

## AGENDA

### COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

**Meeting:**     **1:30 p.m., Tuesday, May 8, 2012**  
                  **Glenn S. Dumke Auditorium**

Linda A. Lang, Chair  
Margaret Fortune  
William Hauck  
Peter G. Mehas  
Lou Monville  
Glen O. Toney

#### **Consent Items**

Approval of Minutes of Meeting of March 20, 2012

1. Amend the 2011-2012 Capital Outlay Program, Non-State Funded, *Action*
2. Amend the 2011-2012 Capital Outlay Program, State Funded, *Action*

#### **Discussion Items**

3. Status Report on the 2012-2013 State-Funded Capital Outlay Program, *Information*
4. Draft State and Non-State Funded Five Year Capital Improvement Program 2013-2014 through 2017-2018, *Action*
5. 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 20, 2012**

**Members Present**

Lou Monville, Acting Chair  
Carol R. Chandler  
Margaret Fortune  
William Hauck, Acting Chair of the Board  
Peter G. Mehas  
Charles B. Reed, Chancellor  
Glen O. Toney

**Approval of Minutes**

The minutes of the January 24, 2012 meeting were approved as submitted.

**Amend the 2011-2012 Capital Outlay Program, Non-State Funded**

With the concurrence of the committee, Trustee Monville presented agenda item 1 as a consent action item. The committee recommended approval by the board of the proposed resolution (RCPBG 03-12-03).

**Status Report on the 2012-2013 State Funded Capital Outlay Program**

With the use of a PowerPoint presentation, Assistant Vice Chancellor Elvyra F. San Juan presented a report on the 2012-2013 State Funded Program. The governor's budget supports only equipment funding of \$5.5 million from old general obligation (GO) bond funds for three projects. The future annual cost to operate and maintain the three facilities is roughly \$1 million. Due to the state's fiscal condition, there have been years where the state did not fund new space forcing campuses to use student fee revenues to cover the unfunded costs of operation.

The Department of Finance was asked to reconsider funding five projects for the May Revise for which grant applications were submitted to the Federal Emergency Management Agency (FEMA). The CSU requested the use of old GO bond funding as the matching funds for the grant, and if the grant applications did not succeed, asked for the flexibility to use those funds to complete infrastructure improvement projects.

As the governor's budget proposes to include the annual GO bond debt as part of the CSU support appropriation, Ms. San Juan presented graphs depicting the varying annual debt service payments for 2012-13 to 2040-41. The graphs included GO bonds and lease revenue bonds (LRB) that have been sold, and those projected to be sold in the future for projects approved by the legislature. Ms. San Juan also provided a graph showing the impact to the annual debt service should the voters approve a future four-year \$1.6 billion GO bond (assuming \$400 million per year for four years). A graph of CSU facilities showing gross square foot of construction by decade demonstrated the cyclical nature of maintenance needs across the system's aging infrastructure.

Trustee Chandler inquired about CSU's response to recent news coverage of projects that are moving forward in this difficult budgetary time. Ms. San Juan noted that Mr. Erik Fallis, Media Relations Manager, Public Affairs for the Chancellor's Office, responded quickly to the reporter in providing counter points to the article, noting that some of the projects were supported by student fees often supported by a student voter referendum.

Trustee Monville remarked that the item (*Measuring Advancement*) presented to the Committee on Institutional Advancement points out the importance of external funding to supplant various funding sources on campuses and in particular capital. Trustee Monville added that the CSU Monterey Bay Library project would not have been possible without external funding. Ms. San Juan also noted that San Diego State has funded a large lecture space using non-state funding.

Trustee Mehas asked approximately how many construction jobs were created by our CSU projects annually. Ms. San Juan answered about 3,000 jobs, a drop from previous years.

Trustee Hauck asked Assistant Vice Chancellor Karen Y. Zamarripa what are the prospects for a special election or pursuing a K-12 Higher Education Bond in 2014. Ms. Zamarripa responded that in the limited conversations she has had with the California Teachers Association and others, 2014 is the earliest time that a GO bond would be considered.

Acknowledging that there has not been a GO bond since 2006, Trustee Hauck asked if the physical plant has relied on sold GO bonds and LRBs for maintenance and renewal. Ms. San Juan responded that for maintenance the CSU is not able to use LRBs. It has used almost \$145 million in GO bonds for capital renewal projects. Ms. San Juan added that the request for \$15 million in old GO bonds for infrastructure and minor capital outlay was not included in the governor's budget.

