AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: **9:45 a.m., Tuesday, November 13, 2018**
Glenn S. Dumke Auditorium

Rebecca D. Eisen, Chair
Romey Sabalius, Vice Chair
Jane W. Carney
Wenda Fong
John Nilon
Christopher Steinhauser
Peter J. Taylor

Consent
1. Approval of Minutes of the Meeting of September 11, 2018, *Action*

Discussion
2. Sale of the State University House, *Information*
3. California State Polytechnic University Pomona, Transfer of Real Property, *Information*
4. Humboldt State University, Acceptance of Interest in Real Property, *Information*

MINUTES OF THE MEETING OF THE COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Trustees of the California State University
Office of the Chancellor
Glenn S. Dumke Conference Center
401 Golden Shore
Long Beach, California

September 11, 2018

Members Present

Rebecca D. Eisen, Chair
Romey Sabalius, Vice Chair
Jane W. Carney
Wenda Fong
John Nilon
Christopher Steinhauser
Peter J. Taylor
Adam Day, Chairman of the Board
Timothy P. White, Chancellor

Trustee Rebecca D. Eisen called the Committee on Campus Planning, Buildings and Grounds to order.

Public Speakers

Mr. Ejmin Hakobian asked about the process of constructing campus projects and if any follow up auditing is done to ensure funding is used responsibly and appropriately through project completion.

Consent Agenda

The minutes of the July 24, 2018 meeting of the Committee on Campus Planning, Buildings and Grounds were approved as submitted.

San José State University Interdisciplinary Science Building

Schematic plans for a new Interdisciplinary Science Building were presented for approval. This building will be the first academic building built in over 30 years on the San Jose campus.

Following the presentation, the trustees commented on the number of approvals required from the Board of Trustees per project and requested a one-page listing at each meeting that displays past and future actions for each project being presented. Trustee Jack McGrory commented on the high cost per square foot, to which Assistant Vice Chancellor Elvyra San Juan responded was related to high construction costs in the area.

The committee recommended approval of the proposed resolution (RCPBG 09-18-14).

Preliminary Five-Year Capital Plan

The preliminary five-year capital plan for the CSU, for fiscal years 2019-2020 through 2023-2024 was presented and totals $16 billion. In addition, information on funding spent on academic projects since 2014 was shared. Examples of various types of projects such as seismic, STEM, self-support, public-private, and donor were reviewed.

The final capital and financing plan will be presented to the Board of Trustees for approval in November.

Following the presentation, the trustees requested a listing of buildings that are older than 60 years. They also asked how high use facilities are prioritized with other projects. At Trustee Peter J. Taylor's request, Mrs. San Juan reviewed the approval process for the project priority list, which includes consideration by the Department of Finance.

Trustee Eisen adjourned the meeting.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Sale of the State University House

Presentation By

Elvyra F. San Juan
Assistant Vice Chancellor
Capital Planning, Buildings and Grounds

Summary

The Board of Trustees authorized the purchase of a facility to serve as the State University House in March 1991. This agenda item informs the Board of Trustees of the intent to sell the State University House. A separate agenda item being presented to the Committee on University and Faculty Personnel seeks approval for use of the proceeds for the chancellor's housing allowance.

Background

In 1972, Mr. and Mrs. John Brown Cook gifted a property in the city of Los Angeles that could be used as the official residence and event space for the chancellor of the California State University. The terms of the gift included that the property, or its proceeds, must be used to provide, or assist in providing and maintaining a California State University House for systemwide functions, activities and programs of the CSU. The house was used for many years; however, in 1991 it was determined that there would be great benefit if the house was in closer proximity to the Office of the Chancellor in Long Beach. As a result, the Board of Trustees approved the sale of the Los Angeles house and the purchase of a residence in Long Beach. The Board of Trustees also approved the use of surplus funds remaining from the sale of the Los Angeles residence to be used as an endowment consistent with the terms of the gift, including post-acquisition expenses, including but not limited to repair, maintenance, staffing, and furnishing.

