

## AGENDA

### COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

**Meeting:**     **11:45 a.m., Tuesday, July 17, 2012**  
                  **Glenn S. Dumke Auditorium**

Peter Mehas, Chair  
Margaret Fortune, Vice Chair  
Kenneth Fong  
William Hauck  
Lou Monville  
Jillian Ruddell  
Glen O. Toney

#### **Consent Items**

Approval of Minutes of Meeting of May 8, 2012

1. Amend the 2012-2013 Capital Outlay Program, Non-State Funded, *Action*
2. Amend the 2012-2013 Capital Outlay Program, State Funded, *Action*

#### **Discussion Items**

3. Status Report on the 2012-2013 State Funded Capital Outlay Program, *Information*
4. 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**

**May 8, 2012**

**Members Present**

Bob Linscheid, Acting Chair  
Margaret Fortune  
Peter G. Mehas  
Lou Monville  
Charles B. Reed, Chancellor  
Glen O. Toney

**Approval of Minutes**

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

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

With the concurrence of the committee, Trustee Linscheid presented agenda item 1 as a consent action item. The committee recommended approval by the board of the proposed resolution (RCPBG 05-12-04).

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

With the concurrence of the committee, Trustee Linscheid presented agenda item 2 as a consent action item. The committee recommended approval by the board of the proposed resolution (RCPBG 05-12-05).

**Status Report on the 2012-2013 State Funded Capital Outlay Program**

With the use of a PowerPoint presentation, Assistant Vice Chancellor Elvyra F. San Juan presented an update on the 2012-2013 State Funded Capital Outlay Program. The governor's budget and the senate subcommittee supported equipment funding for three projects at the Channel Islands, San Diego, and Stanislaus campuses from old general obligation bond funds. Assuming continued support, these three projects would be included in a fall bond sale. In the April 1<sup>st</sup> budget letter amendment, the governor supported CSU's request for \$22 million with approximately \$11 million funded from old general obligation bond funds and the remaining half proposed to be funded through the California Emergency Management Agency (Cal EMA) in a seismic grant request for five high priority seismic projects. Cal EMA notified the CSU that three projects have made the short list for funding (Bakersfield Dore Theatre, Humboldt Library, and

San Luis Obispo Crandall Gym); the CSU is appealing Cal EMA's decision on the Los Angeles Administration Building. The CSU requested flexibility in the provisional language such that should full funding (\$3 million maximum per project) not be granted by Cal EMA, the CSU would have the authority to use the funds for these projects.

### **Draft State and Non-State Funded Five-Year Capital Improvement Program 2013-2014 through 2017-2018**

Ms. San Juan presented the draft state and non-state funded five-year capital improvement program to the board for approval that included the 2013 action year request. A final program will be presented for board approval at the September or November board meeting. As there is no new general obligation bond funding for the program, the request remains essentially in the same priority order as the 2012-2013 request. All the equipment funds for appropriated construction projects are included to ensure that the remaining general obligation bond funds go towards completing those projects. The other two funding options for projects are lease revenue bonds and lease asset transfer, a variation of the former. Chancellor Reed asked Ms. San Juan to explain how lease asset transfer works. Ms. San Juan explained that lease revenue bonds are suitable for new construction where there is an asset for the bond holders against the life of the bonds (typically 30 years). However, the CSU has many projects that are full or part renovations, as well as infrastructure improvements, which in contrast, do not provide an asset for the bond holders. Therefore, lease asset transfer allows the university to put up a building that is clear of any encumbrances and essentially borrow against it to provide proceeds for these projects in need of funding.

Chancellor Reed remarked on the impact of the state's budget on the CSU's capital outlay program. Five to six years ago there was \$2 billion in the pipeline, and now there is less than \$20 million. This directly affects access to the university. Ms. San Juan added that campuses are encouraged to propose building renovations or replacements buildings to address the growing deferred maintenance backlog. However, with the lack of capital funding to address infrastructure renewal and decreasing operating budgets, it is expected that there will be an increase in emergency repairs across the system. Additionally, the CSU has relied on minor capital outlay funding to address Americans with Disabilities Act (ADA) compliance.

