

AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: 2:00 p.m., July 13, 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 May 11, 2010

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

Discussion Items

3. Status Report on the 2010-2011 State Funded Capital Outlay Program, *Information*
4. Categories and Criteria for the State-Funded Five-Year Capital Improvement Program, 2012-2013 through 2016-2017, *Action*
5. Relocation Plan for the Dobbs Street Apartment Building Real Property Acquisition for California State University, Los Angeles, *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 11, 2010

Members Present

A. Robert Linscheid, Chair
Margaret G. Fortune, Vice Chair
Herbert L. Carter, Chair of the Board
Carol R. Chandler
George Gowgani
Peter G. Mehas
Lou Monville
Charles B. Reed, Chancellor

Approval of Minutes

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

Amend the 2009-2010 Capital Outlay Program, Non-State Funded

Assistant Vice Chancellor Elvyra F. San Juan presented the item requesting approval of five projects proposed for amendment to the non-state funded capital outlay program as provided in the agenda: (1) Fuel Cell Facility at CSU East Bay, (2) Rue and Gwen Gibson Farm Market at CSU Fresno, (3) Amonix Solar Power Generator at CSPU Pomona, (4) Aztec Center Student Union at San Diego State University, and (5) Fuel Cell Facility at San Francisco State University. Staff recommended approval.

Chancellor Reed asked Ms. San Juan to further explain the fuel cell project at SFSU. Ms. San Juan responded stating that the demonstration project, the installation of a 1.4 megawatt fuel cell, will be funded and installed by PG&E on campus. The electricity will go back to the grid, and the campus will benefit from the byproducts of heat generation and water reclaimed from the unit, resulting in lower utility costs. The other fuel cell facility demonstration project will be constructed at CSU East Bay.

The committee recommended approval by the Board of the proposed resolution (RCPBG 05-10-04).

Amend the 2009-2010 Capital Outlay Program, State Funded

Ms. San Juan presented the item requesting approval of one project proposed for amendment to the state funded capital outlay program as provided in the agenda: Napa Hall Repair/Renovation at CSU Channel Islands. The item was revised to correctly report gross square footage of 14,000.

The committee recommended approval by the Board of the proposed resolution (RCPBG 05-10-05).

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

Ms. San Juan provided an update on the current status of the CSU's state funded capital outlay program. Ms. San Juan preceded her report with the announcement of a successful lease revenue bond sale of \$130 million to fund construction for two projects on hold since 2008-2009: the Center for Science at Cal Poly San Luis Obispo and the CSU Channel Islands Classroom and Faculty Office Renovation and Addition.

Previous updates on the 2010-2011 status report noted zero dollars in the governor's budget for the state capital outlay program. The Department of Finance issued proposed revisions to provide \$89.4 million for the CSU capital program using primarily lease revenue bonds along with remaining general obligation bond funds. Of this amount, \$75.8 million would fund two projects for construction, the Storm/Nasatir Hall Renovation at San Diego State and the Science I Renovation at CSU Stanislaus. The four projects proposed to start design using remaining general obligation bond funds would result in a request of \$154 million in lease revenue bond funding in 2011-2012 to fund construction. It is projected that these projects and those from the UC would generate over 5,700 jobs over the next 36 months to help stimulate the state's economy. The assembly and senate subcommittee hearings begin this week.

Trustee Chandler was concerned if the state should charge additional fees against the capital program to balance its budget. Ms. San Juan reported that there is proposed legislation for the Division of Industrial Relations (DIR) to now charge projects to manage the prevailing wage program. While the CSU currently manages the program by contracting out for services, this bill would mandate a fee for required services absent this program. The State Fire Marshal (SFM) does charge for its services on projects and annual inspections at the current rate of \$140 per hour, including office and travel time. A few years ago, the CSU was at zero cost and now the annual cost is over \$1 million. Ms. Nancy Freeland-Paice, Chancellor's Office staff, reported that the annual State Fire Marshal cost is approximately \$1.2 million, with \$900,000 charged to capital projects and the remaining balance to the operating/support budget.

