food pantry established to serve students facing food insecurity.

Trustee Rebecca Eisen asked if LEED criteria addresses water efficiency. Ms. San Juan said that LEED does take water efficiencies into consideration in its criteria for points.

Chair Lou Monville added that in his visits to Cal State San Bernardino and Cal Poly San Luis Obispo, both campuses stand out as role models in their commitment to sustainability—seen through architectural design, use of water, and different forms of innovation. President Armstrong noted that in the past three years the number of students living on campus has doubled while water usage has remained the same. This is due in part to student behavior and the good work of the campus’ facilities operations and planning staff to implement sustainable designs and projects.

Trustee Lillian Kimbell asked why some projects (or campuses) seek LEED equivalency versus certification, which costs significantly more, when the sustainability result is the same. Ms. San Juan responded that it is really a matter of philosophy and preference. Trustee Eisen inquired what the trustees’ sustainability policy says regarding LEED equivalency versus certification. Ms. San Juan responded the policy allows the campus the option.

Lieutenant Governor Gavin Newsom emphasized the economic benefits of constructing LEED certified sustainable buildings: increased work satisfaction resulting in fewer sick days; decrease in maintenance costs; extended building longevity, and decreased deferred maintenance—all consistent with CSU’s values in long term planning.

The committee recommended approval of the proposed resolution (RCPBG 11-15-17).

Approval of the 2016-2017 Capital Outlay Program and the 2016-2017 through 2020-2021 Five-Year Capital Improvement Plan

Mr. Relyea introduced the action item for the trustees to approve the capital outlay program for 2016-2017 and the capital improvement plan for the next five years. Funding for the 2016-2017 capital outlay program is dependent on the state's funding of the CSU's support budget request, which includes \$25 million for capital facilities to address the deferred maintenance backlog and priority improvement projects, although, the state's current multiyear budget plan does not allow for much more than \$8 million and even those dollars have competing needs.

Ms. San Juan presented an overview of the capital planning process, including the criteria for prioritizing the CSU's capital needs, planning tools, and how the plan addresses infrastructure, academic, and self-support projects.

The five-year capital improvement plan totals over \$8.8 billion for academic and self-support facilities. Of that amount, approximately \$4 billion is for existing facilities to address critical infrastructure needs, modernization, and renovation, and \$4.8 billion is to build new facilities to accommodate growth. Campuses are seeking \$6.5 million of the \$8.8 billion in CSU systemwide revenue bonds for academic and self-support projects.

The request for the 2016-2017 capital outlay program is \$568 million of which \$317 million is for academic facilities and \$251 million for self-support. The first priority is for water conservation projects. The second priority is for the statewide infrastructure improvement program that addresses priority utility projects and capital renewal projects.

Trustee Douglas Faigin inquired what the trustees' vote on this five-year plan and capital program means. Ms. San Juan responded that the vote provides approval for the projects to proceed with design. The projects would return to the trustees for schematic approval, and again for financing approval.

Trustee Faigin asked if capital costs reflect the costs of increased enrollment. Ms. San Juan answered that the proposed program only includes capital costs. Trustee Faigin expressed concern about the limited funding available on the academic side. He questioned the merit of new construction and if the CSU could afford these new edifices when there are other needs and no guarantees the state will continue to fund the CSU at current levels.

Chair Monville stated it was important to understand that the projects included in the five-year capital improvement plan have made it through many reviews by staff, starting at the campus and finishing at the Chancellor's Office. Mr. Relyea added there is a rigorous review process on each campus led by the president and his or her cabinet to examine campus priorities – e.g., new construction, deferred maintenance, hiring, and outreach. From this prioritization the cabinet looks at potential viable funding sources. Many projects discussed at the campus level are never seen by the trustees because they did not pass this scrutiny – they did not warrant allocation of limited

funds and not in comparison with other campus priorities. Today, we see single projects with funding cobbled from various sources: donors, reserves, bonds, and third-party. These are projects that have survived many reviews at multiple levels.

Trustee Kelsey Brewer supported the capital program's priority list emphasizing utilities infrastructure and seismic issues even while students do need appropriate classroom time and lab space, noting safe functional buildings are critical to the mission of the CSU. Trustee Faigin agreed with Trustee Brewer and restated his concern of spending tax dollars on new construction versus infrastructure improvements and deferred maintenance.

Trustee Peter Taylor expressed concern that before a new academic building is approved (and is not self-supporting) that we are certain existing space is being fully utilized. We should be in the position that if approving new construction to accommodate enrollment growth, we know it is needed because what we have is being used to the maximum extent possible.

