

AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: 2:15 p.m., Tuesday, November 9, 2010
Glenn S. Dumke Auditorium

Margaret Fortune, Chair
A. Robert Linscheid, Vice Chair
Nicole M. Anderson
Carol R. Chandler
George G. Gowgani
William Hauck
Linda A. Lang
Peter G. Mehas
Lou Monville
C. C. Yin

Consent Items

Approval of Minutes of Meeting of September 21, 2010

1. Amend the 2010-2011 Capital Outlay Program, Non-State Funded, *Action*
2. Amend the 2010-2011 Capital Outlay Program, State Funded, *Action*
3. Final Report on the 2010-2011 State Funded Capital Outlay Program, *Information*

Discussion Items

4. California State University Seismic Safety Program Annual Report, *Information*

**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**

September 21, 2010

Members Present

Margaret G. Fortune, Chair
A. Robert Linscheid, Vice Chair
Herbert L. Carter, Chair of the Board
Nicole M. Anderson
Carol R. Chandler
George Gowgani
William Hauck
Linda A. Lang
Peter G. Mehas
Lou Monville
Charles B. Reed, Chancellor
C.C. Yin

Approval of Minutes

The minutes for the July 2010 meeting were approved as submitted.

Amend the 2010-2011 Capital Outlay Program, Non-State Funded

With the concurrence of the committee, Chair Fortune presented agenda item 1 as a consent action item. The committee recommended approval by the board of the proposed resolution (RCPBG 09-10-13).

Status Report on the 2010-2011 State Funded Capital Outlay Program

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

California Environmental Quality Act Annual Report

With the concurrence of the committee, Chair Fortune presented agenda item 3 as a consent information item.

State and Non-State Funded Five-Year Capital Improvement Program for 2011-2012 through 2015-2016

Assistant Vice Chancellor Elvyra F. San Juan presented the action item using a media presentation to illustrate the strategy and factors that shaped the priorities of the 2011-2012 state capital outlay program. Consistent with the uncertainty regarding the support budget, the capital program is based on conservative enrollment growth. Funding for the 2011-2012 capital program relies heavily on Lease Revenue Bonds. The Department of Finance introduced trailer bill language that would allow asset transfer, essentially putting up a different asset as security, thus allowing the CSU to proceed with high-priority seismic projects previously on hold due to the limitations of Lease Revenue Bond funds. Other high priorities include Lease Revenue Bond funds to complete projects, which started in design in 2010-2011 using General Obligation Bond funds. Asset transfer is being requested to fund capital renewal projects with the goal of securing investor-owned utility incentive funding, which the CSU has not been able to access due to the lack of state matching funds. The minor capital outlay program (which supports ADA and seismic studies) and off-site mitigation funding are systemwide programs that remain unfunded.

San Juan further pointed out that there are two projects in the 2011-2012 program, both seismic, which are still in flux in terms of scope and final solution. Warren Hall at CSU East Bay is presented as a partial deconstruction that would remove eight floors from the building. The campus has recently requested reconsideration of that solution versus a complete demolition. Review of the campus proposal is underway. The Classroom, Laboratory, Administration (CLA) building at Cal Poly Pomona was previously presented to the board for building repair. CPDC is now proposing to demolish the building and requesting in this program approval for a replacement for the administrative portion, which is primarily the tower space of the CLA building. The resolution for this item delegates to the chancellor the authority to modify the scope of the projects, which may likely occur with these two projects.

San Juan noted that the non-state funded program for 2011-2012 is significantly less than previous years in terms of number of projects being requested. The majority of the \$14 million funds is donor funding used to secure co-funding for state-side projects.

Chancellor Reed added that studies have shown the CLA building at Cal Poly Pomona is sitting on a fault line and recognized that although the solution is more expensive, it is best to tear the building down and recreate the space where there is not a fault.

The committee recommended approval by the board of the proposed resolution (RCPBG 09-10-14).