Trustee Mendoza expressed concern that in approving the program that projects started will be completed and not suspended as experienced in 2008. Ms. San Juan responded that when the state halted the interim financing program for projects provided through the Pooled Money Investment Board (in 2008), the CSU was left without the ability to prefund projects between scheduled bond sales. This has severely hampered the CSU in securing good bids and keeping projects on schedule. With bond sales held only in the spring and fall, and sometimes cancelled with virtually no notice, the need for reliable interim financing is an ongoing concern.

In summary, the state request for the draft 2013-2014 capital program is \$465.9 million. The non-state program request is \$57.7 million.

The committee recommended approval by the board of the proposed resolution (RCPBG 05-12-06).

### **Approval of Schematic Plans**

With an audio-visual presentation, Ms. San Juan presented the approval of schematic plans for California State University, Chico—Taylor II Replacement Building. All CEQA requirements for the project have been completed and staff recommends approval.

Lori Hoffman, Vice President for Business and Finance, CSU Chico, acknowledged the faculty, dean, campus staff and Warren Jacobs, CPDC University Architect for their participation and support of the project.

Lieutenant Governor Gavin Newsom questioned the building cost, \$431 per square foot, asking if everything possible had been done to keep the costs in line where applicable, acknowledging that there were issues as a result of site constraints, brick and demolition. Ms. Hoffman noted the site constraints contributing to the costs from an engineering perspective, and that the facility includes a 200-seat recital hall. The university worked closely with the architect and the construction manager at risk to reduce costs.

Lieutenant Governor Newsom also inquired of the future funding requirement for equipment, \$2.5 million. Ms. San Juan stated that the request for equipment funding was included in the 2013-2014 draft state capital outlay program request (Item 4 of this agenda).

The lieutenant governor asked why the project was targeted to seek LEED silver rather than gold. Ms. Hoffman expressed the campus's commitment to sustainable design. The lieutenant governor commented on the NASA AMES building which is energy neutral (creates more energy than it consumes) and was constructed under budget. He would prefer to see the CSU stretch to hit the higher mark (gold) and miss versus aiming too low. He stated that he believes it is the quality of imagination and not the limitation of funds that hinders the design and construction of green buildings. The lieutenant governor acknowledged that the CSU is leading the University of California in some of the requirements in AB 32 and thus he would like to see the CSU to continue with regards to green buildings and LEED gold. Ms. Hoffman noted that the new 259-space parking structure at CSU Chico, which includes an administration building and hosts a photovoltaic installation, will be net zero. Ms. San Juan added that the recent Student Services state funded facility was certified as LEED gold.

The lieutenant governor completed his comments by stating that he would like to better understand the cost constraints placed on state funded projects and possibly work in concert with the university to mitigate state rules and regulations that do not support sustainable construction.

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CPB&G

Trustee Linscheid congratulated Ms. Hoffman and President Zingg on the excellent relationship and integration which exists between the campus and the community, located directly across the street from the project.

The committee recommended approval by the board of the proposed resolution (RCPBG 05-12-07).

Trustee Linscheid adjourned the meeting.

**COMMITTEE ON CAMPUS PLANNING, BUILDING AND GROUNDS**

**Amend the 2012-2013 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 2012-2013 non-state funded capital outlay program to include the following two projects:

**1. California State University, Monterey Bay  
Otter Express**

**PWCE            \$1,980,000**

California State University, Monterey Bay wishes to proceed with the renovation of the Otter Express (#14), a food-service facility. This 6,762 GSF building is an original Fort Ord structure that was renovated for occupancy and is currently used primarily for take-out dining with a limited menu. The proposed project would renovate the space, expanding the food service area and increasing the dining capacity to approximately 160. The project scope includes ADA and code compliance upgrades as well as renewal of mechanical and electrical systems. The facility is leased and operated by the University Corporation campus auxiliary.

The project will be funded from University Corporation funds.

**2. California State University, Sacramento  
Capital Public Radio, Inc./KXPR Tower**

**PWC            \$907,000**

California State University, Sacramento wishes to proceed with the relocation of the Capital Public Radio KXPR tower and radio transmitter site from its present location near Walnut Grove, California, to a location immediately east of the Sacramento Kiefer Landfill.

