

## **AGENDA**

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

**Meeting: 3:00 p.m., Wednesday, January 29, 2014**  
**Glenn S. Dumke Auditorium**

Rebecca D. Eisen, Chair  
J. Lawrence Norton, Vice Chair  
Douglas Faigin  
Margaret Fortune  
William Hauck  
Lou Monville  
Cipriano Vargas

#### **Consent Items**

Approval of Minutes of Meeting of November 5-6, 2013

1. Amend the 2013-2014 Capital Outlay Program, Non-State Funded, *Action*
2. Amend the 2013-2014 Capital Outlay Program, State Funded *Action*

#### **Discussion Items**

3. Status Report on the 2014-2015 State Funded Capital Outlay Program-Governor's Budget, *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**

**November 5-6, 2013**

**Members Present**

Rebecca D. Eisen, Chair  
Edmund G. Brown, Jr., Governor  
Douglas Faigin  
Bob Linscheid, Chair of the Board  
Lou Monville  
Cipriano Vargas  
Timothy P. White, Chancellor

Trustee Eisen acknowledged Trustee Peter Mehas, previous chair of the committee on Campus Planning, Buildings and Grounds, remembering him as a dedicated trustee who demonstrated both leadership and fellowship to his board colleagues. Trustee Mehas passed away in the interim since the September Board of Trustees' meeting.

**Approval of Minutes**

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

**Acceptance of Interest in Real Property, Sonoma State University**

Assistant Vice Chancellor Elvyra F. San Juan presented the item with the use of a PowerPoint presentation. The land due diligence has been completed and no issues were identified. Staff recommends approval.

The committee recommended approval by the board of the proposed resolution (RCPBG 11-13-10).

**Approve the Campus Master Plan Revision for the California State Polytechnic University, Pomona Administration Replacement Facility**

With the use of a PowerPoint presentation, Ms. San Juan presented the item to approve the campus master plan revision and project level environmental analysis for the Administration Replacement Facility for California State Polytechnic University, Pomona. The campus completed an Initial Study and a Mitigated Negative Declaration to meet CEQA compliance. Staff recommends approval.

President Ortiz commented that the project replaces a signature building on the campus (CLA) that is located on an active fault. The replacement facility was found to be the best solution as the cost of a seismic retrofit of the existing building would cost upward of \$85 to \$100 million, and the building would still be sitting on the fault.

The committee recommended approval by the board of the proposed resolution (RCPBG 11-13-11).

**Approve the 2014-2015 State and Non-State Funded Capital Outlay Program and the 2014-2015 through 2018-2019 State and Non-State Funded Five-Year Capital Improvement Program**

Ms. San Juan presented the state and non-state funded five-year capital improvement program 2014-2015 through 2018-2019 to the board for approval that included the 2014 action year request. With the use of a PowerPoint, Ms. San Juan provided background on program funding for the CSU's capital outlay program, a summary of what is included in the five-year capital improvement program which includes the action year priority lists for state and non-state funded capital programs, and highlights of current discussions regarding alternative financing options for the capital program.

In summary, the state funded program request for the 2014-2015 capital program is \$456.4 million; the non-state funded program request is \$14.3 million. The state and non-state funded five-year capital improvement program request for 2014-2015 through 2018-2019 is \$7 billion and \$3.7 billion, respectively.

Trustee Vargas asked how is it determined to renovate versus replace an older facility, referencing specifically the Science II Replacement Building, Phase 2 project at CSU Sacramento, currently number 18 on the 2014-2015 priority list. Ms. San Juan responded stating that for such projects campuses are requested to perform a feasibility study and obtain an assessment of costs to renovate the facility to serve the academic program. Other factors considered are whether there will be a change in use and what is the associated cost (e.g., change in science laboratory needs over the past 30 to 40 years) and what are the projected enrollment numbers. Typically, if it were to cost 75 percent or more to renovate the existing facility versus to build new, the recommendation will be to build new. In the case of the CSU Sacramento project, there are two additional buildings constructed in the 1950s that are proposed to be demolished and whose functional space is proposed for inclusion in the new replacement building.

