

## AGENDA

### COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

**Meeting: 1:30 p.m., Tuesday, March 16, 2010**  
**Glenn S. Dumke Auditorium**

A. Robert Linscheid, Chair  
Margaret Fortune, Vice Chair  
Carol R. Chandler  
George G. Gowgani  
William Hauck  
Peter G. Mehas  
Lou Monville

#### **Consent Items**

Approval of Minutes of Meeting of January 26, 2010

1. Amend the 2009-2010 Capital Outlay Program, Non-State Funded, *Action*

#### **Discussion Items**

2. Status Report on the 2010-2011 State Funded Capital Outlay Program, *Information*
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  
401 Golden Shore  
Long Beach, California**

**January 26, 2010**

**Members Present**

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

**Approval of Minutes**

The minutes for the November 2009 meeting were approved as submitted.

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

With the concurrence of the committee, Chair Linscheid presented agenda item 1 as a consent action item. The committee recommended approval by the Board of the proposed resolution (RCPBG 01-10-01).

**Report on Suspended State Funded Design and Construction Projects**

Assistant Vice Chancellor Elvyra F. San Juan presented a revised item reporting on suspended state funded design and construction projects in response to the Board's request at the November 2009 meeting. The total unfunded cash need following the suspension of the state funded capital outlay program in December 2008 was \$917 million, updating the previously reported number of \$848 million. The difference in numbers was primarily additional appropriations in the 2009-2010 budget and an approval to go to construction for the College of Business Administration project for Cal Poly Pomona.

The \$917 million represents a combination of general obligation and lease revenue bond funds for which \$610 million was received in 2009, leaving an outstanding unfunded \$306 million. Based on the cash flow needs of the projects, we received \$8 million less than we sought for 2009-2010. In 2010-2011, we will request \$82 million, to fund projected cash flow needs. Additionally, we need \$223 million in lease revenue bond funding for the five 2008-2009

appropriated projects. We will continue to monitor cash flows from the campuses to best use the available cash and work to mitigate risk to the Trustees' assets.

Trustee Fortune asked Chancellor Reed if the \$306 million need was related to the spring bond issuance he had referenced earlier. Dr. Reed affirmed that it was, and Ms. San Juan added that we hoped to receive \$130 million (of the \$306 million) for two of the five projects.

Trustee Linscheid, noting the identified systemwide cost impact of the shutdown as \$6 million, commended Ms. San Juan and her staff for an outstanding job in mitigating risk to the Trustees. Trustee Monville also remarked on the significance of only \$6 million in claim costs against a \$917 million program.

Chancellor Reed added his appreciation to Ms. San Juan and her staff, acknowledging the exceptional job they did in 2009 following the shutdown in December 2008.

### **Status Report on the 2010-2011 State Funded Capital Outlay Program—Governor's Budget**

Trustee Linscheid noted that there was a revised Attachment A to this last item. Ms. San Juan reported that there is no funding proposed for the CSU capital outlay program in the Governor's Budget, although the Trustees approved a \$983 million capital program at the November 2009 Board meeting. Most of the projects on the priority list are carried forward from the prior year. The Department of Finance requested a list of shovel ready projects in the event of federal economic stimulus funds coming to the state. DOF directed the CSU to specifically exclude requests for capital renewal projects (smaller infrastructure and building systems renewal) and minor capital outlay projects, which provides for ADA compliance work. The projects submitted for federal funds closely follow the Board's priorities and are included on Attachment A.

Any changes to the current lack of funding for a CSU capital program would be introduced in the May Revise. Alternative funding may include federal stimulus dollars or lease revenue bonds to minimize increased liability to the general fund.

Trustee Monville asked whether the federal economic stimulus dollars would be direct cash or low interest loans. Ms. San Juan anticipated cash but had not heard specifically either way.

Trustee Linscheid asked about the photovoltaic installation, phase I project and inquired about the investment. Ms. San Juan responded that the project was a private partnership with SunEdison. Len Pettis, chief of plant, utilities, and energy, affirmed that SunEdison made the total investment of approximately \$45 million, building 3.4 MW in solar panels. The Phase II proposed program (included in the 2010-2011 federal economic stimulus request) will be about a \$70 million investment, building 8.4 MW.

Trustee Linscheid adjourned the meeting.

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

**Amend the 2009-2010 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 2009-2010 non-state capital outlay program to include the following two projects:

**1. California State Polytechnic University, Pomona  
W. K. Kellogg Arabian Horse Library**

**PWCE        \$1,895,000**

California State Polytechnic University, Pomona wishes to proceed with the design and construction of the W. K. Kellogg Arabian Horse Library on the first floor of the University Library (#15) to permanently house a collection of printed works showcasing the Arabian horse and its pivotal role in the development of the campus. The project will build out 5,200 GSF of shelled space in the recently completed University Library addition, providing a climate-controlled environment for the storage, retrieval, and viewing of these historically significant documents.

The project will be funded from donor funds.

