

## **AGENDA**

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

**Meeting: 3:15 p.m., Tuesday, January 25, 2011**  
**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

#### **Consent Items**

Approval of Minutes of Meeting of November 9, 2010

1. Amend the 2010-2011 Capital Outlay Program, Non-State Funded, *Action*

#### **Discussion Items**

2. Status Report on the 2011-2012 State Funded Capital Outlay Program, *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**

**November 9-10, 2010**

**Members Present**

A. Robert Linscheid, Vice Chair  
Herbert L. Carter, Chair of the Board  
Nicole M. Anderson  
Carol R. Chandler  
George Gowgani  
Linda A. Lang  
Lou Monville  
Charles B. Reed, Chancellor

**Approval of Minutes**

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

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

With the concurrence of the committee, Vice Chair Linscheid presented agenda item 1 as a consent action item. The committee recommended approval by the board of the proposed resolution (RCPBG 11-10-15).

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

With the concurrence of the committee, Vice Chair Linscheid presented agenda item 2 as a consent action item. The committee recommended approval by the board of the proposed resolution (RCPBG 11-10-16).

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

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

## California State University Seismic Safety Program Annual Report

Assistant Vice Chancellor Elvyra F. San Juan presented the annual report on the California State University Seismic Safety Program. The trustees' policy on seismic safety was adopted in 1993. Its focus addresses life safety in all facilities where CSU operations and activities occur. The original policy addressed acquisition, construction, and renovation. Recently, the administrative procedures were revised to include the leasing of off-campus space where the seismic strengths of the facility also are considered.

The policy calls for a structural peer review program so that at each phase of design an independent engineer confirms conformance with good seismic resistant practices. As a result of the board's seismic policy, the CSU Seismic Review Board was established in approximately 1993. The board members, noted in the agenda item, are typically joined by a representative of the California Department of General Services and of the University of California, Office of the President. The Seismic Review Board advises the CSU on seismic policy and procedures and related issues throughout the year.

Trustee Monville asked for an update on Warren Hall, a high-rise building at CSU East Bay. Ms. San Juan stated that Warren Hall holds the top priority position in the 2011-2012 state capital outlay program request. The Chancellor's Office has been in discussion with the campus on the solution, specifically whether to partially deconstruct the facility as previously presented (to the board) or to totally demolish the building. From the most recent meetings with the campus, the CSU expects to bring a total deconstruction proposal to the Department of Finance. The CSU is hoping to get a funding request for preliminary plans and working drawings in the governor's budget. The project will rely on either voter passage of a 2012 general obligation bond or the use of lease revenue bonds.

Trustee Chandler asked if the Seismic Review Board had information that would help the CSU minimize damage from earthquakes, such as anticipation of where an event may occur. Ms. San Juan stated that the CSU has more stringent design standards than the California Building Code for regions that have been identified to have stronger ground motion forces. These standards are in place for CSU San Bernardino, Humboldt State University, and San Francisco State University, and possibly CSU East Bay. For these campuses, the CSU budgets additional funds for structural systems in new buildings to minimize damage.

Chair Carter asked Ms. San Juan how the members of the Seismic Review Board are appointed (self-appointed or Board of Trustees' appointed) and the duration of their appointment. Ms. San Juan replied that most of the members have been on the board since its inception in 1993 with the exception of one member who is deceased and another who resigned. The CSU Seismic Review Board identified to CPDC an appropriate expert to join the review board. The current board is comprised of six structural engineers and one ground motion expert. Ms. San Juan noted that she did not know how the members were originally appointed, but she suggested a follow-up with Chair Carter to inform him of her findings.

Trustee Linscheid adjourned the meeting.

**COMMITTEE ON CAMPUS PLANNING, BUILDING 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 funded capital outlay program to include the following project:

**California State University, Chico  
Parking Structure 2**

**PWCE                      \$14,400,000**

California State University, Chico wishes to proceed with the design and construction of Parking Structure 2 (facility #93 on the master plan) located on the southern edge of the main campus at the corner of West Second Street and Normal Avenue, replacing the existing Parking Lot T (100 spaces). The three- to four-story structure will accommodate 330 new parking spaces (net increase of 230 spaces) to address parking deficiencies, the increasing demand for parking, and future campus growth. Approximately 7,800 GSF of office space will be included in the project for two one-story buildings to house (1) the University Police Department (UPD); and (2) the Emergency Operations Center, the Environmental Health and Safety Department and an Information Center.

The project will be primarily financed (\$10,500,000) from the CSU Systemwide Revenue Bond program. In addition, the project will be partially funded from campus reserves in the amount of \$2,800,000 and state funds from the planned Taylor II Replacement Building project in the amount of \$1,100,000 (which budget funds to relocate the existing UPD temporary buildings from the Taylor Replacement Building site). The Systemwide Revenue Bonds will be repaid from parking revenues as a result of a planned increase to the parking permit fees.

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 \$14,400,000 for preliminary plans, working drawings, construction, and equipment for the California State University, Chico Parking Structure 2 project.

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

**Status Report on the 2011-2012 State Funded Capital Outlay Program—Governor's Budget**

**Presentation By**

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

**Status Update**

This item presents a comparison between the trustees' 2011-2012 state funded capital outlay program request and the funding level included in the governor's budget.

The governor is primarily proposing the use of lease revenue bonds to fund the CSU Capital Outlay program. Of the six projects included in the governor's budget, lease revenue bond funds are proposed to complete the construction phase of four projects funded in 2010-2011 for design. Those four projects are the Spartan Complex renovation at San José State University, a faculty office/lab building at CSU Fresno, Taylor II replacement at CSU Chico, and West Hall at CSU Channel Islands. While a number of seismic strengthening projects were proposed, the governor is supporting our highest priority by funding the demolition of Warren Hall at the CSU East Bay campus and the construction of a replacement building on an adjacent site. The governor's budget also includes funding for equipment to complete the Joint Library at San Francisco State University, a public/public partnership between the California State University and the California State Library (Sutro Library). These project requests are shown on Attachment A.