Trustee Faigin asked how the priority list functions when there is limited funding. Ms. San Juan confirmed that the project justifications are submitted to Department of Finance and this year, CSU submitted (projects 1 through 18) down to the Sacramento Science II project, based on historical funding levels.

Trustee Eisen asked about the discretion delegated to the chancellor to make some modifications to the priority order in certain circumstances. Ms. San Juan explained that a change in the source and limitation of funding may warrant a change in priority. For example, if federal funds are made available for a specific type of project, the CSU would adjust the priority list in order to leverage those funds.

Governor Brown stated that the item illustrated the need to tie the cost of the capital program with operating costs as they are linked in multiple ways. That is why the governor's office is proposing that the CSU incorporate capital support into the general fund. Increasing enrollment needs to be tied to capital outlay impacts, compensation, course offerings, building maintenance, bottleneck courses and work load. Analysis of the spending choices and their impacts would lead to a meaningful discussion on future budgets. New buildings are attractive but there is an amenities race that could push up costs and student fees.

Ms. San Juan noted that planning tools are used in the capital process that looks at projected enrollment as compared to seat capacity. These analyses engage both the academic planning and facilities space databases, and help identify areas where the capital program can bolster the academic program with needed capital investment. The current capital outlay priorities are to reinvest in the renewal of existing infrastructure across the system as opposed to new buildings. The increase in student housing beds has prompted more amenities to support student life with a resulting increase in the number of recreation/wellness centers that are requested by the students. Ms. San Juan agreed that staff could do a better job presenting the change in support budget operating costs as a result of new buildings. This information is available and is transmitted to the Department of Finance as part of the project justification.

Chancellor White acknowledged the governor's comments and also stated how the report (the capital improvement program) does not adequately explain the impact that a new building can have on a bottleneck course as a result of new flexible space versus old space that has no flexibility in scheduling different types of teaching due to both lack of technology and physical limitations. There are relationships between buildings that are impacted by the capital program that are not easily illustrated.

Governor Brown remarked that this past year the state increased the University of California's (UC) general fund to enable the UC to pay its general obligation bond payments within its support budget, and in addition authorized the UC to refinance (State Public Works Board lease revenue) bonds to achieve cashflow savings.

Trustee Monville asked about the impact of facilities upgrades (capital investment) to the operating budget in terms of improved efficiencies, cost savings and sustainability. Ms. San Juan responded that the CSU's energy consumption per square foot has declined over time and capital investment does make buildings more efficient. Unfortunately, with the loss of general obligation bond funding since 2006, the CSU has been unable to leverage all the investor-owned-utility incentive funding to further improve the physical plant through energy efficiency projects.

Trustee Achtenberg asked if the financing for student unions and health facilities comes from student assessments approved through a student referendum vote. Ms. San Juan confirmed that such facilities are funded via student fees approved through a student fee referendum or via the alternative consultative method.

The committee recommended approval by the board of the proposed resolution (RCPBG 11-13-12).

### **Approve Categories and Criteria for the State Funded Five-Year Capital Improvement Program 2015-2016 through 2019-2020**

Ms. San Juan presented the categories and criteria which establish priorities for funding of the five-year capital improvement program, 2015-2016 through 2019-2020. In light of the recent ongoing decline in capital funding, the item proposed a change from previous years, to limit (decrease) the number of projects proposed in each of the three planning years (2017-2019) to one from three. Should funding and financing options improve, staff would return to the board to request a revision to the categories and criteria. This would result in a reduced capital program overall value.

Trustee Eisen remarked that the proposed resolution more closely aligns capital need with potential funding.

Chancellor White expressed concern of understating the CSU's actual capital need to the trustees and the State of California with the proposed change to categories and criteria, noting that while the resulting capital program may be more in alignment with funding, it would mask the true need on the capital side. Ms. San Juan acknowledged that the proposal would suggest an artificial reduction in need, but in anticipating the financing program on the support budget side of approximately \$280 million per year for the next three years, this is a reasonable plan. Ms. San Juan also stated that reports from the facilities renewal model, which estimates the renewal backlog at \$1.7 billion, can convey the CSU's needs.

