

AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: **1:15 p.m., Tuesday, March 22, 2011**
 Glenn S. Dumke Auditorium

Margaret Fortune, Chair
A. Robert Linscheid, Vice Chair
Nicole M. Anderson
Carol R. Chandler
George G. Gowgani
William Hauck
Hsing Kung
Linda A. Lang
Peter G. Mehas
Lou Monville

Consent Items

Approval of Minutes of Meeting of January 25, 2011

Discussion Items

1. Amend the 2010-2011 Capital Outlay Program, State Funded, *Action*
2. Status Report on the 2011-2012 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
Glenn S. Dumke Auditorium
401 Golden Shore
Long Beach, California**

January 25-26, 2011

Members Present

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

Approval of Minutes

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

Amend the 2010-2011 Capital Outlay Program, Non-State Funded

With the concurrence of the committee, Chair Fortune presented agenda item 1 as a consent action item. The committee recommended approval by the board of the proposed resolution (RCPBG 01-11-01).

Status Report on the 2011-2012 State Funded Capital Outlay Program

Assistant Vice Chancellor Elvyra San Juan presented the 2011-2012 State Funded Capital Outlay Program, reporting that the governor's budget has proposed to fund six capital outlay projects at the cost of \$203.9 million compared to the trustees' request of \$579.7 million. As reported at the November Board of Trustees' meeting, we have had ongoing discussions with the East Bay campus and representatives of the Department of Finance on the seismic strengthening needs of Warren Hall. The proposed solution, as shown in Attachment A, is a \$49 million project to replace Warren Hall and demolish the existing building, which will yield more benefits for less cost.

The administration is proposing to fund five projects for construction from lease revenue bonds in addition to the Warren Hall project. Four of those five were approved for design in the 2010-2011 budget. The governor did not approve the use of \$15 million in old general obligation bonds for our capital renewal program, which could be further leveraged to secure utility incentive funds. It is expected that the capital program will be included in a separate bill from the budget bill, reflecting the current focus on the support side while the legislature works to meet the March 1 deadline as reported by Assistant Vice Chancellor Robert Turnage.

There are still three projects approved by the legislature in 2008-2009 that have been on hold due to the state's fiscal crisis. The projects are at CSU Bakersfield, California Maritime Academy, and CSU Monterey Bay. The Department of Finance informed the CSU in September that they were working to secure the cash to start design for these projects so that construction bids could be obtained and the move to sale of lease revenue bonds could occur.

In the 2010-2011 capital budget, construction funding was approved for the Science I Renovation at CSU Stanislaus and the Storm Nasatir Halls Renovation at San Diego State. The Department of Finance gave approval to go to bid so the CSU would have construction bids in hand ahead of the December lease revenue bond sale. Two days before the sale was to be scheduled, the State Treasurer's Office stopped the bond sale due to market conditions, resulting in the loss of two very good bids. These projects are expected to be included in the spring bond sale.

When construction of CSU projects was suspended in December 2008 due to the state's fiscal crisis, 130 projects were underway. From the December 2010 general obligation (GO) bond sale, the bulk of the remaining cash necessary to complete those projects (including three large projects at CSU Long Beach, CSU San Marcos, and CSPU Pomona) was received.

Trustee Fortune asked whether the CSU should address the project suspension issue again given the state's fiscal crisis, and if there were lessons learned that might come to bear if project suspensions are experienced again.

Ms. San Juan responded that the state's Pooled Money Investment Board has not restarted the process of issuing loans for capital projects since the suspension. With the three 2008-2009 projects (noted above) and potentially the East Bay Warren Hall project (all funded by lease revenue bonds), a vehicle to secure cash for design is needed. The State Treasurer's Office is not selling bonds until the CSU receives construction bids, which the CSU cannot secure until design is complete. This is the difficulty with lease revenue bonds resulting from the state's fiscal condition.

Trustee Fortune adjourned the meeting.

COMMITTEE ON CAMPUS PLANNING, BUILDING 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 funded capital outlay program to include the following project:

California State University, Long Beach		
Liberal Arts 2, 3, 4 Building Renovation/Renewal	PWCE	\$10,356,000

California State University, Long Beach requests to proceed with the design and construction to renovate Liberal Arts 2, 3, and 4 (designated on the campus master plan as buildings #13, #12 and #11, respectively). These buildings (36,300 GSF in total), constructed in the mid-1950s, have not undergone comprehensive renewal or renovation. Liberal Arts 2, 3, and 4 are among the most heavily used classroom buildings on the campus and have been rated a Priority 1 for seismic strengthening (DSA level 6 rating).