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

Ms. San Juan presented the item reporting that the capital program is highly dependent on the approval of lease revenue bonds as there are no general obligation bonds scheduled to come before the voters prior to November 2012. The total state request in the draft book is \$503 million, and the non-state request is \$29.0 million. We are reassessing project proposals from the campuses in light of the enrollment reduction that the CSU has had to make due to the reduction in the support budget and the state's fiscal condition. The FTE significantly changes campus space entitlements. A final program will be presented to the Trustees at the September 2010 meeting.

The committee recommended approval by the Board of the proposed resolution (RCPBG 05-10-06).

Relocation Assistance Plan for the Dobbs Street Apartment Building Real Property Acquisition for California State University, Los Angeles

Ms. San Juan presented the item, noting that this would be the first time a relocation assistance plan (Plan) has been brought before the Board of Trustees. In May 2009, the Board approved a policy for relocation assistance consistent with state statute, a process that has similarities to the CEQA process (California Environmental Quality Act). The law aims to provide proposed relocated tenants a detailed plan and a defined process to ensure they receive fair and equitable treatment throughout the relocation.

This item concerns the Dobbs Street Apartment Building Real Property, comprised of 28 dwellings that will be converted to graduate student housing, which was acquired by CSU Los Angeles. The Plan outlines, in accordance with the recently approved Board policy, how the current occupants will be relocated so that the property can be vacated and the renovation (to student housing) can be completed as one project and not staged. In the acquisition item that the Board approved in September 2009, the estimate for relocation costs was \$600,000 (against a \$6.1 million acquisition). The cost of the Plan developed by the consultant is \$788,000, an increase of \$188,000. There are currently sufficient units available in the area with reasonable rental rates, which favors acting now versus waiting and risking a less advantageous climate for relocation.

This is an information item that will return as an action item at the July Board of Trustees meeting.

Trustee Monville remarked that he has experience with tenant relocation and advised staff to work closely with the consultant, campus, and the public affairs office at the Chancellor's Office to coordinate a consistent response to any and all voiced concerns.

Certify the Final Environmental Impact Report and Approve the Campus Master Plan Dated May 2010 for California State University, Dominguez Hills

Ms. San Juan introduced the item as provided in the agenda with a short video produced by the campus that highlighted the vision of the university as presented in the master plan revision dated May 2010. Following the video, Ms. San Juan reviewed the California Environmental Quality Act (CEQA) issues concerning the campus. There are eight near-term projects identified in the master plan that are expected to be built in the next seven to 10 years, a horizon for which environmental impacts can be reasonably forecasted. The fair share cost for off-site mitigation for this 10 year horizon is just under \$180,000. It is planned that as the campus develops projects, CSU will seek funding from the legislature to fund those mitigations should local agencies also proceed with the agreed improvements.

The next horizon, 10 to 50 years, is presented as concept improvements to distinguish between the near-term horizon where impact mitigation estimates are reasonable versus an extended build-out period wherein it is very difficult to determine and quantify impacts. This is a new approach but similar to what was presented for the Monterey Bay campus. Specifically in the area of transportation demand management (TDM), studies for Dominguez Hills project growth to 11,000 FTE in 10 years. If vehicle trips can be managed so as not to exceed an additional 1,050 trips in that timeframe, no significant impact will occur. When that threshold is reached, another environmental assessment will trigger. This strategy allows the CSU to analyze the potential for environmental impacts against a shorter horizon.

The City of Carson has approved the master plan, and a memorandum of understanding has been drafted with the city that reflects their support of the campus's approach to transportation demand management and acknowledges that the CSU will seek mitigation funding. This agreement is important to the CSU and has not always been attainable with other local agencies. The significant impacts identified in the master plan, which are included in the mitigation monitoring plan, are traffic, construction noise, and construction air quality. Regarding traffic, the radius of concern extended one mile and a half, much less than what other cities have demanded. The CSU's \$180,000 fair share will address striping and lane configuration at two intersections to achieve a Level of Service rating D from the current E and F.

