

AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: **10:30 a.m., Wednesday, September 19, 2012**
 Glenn S. Dumke Auditorium

Peter Mehas, Chair
Margaret Fortune, Vice Chair
Kenneth Fong
William Hauck
Lou Monville
Jillian Ruddell
Glen O. Toney

Consent Items

Approval of Minutes of Meeting of July 17, 2012

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

Discussion Items

2. 2013-2014 State and Non-State Funded Capital Outlay Program and the 2013-2014 through 2017-2018 State and Non-State Funded Five-Year Capital Improvement Program, *Action*
3. 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**

July 17, 2012

Members Present

Peter Mehas, Chair
Margaret Fortune, Vice Chair
Kenneth Fong
William Hauck
Bob Linscheid, Chair of the Board
Lou Monville
Charles B. Reed, Chancellor
Jillian Ruddell
Glen O. Toney

Approval of Minutes

The minutes for the May 8, 2012 meeting were approved as submitted.

Amend the 2012-2013 Capital Outlay Program, Non-State Funded

With the concurrence of the committee, Trustee Mehas presented agenda item 1 as a consent action item. The committee recommended approval by the board of the proposed resolution (RCPBG 07-12-08).

Amend the 2012-2013 Capital Outlay Program, State Funded

With the concurrence of the committee, Trustee Mehas presented agenda item 2 as a consent action item. The committee recommended approval by the board of the proposed resolution (RCPBG 07-12-09).

Final 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 the final report on the 2012-2013 State Funded Capital Outlay Program. The CSU received \$16.5 million to fund equipment for three projects (\$5.5 million) and \$11 million to fund five seismic projects with proposed grant co-funding from the Federal Emergency Management Agency (FEMA). The funding for the seismic projects includes flexible provisional

language due to the uncertainty of the FEMA grant. It is proposed that the CSU fund the projects in order of priority in their entirety. This strategy would fund two projects completely and partially fund one project. The remaining two unfunded projects would return in the 2013-2014 program for trustee approval.

Funding for the 2012-2013 State Funded Capital Outlay Program is from old general obligation bond funds.

Approval of Schematic Plans

With an audio-visual presentation, Ms. San Juan presented the approval of schematic plans for California State University Channel Islands—West Hall. Ms. San Juan reported that the project as presented reflects a change in scope from what the legislature originally approved which would have renovated 7,000 square feet. However, based on elevation changes in the building and the cost to renovate versus build new, a proposal to tear down more square footage and just build new was brought to the Department of Finance (DOF) for their consideration. As of last week DOF indicated supporting the revised project scope for Public Works Board approval in August. This project provides more square footage within the same budget with increased capacity to serve more students. All CEQA requirements for the project have been completed and staff recommends approval.

The committee recommended approval by the board of the proposed resolution (RCPBG 07-12-10).

Trustee Mehas adjourned the meeting.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Amend the 2012-2013 Capital Outlay Program, Non-State Funded

Presentation by

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

Summary

This item requests approval to amend the 2012-2013 non-state funded capital outlay program to include the following five projects:

1. California State University, Long Beach

Parkside Dining Hall Renovation **PWCE** **\$6,000,000**

California State University, Long Beach wishes to proceed with the design and construction of renovations to its existing Parkside Housing dining facility (#62B). The 13,000 GSF building was built in the 1960s and serves approximately 990 students at the north end of campus. The proposed project will provide students with an enhanced dining and social experience, bring the building into current code compliance, increase energy efficiency, and meet student expectations for modern foodservice facilities. The potential for enclosing the plaza to extend dining options will be determined at schematics.

The project will be funded from housing reserve funds.

2. California State University, Northridge

Parking Lots F5, G4 and Matador Drive Extension **PWC** **\$3,807,000**

California State University, Northridge wishes to proceed with the design and construction of Parking Lot F5, the renovation of surface Parking Lot G4, and the extension of Matador Drive internal campus roadway. The campus is currently constructing a new recreation field over a portion of the existing lot G4, which will result in the loss of 460 surface parking spaces. The proposed project will provide 235 new parking spaces in lot F5 and the renovation of 120 existing spaces within the remaining portion of the G4 lot.

Matador Drive will be extended approximately 600 feet to the north to provide egress onto Zelzah Avenue, completing the final phase of the master plan goal to improve vehicular

circulation on the east side of campus. The project will include improvements to ADA parking and pathways and provide energy efficient lighting upgrades.

This project will be funded from parking reserves.