The 525-foot radio tower is currently located approximately 25 miles south of the university. KXPR radio coverage into Sacramento is poor due to the remote location of the transmission tower. Two years ago, the Federal Communications Commission authorized all analog television stations to begin operating with a new digital broadcast standard. KVIE-TV, a local television station, moved its transmission signal and the potential interference problem between the

television station and the FM radio facility was eliminated. KXPR is now free to move its tower roughly 15 miles east of the campus. Due to Federal Aviation Administration regulations, it is difficult to locate the tower closer to the campus. Improved coverage of the KXPR signal for Sacramento and surrounding communities will enhance university outreach into the communities with a stronger and more reliable radio signal.

This project will be financed through a combination of equipment lease financing and a federal grant to Capital Public Radio. The equipment lease financing will be repaid from Capital Public Radio revenue via an agreement between the university and the radio station.

The following resolution is presented for approval:

**RESOLVED**, by the Board of Trustees of the California State University, that the 2012-2013 non-state funded capital outlay program is amended to include: 1) \$1,980,000 for preliminary plans, working drawings, construction and equipment for the California State University, Monterey Bay, Otter Express project; and 2) \$907,000 for preliminary plans, working drawings, and construction for the California State University, Sacramento, Capital Public Radio, Inc./KXPR Tower project.

**COMMITTEE ON CAMPUS PLANNING, BUILDING AND GROUNDS**

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

**Presentation by**

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

**Summary**

This item requests approval to amend the 2012-2013 state funded capital outlay program to include the following two projects:

**1. California Maritime Academy**

<b>University Police Building Sitework</b>	<b>PWCE</b>	<b>\$980,000</b>
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The California Maritime Academy wishes to proceed with the site preparation and utility infrastructure for the University Police Building (#50) to accommodate administrative and police functions. The new building will also house the campus Emergency Operations Center along with secure records storage and communications. The need for the facility is a result of the conversion of the campus security department to a sworn officer police department.

The proposed site development will enable the campus to lease a 3,810 GSF one-story modular building. The sitework includes demolition of the existing guard shack, roadway improvements and utility infrastructure. This project will also provide a new campus entry gate and information kiosk, as well as parking for police vehicles and the public.

The project will be funded from Chancellor's Office and campus one-time carry-forward funds.

**2. California State Polytechnic University, Pomona**

<b>Sanitary Sewer Line Replacement</b>	<b>PWC</b>	<b>\$2,368,000</b>
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California State Polytechnic University, Pomona wishes to proceed with construction of the Sanitary Sewer Line Replacement. The proposed project will provide and install approximately 3,450 feet of sewer pipeline from Cal Poly Pomona's main Point of Connection to the County Sanitation District of Los Angeles' District 21 main sewer line located in the campus' Spadra Farm land area, on the south west corner of the campus. The project will include all piping and lift stations to make the connection as required by the County Sanitation District.



As the university continues to grow towards its master planned ceiling of 20,000 FTES, the sanitary sewer infrastructure must be capable of handling the increased demand. Though the campus infrastructure is capable of handling this increased load capacity, the out-flow lines connecting the campus to the County Sanitation District are not sufficient to handle the increased load. The new campus out-flow sewer pipe will provide an independent sanitary sewer line for the university, sized to handle the present and anticipated future needs of the campus.

This project will be financed through equipment lease financing, which will be repaid from the campus operating fund.

The following resolution is presented for approval:

**RESOLVED**, by the Board of Trustees of the California State University, that the 2012-2013 state funded capital outlay program is amended to include: 1) \$980,000 for preliminary plans, working drawing, construction, and equipment for the California Maritime Academy, University Police Building Sitework project; and 2) \$2,368,000 for preliminary plans, working drawings, and construction for the California State Polytechnic University, Pomona, Sanitary Sewer Line Replacement project.

**COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS**

**Status Report on the 2012-2013 State Funded Capital Outlay Program**

**Presentation By**

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

**Summary**

The enclosed identifies the budget approved by the legislature and pending approval by the governor. Any changes by the governor to this summary will be reported at the meeting.