President García concluded the presentation with her remarks on the master plan and how it is integral to the university's vision. The university aspires to be among the top model urban universities in the nation, reflecting the diverse ethnic and socio economic stratum of its student population and graduating more students from underrepresented and underserved communities with high-quality degrees in comparison with other comprehensive universities in the country. The university is celebrating a 50th anniversary, the opening of a library addition, and moving forward with the new master plan. The campus has planned a new science facility to meet STEM needs to fuel the future of the state and the nation. This facility will incorporate cross-disciplinary laboratories that encourage interaction among faculty and students. This facility is a

key component to the campus's goal of maintaining the highest quality education, research and development.

President García thanked the City of Carson and the staff of Capital Planning, Design and Construction and Office of General Counsel for their help in bringing the master plan item forward to the Board of Trustees for approval.

Trustee Linscheid thanked Ms. San Juan for her work with the master plan.

Chancellor Reed commended President García and her staff for their exemplary work in the development of the master plan. The numerous community meetings held by the campus played a major role in bringing forward the item to the Board with no requests from the public to speak. Chancellor Reed added that the CSU will fund \$400,000 in sidewalk improvements around part of the campus, which the City of Carson has approved. Although it was a safety issue for the students, it also provided goodwill to the city.

Trustee Linscheid acknowledged the stellar work the campus accomplished with Caltrans.

Trustee Monville asked if the City of Compton was included in the public meetings regarding mitigation impacts. Ms. San Juan stated there were two other cities affected (besides Carson), Compton and Los Angeles, but only Carson responded with comments.

The committee recommended approval by the Board of the proposed resolution (RCPBG 05-10-07).

Approval of Schematic Plans

The proposed item on the agenda requests the approval of schematic plans for San Diego State University—Aztec Center Student Union. With an audiovisual presentation, Ms. San Juan presented the item. The building is designed to achieve LEED Platinum certification, which would be the CSU's first (Platinum LEED). The students have been very supportive of the efforts to design and maintain a sustainable building.

This was a near-term project analyzed in the campus's 2007 master plan as a renovation-addition. However, when the campus started design, they found a number of seismic deficiencies and code concerns in the existing building, which resulted in the determination that a replacement building was less expensive in the long run versus a renovation-addition. In the initial CEQA documents, the project was estimated to be 163,000 GSF. The replacement building is over 190,000 GSF, so an addendum to the environmental impact report (EIR) was completed and the impacts were analyzed. The analysis reported no new environmental impacts, and no changes to previously identified significant impacts that would modify CEQA findings. Staff recommended approval.

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CPB&G

The committee recommended approval by the Board of the proposed resolution (RCPBG 05-10-08).

Trustee Linscheid adjourned the meeting.

A second phase of the student union is planned to accommodate the future master plan build out of 25,000 FTES. Although construction on this next phase will occur in an undetermined year when enrollment growth warrants additional student union space, the schematic design process for this phase is included as part of this project to ensure continuity for design/site massing as well as utility planning.

The project will be financed through the CSU Systemwide Revenue Bond Program, which will be repaid from student center 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: 1) \$2,200,000 for preliminary plans, working drawings, construction, and equipment for the California State University, San Marcos Renovation of Sparkman Elementary School project, and 2) \$43,980,000 for preliminary plans, working drawings, construction, and equipment for the California State University, San Marcos University Student Union 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 two projects:

**1. California State University, Channel Islands
Cogeneration Plant**

A \$15,000,000

California State University, Channel Islands (CSUCI) wishes to proceed with the purchase of an existing, privately owned and operated cogeneration plant located on the west side of campus, thus acquiring the facility's 28 MW of electrical capacity and its existing 66 kV substation. The plant was originally constructed to serve the needs of the former Camarillo State Hospital, and therefore has ample capacity in the long term to serve the campus's projected electrical and thermal loads up to full build out (15,000 full-time equivalent students). The plant is contracted to sell electricity to Southern California Edison and the campus, and also sells steam to the campus.

