

AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: 11:30 a.m., Tuesday, May 21, 2013
Glenn S. Dumke Auditorium

Peter G. Mehas, Chair
Margaret Fortune, Vice Chair
Lupe C. Garcia
William Hauck
Lou Monville
J. Lawrence Norton
Ian J. Ruddell

Consent Items

Approval of Minutes of Meeting of March 19, 2013

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

Discussion Items

2. Status Report on the 2013-2014 State Funded Capital Outlay Program, *Information*
3. Draft State and Non-State Funded Five-Year Capital Improvement Program
2014-2015 Through 2018-2019, *Action*
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**

March 19, 2013

Members Present

Peter Mehas, Chair
Edmund G. Brown, Jr., Governor
Lupe C. Garcia
William Hauck
Bob Linscheid, Chair of the Board
Lou Monville
Gavin Newsom, Lieutenant Governor
J. Lawrence Norton
Ian J. Ruddell
Glen Toney
Timothy P. White, Chancellor

Approval of Minutes

The minutes for the January 2013 meeting were approved as submitted.

Status Report on the 2013-2014 State Funded Capital Outlay Program

With the use of a PowerPoint presentation, Assistant Vice Chancellor Elvyra F. San Juan presented a report on the 2013-2014 State Funded Capital Outlay Program. The governor's budget for capital outlay supports equipment funding for four projects totaling \$3.6 million compared to the trustees' \$520 million program request. The CSU will request Department of Finance to include these four projects in the fall 2013 general obligation bond sale.

Ms. San Juan reported on the governor's proposed budget bill as it relates to debt service for state issued general obligation and State Public Works Board lease revenue bonds for the capital outlay program. The proposal includes a one-time increase in the CSU's support budget in 2013-2014 to pay for the existing capital financing debt service, shifting the obligation from the state to the CSU to pay the current and future capital outlay costs for academic and instructional support facilities.

Additionally, Ms. San Juan reported on the Trailer Bill Language released from the Department of Finance on March 4. While staff analysis is underway, initial review identifies proposed changes to the Education Code (State University Revenue Bond Act of 1947) expanding the

CSU's authority to issue debt based on general fund and other revenues. While this increased authority would enable the CSU to manage its own program for state facilities and provide a financing mechanism to address critical infrastructure needs, there are concerns. The proposed increase to the support budget to cover debt payments is flat-lined based upon the 2013-2014 debt service level; this would be insufficient to cover increased debt service costs for projects previously approved by the legislature but that have not proceeded to bond sale. The shortfall is at least \$50 million in 2016-2017. The first hearings are scheduled in late April.

Trustee Mehas asked when staff will bring forward recommendations on these complex issues. Ms. San Juan responded an update will be provided at the May board meeting based upon the outcome of the April hearings and further staff research and analysis.

Trustee Monville mentioned the report doesn't address the \$1.7 billion needed for reinvestment to address capital renewal and critical needs to address aging facilities that we can no longer use.

Executive Vice Chancellor Quillian stated capital funding is one of the CSU's most critical issues, and noted there are facilities with a failing infrastructure. Mr. Quillian has requested a report on the most serious issues and has been discussing possible options.

Governor Brown understands the serious infrastructure concerns and commented the intent of the budget bill was to provide the CSU with one budget to manage both capital outlay and operating expenses. His proposal is to prompt the CSU to make decisions based on the totality of university expenses now and over time.

Approval of Schematic Plans

With a PowerPoint presentation, Presidents Harrison, Wong, and Armiñana, respectively, along with Ms. San Juan presented the item for approval of schematic plans for California State University, Northridge—Student Housing, Phase II, San Francisco State University—Recreation and Wellness Center, and Sonoma State University—Joan and Sanford I. Weill Commons/MasterCard Pavilion. CEQA requirements for the three projects have been completed and staff recommends approval.

Trustee Ruddell commented CSU Northridge's student leadership is in favor of the Student Housing, Phase II project.

Trustee Linscheid asked how many campuses allow alumni the use of their recreation centers. The presidents responded by show of hands, indicating that many campuses endorse usage by alumni.

The committee recommended approval by the board of the proposed resolution (RCPBG 03-13-03).

Trustee Mehas adjourned the meeting.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS 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 four projects:

**1. California State University, Long Beach
Data Center Consolidation**

PWC \$1,500,000

California State University, Long Beach wishes to renovate an existing telecommunications building to consolidate two existing data centers that contain critical systems for the campus. The existing facilities lack backup generators, proper fire protection systems, and have poor energy efficiency. Additionally, the current data storage capacity is expected to be exceeded in the next five years.