**Legislative Approval**

The Senate and Assembly approved the following capital projects in the budget bill sent to the governor on June 15, 2012:

<b>Campus</b>	<b>Project</b>	<b>Phase</b>	<b>Amount</b>
Channel Islands	Classroom and Faculty Office Renovation/ Addition	Equipment	\$1,209,000
San Diego	Storm/Nasatir Halls Renovation	Equipment	\$2,583,000
Stanislaus	Science I Renovation (Seismic)	Equipment	\$1,757,000
<b>Subtotal</b>			<b>\$5,549,000</b>

The legislature also approved several projects, subject to provisional language, to address seismic deficiencies. The state appropriation total of \$10,995,000 was made on the basis of the CSU pursuing grant co-funding from the Federal Emergency Management Agency (FEMA). For various technical reasons, federal grant funding is unlikely. Absent FEMA funding, the state appropriation will not be sufficient to fund all of the approved seismic projects noted below. Therefore, the budget bill provisional language provides flexibility in funding the projects in whole or in part and requires a 30-day notice to the legislature prior to the Department of Finance authorizing use of the appropriation.

In the table below, the column "Amount" identifies the likely use of the funds should no FEMA grant funds be secured and is consistent with the board's priorities for the 2012-2013 Capital Outlay Program. There are sufficient funds to complete the San Luis Obispo and Los Angeles

projects (which total \$6,805,000 of the \$10,995,000), leaving \$4,190,000 to potentially complete part of the Van Duzer Theater proposed project scope at Humboldt State if possible.

<b>Campus</b>	<b>Project</b>	<b>Project Cost</b>	<b>Phase*</b>	<b>Amount</b>
San Luis Obispo	Infrastructure Improvements Crandall Gym	\$1,006,000	PWC	\$1,006,000
Los Angeles	Administration Building	\$5,799,000	PWC	\$5,799,000
Humboldt	Van Duzer Theater	\$7,920,000	PWC	\$4,190,000
Bakersfield	Dore Theater	\$1,867,000	PWC	\$0
Humboldt	Library	\$5,558,000	PWC	\$0
<b>Subtotal Seismic Projects</b>		<b>\$22,150,000</b>		<b>\$10,995,000</b>
<b>Subtotal Equipment Projects</b>				<b>5,549,000</b>
<b>Total Capital Program</b>				<b>\$16,544,000</b>

The legislature also approved budget re-appropriations of the remaining balances for nine projects due to delays in the design and/or construction process due to the delay in state general obligation and lease revenue bond sales. An extension of the liquidation period was included for the CSU Channel Islands Infrastructure Improvements project to resolve a construction claim. The re-appropriations include:

<b>Campus</b>	<b>Project</b>	<b>Phase*</b>
Bakersfield	Art Center and Satellite Plant	WC
Channel Islands	Infrastructure Improvements	C
Channel Islands	West Hall	WC
Chico	Taylor II Replacement Building	WC
East Bay	Warren Hall Replacement Building	PWC
Fresno	Faculty Office/Lab Building	WC
Maritime Academy	Physical Education Replacement	PWC
Monterey Bay	Academic Building II	PWC
San Bernardino	Access Compliance Barrier Removal	WC
San José	Spartan Complex Renovation (Seismic)	WC

\* P = Preliminary Plans W = Working Drawings C = Construction

## **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:

#### **California State University Channel Islands—West Hall**

*Project Architect: CO Architects*

*CM at Risk Contractor: Sundt Construction*

#### **Background and Scope**

California State University, Channel Islands proposes to design and construct West Hall (#8), a classroom and instructional lab building, replacing the existing West Hall, constructed in 1940 as part of Camarillo State Hospital, which will be demolished as part of this project. The scope also includes the renovation of 3,935 GSF of laboratory space in Aliso Hall (#11) that will be vacated when existing programs move into the new facility.

The new West Hall (60,565 GSF), located in the southwest corner of the North Quad, will provide lecture and laboratory space, faculty offices, and support space for the departments of anthropology, geology, computer science, environmental science, physics, and psychology in addition to interdisciplinary lecture and multimodal lecture spaces.

