AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: 3:15 p.m., Tuesday, January 25, 2011
Glenn S. Dumke Auditorium

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

Consent Items
  Approval of Minutes of Meeting of November 9, 2010

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

Discussion Items

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

November 9-10, 2010

Members Present

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

Approval of Minutes

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

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

With the concurrence of the committee, Vice Chair Linscheid presented agenda item 1 as a consent action item. The committee recommended approval by the board of the proposed resolution (RCPBG 11-10-15).

Amend the 2010-2011 Capital Outlay Program, State Funded

With the concurrence of the committee, Vice Chair Linscheid presented agenda item 2 as a consent action item. The committee recommended approval by the board of the proposed resolution (RCPBG 11-10-16).

Final Report on the 2010-2011 State Funded Capital Outlay Program

With the concurrence of the committee, Vice Chair Linscheid presented agenda item 3 as a consent information item.
California State University Seismic Safety Program Annual Report

Assistant Vice Chancellor Elvyra F. San Juan presented the annual report on the California State University Seismic Safety Program. The trustees' policy on seismic safety was adopted in 1993. Its focus addresses life safety in all facilities where CSU operations and activities occur. The original policy addressed acquisition, construction, and renovation. Recently, the administrative procedures were revised to include the leasing of off-campus space where the seismic strengths of the facility also are considered.

The policy calls for a structural peer review program so that at each phase of design an independent engineer confirms conformance with good seismic resistant practices. As a result of the board's seismic policy, the CSU Seismic Review Board was established in approximately 1993. The board members, noted in the agenda item, are typically joined by a representative of the California Department of General Services and of the University of California, Office of the President. The Seismic Review Board advises the CSU on seismic policy and procedures and related issues throughout the year.

Trustee Monville asked for an update on Warren Hall, a high-rise building at CSU East Bay. Ms. San Juan stated that Warren Hall holds the top priority position in the 2011-2012 state capital outlay program request. The Chancellor's Office has been in discussion with the campus on the solution, specifically whether to partially deconstruct the facility as previously presented (to the board) or to totally demolish the building. From the most recent meetings with the campus, the CSU expects to bring a total deconstruction proposal to the Department of Finance. The CSU is hoping to get a funding request for preliminary plans and working drawings in the governor's budget. The project will rely on either voter passage of a 2012 general obligation bond or the use of lease revenue bonds.

Trustee Chandler asked if the Seismic Review Board had information that would help the CSU minimize damage from earthquakes, such as anticipation of where an event may occur. Ms. San Juan stated that the CSU has more stringent design standards than the California Building Code for regions that have been identified to have stronger ground motion forces. These standards are in place for CSU San Bernardino, Humboldt State University, and San Francisco State University, and possibly CSU East Bay. For these campuses, the CSU budgets additional funds for structural systems in new buildings to minimize damage.

Chair Carter asked Ms. San Juan how the members of the Seismic Review Board are appointed (self-appointed or Board of Trustees’ appointed) and the duration of their appointment. Ms. San Juan replied that most of the members have been on the board since its inception in 1993 with the exception of one member who is deceased and another who resigned. The CSU Seismic Review Board identified to CPDC an appropriate expert to join the review board. The current board is comprised of six structural engineers and one ground motion expert. Ms. San Juan noted that she did not know how the members were originally appointed, but she suggested a follow-up with Chair Carter to inform him of her findings.

Trustee Linscheid adjourned the meeting.
Amend the 2010-2011 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 2010-2011 non-state funded capital outlay program to include the following project:

California State University, Chico
Parking Structure 2

<table>
<thead>
<tr>
<th>Project</th>
<th>PWCE</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>California State University, Chico Parking Structure 2</td>
<td>PWCE</td>
<td>$14,400,000</td>
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California State University, Chico wishes to proceed with the design and construction of Parking Structure 2 (facility #93 on the master plan) located on the southern edge of the main campus at the corner of West Second Street and Normal Avenue, replacing the existing Parking Lot T (100 spaces). The three- to four-story structure will accommodate 330 new parking spaces (net increase of 230 spaces) to address parking deficiencies, the increasing demand for parking, and future campus growth. Approximately 7,800 GSF of office space will be included in the project for two one-story buildings to house (1) the University Police Department (UPD); and (2) the Emergency Operations Center, the Environmental Health and Safety Department and an Information Center.