The campus proposes to purchase the cogeneration plant from O.L.S Energy and Camarillo LLC (OLS), the current owner and operator through equipment lease financing. The campus is considering the best operating structure of the plant to minimize operating risks and ensure the return on the investment. To support a management option being considered, the Channel Islands Site Authority at its March 22, 2010, meeting approved the subleasing of the Cogeneration Plant from CSU Channel Islands and the plan to operate the plant (CI Site Authority Resolution 10-03-01). Whether subleased to the Site Authority, or directly managed by the campus, the campus expects the current operator, NAES, will be contracted to operate the plant.

The plant is expected to provide debt service coverage generally between 1.5 and 1.75, while at the same time resulting in lower energy prices for the campus. The purchase price will be fully repaid within eight years and the campus will then own a functioning plant free and clear of debt.

The acquisition cost of \$15.0 million is the result of a third appraisal according to predefined contractual methodology.

The purchase will be financed through equipment-lease financing.

2. California State Polytechnic University, Pomona

Water Filtration Plant

PWC

\$2,627,000

California State Polytechnic University, Pomona wishes to proceed with the design and construction of a 4,520 GSF water filtration plant (#27). The project will be located at the intersection of Eucalyptus Lane and Red Gum Lane where two water supply lines connect to serve the campus water reservoirs. The facility will house a reverse osmosis filtration system for drinking water purification. The filtration system will be fully automated and monitored to operate the plant efficiently and effectively based on campus demand. The one-story concrete block building will include a restroom, parking for service vehicles, landscape, hardscape, and exterior lighting.

Pomona produces its own drinking water, which is permitted and monitored by the Los Angeles County Health Department. The university uses a mixture of groundwater from campus-owned wells and water purchased from the Metropolitan Water District (MWD). Also, the Southern California climate is experiencing longer and more frequent drought conditions that have diminished the quality of groundwater and increased competition for local groundwater resources. As a result, the university is experiencing more restricted water supply allocations and rising water rates from MWD. These conditions have prompted the university to look for more sustainable measures, become water independent, and protect its water rights. The plant will filter the existing well water for inclusion in the campus's domestic water systems, allowing the campus to maintain the water quality necessary for compliance with the Los Angeles County Health Department and without the need to purchase imported water from the Metropolitan Water District.

The project will be financed through equipment-lease financing.

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: 1) \$15,000,000 for acquisition of the California State University, Channel Islands, Cogeneration Plant project; and 2) \$2,627,000 for preliminary plans, working drawings, and construction for the California State Polytechnic University, Pomona, Water Filtration Plant project.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Status 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 Governor's April Finance Letter proposed six CSU capital outlay projects funded by a combination of existing GO bonds for design and Lease Revenue bonds for construction. The assembly approved all six projects during the May Revise hearings while the senate approved three based on life-safety concerns. The three remaining projects are being considered by the budget conference committee. Attachment A presents the current status of the capital budget. A final report will be presented if the 2010-11 budget act has been enacted.

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

The senate and assembly budget subcommittees also approved the CSU request for \$3 million for equipment for the San Francisco State University JPL Library; an augmentation of \$1.383 million for the CSU Northridge Performing Arts Center; and various re-appropriations and extension of liquidation periods necessary to complete projects currently underway.