**Background**

The California State University's proposed state funded 2011-2012 capital outlay program was presented at the September 2010 Board of Trustees' meeting. The trustees approved the entire state funded priority list (31 projects) of \$579.7 million for the 2011-2012 capital outlay program. The trustees were asked to approve the program even though the outlook for general obligation or lease revenue bond funding was unknown.

Due to the uncertainty of the potential funding source for the 2011-2012 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. In addition, previous reports to the board acknowledged discussions were on-going with the East Bay campus, Chancellor Reed, and the Department of Finance (DOF) on the seismic solution for Warren Hall. The chancellor concurred with the campus request to demolish the building in light

of the inefficient current design, age of the building, and uncertainties that exist with removing floors from the high-rise building. The proposed replacement building is less expensive than the deconstructed building as a result of a reduced square footage (about 10,000 square feet less) and recent favorable bid results have prompted a reduced cost estimate for demolition. Revised program documentation was submitted to the DOF in order to keep the project eligible for lease revenue bond financing. Staff will continue to work with the DOF on the funding of the design funds, absent the availability of a Pooled Money Investment Board loan, to enable the project to be bid prior to the sale of the lease revenue bond funds.

## State Funded Capital Outlay Program 2011/12 Priority List

*Cost Estimates are at Engineering News Record California Construction Cost Index 5732 and Equipment Price Index 3016*

Rank Order	Category	Campus	Project Title	FTE	Trustees' Request		2011/12 Governor's Budget		
					Phase	Dollars	Phase	Dollars	Notes
1	IA	East Bay	Warren Hall Deconstruct/Renovate (Seismic) ◇	-526	PW	3,969,000			
1A	IA	East Bay	Warren Hall Replacement Building **	-876			PWC	48,975,000	(a)
2	IA	Statewide	Capital Renewal	N/A	PWC	100,000,000			
3	IB	San Francisco	Joint Library: J. Paul Leonard Library and Sutro Library	N/A	E	2,799,000	E	2,799,000	(b)
4	IA	Los Angeles	Seismic Upgrade, Administration Building	N/A	PWC	3,149,000			
5	IA	Humboldt	Seismic Upgrade, Van Duzer Theatre	N/A	PWC	7,580,000			
6	IA	Bakersfield	Seismic Upgrade, Dore Theatre	N/A	PWC	1,624,000			
7	IA	Humboldt	Seismic Upgrade, Library	N/A	PWC	5,111,000			
8	IA	Pomona	CLA Replacement Facility (Seismic)	-781	PWC	78,194,000			
9	IB	San José	Spartan Complex Renovation (Seismic)	62	C	51,479,000	C	51,479,000	(a)
10	II	Fresno	Faculty Office/Lab Building	75	C	9,819,000	C	9,819,000	(a)
11	II	Chico	Taylor II Replacement Building	700	C	52,891,000	C	52,891,000	(a)
12	II	Channel Islands	West Hall	555	C	38,021,000	C	38,021,000	(a)
13	IB	East Bay	Telecommunications Switch Relocation	N/A	PWC	2,330,000			
14	II	San Francisco	Creative Arts Building ◇	240	WC	65,089,000			
15	II	San Bernardino	Theater Arts Building ◇	205	WC	59,752,000			
16	IB	Sacramento	Science II, Phase 2 Renovation ◇	-52	PW	3,760,000			
17	IA	Statewide	Mitigation of Off-Campus Impacts	N/A	PWC	14,000,000			
18	IB	Monterey Bay	Infrastructure Improvements, Phase 2	N/A	PWC	34,834,000			
19	IB	Los Angeles	Utilities Infrastructure	N/A	PW	2,311,000			
20	IB	Long Beach	Utilities Infrastructure ◇	N/A	PW	1,574,000			
21	IB	Dominguez Hills	Cain Library Remodel (Seismic)	N/A	P	922,000			
22	II	San Marcos	University Services Building Renovation	N/A	PWC	1,090,000			
23	IB	Fullerton	Physical Services Complex Replacement	N/A	PWC	25,780,000			
24	IB	Maritime	Student Services Building	N/A	P	475,000			
25	IB	San Diego	Physical Plant Storage Relocation	N/A	PWC	4,995,000			
26	II	Sonoma	Professional Schools Building	513	P	1,000,000			
27	II	Bakersfield	Humanities Complex, Phase I	475	P	651,000			
28	IB	Humboldt	Corporation Building Acquisition	N/A	A	3,058,000			
29	II	San Luis Obispo	Academic Center and Library ◇	401	P	1,536,000			
30	IB	Stanislaus	Library Addition and Renovation, Phase I	-15	P	1,103,000			
31	II	Northridge	Sierra Hall Annex, Phase I	1,165	PW	822,000			
<b>Totals</b>				<b>2,667</b>		<b>\$ 579,718,000</b>		<b>\$ 203,984,000</b>	

**Categories:** I Existing Facilities/Infrastructure  
 A. Critical Infrastructure Deficiencies  
 B. Modernization/Renovation  
 II New Facilities/Infrastructure

**Notes:** (a) Lease Revenue Bond Fund  
 (b) 2006 General Obligation Bond Fund

A = Acquisition P = Preliminary plans W = Working drawings C = Construction E = Equipment  
 ◇ This project is dependent upon state and non-state funding.

\*\*Alternative Program Scope Approved by DOF