**3. California State Polytechnic University, San Luis Obispo
Sierra Madre Hall Fire Sprinkler System PWC \$3,860,000**

California Polytechnic State University, San Luis Obispo wishes to retrofit the existing Sierra Madre Hall (#113) with fire sprinklers in order to maintain triple occupancy rooms. Completed in 1973, Sierra Madre Hall was not required by code to have fire sprinklers. However, with the increase in occupancy as a result of triple occupancy rooms the fire sprinklers are now required by the State Fire Marshal.

The project will be funded from housing reserve funds.

**4. California State Polytechnic University, San Luis Obispo
Yosemite Hall Pipe Retrofit PWC \$3,581,000**

California Polytechnic State University wishes to complete the first of a two-phase project to remove an outdated steam system that provides heating and generates hot water to Yosemite Hall (#114), and replace it with a hot water system that will be connected to the campus utility distribution system and central plant. This project will remove the obsolete steam boiler, and defunct cogeneration unit, along with related mechanical systems.

The project will be funded from housing reserve funds.

**5. California State University, San Marcos
Fuel Cell Facility PWC \$6,928,000**

California State University, San Marcos wishes to proceed with entering into a Power Purchase Agreement (PPA) with Biofuels Energy, LLC (Provider) to provide financing, design, and construction of two 400 kW gas-powered fuel cells to be located in an open area to the north of the Central Utilities Plant (#43). The Central Utilities Plant is located in the southwest quadrant of the campus. The project will provide cost-effective renewable energy to the campus meeting the requirements of AB 32, the California Global Warming Solutions Act and CSU Executive Order 987, while also providing emergency power to the central plant. Another benefit of the project is the opportunity to purchase biofuel gas to operate the fuel cell which also helps the campus towards meeting the goals of AB 32.

The Provider will own and operate the two 400 kW fuel cells for 15 years per the terms of the PPA. The campus must purchase all electricity generated by the fuel cell from the Provider. At the end of the 15 years, the campus will have the option to purchase the equipment at an appraised value; otherwise the Provider will remove all the equipment and restore the area to its original condition. The fuel cells will provide approximately 75 percent of the campus heating hot water needs and 40 percent of the campus electrical needs.

The project will be funded from three sources: \$4.7 million from the Provider, \$1.8 million from the California Public Utilities Commission Self-Generation Incentive Program, and \$450,000 from the financing of the Student Union project.

The following resolution is presented for approval:

RESOLVED, by the Board of Trustees of the California State University, that the 2012-2013 non-state funded capital outlay program is amended to include: 1) \$6,000,000 for preliminary plans, working drawings, construction, and equipment for the California State University, Long Beach, Parkside Dining Hall Renovation; 2) \$3,807,000 for preliminary plans, working drawings, and construction for the California State University, Northridge, Parking Lots F5, G4 and Matador Drive Extension project; 3) \$3,860,000 for preliminary plans, working drawings, and construction for the California Polytechnic State University, San Luis Obispo, Sierra Madre Hall Fire Sprinkler System project; 4) \$3,581,000 for preliminary plans, working drawings, and construction for the California Polytechnic State University, San Luis Obispo, Yosemite Hall Pipe Retrofit project; and 5) \$6,928,000 for the preliminary plans, working drawings, and construction for the California State University, San Marcos, Fuel Cell Facility project.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

2013-2014 State and Non-State Funded Capital Outlay Program and the 2013-2014 through 2017-2018 State and Non-State Funded Five-Year Capital Improvement Program

Presentation By

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

Summary

This item seeks board approval of the 2013-2014 State and Non-State Funded Capital Outlay Program and the 2013-2014 through 2017-2018 State and Non-State Funded Five-Year Capital Improvement Program. Due to the uncertainty of the potential funding source for the 2013-2014 capital program, the accompanying board resolutions direct staff to negotiate with the governor's office and the legislature during the budget process to maximize funding opportunities for the campuses.

Background

The primary objective of the capital outlay program is to provide facilities appropriate to the CSU's educational programs, to create environments conducive to learning and to ensure that the quality and quantity of facilities at the 23 campuses serve the students equally well. Annually, the Board of Trustees approves the categories and criteria for setting priorities for the state funded program with the non-state program comprised typically of projects funded from self-supported programs.