REVISED

State Funded Capital Outlay Program 2010/11 Priority List

Cost Estimates are at Engineering News Record California Construction Cost Index 5565 and Equipment Price Index 2928

Rank Order	Campus	Project Title	FTE	Trustees' Request		Revised Governor's Budget Proposal April and May 1, Letters		Senate/LAO		Assembly		Conference Committee	
				Phase	Dollars	Phase	Dollars	Phase	Dollars	Phase	Dollars	Phase	Dollars
1	Statewide	Minor Capital Outlay		PWC	100,000,000								
2	Statewide	Capital Renewal		PWC	200,000,000								
3	Statewide	Mitigation of Off-Campus Impacts		PWC	15,000,000								
4	San Francisco	Joint Lib.: JPL Lib. & Sutro Lib.	N/A	E	5,629,000	E	3,000,000 (c)	E	3,000,000 (c)	E	3,000,000 (c)	E	3,000,000 (c)
5a	East Bay	Warren Hall (Seismic) ◊	-526	PWC	61,567,000								
5b	East Bay	Telecom. Switch Relocation	N/A	PWC	1,750,000								
6	Stanislaus	Science I Renovation (Seismic)	422	C	18,784,000	C	18,784,000 (a)	C	18,784,000 (a)	C	18,784,000 (a)	C	18,784,000 (a)
7	San Diego	Storm/Nasatir Halls Renovation ◊	-2,196	C	57,169,000	C	57,169,000 (a)	C	57,169,000 (a)	C	57,169,000 (a)	C	57,169,000 (a)
8	Pomona	CLA Renovation (Seismic) ◊	0	PWC	46,015,000								
9	Humboldt	Seismic Upgrade, Library	N/A	PWC	5,009,000								
10	San José	Spartan Complex Reno. (Seismic)	62	PWC	56,138,000	PW	3,240,000 (b)	PW	3,240,000 (b)	PW	3,240,000 (b)	PW	3,240,000 (b)
11	Fresno	Faculty Office/Lab Building	0	PWC	10,041,000	PW	562,000 (b)			PW	562,000 (b)	PW	562,000 (b)
12	Chico	Taylor II Replacement Building	751	PWC	58,451,000	PW	2,873,000 (b)			PW	2,873,000 (b)	PW	2,800,000 (d)
13	Channel Islands	West Hall	555	PWC	39,207,000	PW	2,430,000 (b)			PW	2,430,000 (b)	PW	2,430,000 (b)
14	Sacramento	Science II, Phase 2 ◊	-1,121	PWC	102,696,000								
15	San Francisco	Creative Arts Building, Phase 1 ◊	240	PWC	63,719,000								
16	San Bernardino	Theatre Arts Addition	205	PWC	63,980,000								
17	Los Angeles	Utilities Infrastructure	N/A	P	1,130,000								
18	Fresno	Utilities Infrastructure	N/A	P	962,000								
19	Fullerton	Physical Services Complex Repl.	N/A	PWC	24,969,000								
20	Monterey Bay	Infrastructure Improvements, Phase 2	N/A	PWC	34,834,000								
21	Long Beach	Liberal Arts Classrm. Repl. Bldg., Ph I	1,662	P	951,000								
22	Dominguez Hills	Cain Library Remodel (Seismic)	N/A	P	887,000								
23	Sonoma	Professional Schools Building	513	P	977,000								
24	Bakersfield	Humanities Complex, Phase I	475	P	663,000								
25	Humboldt	IES Building Acquisition	N/A	A	3,058,000								
26	Maritime	Student Services Building	N/A	P	435,000								
27	Northridge	Sierra Hall Annex, Phase I	1,165	PW	797,000								
28	San Luis Obispo	Academic Center and Library ◊	401	P	1,497,000								
29	Fullerton	Land Acquisition ◊	N/A	A	7,000,000								
30	Northridge	Performing Arts Center	380			C	1,383,000 (c)	C	1,383,000 (c)	C	1,383,000 (c)	C	1,383,000 (c)
		Total	2,988		\$ 983,315,000		\$ 89,441,000		\$ 83,576,000		\$ 89,441,000		\$ 89,368,000

Revised Governor's Budget Proposal and Legislative Approval

- (a) Funded by Lease Revenue Bond Fund
- (b) Funded by Higher Education Capital Outlay Bond Fund (HECOBF) of 1996
- (c) Funded by 2006 University Capital Outlay Bond Fund
- (d) Funded by HECOBF of 1996; Construction reduced by \$3,678,000

◊ This project is dependent upon state and non-state funding.