Trustee Glazer expressed agreement with the chancellor's assessment of the proposed categories and criteria change. He inquired whether any trustee recalled how need was balanced against anticipated funding when general obligation bond funds were available.

Assistant Vice Chancellor Karen Y. Zamarripa stated that she has worked on the last several general obligation bond negotiations. As the bonds involve not only the other segments of higher education (University of California and California Community Colleges) but also K-12, there is a fair amount of negotiating for fair share. From those experiences, Ms. Zamarripa advised against coming into the negotiations with a lower number; she saw that while a segment's share may drop over the course of discussions, it would not go up.

Trustee Eisen asked for clarification, that should the proposed categories and criteria go into effect, the CSU's documented need will still be demonstrably large in comparison to funding expectations, even with the elimination of some projects from the list. Ms. San Juan concurred.

Trustee Eisen asked Chancellor White if that clarification allayed his concerns.

Chancellor White requested the item be deferred to allow for staff conversation before taking action.

Trustee Eisen, with committee concurrence, recessed the committee with respect to item 4. The committee would be reconvened in the morning.

Trustee Monville (standing in for Chair Linscheid) noted that the Committee on Campus Planning, Buildings and Grounds recessed to bring back item 4.

Wednesday, November 6, Trustee Eisen reconvened the Committee on Campus Planning, Buildings and Grounds to hear item 4, and informed the committee that a revised item and attachment were presented for their consideration.

Ms. San Juan presented the revised item explaining the change was not to reduce the number of projects allowed for each of the three planning years (2017-2019). Thus, the revised item is what has been followed in recent years, allowing three projects per planning year.

The committee recommended approval by the board of the proposed resolution (RCPBG 11-13-13).

With no additional questions, Trustee Eisen adjourned the meeting.

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

### **Amend the 2013-2014 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 2013-2014 non-state capital outlay program to include the following projects:

#### **1. San Diego State University**

##### **Zura Hall Renovation**

**PWCE<sup>1</sup>**

**\$53,292,000**

San Diego State University wishes to proceed with the renovation of Zura Hall (#51), a nine-story freshmen residence hall constructed in 1968. The renovation and systems upgrade for the 141,000 gross square feet (GSF) facility will increase housing density from 585 to 606 beds, with the capacity to utilize triple occupancy up to 800 beds. Accessibility, life/fire safety systems, and restroom improvements will be made in accord with the current building code. The project scope includes the addition of program space to meet student needs for academic achievement and socialization.

The project will be financed from the California State University (CSU) Systemwide Revenue Bond program, less a \$2 million contribution from housing reserves. The bonds will be repaid from housing revenue.

#### **2. San Diego State University**

##### **Basketball Performance Center**

**PWCE**

**\$14,500,000**

San Diego State University wishes to proceed with the construction of a Basketball Performance Center (#89) for the men's and women's intercollegiate basketball programs. The Basketball Performance Center (23,500 GSF) will be a two-story facility equipped with two full-length courts, locker rooms, film rooms, team lounges, an athletic training room, and coaches' locker rooms. The new facility will provide dedicated practice courts and improved space to support the Aztec basketball programs.

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<sup>1</sup> Project phases: P – Preliminary Plans, W – Working Drawings, C – Construction, E – Equipment

The project will be primarily donor funded, and augmented with campus contributions from non-state resources if needed.

The following resolution is recommended for approval:

**RESOLVED,** By the Board of Trustees of the California State University, that the 2013-2014 non-state funded capital outlay program is amended to include the following two projects at San Diego State University: 1) \$53,292,000 for preliminary plans, working drawings, construction and equipment for the Zura Hall Renovation; and 2) \$14,500,000 for preliminary plans, working drawings, construction and equipment for the Basketball Performance Center.