The funding for the state program has historically been from voter-approved General Obligation (GO) bonds with the legislature having the authority to approve the use of Lease Revenue bonds to provide economic stimulus in years that GO bond funding is not available. Lease Revenue bond financing can be approved for new buildings and complete facility renovations where a 30-year asset life is expected. In 2010, the state approved the use of Asset Transfer Lease Revenue bond financing to permit the state/CSU to borrow funds against an existing building asset in order to fund other capital outlay projects. This financing mechanism was developed to fund projects that cannot be funded using the typical Lease Revenue bond financing method, for example, utility infrastructures or partial building renovations. Since 1998-1999, the CSU has been appropriated over \$3.6 billion in state funds for the capital outlay program to address deficiencies in existing buildings and the utility infrastructure, and to provide new facilities to accommodate student population growth and promote access.

In addition, the development and the board's adoption of the CSU Systemwide Revenue Bond (SRB) Program in 2002 had a positive effect on extending the bond debt capacity of the CSU. The program was designed to replace revenue-based project financing programs, with a systemwide multi-source revenue pledge to create a larger pool of funds to support the debt and thereby achieve a superior quality of credit in the process. The development of the SRB program enabled the non-state program to design and construct facilities funded by revenue for self-support programs like parking, student housing, student union, etc.; thus was largely responsible for a total impact of more than \$2.9 billion since 2000.

2013-2014 Capital Outlay Program

The trustees are requested to approve the state funded priority list (38 projects) of \$521 million for the 2013-2014 capital outlay program. Of the \$521 million amount, program documentation for 21 projects totaling \$391.3 million, including seismic safety, renovation, new capacity and equipment programs, has been submitted to the Department of Finance (DOF). Of the 21 projects submitted to DOF, eight projects totaling \$92.7 million are proposed for Asset Transfer Lease Revenue bond funding; five projects totaling \$286.0 million are proposed for Lease Revenue bond funding and the remaining eight programs will use \$12.6 million of prior GO bond funds.

The Asset Transfer funding is proposed for three seismic upgrades and two utility infrastructure projects. Existing campus facilities proposed for use as assets include: CSU Bakersfield, Math and Computer Science Building (\$19 million); CSU Fresno, Science II Replacement Building (\$22.6 million); and, CSU Los Angeles, Science Laboratory Wing B (\$51.2 million). Final valuation and approval of these facilities for use as Asset Transfer Lease Revenue bond funding will be determined by DOF after projects are approved for inclusion in the governor's budget.

The 2013-2014 Non-State Capital Program consists of a single donor funded project of \$24 million. Typically non-state capital projects are funded through campus auxiliary organizations, housing, donations, grants, student union and parking programs. The latter two programs rely on user fees to repay Systemwide Revenue Bonds issued by the Board of Trustees.

The trustees are also requested to delegate authority to the chancellor to amend the 2013-2014 capital program in order to support campus efforts to fast-track facility or infrastructure projects that may secure grant funding from a variety of sources. The proposed resolution will help support any such grant awards and includes a provision that the chancellor report back to the board on any projects approved under this delegation.

Five-Year Capital Improvement Program

The 2013-2014 through 2017-2018 Capital Improvement Program document can be viewed in its entirety at: http://www.calstate.edu/cpdc/Facilities_Planning/majorcapoutlayprogram.shtml. The report identifies the campuses' capital project priorities to address facility deficiencies and accommodate student growth. The plan includes the physical master plan of each campus along with recently funded projects. The 2013-2014 through 2017-2018 State and Non-State Funded Five-Year Capital Improvement Program totals \$6.3 billion, and \$3.8 billion respectively.

The following resolution is presented for approval:

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

1. The Final State and Non-State Funded Five-Year Capital Improvement Program 2013-2014 through 2017-2018 totaling \$6,339,033,000, and \$3,892,915,000 respectively are approved.
2. The 2013-2014 State Funded Capital Outlay Program included in the five-year program distributed with the agenda is approved at \$520,611,000.
3. The 2013-2014 Non-State Funded Capital Outlay Program included in the five-year program is approved at \$24,084,000. The chancellor is authorized to proceed in 2012-2013 with design documents for fast-track projects in the 2013-2014 Non-State program.
4. The chancellor is requested to explore all reasonable funding methods available and communicate to the governor and the legislature the need to provide funds for the CSU state funded plan in order to develop the facilities necessary to serve all eligible students.
5. The chancellor is authorized to make adjustments, as necessary, including priority sequence, scope, phase, project cost and total budget request for the 2013-2014 State Funded Capital Outlay Program.
6. The chancellor is authorized to amend the 2012-2013 and/or 2013-2014 capital outlay programs to recognize facility or infrastructure projects that are awarded grant funding from a variety of sources. The board recognizes such projects will be fast-tracked in order to meet federal implementation schedules and requests the chancellor report back to the board on projects approved pursuant to this delegation.