The new data center space will be designed to perform as a Tier-3 facility in terms of backup power, cooling, and systems reliability, and will provide data storage and processing capacity for 10 years of projected campus growth. The tier rating system ranks data centers 1-4, with Tier 3 being considered very good and Tier 4 being considered acceptable for mission-critical applications. A Tier 3 facility is built to achieve an uptime reliability of 99.982%.

The project will be funded from service charges assessed to auxiliaries, outside agencies, special funds and other campus departments.

**2. California State University, Long Beach
Residence Commons Dining Facility Renovation**

PWCE \$7,500,000

California State University, Long Beach wishes to proceed with the design and construction of renovations to its existing Residence Commons Dining Facility (#62J). The 19,000 GSF building was built in the 1980s and serves approximately 990 students on the west side of campus. The proposed project will provide students with an enhanced dining and social experience, bring the building into current code compliance, increase energy efficiency, and meet student and parent

expectations for modern food service facilities. This project is scheduled for completion in fall 2014.

The project will be funded from housing reserves.

3. California State University, Monterey Bay		
Otter Bay Restaurant	PWCE	\$1,206,000

California State University, Monterey Bay wishes to proceed with the renovation of Otter Bay Restaurant within the existing University Center (#29). This 32,387 GSF building is an original Fort Ord structure that is leased to the University Auxiliary as a restaurant with a full food service kitchen, dining area, bar/counter service, and office space. The kitchen and back of house area will not be renovated at this time. To make effective use of the dining space, the project will remove most of the existing interior partitions and bar area to create two new dining rooms and increase total seating capacity to 180. The interior walls will be refinished and the 3,640 GSF space will be updated to accommodate different types of seating choices for students and other restaurant patrons.

The project will be funded from University Corporation funds.

4. San José State University		
Spartan Stadium End Zone Building	PWCE	\$38,577,000

San José State University wishes to proceed with the design and construction of Spartan Stadium End Zone Building (#142) located at the South Campus site, between Simpkins Stadium Center (#125) and Spartan Stadium, replacing the locker room building (#130). The 61,000 GSF facility will house sports medicine and athletic training space, a football team locker room, football coaching staff offices, meeting rooms, a hall of fame, and auditorium. The new facility will serve the day-to-day operations of the athletic department, and provide hospitality space on game days. Approximately 1,700 existing seats on the north side of the stadium will be removed and replaced with 1,350 premium and loge seating. The project will provide a new entry plaza, including new ticket windows, on the west side of the stadium, and replace the concession and restroom facilities on the north side of the stadium.

This project will be funded from donor funds.

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) \$1,500,000 for preliminary plans, working drawings, and construction for the California State University, Long Beach Data Center Consolidation;

2) \$7,500,000 for preliminary plans, working drawings, construction, and equipment for the California State University, Long Beach Residence Commons Dining Facility Renovation project; 3) \$1,206,000 for preliminary plans, working drawings, construction, and equipment for the California State University, Monterey Bay Otter Bay Restaurant project; and 4) \$38,577,000 for preliminary plans, working drawings, construction, and equipment for the San José State University Spartan Stadium End Zone Building project.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Status Report on the 2013-2014 State Funded Capital Outlay Program

Presentation By

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

Summary

An update on the outcome of legislative hearings regarding the CSU's 2013-2014 state funded capital outlay program will be provided at the meeting.

Trustees' Request

The trustees approved the 2013-2014 capital outlay program at the September 2012 board meeting. The entire state funded priority list (38 projects) totaled \$520 million. Of that amount, program documentation for 21 projects totaling \$390.3 million was submitted to the Department of Finance (DOF).

The trustees approved the program even though capital funding is uncertain and relies upon the governor's and legislature's approval of lease revenue bond financing, and the use of remaining general obligation (GO) bond funds.

Governor's Budget

The governor's January budget proposed the use of remaining GO bonds to fund:

Campus	Project	Phase	Amount
Bakersfield	Art Center and Satellite Plant	E	\$533,000
Fresno	Faculty Office/Lab Building	E	\$383,000
Maritime Academy	Physical Education Replacement	E	\$1,295,000
San José	Spartan Complex Renovation (Seismic)	E	\$1,428,000
Total			\$3,639,000

The governor also proposed a change to the CSU support budget under the description "Fiscal Incentives," whereby the current practice of the state to separately budget and annually adjust the debt service for GO bond and lease revenue bond financing for CSU capital

improvement projects would change and no longer be funded as discrete items. The governor proposes to fold these appropriations into CSU's base budget to provide a fiscal incentive to factor these costs into the CSU's fiscal outlook and decision-making process.