The project will be primarily financed ($10,500,000) from the CSU Systemwide Revenue Bond program. In addition, the project will be partially funded from campus reserves in the amount of $2,800,000 and state funds from the planned Taylor II Replacement Building project in the amount of $1,100,000 (which budget funds to relocate the existing UPD temporary buildings from the Taylor Replacement Building site). The Systemwide Revenue Bonds will be repaid from parking revenues as a result of a planned increase to the parking permit fees.

The following resolution is presented for approval:

**RESOLVED**, By the Board of Trustees of the California State University, that the 2010-2011 non-state funded capital outlay program is amended to include $14,400,000 for preliminary plans, working drawings, construction, and equipment for the California State University, Chico Parking Structure 2 project.
COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Status Report on the 2011-2012 State Funded Capital Outlay Program—Governor’s Budget

Presentation By

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

Status Update

This item presents a comparison between the trustees’ 2011-2012 state funded capital outlay program request and the funding level included in the governor’s budget.

The governor is primarily proposing the use of lease revenue bonds to fund the CSU Capital Outlay program. Of the six projects included in the governor’s budget, lease revenue bond funds are proposed to complete the construction phase of four projects funded in 2010-2011 for design. Those four projects are the Spartan Complex renovation at San José State University, a faculty office/lab building at CSU Fresno, Taylor II replacement at CSU Chico, and West Hall at CSU Channel Islands. While a number of seismic strengthening projects were proposed, the governor is supporting our highest priority by funding the demolition of Warren Hall at the CSU East Bay campus and the construction of a replacement building on an adjacent site. The governor’s budget also includes funding for equipment to complete the Joint Library at San Francisco State University, a public/public partnership between the California State University and the California State Library (Sutro Library). These project requests are shown on Attachment A.

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. The trustees were asked to approve the program even though the outlook for general obligation or lease revenue bond funding was unknown.

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. In addition, previous reports to the board acknowledged discussions were on-going with the East Bay campus, Chancellor Reed, and the Department of Finance (DOF) on the seismic solution for Warren Hall. The chancellor concurred with the campus request to demolish the building in light
of the inefficient current design, age of the building, and uncertainties that exist with removing 
floors from the high-rise building. The proposed replacement building is less expensive than the 
deconstructed building as a result of a reduced square footage (about 10,000 square feet less) and 
recent favorable bid results have prompted a reduced cost estimate for demolition. Revised 
program documentation was submitted to the DOF in order to keep the project eligible for lease 
revenue bond financing. Staff will continue to work with the DOF on the funding of the design 
funds, absent the availability of a Pooled Money Investment Board loan, to enable the project to 
be bid prior to the sale of the lease revenue bond funds.
## State Funded Capital Outlay Program 2011/12 Priority List