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:

California State Polytechnic University, Pomona – Collins College Expansion
Project Architect: HMC Architects
CM at Risk Contractor: Gilbane Building Company

Background and Scope

California State Polytechnic University, Pomona proposes to design and construct the Collins College Expansion (#72 and #73). This project will add 16,257 GSF of classroom, faculty offices, and student commons space to the southwestern side of the existing Collins College of Hospitality Management (#79). The new facility will provide instructional space for both the undergraduate and the recently developed graduate hospitality management programs.

The Collins College project will construct two separate buildings. The commons building (#72), a two-story 4,318 GSF facility, will house the undergraduate commons and an express food service on the upper level, and the graduate commons on the lower level. The commons building will include student study stations, recreational space, and group meeting areas.

The classroom and faculty office building (#73) is a two-story 11,939 GSF facility with 128 lecture stations (298 FTE), two graduate instructional support rooms, various workrooms and conference rooms, and six faculty offices with administrative support space.

Site improvements include a new outdoor plaza connecting the two new buildings, and a walkway to connect the entire project to the existing Collins College of Hospitality Management facilities. This project will also provide appropriate landscaping, paving, signage, site lighting, accessible walkways, parking, and service access points to the existing roadway system.

The structural system will be a steel-braced framed building system, with concrete block and masonry exterior wall systems used for building sheer walls and site supporting retaining walls. Foundations will use concrete slab on grade with spread footings. The courtyard columns will be faced with a natural stone veneer while the interior courtyard walking surface will utilize an

enhanced concrete paving system with tree planters incorporated into the design. Interior building systems will include standard metal studs and gypsum board construction. Metal fascias will be used throughout the project's roofing overhangs.

The building is designed to achieve the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Gold certification. Sustainable features will include a cool roof, natural and energy efficient lighting, natural ventilation via high efficiency glazing for operable windows in the faculty offices, clerestory windows in three classrooms for daytime lighting, a cooling tower in the commons building, and recycled content materials. Water efficient landscaping will be irrigated with reclaimed water.

Timing (Estimated)

Preliminary Plans Completed	December 2012
Working Drawings Completed	July 2013
Construction Start	November 2013
Occupancy	April 2015

Basic Statistics

Gross Building Area	16,257 square feet
Assignable Building Area	9,941 square feet
Efficiency	61.15 percent

Cost Estimate – California Construction Cost Index 5950

Building Cost (\$346 per GSF)	\$ 5,633,000
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<i>Systems Breakdown (includes Group I)</i>	(\$ per GSF)
a. Substructure (Foundation)	\$ 23.74
b. Shell (Structure and Enclosure)	\$ 116.01
c. Interiors (Partitions and Finishes)	\$ 53.45
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 82.86
e. Equipment and Furnishings	\$ 10.76
f. Special Construction and Demolition	\$ 7.94
g. General Conditions	\$ 51.71

Site Development (including landscape)	<u>1,697,000</u>
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Construction Cost	\$ 7,330,000
Fees, Contingency, Services	<u>2,529,000</u>

Total Project Cost (\$606 per GSF)	\$ 9,859,000
Group II Equipment	<u>141,000</u>

Grand Total	<u>\$ 10,000,000</u>
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Cost Comparison

The project's building cost at \$346 per GSF is slightly higher than the 2011/12 CSU construction cost guidelines for classroom (\$339 per GSF) and faculty office buildings (\$329 per GSF). The primary factors resulting in a higher building cost is the more expensive foundation cost due to the hillside location and the premium for the exterior enclosure of the commons building which has a high bay (18 feet floor to floor).

Funding Data

This project will be funded entirely from donor funds. To date the campus has secured approximately \$3.8 million of the \$10 million pledged. The balance will be guaranteed through the campus' Auxiliary Foundation until all of the private donor funds have been secured.

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 for a minor addition to an existing facility. 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 California State Polytechnic University, Pomona, Collins College Expansion has been prepared pursuant to the requirements of the California Environmental Quality Act.
2. The proposed project will not have significant adverse impacts on the environment, and the project will benefit the California State University.
3. The schematic plans for the California State Polytechnic University, Pomona, Collins College Expansion are approved at a project cost of \$10,000,000 at CCCCI 5950.