Legislative Analyst's Office

The Legislative Analyst's Office (LAO) has taken no position on the four projects included in the governor's proposed capital program for the CSU. However, the LAO recommends rejecting the governor's proposal to combine universities' capital and support budgets in its report, *The 2013-14 Budget: Analysis of the Higher Education Budget*.

Trustees' April Technical Letter Requests

Of the CSU requests for funding reconsideration, the DOF included one additional equipment project and one seismic safety project as an amendment to the governor's 2013-2014 budget bill via their April Technical Letter sent to the legislature. Both projects will be funded from state GO bond funds which were appropriated in 2012-2013 to leverage federal grant matching funds from the Federal Emergency Management Agency (FEMA) to perform critical seismic renovations. The Federal matching funds were never awarded and the remaining GO funds will be reverted in the 2013-2014 budget, reducing the CSU's spending authority by that amount.

Campus	Project	Phase	Amount
Channel Islands	West Hall	E	\$2,258,000
Bakersfield	Seismic Upgrade, Dore Theater	PWC	\$1,784,000
Total			\$4,042,000

Legislative Hearings

On April 24, 2013 the Assembly Budget Subcommittee No. 2 on Education Finance approved the six CSU projects noted above to total \$7,681,000. The Senate Budget and Fiscal Review Subcommittee No. 1 on Education also approved the projects on April 25, 2013.

The Subcommittees also heard testimony on the governor's proposal to increase the CSU's authority to manage the combining of the capital and support budgets and restructuring of the lease revenue bond debt. Both committees rejected the governor's proposal. The Senate Subcommittee further requested the administration to return with a five-year infrastructure plan, including a proposal to address the capital outlay needs for the CSU, UC, and Hastings College.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Draft State and Non-State Funded Five-Year Capital Improvement Program 2014-2015 through 2018-2019

Presentation By

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

Background

The Board of Trustees adopted the categories and criteria to be used in setting project priorities for the CSU state funded five-year capital improvement program at the November 2012 meeting. The trustees have approved limiting campuses requests to one project in the action year and three projects in the remaining four years of the Five-Year Capital Program due to limited state funding. Projects are categorized as either Existing Facilities/Infrastructure or as New Facilities/Infrastructure with the majority of funding being targeted to existing facilities. Projects are prioritized based on the strategic needs of the system in consideration of existing deficiencies in the type, amount and/or condition of campus space or infrastructure to serve the academic master plan.

Summary

This action item seeks the Board of Trustees' approval of the draft state and non-state funded five-year capital improvement program 2014-2015 through 2018-2019. Due to the state of campus infrastructure, the program proposes to focus funding on the Statewide Minor Capital Outlay and Infrastructure Improvements (formerly Capital Renewal) programs to promote a broad distribution of funds across all campuses to address priority infrastructure needs and utility management projects.

While the scope and budget of campus projects are still being revised, the board's approval will support the submittal of programs due to the Department of Finance (DOF), July 1, 2013, based on the current status of project review.

The draft book that describes the proposed capital improvement program can be viewed at: http://www.calstate.edu/cpdc/Facilities_Planning/majorcapoutlayprogram.shtml. The Draft 2014-2015 State Funded Capital Outlay Program priority list of 35 projects totals over \$481 million and the Non-State Funded Program is just under \$23.4 million for five projects at four campuses.

The projects are currently indexed at the projected July 2013 Engineering News-Record California Construction Cost Index (CCCI) 6077. The CCCI is the average Building Cost Index for Los Angeles and San Francisco. It is updated monthly and is required by the Department of Finance. We anticipate returning to the board in September 2013 for approval of the final five-year program including the 2014-2015 action-year request.

The state funded capital program has typically been dependent upon either legislative approval of lease revenue bond (LRB) financing or voter approval of a general obligation bond measure. The funding for the state capital outlay program for 2014-2015 remains uncertain.

The non-state capital outlay program will be funded through campus auxiliary organizations, donations, grants, student union, student health center and parking programs. The latter three programs primarily rely on user fees to repay Systemwide Revenue Bonds issued by the Board of Trustees.

The following resolution is presented for approval:

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

1. The Draft State and Non-State Funded Five-Year Capital Improvement Program 2014-2015 through 2018-2019 is approved.
2. The chancellor or his designee is requested to explore all reasonable funding methods available and communicate to the Governor and the Legislature the need to provide funds to develop the facilities necessary to deliver quality educational programs to serve all eligible students.
3. The chancellor or his designee is directed to return to the Board of Trustees for approval of the *final* State and Non-State Funded Five-Year Capital Improvement Program 2014-2015 through 2018-2019, including the 2014-2015 action-year request.