The project is a combination of building repairs and upgrades. The scope includes seismic strength and ADA corrections, classroom interior and lighting replacement, hazardous materials remediation, window and roof replacement, along with mechanical and electrical infrastructure improvements. The upgraded electrical infrastructure system will support modern classroom technology and a new heating, ventilation, and air conditioning system.

The project will be funded by campus operating funds (\$6,009,000) and student tuition fee interest earnings (\$4,347,000).

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 \$10,356,000 for preliminary plans, working drawings, construction, and equipment for the California State University, Long Beach Liberal Arts 2, 3, 4 Building Renovation/Renewal project.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS**Status Report on the 2011-2012 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 the CSU's 2011-2012 state funded capital outlay program request will be provided at the meeting with a handout.

Background

The California State University's proposed state funded 2011-2012 capital outlay program was presented at the September 2010 Board of Trustees' meeting. The trustees approved the entire state funded priority list (31 projects) of \$579.7 million for the 2011-2012 capital outlay program. Due to the uncertainty of the potential funding source for the 2011-2012 state capital program, the board approved resolutions directing staff to negotiate with the administration and the legislature during the budget process to maximize funding opportunities for the campuses.

The governor's January budget proposed capital outlay funding for six CSU projects totaling \$204 million in 2011-2012. Those projects are: Warren Hall replacement at East Bay; the joint library at San Francisco; the seismic renovation of the Spartan complex at San José; the Fresno faculty office/lab building; the Chico Taylor II replacement building; and West Hall at Channel Islands. The Senate Budget Committee and the Assembly Budget Committee approved funding to equip the J.P. Leonard Library at San Francisco State University. The remaining five projects proposed in the governor's budget have been denied without prejudice as all new projects using lease revenue bond funds will be discussed during the spring budget process.

Trustees' April Technical/May Revise Requests

The CSU has submitted a spring budget request to include general obligation bond funds to fund \$15 million in capital renewal projects.

Additionally, the CSU has requested an April Technical revision to the budget that would substitute an existing general obligation bond fund as the source for funding a previously

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appropriated equipment project at CSU Los Angeles (Corporation Yard and Public Safety) that has been funded only partially with cash. A technical revision also was requested to revise budget bill provisional language to expand the use of project savings, regardless of project type, to include minor capital outlay projects.

State Funded Capital Outlay Program 2011-2012 Priority List

Cost Estimates are at Engineering News Record California Construction Cost Index 5732 and Equipment Price Index 3016

Rank Order	Category	Campus	Project Title	FTE	Jobs	Trustees' Request		2011-2012 Governor's Budget			Senate/Assembly		
						Phase	Dollars	Phase	Dollars	Notes	Phase	Dollars	Notes
1	IA	East Bay	Warren Hall Deconstruct/Renovate (Seismic) ◇	-526		PW	3,969,000						
1A	IA	East Bay	Warren Hall Replacement Building **	-876	380			PWC	48,975,000	(a)			
2	IA	Statewide	Capital Renewal	N/A		PWC	100,000,000						
3	IB	San Francisco	Joint Library: J. Paul Leonard Library and Sutro Library	N/A	25	E	2,799,000	E	2,799,000	(b)	E	2,799,000	(b)
4	IA	Los Angeles	Seismic Upgrade, Administration Building	N/A	55	PWC	3,149,000						
5	IA	Humboldt	Seismic Upgrade, Van Duzer Theatre	N/A	130	PWC	7,580,000						
6	IA	Bakersfield	Seismic Upgrade, Dore Theatre	N/A	30	PWC	1,624,000						
7	IA	Humboldt	Seismic Upgrade, Library	N/A	90	PWC	5,111,000						
8	IA	Pomona	CLA Replacement Facility (Seismic)	-781	800	PWC	78,194,000						
9	IB	San José	Spartan Complex Renovation (Seismic)	62	420	C	51,479,000	C	51,479,000	(a)			
10	II	Fresno	Faculty Office/Lab Building	75	170	C	9,819,000	C	9,819,000	(a)			
11	II	Chico	Taylor II Replacement Building	700	655	C	52,891,000	C	52,891,000	(a)			
12	II	Channel Islands	West Hall	555	575	C	38,021,000	C	38,021,000	(a)			
13	IB	East Bay	Telecommunications Switch Relocation	N/A		PWC	2,330,000						
14	II	San Francisco	Creative Arts Building ◇	240	495	WC	65,089,000						
15	II	San Bernardino	Theater Arts Building ◇	205		WC	59,752,000						
16	IB	Sacramento	Science II, Phase 2 Renovation ◇	-52		PW	3,760,000						
17	IA	Statewide	Mitigation of Off-Campus Impacts	N/A		PWC	14,000,000						
18	IB	Monterey Bay	Infrastructure Improvements, Phase 2	N/A		PWC	34,834,000						
19	IB	Los Angeles	Utilities Infrastructure	N/A		PW	2,311,000						
20	IB	Long Beach	Utilities Infrastructure ◇	N/A		PW	1,574,000						
21	IB	Dominguez Hills	Cain Library Remodel (Seismic)	N/A		P	922,000						
22	II	San Marcos	University Services Building Renovation	N/A		PWC	1,090,000						
23	IB	Fullerton	Physical Services Complex Replacement	N/A		PWC	25,780,000						
24	IB	Maritime	Student Services Building	N/A		P	475,000						
25	IB	San Diego	Physical Plant Storage Relocation	N/A		PWC	4,995,000						
26	II	Sonoma	Professional Schools Building	513		P	1,000,000						
27	II	Bakersfield	Humanities Complex, Phase I	475		P	651,000						
28	IB	Humboldt	Corporation Building Acquisition	N/A		A	3,058,000						
29	II	San Luis Obispo	Academic Center and Library ◇	401		P	1,536,000						
30	IB	Stanislaus	Library Addition and Renovation, Phase I	-15		P	1,103,000						
31	II	Northridge	Sierra Hall Annex, Phase I	1,165		PW	822,000						
			Totals	2,667	3,825		\$ 579,718,000		\$ 203,984,000			\$ 2,799,000	