Lieutenant Governor Newsom asked if the CSU has looked at the financing mechanism of 100-year bonds that University of California (UC) is now using. Mr. Relyea responded that the Finance committee will be presenting some alternative mechanisms or methodologies to possibly provide additional resources to the capital program. Trustee Taylor added that the century bonds function somewhat like a revolving fund providing financing at very low rates. There are some lessons learned from UC's experience should the CSU wish to explore this methodology more closely.

The committee recommended approval of the proposed resolution (RCPBG 11-15-18).

Trustee Norton adjourned the meeting.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Amend the 2015-2016 Capital Outlay Program for California State University, Fullerton, California State University, Long Beach, California State University, Northridge, California State University, Sacramento, and San Diego State University

Presentation By

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

Summary

The California State University Board of Trustees approved the 2015-2016 Capital Outlay Program at its November 2014 meeting. This item allows the board to consider the scope and budget of projects not included in the previously approved capital outlay program.

**1. California State University, Fullerton
Solar Photovoltaic Array**

PWC \$14,745,000

California State University, Fullerton wishes to proceed with the design and construction of a solar photovoltaic (PV) array as part of a power purchase agreement (PPA) with a third party provider. As part of the PPA, a vendor selected through a Request for Proposal process would design, build, own, operate, and maintain the PV system and sell the power to the university at an agreed upon rate. The term of the agreement would be 19 years, 11 months. The maximum electrical output of the system would be 4 megawatts.

The PV installation would occur at several campus parking lot sites, including the surface lot at College Park West (#71A), the top level of the Nutwood Parking Structure (#18), State College Parking Structure (#26), and Student Housing Parking Structure (#24d). To preserve parking capacity, the PV panels would be mounted on steel canopies over the existing parking lots that will also offer sun protection to the parking areas.

Financial due diligence has been performed, establishing a cost per kilowatt hour (kWh) breakeven point. The intent is to award a contract to a provider that can produce energy: 1) less expensive than the business as usual electricity purchases, and 2) without cost escalation.

The project will be funded entirely by a third party provider via the PPA.

2. California State University, Fullerton
One Banting Tenant Improvements **PWCE** **\$5,250,000**

California State University, Fullerton wishes to proceed with the design and construction of seismic and tenant improvements to the building at 1 Banting Road at the Irvine Off-Campus Center. The project will provide structural bracing of the two-story steel frame building for seismic safety and convert 70,000 assignable square feet (ASF) of commercial office building to academic use. The completed project will include instructional facilities, faculty and staff offices, a small library, student commons, and food services.

This project will be funded in part from tenant Western State College of Law, Auxiliary Services Corporation reserves, and designated capital reserves.

3. California State University, Long Beach
Parking Lots 7 and 14 Solar Photovoltaic **PWC** **\$18,000,000**

California State University, Long Beach wishes to proceed with the design and construction of a solar photovoltaic (PV) array as part of a power purchase agreement (PPA) with a third party provider. As part of the PPA, a vendor selected through a Request for Proposal process would design, build, own, operate, and maintain the PV system and sell the power to the university at an agreed upon rate. The term of the agreement would be 19 years, 11 months. The cumulative maximum electrical output of the system would be 4.5 megawatts, equal to 37 percent of the campus peak operating load.

The proposed project will install solar PV panels over one acre of parking in Parking Lot 7 and five acres in Parking Lot 14. To preserve parking, the PV panels would be mounted on steel canopies over existing parking spaces.

Financial due diligence has been performed, establishing a cost per kilowatt hour (kWh) breakeven point. The intent is to award a contract to a provider that can produce energy: 1) less expensive than the business as usual electricity purchases, and 2) without cost escalation.

The project will be funded entirely by a third party provider via the PPA.

4. California State University, Long Beach
Parking Lot 7 Expansion **PWC** **\$5,000,000**

California State University, Long Beach wishes to proceed with the design and construction of the Parking Lot 7 Expansion project. This project will expand Parking Lot 7, located at the south end of campus, to provide increased faculty parking in an area close to the main campus quad. Currently, parking is generally clustered in the north end of campus while the majority of

classrooms and offices are located in the south end of campus. This project will resurface the existing lot, provide an additional 188 parking spaces and correct functional deficiencies in the campus road layout and access points.

The project will incorporate drought-tolerant plants, LED lighting, stormwater filtration and solar panels. An equivalent number of parking spaces will be eliminated from Parking Lot 14 at the north end of campus in a future project.

This project will be funded from designated parking reserves.