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:

San José State University—Spartan Stadium End Zone Building
Project Architect: Gensler

Background and Scope

San José State University proposes to design and construct a new athletic facility replacing the current locker room building (#130) just north of Spartan Stadium, located on the South Campus. The stadium was originally constructed in 1933, and while it has undergone some major expansions, in 2010, the San José State Athletic Department determined that the current athletic facilities were inadequate, and an upgrade would be necessary to bring the facilities on par with similar facilities in the Western Athletic Conference and the Mountain West Conference.

The project will provide increased space for athletic offices, locker rooms, equipment rooms, training rooms, hospitality spaces, a hall of fame, and a 140-seat auditorium which will function as a large group instructional space and viewing gallery during home games. Approximately 1,700 existing seats on the north side of the stadium will be removed and replaced with 1,350 premium and loge seats, and a plaza upgrade will provide a new entry to the west of the stadium. The project includes an addition (1,600 GSF) and renovation (2,400 GSF) to the dining facility in the Simpkins Stadium Center (#125) located just north and west of the new building. The demolition of the locker room facility (2,880 GSF) is included in the scope of this project.

The proposed two-story 61,000 GSF Spartan Stadium End Zone Building (#142) will be constructed of structural steel with a cement plaster envelope and aluminum metal panels at the auditorium. Precast concrete panels will clad the base of the building on the north, east, and part of the west elevations.

The project is designed to achieve Leadership in Energy and Environmental Design (LEED)

Silver certification or equivalent. Sustainable design features include retention and treatment of stormwater on-site, minimization of heat island effect, use of innovative wastewater technologies, water efficient fixtures, and efficient HVAC and electrical systems. Renewable materials, natural ventilation to communal spaces, and natural daylighting will be incorporated into the design.

Timing (Estimated)

Preliminary Plans Completed	October 2013
Working Drawings Completed	March 2014
Construction Start	May 2014
Occupancy	September 2015

Basic Statistics

Gross Building Area	60,931 square feet
Assignable Building Area	45,643 square feet
Efficiency	74.91 percent

Cost Estimate – California Construction Cost Index 5950

New Building Cost (\$396 per GSF)	\$ 24,121,000
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<i>Systems Breakdown (includes Group I)</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 14.00
b. Shell (Structure and Enclosure)	\$ 139.99
c. Interiors (Partitions and Finishes)	\$ 57.08
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 115.44
e. Equipment and Furnishings	\$ 18.12
f. General Conditions	\$ 51.24

Simpkins Center Addition/Renovation (\$261 per GSF)	1,043,000
Stadium Seating Renovation (\$238 per GSF)	1,288,000

Site Development (includes Plaza Entry Upgrade)	<u>2,715,000</u>
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Construction Cost	\$ 29,167,000
Fees, Contingency, Services	<u>7,890,000</u>

Total Project cost (\$608 per GSF)	\$ 37,057,000
Group II Equipment	<u>1,500,000</u>

Grand Total \$ 38,557,000

Cost Comparison

The project's building cost of \$396 per GSF is comparable to the San José Student Health and Counseling Facility at \$401 per GSF at the July 2012 Engineering News-Record California Construction Cost Index (CCCI) 5950, and slightly more costly than the Fresno Sports Medicine Building at \$368 per GSF adjusted to CCCI 5950. The CCCI is the average Building Cost Index for Los Angeles and San Francisco and is updated monthly. The higher building cost is due in part to the use of precast concrete for the exterior enclosure.

Funding Data

The project will be entirely donor funded. Construction will not proceed until funds or the appropriate development agreements are executed.

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 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 February 20, 2013 and closed on March 22, 2013. One comment letter was received from the City of San José relating to connection to the city storm water and sanitary systems, traffic study analysis, and native species. A letter from San José State University was prepared in response which conveyed that the project will not connect to the city storm and sanitary systems. The project will result in a decrease in stadium capacity as compared to existing conditions, and will not significantly impact traffic. It was determined the site does not contain habitat for the species in question. The final documents are available online at: <http://www.sjsu.edu/fdo/ceqa/>.

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 San José State University Spartan Stadium End Zone 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 require 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, that the project will be constructed with the recommended mitigation measures as identified in the mitigation monitoring program, and that the project will benefit the California State University. The Board of Trustees makes such findings with regard to this project.
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 San José State University Spartan Stadium End Zone Building are approved at a project cost of \$38,557,000 at CCCI 5950.