A = Acquisition P = Preliminary plans W = Working drawings C = Construction E = Equipment

Categories

- I Existing Facilities/Infrastructure
 - A. Critical Infrastructure Deficiencies
 - B. Modernization/Renovation
- II New Facilities/Infrastructure

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

**Categories and Criteria for the State Funded Five-Year Capital Improvement Program,
2012-2013 through 2016-2017**

Presentation By

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

Summary

The Board of Trustees annually adopts categories and criteria that are used in setting priorities for the state funded capital outlay program. Attachment A contains the proposed CSU 2012-2013 through 2016-2017 categories and criteria, which are fairly consistent with those approved by the Board last year.

The following resolution is presented for approval:

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

1. The Categories and Criteria for the State Funded Five-Year Capital Improvement Program, 2012-2013 through 2016-2017 in Attachment A of Agenda Item 4 of the July 13, 2010, meeting of the Trustees' Committee on Campus Planning, Buildings and Grounds be approved; and
2. The chancellor is directed to use these categories and criteria to prepare the CSU State Funded Five-Year Capital Improvement Program.

**Categories and Criteria to Set Priorities
2012-2013 through 2016-2017 State Funded Five-Year Capital Improvement Program**

General Criteria

A campus may submit a maximum of one project for the 2012-2013 budget year and one project for the 2013-2014 planning year, including health and safety projects. A campus may submit a maximum of three prioritized projects per year, including health and safety projects, for the 2014-2015 through 2016-2017 planning years. Exceptions to these limits will be considered on an individual project basis. Equipment and seismic strengthening projects are excluded from this limit. Seismic strengthening projects will be prioritized according to recommendations from the CSU Seismic Review Board subject to the approval of the Executive Vice Chancellor/Chief Financial Officer.

Approval of multiphase projects may require the project funding to be allocated over more than one bond cycle. Campus requests for PWC (preliminary plans, working drawings, and construction) lump sum funding will be considered on an individual project basis in consideration of the project's complexity, scope, schedule, and the availability of non-appropriated funds to augment the project.

Current Trustee-approved campus physical master plan enrollment ceilings apply to on-campus seat enrollment only. These numbers are to be used as the basis of comparison for justifying capital projects that address enrollment demand to be accommodated on campus. Enrollment estimates that exceed these figures should be accommodated through distributed learning and other off-campus instructional means.

Priorities will be determined based upon the strategic needs of the system in consideration of existing deficiencies in the type, amount and/or condition of campus space to serve the academic master plan.

Consistent with past practice, if there are two or more auditoriums or large lecture hall projects, priority shall be given to the project for which 50 percent or more of its funding will be from non-state sources. At least \$5 million must be raised from non-state sources for an auditorium project.

Individual Categories and Criteria

I. Existing Facilities/Infrastructure

A. Critical Infrastructure Deficiencies

These funds correct structural, health and safety code deficiencies by addressing life-safety problems and promoting code compliance in existing facilities. Projects include seismic strengthening, correcting building fire/life safety code deficiencies, and addressing regulatory changes that impact campus facilities or equipment. These funds also include minor capital outlay and capital renewal projects.

B. Modernization/Renovation

These funds make new and remodeled facilities operable by providing Group II equipment, and replacing utility services and building systems to make facilities and the campus infrastructure operable. These funds also meet campus needs by modernizing existing facilities or constructing new replacement buildings in response to academic, support program needs and enrollment demand as appropriate.