The building will be constructed of reinforced concrete block and will conform to campus massing standards with a two-story lab facility facing Los Angeles Avenue. The exterior of the building will be cement plaster accented with traditional red clay tile roof, consistent with the campus's existing California mission style architecture. The interior is being designed with flexibility and adaptability.

Sustainable design features will include extensive use of natural light and ventilation using large, low-E glazed operable windows, energy efficient exterior "dark night sky" lighting, and energy efficient interior lighting with day lighting controls and occupancy sensors. The building will have operable windows with HVAC interlocks to enable occupants to use natural ventilation.

Site improvements include the development of the courtyard immediately east of the project and a landscaped frontage along Los Angeles Avenue and Ventura Streets. Plantings will consist of native and drought tolerant species and will be irrigated utilizing reclaimed water.

Dry laboratories in Aliso Hall will be renovated for reuse by the biology and chemistry departments, following the relocation of the geology department to the new West Hall. The renovation will involve installation and reconfiguration of casework, fume hoods, and equipment. Mechanical/electrical systems will be adapted to meet the program needs of the incoming departments.

**Timing (Estimated)**

Preliminary Plans Completed	August 2012
Working Drawings Completed	September 2012
Construction Start	March 2013
Occupancy	March 2015

**Basic Statistics**

Gross New Building Area	60,565 square feet
Gross Renovated Building Area	3,935 square feet
Assignable Building Area	40,395 square feet
Efficiency (New and Renovated)	62.63 percent

**Cost Estimate – California Construction Cost Index 5732**

Building Cost (\$421 per GSF)	\$27,177,000
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<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 14.93
b. Shell (Structure and Enclosure)	\$115.40
c. Interiors (Partitions and Finishes)	\$ 52.81
d. Services (HVAC, Plumbing, Electrical, Fire)	\$157.92
e. Equipment and Furnishings	\$ 38.26
f. Special Construction & Demolition	\$ 14.57
g. General Conditions	\$ 27.45

Site Development (including landscape)	<u>3,066,000</u>
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Construction Cost	\$30,243,000
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Fees, Contingency, Services	<u>10,208,000</u>
Total Project Cost (\$627 per GSF)	\$40,451,000
Group II Equipment	<u>1,733,000</u>
Grand Total	<u>\$42,184,000</u>

### **Cost Comparison**

The project's building cost of \$421 per GSF is higher than the CSU construction cost guidelines of \$401 per GSF for dry labs, but comparable to the \$425 per GSF for the Social and Behavioral Sciences project at California State University, San Marcos, adjusted to CCCI 5732, approved in May 2007. The increase can be attributed to the inclusion of piping connections and space configured to permit the future conversion of dry labs to wet labs and faculty offices to lecture spaces.

### **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 approved in 2011-2012 for construction. Equipment funding (\$1,733,000) will be requested from the state in 2013-2014.

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

Academic facilities were addressed in the Final Environmental Impact Report (EIR) and the Final Supplemental EIR for the California State University, Channel Islands master plan which were certified by the trustees in September 1998, and July 2000, respectively. The university completed an Addendum to the Final EIR in July 2012 for the West Hall project, which identified minor changes and determined that implementation of this project would not result in any new or substantially more severe impacts as outlined in Section 15164(a) of the CEQA Guidelines. This project is consistent with all required mitigation measures as previously certified.

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 September 1998 Master Plan Final EIR, July 2000 Final Supplemental EIR, and the July 2012 Addendum prepared for the California State University, Channel Islands West Hall project have been

- prepared in accordance with the requirements of the California Environmental Quality Act.
2. The project before this board is consistent with the previously certified September 1998 Master Plan Final EIR and the July 2000 Final Supplemental EIR, as well as with the July 2012 Addendum proposed for the California State University, Channel Islands West Hall project.
  3. With the implementation of the mitigation measures set forth in the master plan previously approved by the Board of Trustees, the proposed project will not have a significant adverse effect on the environment beyond those described in the September 1998 Master Plan Final EIR and the July 2000 Final Supplemental EIR, and the project will benefit the California State University.
  4. The schematics plans for the California State University, Channel Islands West Hall project are approved at a project cost of \$42,184,000 at CCCI 5732.