Trustee Fortune adjourned the meeting.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Amend the 2010-2011 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 2010-2011 non-state capital outlay program to include the following project:

California State University, Los Angeles		
Engineering and Technology Building Renovation	PWC	\$1,732,000

California State University, Los Angeles wishes to proceed with the renovation of five laboratory spaces in the C-Wing of the Engineering and Technology Building (#11) to create a center of energy and sustainability research in the College of Engineering, Computer Science and Technology. The renovated labs will support the Centers of Research Excellence in Sciences and Technology (CREST) grant funded program.

The project will include the installation of new fume hoods, reconfiguration of lab space, and the creation of a high-speed intranet infrastructure to support a state-of-the-art research facility. The reconfigured labs (9,519 GSF) will accommodate biofuel and fuel cell research, a materials laboratory, and provide space for mechanical and civil engineering projects.

This project will be funded from a National Science Foundation grant.

The following resolution is presented for approval:

RESOLVED, By the Board of Trustees of the California State University, that the 2010-2011 non-state funded capital outlay program is amended to include \$1,732,000 for preliminary plans, working drawings, and construction for the California State University, Los Angeles, Engineering & Technology Building Renovation project.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Amend the 2010-2011 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 2010-2011 state capital outlay program to include the following project:

**California State University, Sacramento
Folsom Hall Tenant Improvements**

PWCE \$6,488,000

California State University, Sacramento wishes to proceed with a tenant improvement project in Folsom Hall (#60) on the first and second floors. This 188,100 GSF three-story building was purchased in 2007 by University Enterprises Inc., a CSU Sacramento auxiliary.

The project will remodel the first floor (20,300 GSF) to provide modern teaching labs and supporting instructional space for the division of nursing. The renovated first floor will house 16 exam rooms simulating teaching environments for adult, nursery, and infant care. The instructional portion of the tenant improvements will include two 125-seat tiered classrooms, a 75-seat lecture space, a 44-seat seminar room, and 100-seat and 75-seat computer labs. Renovation of the second floor (17,500 GSF) will accommodate nursing faculty and administrative offices. Restrooms will also be enlarged and renovated to comply with ADA.

The tenant improvement project will be primarily financed by loans from parking and housing reserves, which will be repaid from the campus operating fund. Group II equipment will be funded from campus funds to replace instructional equipment.

The following resolution is presented for approval:

RESOLVED, By the Board of Trustees of the California State University, that the 2010-2011 state funded capital outlay program is amended to include \$6,488,000 for preliminary plans, working drawings, construction, and equipment

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for the California State University, Sacramento, Folsom Hall Tenant
Improvements project.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Final Report on the 2010-2011 State Funded Capital Outlay Program

Presentation By

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

Summary and Background

The information below summarizes the trustee's 2010-2011 state funded capital outlay program and identifies the specific projects approved.

Trustees' Budget Request	Revised Governor's Budget	Legislative Analyst's Office	Senate	Assembly	Budget Conference Committee
\$983.3 M	\$89.4 M	\$83.6 M	\$83.6 M	\$89.4 M	\$89.4 M

Campus	Project Title	Budget Conference Committee		Funding Notes
		Phase	Dollars	
San Francisco	Joint Library: JPL Library & Sutro Library	E	3,000,000	a
Stanislaus	Science I Renovation (Seismic)	C	18,784,000	b
San Diego	Storm/Nasatir Halls Renovation	C	57,169,000	b
San José	Spartan Complex Renovation (Seismic)	PW	3,240,000	a
Fresno	Faculty Office/Lab Building	PW	562,000	a
Chico	Taylor II Replacement Building	PW	2,800,000	a
Channel Islands	West Hall	PW	2,430,000	a
Northridge	Performing Arts Center	C	1,383,000	a
Total			\$89,368,000	

Funding Notes:

- a. Remaining General Obligation Bonds funded from 1996 and 2006 Higher Education bonds.
- b. Lease Revenue Bond funded; bond sale scheduled for November 2010

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

California State University Seismic Safety Program Annual Report

Presentation By

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

Summary

This information item presents the CSU Seismic Safety Program Annual Report for the period spanning July 2009 through June 2010.