**5. California State University, Northridge
Bookstore Renovation**

PWC \$5,000,000

California State University, Northridge wishes to proceed with the renovation of two floors in the University Bookstore (#97) to be vacated by the College of Extended Learning administrative offices, which are scheduled to be relocated to the new Extended Learning facility (#165) in June 2016. The vacated space will be renovated into 15 small meetings and study rooms occupying a total of 12,250 GSF for use by the Extended Learning program. Currently, the College of Extended Learning holds classes in multiple buildings around campus, due to its need for numerous small meeting spaces.

The renovated space will receive new HVAC distribution, power, lighting, and architectural finishes, as well as restrooms improvements to support the increase in student traffic which will include ADA compliance.

This project will be funded by continuing education revenue fund designated reserves.

**6. California State University, Sacramento
Parking Structure V**

PWCE \$48,911,000

California State University, Sacramento wishes to proceed with the design and construction of Parking Structure V (#115) (592,000 GSF) and an administrative office building (#115A) (12,400 GSF) to house the University Transportation and Parking Services (UTAPS) program. The facilities will be sited on existing Parking Lot 1 on the northwest side of campus located near the Athletics Center (#33). Parking Structure V will accommodate 1,800 parking spaces, replacing surface parking that will be lost due to the construction of Student Housing II (#21), the Low Impact Development stormwater retention project, the upcoming Science II (#56A) project, and the loss of Parking Lot 1.

The parking structure was identified in the recently approved campus master plan (2015).

The project will be funded from a combination of designated parking reserves and financing through the CSU Systemwide Revenue Bond Program.

7. California State University, Sacramento
Folsom Hall Renovation **PWCE** **\$4,500,000**

California State University, Sacramento wishes to proceed with the renovation of Folsom Hall (#65) for the department of speech pathology and audiology. The renovation of the vacant second floor (16,800 GSF) will provide classroom, clinic, lab, and office space for the department. The project will include 16 small therapy rooms as well as two larger therapy rooms for the clinic, a dean's suite, eight faculty offices, and a workroom. The department will join the School of Nursing and the doctoral program in physical therapy to form the Center for Health Professionals which will bring all of the health profession programs on campus to one location where education, research, and service to the community will be integrated across disciplines.

The project will be funded from designated capital reserves.

8. California State University, Sacramento
Lassen Hall Elevator **PWCE** **\$981,000**

California State University, Sacramento wishes to proceed with the design and construction of a new elevator in Lassen Hall (#26). Lassen Hall, which houses many student services, currently is equipped with a single, three-stop, overhead geared traction elevator. The existing elevator was installed in 1959, and was last modernized in 1994. At the same time a second shaft was built for a future elevator to be added. The current project will add a similar elevator and controls to use that shaft in order to create a two-elevator duplex to serve the building, increase the reliability and safety of the elevator service in the building, and provide assurance for maintaining the ADA path of travel.

The project will be funded from campus designated capital reserves.

9. California State University, Sacramento
Eureka Hall Network Cabling **PWC** **\$1,000,000**

California State University, Sacramento wishes to proceed with the design and construction of the Eureka Hall (#38) Network Cabling project. The project will construct a new telecommunications equipment room, upgrade the (existing) equipment room, and install backbone cabling and network distribution pathways. With the new cabling and network pathways, the building will be able to support both current and future smart technology updates for classrooms and offices, as well as modern security cameras and access control in the

building. Eureka Hall was not included in the systemwide telecommunications infrastructure upgrade project in 2004.

The project will be funded from designated capital reserves.

10. San Diego State University

Entrance Elements

PWC \$2,585,000

San Diego State University wishes to proceed with the design of four campus gateway entrance elements, and the construction of only one of the campus gateways proposed to be located at Campanile Drive and Montezuma Road. This project will improve campus identification and presence, and will improve visitor wayfinding and navigation.

The entrance design will include architectural elements such as low walls, monuments, signage, lighting, and landscaping. Additional locations proposed for preliminary design of entrance elements include (1) East Campus Drive and Montezuma Road, (2) 55th Street and Montezuma Road, and (3) Hardy Avenue at Campanile Drive. Approval for construction of gateways at these three locations will be requested when funding has been identified. It is beneficial to design all four locations at one time to ensure design continuity and compatibility with varying site conditions.

This project will be funded from designated capital reserves and auxiliary reserves.