Trustee Hauck asked what is the system's deferred maintenance backlog. Ms. San Juan responded the backlog is at \$1.6 billion. Trustee Hauck inquired if there are any facilities in danger of being unusable as a result of not maintaining them. Ms. San Juan noted that one facility at California Polytechnic State University, San Luis Obispo is closed due to maintenance and seismic concerns.

Chancellor Reed inquired of the status of facilities at risk seismically at California State University, East Bay and California State Polytechnic University, Pomona. Ms. San Juan stated that the Warren Hall Replacement project (inclusive of demolition funds) at CSU East Bay was approved and will start design shortly. The funding request for the CLA Replacement building at Cal Poly Pomona was not included in the governor's budget.

Trustee Monville adjourned the meeting.

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

**Amend the 2011-2012 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 2011-2012 non-state capital outlay program to include the following project:

**San Diego State University  
Aztrack and 600 Field Lighting**

**PWC \$1,646,000**

San Diego State University (SDSU) wishes to proceed with the installation of field lighting for the Aztrack sports deck located above Parking Structure 5 (#80) and the adjacent 600 Field on the southwest side of campus. The field lighting will enable NCAA broadcast games for men's and women's soccer and track meets to be held on the Aztrack during evening hours conducive to fan attendance and student support. Illumination of the 600 Field will also permit extended use of the football practice facility during evening hours. Both the Aztrack and the 600 Field will be available with lighting for recreational sports between 200 and 300 days per year.

This project will be funded from donor funds.

**RESOLVED**, By the Board of Trustees of the California State University, that the 2011-2012 non-state funded capital outlay program is amended to include \$1,646,000 for preliminary plans, working drawings, and construction for the San Diego State University Aztrack and 600 Field Lighting project.

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

**Amend the 2011-2012 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 2011-2012 state capital outlay program to include the following project:

**California State University, Sacramento  
Folsom Hall Health Services**

**PWC                      \$1,638,000**

California State University, Sacramento wishes to proceed with a health services project within Folsom Hall (#65). This 188,100 GSF three-story building was purchased by University Enterprises Inc., a Sacramento State auxiliary. Sacramento State is leasing space from the auxiliary and completed tenant improvements for the division of nursing on portions of the first and second floors in 2010. The area remodeled totals 37,800 GSF.

The project will expand the previous remodel by an additional 14,000 GSF of the unimproved area on the first floor to support the physical therapy department and the new doctorate of physical therapy program. The renovated first floor will include three modern simulation and skills labs and 10 department offices. The department is one of the few to use a state-of-the-art simulation lab to educate physical therapy students in caring for and responding to emergencies with patients in an acute-care environment. The relocation of the department of physical therapy to Folsom Hall will strengthen the coordination with the division of nursing on shared patient education.

The health services project will be funded from state capital outlay funds (\$366,000), campus operating funds (\$472,000), and funds remaining from a prior housing and parking reserve loan for nursing improvements (\$800,000). The housing and parking reserve loan funds will be repaid from the campus operating fund. The University Budget Advisory Committee comprised of faculty, students and staff recommended the project to the president.

**RESOLVED**, By the Board of Trustees of the California State University, that the 2011-2012 state funded capital outlay program is amended to include \$1,638,000 for preliminary plans, working drawings, and construction for California State University, Sacramento, Folsom Hall Health Services project.

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

**Status Report on the 2012-2013 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 2012-2013 state funded capital outlay program will be provided at the meeting.

**Trustees' Request**

The trustees approved the 2012-2013 capital outlay program at their November 2011 meeting. The entire state funded priority list (34 projects) totaled \$529 million. Of that amount, program documentation for 18 projects totaling \$448.4 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 and/or lease asset transfer 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:

<b>Campus</b>	<b>Project</b>	<b>Phase</b>	<b>Amount</b>
Channel Islands	Classroom and Faculty Office Renovation/Addition	E	\$1,209,000
San Diego	Storm/Nasatir Halls Renovation	E	\$2,583,000
Stanislaus	Science I Renovation (Seismic)	E	\$1,757,000
<b>Total</b>			<b>\$5,549,000</b>

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 three projects included in the governor’s proposed capital program for the CSU. However, the LAO recommends rejecting the governor’s proposal to include GO bond debt service in the CSU support budget in its report, *The 2012-13 Budget: Analysis of the Governor’s Higher Education Proposal*.