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

<table>
<thead>
<tr>
<th>Rank Order</th>
<th>Category</th>
<th>Campus</th>
<th>Project Title</th>
<th>FTE</th>
<th>Trustees' Request</th>
<th>2011/12 Governor's Budget</th>
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<tr>
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<td>Phase Dollars</td>
<td>Phase Dollars Notes</td>
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<td>1</td>
<td>IA</td>
<td>East Bay</td>
<td>Warren Hall Deconstruct/Renovate (Seismic) ◊</td>
<td>-526</td>
<td>PW 3,969,000</td>
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<td>1A</td>
<td>IA</td>
<td>East Bay</td>
<td>Warren Hall Replacement Building **</td>
<td>-876</td>
<td>PWC 48,975,000 (a)</td>
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<td>2</td>
<td>IA</td>
<td>Statewide</td>
<td>Capital Renewal</td>
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<td>PWC 100,000,000</td>
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<td>3</td>
<td>IB</td>
<td>San Francisco</td>
<td>Joint Library: J. Paul Leonard Library and Sutro Library</td>
<td>N/A</td>
<td>E 2,799,000 E 2,799,000 (b)</td>
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<td>4</td>
<td>IA</td>
<td>Los Angeles</td>
<td>Seismic Upgrade, Administration Building</td>
<td>N/A</td>
<td>PWC 3,149,000</td>
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<td>5</td>
<td>IA</td>
<td>Humboldt</td>
<td>Seismic Upgrade, Van Duzer Theatre</td>
<td>N/A</td>
<td>PWC 7,580,000</td>
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<td>6</td>
<td>IA</td>
<td>Bakersfield</td>
<td>Seismic Upgrade, Dore Theatre</td>
<td>N/A</td>
<td>PWC 1,624,000</td>
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<td>7</td>
<td>IA</td>
<td>Humboldt</td>
<td>Seismic Upgrade, Library</td>
<td>N/A</td>
<td>PWC 5,111,000</td>
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<td>8</td>
<td>IA</td>
<td>Pomona</td>
<td>CLA Replacement Facility (Seismic) -781</td>
<td>PW 78,194,000</td>
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<td>9</td>
<td>IB</td>
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<td>Spartan Complex Renovation (Seismic) 62</td>
<td>C 51,479,000 C 51,479,000 (a)</td>
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<td>10</td>
<td>II</td>
<td>Fresno</td>
<td>Faculty Office/Lab Building 75</td>
<td>C 9,819,000 C 9,819,000 (a)</td>
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<td>11</td>
<td>II</td>
<td>Chico</td>
<td>Taylor II Replacement Building 700</td>
<td>C 52,891,000 C 52,891,000 (a)</td>
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<td>12</td>
<td>II</td>
<td>Channel Islands</td>
<td>West Hall 555</td>
<td>C 38,021,000 C 38,021,000 (a)</td>
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<td>IB</td>
<td>East Bay</td>
<td>Telecommunications Switch Relocation N/A</td>
<td>PWC 2,330,000</td>
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<td>14</td>
<td>II</td>
<td>San Francisco</td>
<td>Creative Arts Building ◊ 240</td>
<td>WC 65,089,000</td>
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<td>II</td>
<td>San Bernardino</td>
<td>Theater Arts Building ◊ 205</td>
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<td>Sacramento</td>
<td>Science II, Phase 2 Renovation ◊ -52</td>
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<td>17</td>
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<td>Mitigation of Off-Campus Impacts N/A</td>
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<td>IB</td>
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<td>Infrastructure Improvements, Phase 2 N/A</td>
<td>PWC 34,834,000</td>
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<td>Long Beach</td>
<td>Utilities Infrastructure ◊ N/A</td>
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<td>IB</td>
<td>Dominguez Hills</td>
<td>Cain Library Remodel (Seismic) N/A</td>
<td>P 922,000</td>
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<td>II</td>
<td>San Marcos</td>
<td>University Services Building Renovation N/A</td>
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<td>23</td>
<td>IB</td>
<td>Fullerton</td>
<td>Physical Services Complex Replacement N/A</td>
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<td>24</td>
<td>IB</td>
<td>Maritime</td>
<td>Student Services Building N/A</td>
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<td>25</td>
<td>IB</td>
<td>San Diego</td>
<td>Physical Plant Storage Relocation N/A</td>
<td>PWC 4,995,000</td>
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<td>26</td>
<td>II</td>
<td>Sonoma</td>
<td>Professional Schools Building 513</td>
<td>P 1,000,000</td>
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<td>27</td>
<td>II</td>
<td>Bakersfield</td>
<td>Humanities Complex, Phase I 475</td>
<td>P 651,000</td>
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<tr>
<td>28</td>
<td>IB</td>
<td>Humboldt</td>
<td>Corporation Building Acquisition N/A</td>
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<tr>
<td>29</td>
<td>II</td>
<td>San Luis Obispo</td>
<td>Academic Center and Library ◊ 401</td>
<td>P 1,536,000</td>
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<td>30</td>
<td>IB</td>
<td>Stanislaus</td>
<td>Library Addition and Renovation, Phase I -15</td>
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<td>31</td>
<td>II</td>
<td>Northridge</td>
<td>Sierra Hall Annex, Phase I 1,165</td>
<td>PW 822,000</td>
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</table>

**Totals:** 2,667 $ 579,718,000 $ 203,984,000

**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