Seismic Policy and History

The CSU initiated the assessment of the seismic hazards posed by CSU buildings as directed by former Governor Deukmejian's executive order and legislative provisions. In 1993, the Board of Trustees adopted the following policy:

It is the policy of the Board of Trustees of the California State University, that to the maximum extent feasible by present earthquake engineering practice, to acquire, build, maintain, and rehabilitate buildings and other facilities that provide an acceptable level of earthquake safety for students, employees, and the public who occupy these buildings and other facilities at all locations where CSU operations and activities occur. The standard for new construction is that it meets the life-safety and seismic hazard objectives of the pertinent provisions of Title 24 of the California Code of Regulations; the standard for existing construction is that it provides reasonable life-safety protection, consistent with that for typical new buildings. The California State University shall cause to be performed independent technical peer reviews of the seismic aspects of all construction projects from their design initiation, including both new construction and remodeling, for conformance to good seismic resistant practices consistent with this policy. The feasibility of all construction projects shall include seismic safety implications and shall be determined by weighing the practicality and cost of protective measures against the severity and probability of injury resulting from seismic occurrences. [Approved by the Board of Trustees of the California State University at its May 19, 1993 meeting (RCPBG 05-93-13)]

Pursuant to this policy the CSU Seismic Review Board was established to advise and assist in determining the condition of CSU buildings, and to technically oversee the trustees' seismic policy. The CSU seeks to identify potential seismic hazards within its existing building stock and

subsequently pursue their mitigation. It is important to note that the CSU takes an active role in this regard, believing it better to identify potential concerns to help prioritize future capital program planning. Immediate action would be taken should an imminent threat be identified.

The CSU Seismic Review Board

The CSU Seismic Review Board is comprised of:

- Charles Thiel Jr., Ph.D., President, Telesis Engineers (Chairman)
- Gregg Brandow, Ph.D., S.E., President, Brandow and Johnston, Adjunct Professor, University of Southern California
- John Egan, G.E., Principle Engineer, AMEC Geomatrix
- John A. Martin, Jr., S.E., President, John A. Martin and Associates, Inc.
- Richard Niewiarowski, S.E., Consulting Structural Engineer
- Thomas Sabol, Ph.D., S.E., Principle, Englekirk and Sabol
- Theodore C. Zsutty, Ph.D., S.E., Consulting Structural Engineer (Co-chair)

CSU Seismic Mitigation and Oversight

The CSU's seismic mitigation and oversight planning effort has six elements:

1. *Mitigate urgent falling hazard concerns.* Mitigate significant life-safety threats posed by falling hazards as a priority. Falling hazard concerns identified at the 23 campuses and off-campus centers have been mitigated. In the CSU, falling hazards are generally defined as exterior architectural features that could become dislodged during a seismic event.
2. *Identify and broadly prioritize existing seismic deficiencies.* Identify existing buildings that pose a significant life-safety threat and mitigate these hazards as soon as practicable. Prioritize these buildings into two listings: urgent and less urgent. Of the more than 200 buildings identified as potentially highly hazardous since inception, most have been retrofitted. The current priority list identifies 39 buildings as a first priority for seismic retrofit and 44 buildings as a second priority. The following projects merit special note:

Warren Hall, CSU East Bay, remains the highest seismic priority and occupies the No. 1 position in the 2011-2012 CSU state capital outlay program, identifying a partial deconstruction and renovation of the tower portion of Warren Hall. Concurrently, the campus is investigating a full demolition option. In either case, the Student Services Administrative Replacement Building is completed and has allowed a relocation of the occupants on floors 3 through 12 out of the Warren Hall tower portion. The potential fall line, on which the tower rests, remains a concern.

Parking Structure 88, San Francisco State University, was added to the Priority 1 listing based on campus-observed deficiencies found in December 2009. Design is

currently underway, and a contractor has been selected. Renovation work is expected to begin in early 2011 as recommended by project design consultants. The parking structure remains in use and is expected to remain partially open during a planned phased renovation.