II. New Facilities/Infrastructure

These funds eliminate instructional and support deficiencies, including new buildings and their Group II equipment, additions, land acquisitions, and site development.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Relocation Plan for the Dobbs Street Apartment Building Real Property Acquisition for California State University, Los Angeles

Presentation by

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

Summary

This item requests the Board of Trustees for California State University to approve the Final Relocation Plan dated June 14, 2010, for the displacement of tenants at the Dobbs Street Apartments acquired by California State University, Los Angeles (CSULA).

This item also presents the proposed Final Relocation Plan (Plan) for CSULA, which has been prepared to facilitate the conversion of the Dobbs Street apartment buildings purchased by the university for needed graduate student and family housing. Per California Government Code Section 7260 et seq., existing residential tenants are eligible for up to 42 months of housing rent payment subsidy, or an equivalent payment toward purchase or related housing expense, along with moving expenses. By relocating all existing tenants at the same time, needed renovation work to make the property suitable for university housing can proceed immediately and take advantage of the current lowered rate of construction/renovation costs. Moreover, the buildings can be ready for occupancy for the upcoming academic year.

This Plan was presented to the board for information at the May 2010 board meeting. The Plan implements board policy adopted in May 2009 that is consistent with California Relocation Assistance Law for the administration of relocation assistance.

The apartment building property is shown in Attachment A, campus master plan, Hexagon 1.

Background

The California Relocation Assistance Law, California Government Code Section 7260 et seq., regulates and governs programs and projects funded by public entities (other than the federal government). It is intended for the benefit of persons displaced by public projects to ensure that they receive fair and equitable treatment and do not suffer disproportionately as a result of programs designed for the benefit of the public. The board policy is consistent with the guidelines established by the California Department of Housing and Community Development

(HCD), which are published in Title 25 California Code of Regulations, Ch. 6, Art. 1, Section 6000 et seq.

Relationship to Campus Master Plan

The university acquired this residential property to meet its master plan goals for student housing, particularly graduate student housing. It is consistent with the master planned location for student housing at the northern end of the campus adjacent to the neighboring single and multi-family residential neighborhood. The university intends to offer the apartment units to upper division and graduate students who find it difficult to secure accommodations close to campus.

Fiscal Impact

The acquisition was previously approved by the Board of Trustees in September 2009, at an estimated cost of \$6.1 million, to be funded through the CSU Systemwide Revenue Bond Program. The committee on Finance approved project financing at the November 2009 board meeting, with a budget component of estimated cost and implementation for the relocation assistance plan of \$600,000. Since development of the final Plan, and detailed assessment of the tenant relocation requirements and needs, the estimated cost for implementation of the relocation has increased to \$787,930 (including 10 percent contingency). The university has reviewed the higher cost estimate for the Plan and believes that the increase will not materially affect the financial pro forma basis for the approval of the purchase financing.

Proposed Final Relocation Plan

CSULA has prepared the proposed Plan that will allow for the displacement and relocation of 99 tenants from 27 residential units of the property at 5425 Dobbs Street, located adjacent to the north entrance to the campus between Valley Boulevard and Mariondale Avenue.

The proposed Plan is a necessary precursor to any displacement notification or implementation of relocation assistance and payments. Approval of a specific project plan fulfills the initial administrative requirement of State law before a project can proceed. However it does not by itself constitute a commitment to proceed, or require that the plan be implemented.

The Administrative Provisions of the Plan, section V, include a schedule and cost estimate, citizen participation protocol with inclusion of public comments in the final plan submitted to the Board of Trustees, timely notices in English and other languages as appropriate, and necessary technical assistance to tenants to ensure that individuals understand the process and their eligibility for assistance. A grievance procedure and an eviction policy are also important components to this section.