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

### **Amend the 2013-2014 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 2013-2014 state capital outlay program to include the following projects:

<b>1. California Maritime Academy</b>		
<b>Student Service Center Renovation</b>	<b>PWC<sup>1</sup></b>	<b>\$1,030,000</b>

California Maritime Academy wishes to proceed with the renovation of the former Dining Hall (#16) to build a Student Service Center. The existing facility (9,611 gross square feet (GSF)) was constructed in 1955 and served as the campus' main food venue until fall 2013 when the new Dining Center (#40) opened. The proposed project will renovate the interior of the building to accommodate student services such as financial aid and career advising, currently housed in a temporary modular, and the registrar, currently housed in the Faculty Office Building (#3). The renovation will convert the kitchen storage area to a student study lounge, and the baking area will accommodate a future coffee shop.

The replacement of building systems as well as accessibility improvements is included in the project budget. At the completion of this project, the temporary financial aid modular will be removed from the campus and space will become available in the Faculty Office Building to help relieve the shortfall in faculty offices.

The project will be funded from interest earned on student fee revenue (\$330,000) and capital trust funds (\$700,000). Additional repair components (such as plumbing, ventilation and electrical) will also be completed. The campus support budget will be used to fund these maintenance and repair costs.

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<sup>1</sup> Project phases: P – Preliminary Plans, W – Working Drawings, C – Construction

**2. California State Polytechnic University, Pomona  
Hot Water and Chilled Water Systems Expansion**

**PWC      \$7,045,000**

California State Polytechnic University, Pomona wishes to proceed with the design and construction of an expansion to the existing central hot water (HW) and chilled water (CHW) systems to provide an efficient and cost-effective means to heat and cool the new Administration Replacement Facility (currently in design), and to serve additional future planned buildings. The project will consist of extending the HW and CHW distribution pipelines to the new building site in Lot C and making improvements to the chilled water temperature differential in the existing connected buildings to gain cooling capacity. The system expansion will create a loop system that will improve the reliability of the distribution system. Additional boilers will be installed in the existing Library Mechanical Equipment facility (#16) to serve the new building.

This project will allow the campus to better utilize the existing HW and CHW plants and the thermal energy storage system to provide an efficient means to heat and cool current and future planned buildings. This project will reduce the overall electrical and natural gas consumption for the campus, resulting in the reduction of greenhouse gas emissions. It will also improve the shift of electrical usage to less expensive off-peak hours to further reduce energy costs.

This project will be financed through equipment-lease financing and energy incentives. The loan will be repaid from the projected annual avoided utility costs.

The following resolution is recommended for approval:

**RESOLVED,** By the Board of Trustees of the California State University, that the 2013-2014 state funded capital outlay program is amended to include:  
1) \$1,030,000 for preliminary plans, working drawings and construction for the California Maritime Academy Student Service Center Renovation; and  
2) \$7,045,000 for preliminary plans, working drawings and construction for the California State Polytechnic University, Pomona Hot Water and Chilled Water Systems Expansion.

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

### **Status Report on the 2014-2015 State Funded Capital Outlay Program—Governor’s Budget**

#### **Presentation By**

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

#### **Summary**

This item will provide an update on the California State University’s (CSU) 2014-2015 state funded capital outlay program request and the funding level included in the governor’s budget.

#### **Background**

The CSU’s proposed state funded 2014-2015 capital outlay program was presented at the November 2013 Board of Trustees’ meeting. The trustees approved the entire state funded priority list (32 projects) of \$456 million for the 2014-2015 capital outlay program. Of the \$456 million amount, program documentation for 18 projects totaling \$415.9 million has been submitted to the Department of Finance. Due to the uncertainty of the potential funding source for the 2014-2015 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.

#### **Governor’s Budget Proposal**

The governor included capital funding of \$5,766,000 in the January budget proposal to fund three equipment projects out of the 18 projects submitted to the Department of Finance. The projects are:

<b>Campus</b>	<b>Project</b>	<b>Amount</b>
Monterey Bay	Academic Building II	\$1,965,000
Chico	Taylor II Replacement Building	\$2,740,000
East Bay	Warren Hall Replacement Building	\$1,061,000
<b>Total</b>		<b>\$5,766,000</b>

The funds will pay for moveable equipment like desks, chairs, kilns, recording studio consoles, cabinets, etc. needed to make the new buildings operable and ready for students, faculty and staff use. Remaining general obligation bond funds are the identified proposed funding source for the three equipment projects.