The State University House is located in Long Beach. The California Mission style house was built in 1930 and renovated in the 1991-1992 timeframe. Due to the age and condition of the State University House, significant repairs, code upgrades and improvements are necessary which have been projected at approximately $835,000 for the next ten years as described in a 2017 Facility Condition Assessment Report. Staff considered alternatives to the repairs and improvements of the house to identify the preferred solution to meet the needs of the university. Based upon the magnitude of the future improvement and renewal costs, it has been concluded that it is cost effective to sell the State University House and use the proceeds to supplement the State University House endowment which currently has a balance of approximately $2.1 million.

The endowment would provide a monthly stipend of non-state funds for the chancellor for the costs of a residence. Board of Trustees consideration of the proposed endowment is in Agenda Item 5 of the Committee on University and Faculty Personnel.

The CSU has the authority to sell the State University House as provided in the California Education Code. Under the Standing Orders of the Board of Trustees, in this regard, the Executive Vice Chancellor or his designee is delegated authority to purchase, sell and exchange interest in or use of real property such as the State University House. This agenda item provides information to the Board of Trustees on the proposed transaction.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

California State Polytechnic University Pomona, Transfer of Real Property

Presentation By

Elvyra F. San Juan
Assistant Vice Chancellor
Capital Planning, Buildings and Grounds

Summary

This agenda item informs the California State University Board of Trustees of the intent to transfer property located on the California State Polytechnic University, Pomona campus to the California Highway Patrol (CHP).

Background

In May 2015, the Board of Trustees provided authority to the chancellor to negotiate and execute the terms of a Memorandum of Understanding (MOU) with the state to accept interest in 287 acres of real property, known as the Lanterman Development Center (Center), located approximately one mile from the Cal Poly Pomona campus core. The Center was previously operated by the California Department of Developmental Services. In 2015, the California Department of Finance and the CSU executed an MOU, which outlined the conditions for the transfer of the Lanterman property to the CSU including accommodating the real property needs of the CHP on a mutually agreed upon parcel. The transfer of the Lanterman property to CSU occurred on July 1, 2015.

Cal Poly Pomona and the CHP have identified and agreed upon an approximate 6-acre site for the CHP, which is located at the northeast area of the campus. The proximity of the CHP facility will benefit the campus by enhancing collaboration in mutual aid situations, facilitating investigations on traffic and enforcement, and provide potential opportunities for inter-agency training.

Cal Poly Pomona will transfer the subject property to the CHP through the California Department of General Services. This agenda item provides information to the Board of Trustees on the proposed transaction as the board has delegated authority to the chancellor.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Humboldt State University, Acceptance of Interest in Real Property

Presentation By

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

Summary

The City of Arcata proposes to donate to Humboldt State University 884 acres of property in an unincorporated area of Humboldt County approximately nine miles from Humboldt State University. The property is contiguous with the Jacoby Creek Forest which is managed as a community forest by the City of Arcata. The property will be jointly managed through a cooperative agreement with the City of Arcata that will include the sharing of fire roads, forest data and monitoring, scientific studies, and public access.

The campus will use the property as a living laboratory for departments within the College of Natural Resources and Sciences. The land will be used for faculty research, student research, and undergraduate and graduate field experience.

The City of Arcata is expected to receive a grant from the State of California Wildlife Conservation Board to purchase the property from a private land owner. The university will also be party to a grant agreement as a successor grantee and the City of Arcata as the grantee.

The results of the due diligence process conducted for the Upper Jacoby Creek Property revealed nothing that would cause the university to reject the proposed acquisition of the land. Under the Standing Orders of the California State University Board of Trustees, the chancellor is delegated acceptance of gifts on behalf of the Board of Trustees.

The estimated annual cost for maintenance and security of the unimproved forest land is minimal. Any costs will be covered by Facility Investment Fund held by the university; the current amount in the trust fund is $934,000.