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

Notes: (a) Lease Revenue Bond Fund
(b) 2006 General Obligation Bond Fund

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

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

**Alternative Program Scope Approved by DOF

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 two projects will be presented for approval:

- 1. California State Polytechnic University, Pomona—Recreation Center**
Project Architect: LPA, Inc.
CM at Risk Contractor: CW Driver

Background and Scope

California State Polytechnic University, Pomona proposes to design and construct a new state-of-the-art recreation center (building designation #42 on the campus master plan) for Associated Students, Inc. (ASI). The center will be located in the south quadrant of the campus on the site of the existing state swimming pool facility (building designation #44 on the campus master plan). The feasibility study commissioned by ASI in October 2009 confirmed the continuing interest and demand for recreational facilities by the students and developed a program to include various venues to complement the student housing facilities and the student union.

The three-story facility (125,285 GSF) will include a gymnasium, a multi-activity court gymnasium, and an elevated jogging track, as well as a weight/fitness room, rock climbing wall, recreation and lap pools, sports club spaces, multi-purpose rooms, wellness center, social lounge, juice bar, men's and women's locker rooms, and ASI administrative offices. The project will build a shared use pool to support the academic program by replacing the state pool, which suffers safety and maintenance issues. The project will provide an accessible path of travel, adjacent student quad improvements, service access, and limited special permit parking.

The building will be constructed with a steel brace frame with a driven pile foundation. The exterior skin design is comprised of glass, metal panels, stone, and precast concrete. Sustainable features include an exterior envelope of durable materials and a cool roof, water efficient plumbing fixtures, storm water management systems, water efficient landscaping with reclaimed

water, and optimized energy performance exceeding Title 24. The project will seek LEED Gold certification.

Timing (Estimated)

Preliminary Plans Completed	June 2011
Working Drawings Completed	March 2012
Construction Start	July 2012
Occupancy	July 2014

Basic Statistics

Gross Building Area	125,285 square feet
Assignable Building Area	101,283 square feet
Efficiency	81 percent

Cost Estimate – California Construction Cost Index 5565

Building Cost (\$293 per GSF)		\$ 36,652,000
<i>Systems Breakdown (includes Group I)</i>	<i>(\$ per GSF)</i>	
a. Substructure (Foundation)	\$ 11.31	
b. Shell (Structure and Enclosure)	\$ 128.11	
c. Interiors (Partitions and Finishes)	\$ 41.87	
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 75.42	
e. Equipment and Services	\$ 15.25	
f. Special Construction and Demolition	\$ 0.16	
g. General Conditions	\$ 20.43	
Site Development		<u>4,578,000</u>
Construction Cost		\$ 41,230,000
Fees, Contingency, Services		<u>13,722,000</u>
Total Project cost (\$439 per GSF)		\$ 54,952,000
Group II Equipment		<u>1,648,000</u>
Grand Total		<u>\$ 56,600,000</u>

Cost Comparison

The project's building cost of \$293 per GSF is well below the CSU construction cost guideline for student recreation centers of \$352 per GSF and reflects the current bid climate.