## **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 Diego State University – Basketball Performance Center**

*Project Architect: JCJ Architecture*

*Design/Build Contractor: Hunt Construction*

#### **Background and Scope**

San Diego State University proposes to construct a Basketball Performance Center (#89) to provide improved space to support the Aztec men's and women's intercollegiate basketball programs. The project will be located at the western terminus of the Aztec Walk esplanade and adjacent to the Parma Payne Goodall Alumni Center (#88) in the southwest quadrant of the campus.

The two-story building (23,460 gross square feet (GSF)) will provide locker rooms for players and coaches, film rooms, team lounges, and an athletic training room in the lower level; the upper level will provide dedicated practice courts to support the Aztec men's and women's basketball programs and will aid in the recruitment and retention of skilled players and coaches. The building design will complement the Alumni Center and the Fowler Athletics Center (#67) located across Aztec Walk.

The facility will feature a steel framed structure with long span trusses accommodating two full-length basketball courts, cement stucco exterior skin and an exterior promenade that ties to the adjacent Alumni Center. The lower level of the facility will be recessed below grade to reduce massing.

Sustainable features incorporated into the building's design include energy efficient lighting and control systems used in conjunction with natural lighting. The building will utilize a high efficiency envelope, clerestory windows and light wells to illuminate the lower level. The facility

cooling requirements will be served by the efficient thermal storage capacity of the central plant. Drought tolerant landscape and water efficient irrigation systems will sustain the exterior grounds.

### Timing (Estimated)

Preliminary Plans Completed	March 2014
Working Drawings Completed	May 2014
Construction Start	May 2014
Occupancy	July 2015

### Basic Statistics

Gross Building Area	23,460 square feet
Assignable Building Area	21,455 square feet
Efficiency	91 percent

### Cost Estimate – California Construction Cost Index (CCCI) 6077<sup>1</sup>

Building Cost (\$413 per GSF)		\$9,687,000
<i>Systems Breakdown (includes Group I<sup>2</sup>)</i>	<i>(\$ per GSF)</i>	
a. Total Building	\$342.41	
b. General Conditions	\$ 70.51	
Site Development (includes landscaping)		<u>965,000</u>
Construction Cost		\$10,652,000
Fees, Contingency, Services		<u>3,646,000</u>
Total Project Cost (\$609 per GSF)		\$14,298,000
Group II Equipment <sup>3</sup>		<u>202,000</u>
Grand Total		<u>\$14,500,000</u>

<sup>1</sup> The July 2013 *Engineering News-Record* California Construction Cost Index (CCCI). The CCCI is the average Building Cost Index for Los Angeles and San Francisco and is updated monthly.

<sup>2</sup> Group I equipment is built-in equipment installed as a part of the construction project; its cost is included in the construction contract.

<sup>3</sup> Group II equipment is movable and does not require significant utility connections; its cost is not included in the construction contract. Group II equipment is budgeted as a separate phase of the project.

### **Cost Comparison**

The building cost of \$413 per GSF is higher than the CSU cost guide of \$318 per GSF and the \$401 per GSF for the California Maritime Academy Physical Education Replacement Facility approved in November 2011, adjusted to CCCI 6077. The higher cost is attributed to the San Diego project having approximately 6,000 GSF entirely below grade, whereas the Maritime project was below grade on three sides of the building, and both projects have additional foundation and waterproofing costs. The San Diego project also has enhanced building finishes and is subject to higher general conditions costs due to the constrained site location; the proposed site is surrounded by buildings on three sides, limiting contractor access.

### **Funding Data**

The project will be primarily donor funded, and augmented with campus contributions from non-state resources if needed.

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

The project was found to have no significant impacts to the environment. A Notice of Exemption has been prepared pursuant to the requirements of the California Environmental Quality Act. The Notice of Exemption will be filed with the State Clearinghouse as required.

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 Categorical Exemption for the San Diego State University, Basketball Performance Center, has been prepared pursuant to the requirements of the California Environmental Quality Act.
2. The schematic plans for the San Diego State University, Basketball Performance Center are approved at a project cost of \$14,500,000 at CCCI 6077.