**2. San Diego State University  
KPBS Remodel**

**PWCE        \$2,900,000**

San Diego State University wishes to proceed with the design and construction for the remodel of the first and second floors of the KPBS Radio/TV building (#72) in order to better serve the School of Journalism and Media Studies. This project will redesign and upgrade outmoded news office layouts within the first and second floors (25,100 GSF) to integrate innovative media technology equipment while replacing existing rigid workstations with an open configuration that promotes a functionally creative and cooperative work environment. Conference workspace will be designed to enhance collaboration across broadcast media teams.

The project will be funded from donor funds.

The following resolution is presented for approval:

**RESOLVED**, By the Board of Trustees of the California State University, that the 2009-2010 non-state funded capital outlay program is amended to include: 1) \$1,895,000 for preliminary plans, working drawings, construction, and equipment for the California State Polytechnic University, Pomona, W. K. Kellogg Arabian Horse Library project; and 2) \$2,900,000 for preliminary plans, working drawings, construction, and equipment for the San Diego State University, KPBS Remodel 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**

An update on the current status of CSU's state funded capital outlay program request will be provided at the meeting.

#### **Background**

The California State University's proposed State Funded 2010-2011 Capital Outlay Program was presented and approved at the November 2009 Board of Trustees' meeting, totaling \$983.3 million for 29 projects. The list was based on the unfunded 2009-2010 capital program request. The Trustees also delegated authority to the Chancellor to amend the 2009-2010 and/or 2010-2011 capital program in order to support campus efforts to fast-track facility or infrastructure projects that may secure federal stimulus grant funding.

The Governor's January 8, 2010 budget proposal did not include any capital outlay for CSU projects in 2010-2011, however the budget proposal did indicate that the administration intends to propose additional higher education facilities in the May Revise.

#### **Legislative Analyst's Recommendations**

On February 25, 2010, the Legislative Analyst's Office (LAO) released a report on *The 2010-11 Budget: Higher Education*. The analyst recommended that Legislature exercise heightened scrutiny in reviewing new capital projects proposed in May, as well as any reappropriation requests, as projects approved in previous years may no longer be high priorities due to the State's fiscal situation and declining enrollments.

#### **Trustee's May Revise Request**

CSU requested the administration reconsider the use of lease revenue bond funds to fund 13 capital outlay projects totaling \$619 million in the May Revise. The projects selected are consistent with the Trustees' priorities within the limits of lease revenue bond (LRB) funding.

Based on LRB funding requirements and bond rating agencies, there is a preference to fund new buildings or wholly renovated existing buildings, and not utility infrastructure or partial building renewals or upgrades.

CSU also requested the use of approximately \$11.4 million in remaining general obligation (GO) bond fund balances to fund:

- East Bay Telecommunication Switch Relocation      \$2.0 million (PWC)
- Northridge, Performing Arts Center                      \$1.4 million (Construction phase)
- Capital Renewal Program                                      \$8.0 million (PWC)

The East Bay Telecommunication Switch Relocation project will move telecommunications infrastructure from Warren Hall into the new Student Services building. Funding the project with GO bonds, improves the probability that the Department of Finance will recommend the Warren Hall Seismic Strengthening and Renovation project proceed using LRB funds.

The Northridge Performing Arts Center augment is proposed to increase funding for contingency based on the incurred cost for the construction suspension and restart cost due to the State's fiscal crises. The original project was approved by the Legislature in 2006-2007 under the "streamlined" funding provision which precludes the typical augment of project funding via the State Public Works Board. This proposed augmentation aims to ensure the project can be successfully completed.

The approximate \$8 million in capital renewal funding is requested to primarily address deficiencies in campus mechanical, electrical and exterior skin systems. These funds will be used to secure utility company energy efficiency incentive funds available to CSU through the pending CSU/UC 2010-2012 Investor-Owned-Utility Energy Efficiency Partnership Program. The program makes available approximately \$40 million in incentives on a first-come basis between CSU and UC.

## **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 University, East Bay—Parking Structure 1** *Project Architect: International Parking Design*

#### **Background and Scope**

California State University, East Bay proposes to design and construct Parking Structure 1 (#45) and a separate Parking Services Building (#45a) in the southeastern area of the campus. The new parking structure will be bound by Harder Road and West Loop Road, south of the existing soccer field. The Parking Services Building will be located adjacent to the new parking structure.

The parking structure (348,600 GSF) will be six-levels and will provide approximately 1,100 new parking spaces. Over the past four years the campus has lost approximately 500 surface parking spaces as a result of the development of new buildings (Pioneer Heights Student Housing Phase II, constructed in 2006; Pioneer Heights Student Housing Phase III, constructed in 2007; and the Recreation and Wellness Center, which will be completed by fall 2010). Vehicular access will be provided with two ingress and egress access points on West Loop Road. The Parking Services Building (1,600 GSF) will include a lobby with service counter, administrative offices, and restrooms.