Funding Data

This project will be financed through the CSU Systemwide Revenue Bond Program, which will be repaid from student fee revenue that was approved through the alternative consultative process in August 2010. Student fees will be increased from \$269 to \$832 per year starting in fall 2014, upon completion of the project.

California Environmental Quality Act (CEQA) Action

A Notice of Exemption (Class 32) has been prepared pursuant to the requirements of the California Environmental Quality Act. 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 Recreation Center project 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, Recreation Center are approved at a project cost of \$56,600,000 at CCCI 5565.

2. California State University, San Marcos—University Student Union

Project Architect: Hornberger + Worstell

Project Builder: PCL Construction Services

Background and Scope

California State University, San Marcos proposes to design and construct the University Student Union, the last of three landmark buildings that were originally master planned for the campus.

The University Student Union (#25), located southwest of the Clarke Field House, will create a gathering place for both commuter students and the 600-plus students who reside on campus. The proposed 78,757 GSF facility will provide a large ballroom, meeting rooms, Associated Students and student organization offices, food services, and recreational areas.

The University Student Union is organized on four levels, conforming to the natural slope declination from the top Forum Plaza level down to Cesar Chavez Circle (a 40-foot vertical separation). The design utilizes a steel braced frame that wraps around an interior courtyard with a presentation stage and terraced seating. Much of the building's exterior façade is a composition of large-scale, stone-like textured ceramic tile and a floor-to-ceiling glass curtain wall. The building will provide access at multiple levels and enable unrestricted access for the disabled.

Sustainable features include extensive use of day lighting, high-performance glazing, and photovoltaics on a significant portion of the flat roof areas. The project design demonstrates effective site orientation for controlling solar gain and utilizing the natural hillside topography to create a storm water bioswale on the west side and a green roof above the ballroom. Other features include high-efficiency HVAC systems, automated controls for lighting and HVAC for areas with operable windows. The project will seek LEED Gold certification.

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 developed the location and massing of the future addition as well as utility planning.

Timing (Estimated)

Preliminary Plans Complete	June 2011
Working Drawings Completed	December 2011
Construction Start	February 2012
Occupancy	September 2013

Basic Statistics

Gross Building Area	78,757 square feet
Assignable Building Area	52,840 square feet
Efficiency	67 percent

Cost Estimate – California Construction Cost Index 5565

Building Cost (\$359 per GSF)	\$28,278,000
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<i>Systems Breakdown (includes Group I)</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 14.22
b. Shell (Structure and Enclosure)	\$ 90.28
c. Interiors (Partitions and Finishes)	\$ 51.45
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 100.56
e. Equipment and Furnishings	\$ 9.36
f. General Conditions (Includes Design)	\$ 93.18
Site Development (including landscape)	<u>3,672,000</u>
Construction Cost	\$31,950,000
Fees, Contingency, Services	<u>10,331,000</u>
Total Project Cost (\$537 per GSF)	\$42,281,000
Group II Equipment	<u>1,700,000</u>
Grand Total	<u>\$43,981,000</u>

Cost Comparison

The costs for student unions can vary significantly due to the programmatic differences, site conditions, and project scale. This project's building cost of \$359 per GSF is higher than the CSU construction cost guideline of \$352 per GSF but less than the San José State University Student Union Expansion (\$409/GSF) approved in March 2009, adjusted to CCCI 5565. This project is similar to the San José State Student Union Expansion by its extensive foundation and below grade construction. The site is comprised of mostly granitic rock and maintains substantial sub-surface water. Additional excavation, waterproofing, and drainage requirements are expected. The general conditions cost is higher than normal as it also includes the design costs for the architect and engineer in this design-build delivery method.

Funding Data

The project will be primarily financed through the CSU Systemwide Revenue Bond Program (\$30,181,000), which will be repaid by student fee revenue approved through the alternative consultative process in 2009. Campus student union fees will be increased from \$65 per semester to a maximum of \$290 per semester to fund the proposed project. The annual student union fee will change from \$130 to \$580 by 2012-2013. Auxiliary reserves will contribute \$13,800,000 towards the project.

California Environmental Quality Act (CEQA) Action

An Initial Study and Mitigated Negative Declaration was 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 August 16, 2010 and closed September 15, 2010. Three written comment letters were received at the close of the public review period and responses were prepared as part of the Mitigated Negative Declaration. All concerns raised in these comment letters were found to have a less than significant impact.

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 has been prepared to address any potential significant environmental impacts, mitigation measures, comments and responses to comments associated with approval of the University Student Union, 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 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, San Marcos, University Student Union are approved at a project cost of \$43,981,000 at CCCI 5565.