3. *Perform periodic re-evaluation of existing facilities.* The results of a second comprehensive systemwide seismic assessment completed in 2008 are reflected in the CSU Seismic Priority Lists.
4. *Provide peer review for all major construction.* All CSU new construction and modification of existing structures have independent, technical peer review of the seismic performance aspects of the proposed design. The California Building Code (CBC) includes provisions applicable to renovation work for state projects. Specifically, CBC Chapter 34 contains criteria and triggers that work to systematically raise the level of seismic safety for existing building stock over time whenever any structural modification, alteration or addition to the structure is undertaken. The CSU Seismic Review Board closely monitors this compliance during peer reviews.
5. *Have in place a Seismic Event Response Plan.* The CSU Seismic Policy includes a methodology to respond in the case of a significant seismic event. This response plan includes the following steps:
 - Based on reporting of a significant seismic event, CSU Seismic Review Board chair or co-chair contacts potentially affected campus(es) to assess situation.
 - Determination made by CSU Seismic Review Board chair if on-site field visit by SRB member is required.
 - As warranted, CSU Seismic Review Board member (and/or CSU Building Official/Chief of Architecture & Engineering) travels to affected campus(es).
 - Immediate post-quake seismic safety assessments begin. Buildings are reviewed and posted as “Lawful Occupancy Permitted,” “Restricted Use,” or “Unsafe.” Above parties validate any initial campus first-responder postings that were made. Seismic postings are enforced by campus police.
 - Follow-up inspections and repair strategies begin after initial assessments are made.
6. *Conduct seismic-related staff training.* CSU facilities planning and construction staff are afforded systemwide training on project management, building code, building official responsibilities and seismic emergency response and assessment procedures. The most recent training was offered in September 2010.

Summary of 2009-2010 Seismic Review Board Activities

1. The CSU Seismic Review Board met multiple times during the reporting period. While the majority of these meetings were devoted to providing a seismic evaluation at the request of, and funded by, the UC Office of the President, CSU-centric meetings were held in May and September 2010.
2. The CSU Seismic Review Board remained available and continued to provide seismic and structural engineering technical support to the Chancellor's Office and campuses.
3. The CSU Seismic Review Board peer review system remains in place. Peer reviews continued and were completed for construction projects in accordance with trustee policy. This includes all new construction and all construction projects that modify the structural characteristics of existing structures.
4. The CSU Seismic Review Board has taken a lead role with support from the University of California and California Community Colleges, Department of General Services, and other state agencies, in developing a series of code improvement proposals that will be considered as a part of the next California Building Code update (January 1, 2011).
5. The trustees' *CSU Seismic Requirements* July 13, 2009, administrative section remained unchanged for the 2009-2010 reporting period. The next edition will include administrative and technical updates.
6. The CSU Seismic Retrofit Priority List is routinely evaluated and updated. Projects are removed as renovations occur, and other projects are added as conditions warrant. The number of entries has grown from prior years. Although several of these listings are likely to be correctable as a minor capital outlay project, there has not been state support for a systemwide minor capital outlay program since 2007-2008. The trustees' *CSU Seismic Requirements* and priority lists are available online at:
http://www.calstate.edu/cpdc/ae/review/seismic_peer.shtml.
7. There was one seismic event during the 2009-2010 reporting period that caused the CSU Seismic Review Board emergency response plan to activate. The following is a recap of the earthquake centered in Calexico, California, and the CSU response:

A magnitude 7.2 earthquake occurred at 3:40 p.m., Sunday April 4, 2010, in the northern region of Baja California. Peak Ground Accelerations (PGAs¹) of 0.27g were recorded in Calexico. The propagation of the event seemed to be directed to the north with a long, low, rolling motion widely experienced up to and throughout the Los Angeles basin. Ninety miles to the west in San Diego the intensity fell off and only minor PGAs of 0.05g were recorded.

¹ The forces experienced in Calexico were about half of what new construction at that location would be designed to, using current building code standards.

We were able to review the US Geological Survey technical reporting, essentially in real time, and assess that a low likelihood of potential for risk to CSU facilities existed. No injuries were reported. Campus staff reported that some minor physical damage (waterline break) had occurred. As additional building damage and cracking was observed, it was decided to mobilize a CSU Seismic Review Board field response. This field response by CSU Seismic Review Board Member Greg Brandow, CSU Building Official Thomas Kennedy (Chief of Architecture & Engineering) and San Diego State campus staff occurred on Tuesday, April 6, 2010. While widespread repairable cosmetic damage was apparent, no structural damage was found nor any need for building occupancy restriction posting. A summary letter was issued, and the response was deemed complete.