**Trustees’ April Technical Letter Requests**

The DOF included the CSU request for five seismic safety projects as an amendment to the governor’s 2012-2013 budget bill via their April Technical Letter sent to the legislature. The state GO bond funds will be used to leverage federal grant matching funds from the Federal Emergency Management Agency (FEMA) to perform critical seismic renovations. Federal reimbursements for up to 75 percent matching funds (up to a \$3 million cap) totaling \$11,155,000 have been requested through the California Emergency Management Agency (CalEMA). The five projects are:

<b>Campus</b>	<b>Project</b>	<b>Project Cost (Phase)</b>	<b>State Request</b>	<b>FEMA Request</b>
Los Angeles	Administration Bldg.	\$5,799,000 (PWC)	\$2,799,000	\$3,000,000
Humboldt	Van Duzer Theater	\$7,920,000 (PWC)	\$4,920,000	\$3,000,000
Bakersfield	Dore Theater	\$1,867,000 (PWC)	\$ 467,000	\$1,400,000
Humboldt	Library	\$5,558,000 (PWC)	\$2,558,000	\$3,000,000
San Luis Obispo	Crandall Gym	\$1,006,000 (PWC)	\$ 251,000	\$ 755,000
<b>Total</b>		<b>\$22,150,000</b>	<b>\$10,995,000</b>	<b>\$11,155,000</b>

The DOF also included budget re-appropriation proposals for six campus projects in the April Technical Letter. These include:

<b>Campus</b>	<b>Project</b>	<b>Phase</b>	<b>Amount</b>
Channel Islands	Infrastructure Improvements	Construction	Remaining Balance
Channel Islands	West Hall	Working Drawings	\$1,431,000
Chico	Taylor II Replacement Bldg	Working Drawings	\$1,366,000
Fresno	Faculty Office/Lab Building	Working Drawings	\$ 285,000
San Bernardino	Access Compliance Barrier Removal	WD & Constructn	\$3,415,000
San José	Spartan Complex Reno. (Seismic)	Working Drawings	\$1,711,000

An extension of the fund availability is needed for the Channel Islands Infrastructure Improvements project to resolve a contractor claim. Time extensions are needed for the five other projects due to the timing of state bond sales and availability of cash to proceed.

The legislative budget sub-committee hearings are scheduled for May 3, to consider the 2012-13 capital program.

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

### **Draft State and Non-State Funded Five-Year Capital Improvement Program 2013-2014 through 2017-2018**

#### **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 July 2011 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 2013-2014 through 2017-2018. 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, 2012, 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](http://www.calstate.edu/cpdc/Facilities_Planning/majorcapoutlayprogram.shtml). A handout of the Draft 2013-2014 Capital Outlay Program priority list of 36 projects totaling over \$400 million will be provided at the meeting.

The projects are currently indexed at the projected July 2013 Engineering News-Record California Building Construction Cost Index (CCCI 5950). We anticipate returning to the board in September 2012 for approval of the final five-year program including the 2013-2014 action-year request.

The state funded capital program is dependent upon either legislative approval of lease revenue bond (LRB) financing for capital projects or voter approval of a new general obligation bond measure. 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 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 2013-2014 through 2017-2018 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 2013-2014 through 2017-2018, including the 2013-2014 action-year request.

## **COMMITTEE ON CAMPUS PLANNING, BUILDING, 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:

**California State University, Chico—Taylor II Replacement Building**  
*Project Architect: WRNS Studio*  
*CM at Risk Contractor: Otto Construction*

#### **Background and Scope**

California State University, Chico proposes to design and construct a new 91,000 GSF three-story facility to replace the existing 1961 Taylor Hall Building. The project site is located at the southeast corner of the CSU Chico campus, adjacent to Kendall Hall and Laxson Auditorium. The new facility (#101) will consolidate the College of Humanities and Fine Arts and provide specialized instructional program space not available in existing campus facilities. The academic programs supported are art, English, and foreign language.

The Taylor II Replacement Building includes a new recital/dance hall, a recording studio, art gallery, graduate research studios, 525 lecture stations, various laboratory spaces, faculty offices, and administrative and support areas. The existing Taylor Hall (#7) and Yuba II (#47) modular buildings will be demolished. These facilities are obsolete and exhibit numerous building system deficiencies, including those related to electrical, mechanical, fire life safety, and ADA compliance. Existing on-site parking with 41 parking stalls will be relocated to the new Parking Structure 2 currently under construction located directly across Second Street.

Proposed design features bring a contemporary style that will set the building apart from the Romanesque architecture of the campus core. The use of brick is the design element used to tie the new building to the historical campus core. An internal courtyard is surrounded by the diverse mix of academic, performance and creative spaces, allowing students to engage and showcase intellectual and artistic talents. The design includes a breezeway as the primary

organizing element, providing a secure point of entry to the public galleries and performance spaces.