The parking structure will be constructed of poured-in-place concrete walls and columns and post tensioned concrete decks. Vertical pedestrian circulation will be via steps and three high speed electric elevator cabs for maximum transit capacity. The Parking Services Building will be constructed of wood framing with stucco and brick finish to complement vertical design elements of the parking structure. The site is approximately one and a half acres, with an angled southwest corner to maintain service road access. Based on the sloping topography of the proposed site, the project includes two vehicular access ramps to connect the structure to



adjacent roadways. The roof level of the structure will step back one full bay on the south side to provide relief of the building massing relative to Harder Road. A pedestrian bridge will provide a safe pathway to the campus and facilitate vehicle ingress and egress.

The mitigation measures include the reduction of storm water runoff (HYDRO-2), the campus development and implementation of a transportation demand management plan (TRANS-1), and monitoring of traffic volumes and conditions at two intersections of on-campus roadways to install traffic signals as peak hour traffic volumes warrant (TRANS-2).

Sustainable features include energy efficient light fixtures, motion sensors to control light levels at off hours, recycled content materials, energy efficient elevators, drought resistant landscaping and the use of post industrial waste (fly ash) to replace a portion of cement used in making concrete. The project will provide the necessary infrastructure for a future photovoltaic panel system to be located on the top floor of the parking structure.

**Timing (Estimated)**

Preliminary Drawings Completed	April 2010
Working Drawings Completed	June 2010
Construction Start	August 2010
Occupancy	August 2011

**Basic Statistics**

*Parking Structure*

Gross Building Area	348,621 square feet
Assignable Building Area	340,491 square feet
Efficiency	98 percent
Total Parking spaces	1,100 spaces

*Parking Services Building*

Gross Building Area	1,600 square feet
Assignable Building Area	1,120 square feet
Efficiency	70 percent

**Cost Estimate - California Construction Cost Index 5320**

*Parking Structure*

Building Cost (\$17,135 per space)	\$18,848,000
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*Systems Breakdown*

(\$ per GSF)

a. Substructure (Foundation)	\$ 4.17
b. Shell (Superstructure and Enclosure)	\$ 36.05
c. Interiors (Partitions and Finishes)	\$ 2.33
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 6.94
e. Equipment and Furnishings	\$ 0.15
f. Special Construction and Demolition	\$ 4.43

*Parking Services Building*

Building Cost (\$218 per GSF) 348,000

<i>Systems Breakdown</i>	(\$ per GSF)
a. Substructure (Foundation)	\$ 15.63
b. Shell (Superstructure and Enclosure)	\$ 77.50
c. Interiors (Partitions and Finishes)	\$ 43.75
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 78.75
e. Equipment and Furnishings	\$ 1.88

Site Development (includes landscaping) 2,214,000

Construction Costs \$21,410,000

Fees, Contingency, Services 4,166,000

Total Project Cost \$25,576,000

Group II Equipment 50,000

Grand Total \$25,626,000

**Cost Comparison**

The project's building cost of \$17,135 per space, excluding site costs, exceeds the 2009-10 CSU Construction Cost Guide of \$17,097 per parking space at CCCI 5320. While the cost is comparable to the cost guide, the site's challenging topography requires additional excavation and retaining walls, two vehicle ramps, one pedestrian bridge, as well as unique design features to improve the exterior appearance at a main campus entry—reflecting the current favorable bid climate.

**Funding Data**

The project will be financed through the CSU Systemwide Revenue Bond Program, which will be repaid from parking fee revenues. Campus parking fees were increased from \$60 per quarter to \$130 per quarter to fund the proposed structure.

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

A project-level analysis for this project was included in the Final Environmental Impact Report (FEIR) for the CSU East Bay master plan revision which was certified by the Board of Trustees in September 2009. The proposed project is consistent with the FEIR, Volumes 1 and 2, and is proposed for approval by the Trustees with no significant change from the project as analyzed in the near term analysis in the previously certified FEIR. This project incorporates all required mitigation measures in the 2009 FEIR. No additional environmental analysis is required because the effects of the project were fully analyzed in the 2009 FEIR, a copy of which will be available at the meeting.

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 California State University, East Bay, Parking Structure 1 project is consistent with the campus master plan revision and Final EIR near term project analysis certified in September 2009 pursuant to the requirements of the California Environmental Quality Act.
2. The project before this Board is consistent with the project description as analyzed in the previously certified Final EIR and does not propose substantial changes to the original project description, which would require major revision to the Final EIR or Findings adopted by this Board in certifying said Final EIR.
3. The Final EIR project level analysis, certified in September 2009, included specific mitigation measures HYDRO-2, TRANS-1 and TRANS-2, which are incorporated by reference in this project approval.
4. With the implementation of the above mitigation measures and others set forth in the certified Final EIR, the proposed project will not have a significant effect on the environment, and the project will benefit the California State University.
5. The mitigation measures shall be monitored and reported in accordance with the requirements of the California Environmental Quality Act (Public Resources Code, Section 21081.6).
6. The Chancellor is requested under Delegation of Authority by the Board of Trustees to file a Notice of Determination for the project.
7. The schematic plans for the California State University, East Bay, Parking Structure 1 are approved at a project cost of \$25,626,000 at CCCI 5320.