Recommendation

The following resolution is presented for approval:

RESOLVED, by the Board of Trustees of the California State University, that the 2015-2016 Capital Outlay Program be amended to include:

1. \$14,745,000 for preliminary plans, working drawings, and construction for the California State University, Fullerton Solar Photovoltaic Array with a solar bid response less than or equal to projected investor owned utility rates;
2. \$5,250,000 for preliminary plans, working drawings, construction, and equipment for the California State University, Fullerton One Banting Tenant Improvements;

CPB&G

Agenda Item 1

January 25-27, 2016

Page 6 of 6

3. \$18,000,000 for preliminary plans, working drawings, and construction for the California State University, Long Beach Parking Lots 7 and 14 Solar Photovoltaic with a solar bid response less than or equal to projected investor owned utility rates;
4. \$5,000,000 for preliminary plans, working drawings, and construction for the California State University, Long Beach Parking Lot 7 Expansion;
5. \$5,000,000 for preliminary plans, working drawings, and construction for the California State University, Northridge Bookstore Renovation;
6. \$48,911,000 for preliminary plans, working drawings, construction, and equipment for the California State University, Sacramento Parking Structure V;
7. \$4,500,000 for preliminary plans, working drawings, construction, and equipment for the California State University, Sacramento Folsom Hall Renovation;
8. \$981,000 for preliminary plans, working drawings, construction, and equipment for the California State University, Sacramento Lassen Hall Elevator;
9. \$1,000,000 for preliminary plans, working drawings, and construction for the California State University, Sacramento Eureka Hall Network Cabling; and
10. \$2,585,000 for preliminary plans, working drawings, and construction for the San Diego State University Entrance Elements.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Approval to Set Aside and Vacate the 2007 Campus Master Plan Revision and Partially Decertify the Environmental Impact Report for San Diego State University

Presentation By

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

Summary

This agenda item requests the following actions by the Board of Trustees regarding the Campus Master Plan Revision for San Diego State University (the “Project”):

- Set aside and vacate its November 14, 2007, approval of the Project and its findings;
- Decertify the Environmental Impact Report (EIR) for the Project, but only with respect to specific issues; and
- Proceed in accordance with the standards and procedures required by the California Environmental Quality Act (CEQA), specifically in regard to issues of traffic, transit, and transportation demand management prior to the Board of Trustees taking any action to reapprove the Project.

Background

At its November 14, 2007 meeting, the Board of Trustees adopted a resolution approving the San Diego State University 2007 Campus Master Plan Revision, certifying as adequate the Final Environmental Impact Report (Final EIR) prepared pursuant to CEQA, and adopting the CEQA findings of fact, including overriding considerations. On December 14, 2007, a lawsuit was filed in San Diego Superior Court by several parties challenging the adequacy of the Final EIR.

On March 26, 2010, the San Diego Superior Court ruled that the Final EIR was adequate under CEQA and entered judgment in favor of the Board of Trustees. However, on December 13, 2011, the California Court of Appeal issued a decision affirming in part and reversing in part the San Diego Superior Court judgment and further directed the Superior Court to issue a writ of mandate ordering the Board of Trustees to void certification of the Final EIR and adoption of the findings, and to void its project approvals. The Board of Trustees then appealed and the California Supreme Court issued its Opinion on August 3, 2015, affirming the judgment of the Court of Appeal. Judgment was entered on November 19, 2015. On November 30, 2015, the

San Diego Superior Court issued an order directing the Board of Trustees to take the actions requested in this item and to notify the Court of what actions it has taken or intends to take to further comply with the Court's order no later than February 17, 2016 (90 days after entry of judgment).

Recommendation

The following resolution is presented for approval:

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

1. The Board of Trustees hereby sets aside and vacates its November 14, 2007, approval of the San Diego State University Campus Master Plan Revision ("Project") and its findings.
2. The Board of Trustees hereby decertifies the EIR for the Project but only with respect to the specific issues described in paragraph 3 (a) through (c) below.
3. Prior to taking any action to reapprove the Project, the Board of Trustees, in any EIR, will proceed in accordance with the standards and procedures required by CEQA, including its provisions for public comment, and will make all required findings in good faith and on the basis of substantial evidence as to those issues described in paragraph 3 (a) through (c) below:
 - (a) Traffic: In response to the decision rendered by the California Supreme Court on August 3, 2015 (Case No. S199557), the Board of Trustees, based on a re-evaluation of the off-site mitigation measures and further good faith negotiations with the City of San Diego, the San Diego Association of Governments, and the San Diego Metropolitan Transit System, will reassess San Diego State University's fair share of such mitigation costs (and, based on the record here, forego financial infeasibility arguments as to such costs in this case), consistent with the views expressed in the Supreme Court's decision;
 - (b) Transit: The Board of Trustees will evaluate the potential transit impacts of the Project consistent with CEQA and the directives contained in the decision rendered by the Court of Appeal on December 13, 2011 (D057446); and
 - (c) Transportation Demand Management: The Board of Trustees will re-evaluate the transportation demand management mitigation measure in the Final EIR consistent with the directives contained in the decision rendered by the Court of Appeal on December 13, 2011 (D057446).