The building will further enhance the pedestrian First Street promenade which connects to the heart of downtown Chico. A vehicular turn-around and drop-off area will be included at the south side of the project site along Second Street at Normal Avenue. This new facility will provide a public face along Second Street that defines the front entry to the campus and links to the historic Kendall lawn.

The existing Taylor Hall features a mural, *Academe*, added to the exterior concrete wall along the east facing facade in 1981 by John Pugh as part of a class assignment. Pugh has since become a well-recognized mural artist, and *Academe* has received similar recognition. In recognition of the importance of the mural to the campus and community, the university and the artist, John Pugh, have proposed to repaint *Academe* on the new Taylor Hall II building.

The project is designed to achieve the equivalent of LEED silver certification using a combination of sustainable features including HVAC efficiency, energy efficient light fixtures, recycled content materials, and drought resistant landscaping.

**Timing (Estimated)**

Preliminary Plans Completed	August 2012
Working Drawings Completed	February 2013
Construction Start	May 2013
Occupancy	September 2015

**Basic Statistics**

Gross Building Area	93,350 square feet
Assignable Building Area	61,528 square feet
Efficiency	66 percent

**Cost Estimate – California Construction Cost Index 5732**

Building Cost (\$431 per GSF)	\$40,257,000
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<i>Systems Breakdown (includes Group I)</i>	(\$ per GSF)
a. Substructure (Foundation)	\$ 21.53
b. Shell (Structure and Enclosure)	\$ 134.43
c. Interiors (Partitions and Finishes)	\$ 68.68
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 127.12

e. Equipment and Furnishings	\$ 17.70
f. Special Construction and Demolition	\$ 20.11
g. General Conditions	\$ 41.67
Site Development (including landscape)	<u>5,456,000</u>
Construction Cost	\$45,713,000
Fees, Contingency, Services	9,987,000
Total Project Cost (\$597 per GSF)	\$55,700,000
Group II Equipment	2,581,000
Grand Total	<u>\$58,281,000</u>

### **Cost Comparison**

Funding for the design phase for this project was appropriated in the 2010-2011 Budget Act at Engineering News-Record California Building Construction Cost Index (CCCI) 5565, but due to the change in interim financing for bond funded projects, the cash was not available to proceed with the design until December 2011. The project's schematic cost estimate was calculated at the more recent construction cost index of CCCI 5732, therefore the cost comparisons herein are reflective of the more recent cost index.

The project's building cost of \$431 per GSF is higher than the CSU construction cost guide of \$374 per GSF, as well as the \$315 per GSF for the CSU Bakersfield Art Center, approved in May 2008, and the \$387 per GSF for the CSU Fullerton Fine Arts Facility, approved in March 2002, all adjusted to CCCI 5732. The higher cost is attributed to a number of factors including: the constrained site being bordered by two city streets; a deep foundation system; inclusion of building demolition; and the use of brick in keeping with the campus context.

### **Funding Data**

The project is funded in part from a 2010 state appropriation (general obligation bonds) for the preliminary plans and working drawing phases, and a 2011 state appropriation (lease revenue bonds) for the construction phase. Funding for equipment (\$2,581,000) will be requested in a future budget year.

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

An Initial Study and Mitigated Negative Declaration were prepared to analyze the potential significant environmental effects of the proposed project in accordance with the requirements of

CEQA and the 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 February 17, 2011, and closed March 18, 2011. Forty-one written comment letters were received at the close of the public review period and responses were prepared as part of the mitigated negative declaration. The concerns regarding the Pugh mural on the existing Taylor Hall building are addressed through a commitment of Pugh and the university to repaint the mural (by Pugh) on the replacement building in a similar location as the original mural. All concerns raised in these comment letters were found to have a less than significant impact. The Final Mitigated Negative Declaration is available for review at <http://www.csuchico.edu/fcp/masterplan.shtml>.

The following resolution is presented for approval:

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

1. The Initial Study and Mitigated Negative Declaration have been prepared to address any potential significant environmental impacts, mitigation measures, comments and responses to comments associated with approval of the Taylor II Replacement Building, and all discretionary actions related thereto, as identified in the Final Initial Study and Mitigated Negative Declaration.
2. The Mitigated Negative Declaration was prepared pursuant to the California Environmental Quality Act and the state CEQA guidelines.
3. This resolution is adopted pursuant to the requirements of Section 21081 of the Public Resources Code and Section 15091 of the state CEQA Guidelines, which requires 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 effect on the environment and the project will be constructed with the recommended mitigation measures, and the project will benefit the California State University.
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 California State University, Chico, Taylor II Replacement Building are approved at a project cost of \$58,281,000 at CCCI 5732.