The university determined that implementation of the Plan is in the best interests of the campus housing program because it will provide housing for university students almost immediately, and the costs of the relocation assistance are outweighed by the benefit to the university. By relocating the tenants, the campus would have full access to the facility to perform the necessary code upgrades and building improvements during this period of competitive construction pricing. The renovation could occur all at one time, instead of in phases, as needed for efficient and timely renovation of the premises. In addition, if the university were to wait for units to become available through attrition, it would likely be years before the entire property would be available for its intended purpose, and likely that relocation costs will increase and become more uncertain as time passes.

Public Comments Identified Through Public Review Process

Three comments were received within the review period. One additional comment was received the day following the closure of the review comment period; this late comment has been included in the Plan. The specific letters received have been included in the Public Comment section of the Plan with each individual response as provided to those who submitted the comment/question. The Plan which includes the Public Comment section, can be reviewed at: http://www.calstatela.edu/univ/housing/documents/CSU_DobbsStReloPlan.pdf. Comments and responses to comments received through the public review process follow:

Comment: Objection to the purchase of the property and the opinion of the individual offering the comments questioning the need for the purchase, the vacancies rate in the existing campus housing inventory, economics, and timeline for the project.

Response: The university determined that the acquisition of this property meets master plan goals for student housing, student recruitment efforts, and long term enrollment strategies. The Board of Trustees previously authorized the real property acquisition and the preparation of the Relocation Plan.

Comment: Tenant seeking reimbursement for previous improvements to unit.

Response: There is no existing contract authorizing improvements by, or reimbursement to, the tenant. The Plan does not include funds to reimburse the tenant for improvements.

Comment: Objection to the purchase of the property and the relocation of existing long-time tenants.

Response: The Board of Trustees previously authorized the real property acquisition and preparation of the Relocation Plan. All tenants will be provided referrals to comparable units to assist in their relocation.

Comment (Late): Applicability of relocation assistance requirements of the City of Los Angeles Rent Stabilization Ordinance, and the amount of personal assistance to be provided.

Response: The City of Los Angeles ordinance does not apply to the CSU as the CSU is an agency of the State of California. The Plan estimates the amount to be provided to the tenant based on the initial interviews. The actual amount of personal assistance will be determined based on more detailed and verified information that will be developed with the implementation of the Plan following its approval by the Board of Trustees.

California Environmental Quality (CEQA) Action

A Notice of Exemption was prepared pursuant to the requirements of the California Environmental Quality Act, and filed with the State Clearinghouse as required.

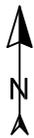
The following resolution is presented for approval:

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

1. This board has reviewed the Final Relocation Plan for the Dobbs Street Student Housing Project dated June 14, 2010, as prepared by California State University, Los Angeles and presented herein for approval, and the Final Relocation Plan is found to be consistent with adopted board policy, state statute The California Relocation Assistance Law (Government Code Section 7260 et seq.) and, California Department of Housing and Community Development Guidelines (Title 25 Cal. Code of Regulations, Ch. 6., Art. 1., Section 6000 et seq.).
2. This board has considered comments received from tenants and the public as a result of circulation and public disclosure of the Relocation Plan, and finds no overwhelming adverse circumstances that would be contrary to the intent and specific provisions of the board policy, The Relocation Assistance Law, or California Department of Housing and Community Development Guidelines.
3. Therefore, the Final Relocation Plan as proposed is hereby approved as consistent with board policy and State Relocation Assistance Law, and the chancellor or his designee is authorized to proceed with implementation of the Final Relocation Plan at California State University, Los Angeles as approved by this board.

California State University, Los Angeles

Master Plan Enrollment: 25,000 FTE
 Approval Date: December 1963
 Revised Date: November 2009
 Main Campus Acreage: 174.83



Bldings	Campus Boundary	Parking
EXISTING BUILDING	EXISTING	EXISTING LOT
FUTURE BUILDING	FUTURE	FUTURE LOT
TEMPORARY BUILDING		EXISTING STRUCTURE
EXISTING TEMPORARY NOT IN USE		FUTURE STRUCTURE

