

AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: 2:45 p.m., Wednesday, November 8, 2000
Glenn S. Dumke Conference Center

Stanley T. Wang, Chair
Ralph R. Pesqueira, Vice Chair
William D. Campbell
Murray L. Galinson
Harold Goldwhite
Frederick W. Pierce, IV
Ali C. Razi

Consent Items

Approval of Minutes of September 19, 2000

Discussion Items

1. Categories and Criteria for the State Funded Five-Year Capital Improvement Program, 2002/03 Through 2006/07, *Action*
2. Approval of Schematic Plans, *Action*
 1. California State University, Sacramento—Capital Public Radio Building
 2. California State University, Sacramento—Parking Structure II

**MINUTES OF THE MEETING
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 19, 2000

Members Present

Stanley T. Wang, Chair
Ralph R. Pesqueira, Vice Chair
William D. Campbell
Murray L. Galinson
Harold Goldwhite
Laurence K. Gould, Jr., Chair of the Board, ex officio
William Hauck
Frederick W. Pierce IV
Ali C. Razi
Charles B. Reed, Chancellor, ex officio

Other Trustees Present

Daniel N. Cartwright
Debra S. Farar
Neel I. Murarka
Dee Dee Myers

Chancellor's Office Staff

Richard P. West, Executive Vice Chancellor and Chief Financial Officer
Jackie R. McClain, Vice Chancellor, Human Resources
Douglas X. Patiño, Vice Chancellor, University Advancement
Christine Helwick, General Counsel
J. Patrick Drohan, Assistant Vice Chancellor, Capital Planning, Design and Construction

Chair Wang greeted the audience and called the meeting to order at 3:25 p.m.

Approval of Minutes

The minutes of July 18, 2000, were approved as submitted.

Amend Nonstate Funded Capital Outlay Program

With the concurrence of the committee, Chair Wang presented Agenda Item 1 as a consent action item.

The committee recommended approval by the board of the proposed resolution (RCPBG 09-16-00).

Amend the 2000/01 Capital Outlay Program, State Funded

With the concurrence of the committee, Chair Wang presented Agenda Item 2 as a consent action item.

The committee recommended approval by the board of the proposed resolution (RCPBG 09-17-00).

California Environmental Quality Act Annual Report

With the concurrence of the committee, Chair Wang presented Agenda Item 3 as a consent information item.

CSU Seismic Review Board Annual Report

With the concurrence of the committee, Chair Wang presented Agenda Item 4 as a consent information item.

State and Nonstate Funded Capital Outlay Program 2001/02 (Action)**Five-Year Capital Improvement Program 2001/02 Through 2005/2006 (Information)****Previous Five-Year Funding Program 1996/97 Through 2000/01 (Information)**

Mr. Drohan, assistant vice chancellor, capital planning, design and construction, referred to the item's Attachment A handout, State Funded Capital Outlay Program 2001/2002 Priority List that showed a total CSU Capital Outlay Program request of \$207 million. Mr. Drohan stated that this program will be forwarded to the Department of Finance and represents the CSU Board of Trustees' commitment to fund renovation and strategic growth projects centered around Proposition 1A language and the need to preserve the facilities' infrastructures.

Mr. Drohan noted that this is the last year of the four-year general obligation bond funding and, in his tenure, this bond has provided the most stable capital outlay budget for the CSU in its history. With the use of some slides starting with the 1992/93 budget year, he presented to the committee members a comparison depicting the benefit of a four-year bond versus a two-year bond capital outlay funding. He continued by saying that coupled with the four-year predictability

of bond funds and the fact that we had received streamlining and lump-sum approval, the CSU has been able to start and complete projects very successfully. Mr. Drohan stated that he hoped his presentation would garner the trustees' support in carrying the message to Sacramento that the CSU would like to have another four-year bond measure considered for the 2002/03 budget cycle.

Trustee Pierce inquired if the CSU is in the process of preparing a new bond measure request.

Mr. West responded that the Office of Governmental Affairs would be bringing to the Board of Trustees at its January 2001 meeting a legislative program that will include the introduction of a bond bill in the next legislative session.

Trustee Pierce asked for clarification as to why no projects were listed on the priority list under Category II.a. Renovation—Funds to correct structural, health, and safety code deficiencies while in the previous agenda item number four, 45 outstanding seismic projects were referenced.

Mr. Drohan explained that the 45 projects were in varying stages of a needs assessment period to determine the nature of the required corrections. One project is awaiting demolition, several will be handled using nonstate funding sources, and the remaining are awaiting design around the Board-approved seismic program. 82 percent of the life safety preservation projects as well as the critical level 5 and 6 life safety issues have been taken care of under the 10-year seismic review program. Mr. Drohan stated that the balance of the projects would be phased in as part of major renovation projects.

The committee recommended approval by the board of the proposed resolution (RCPBG 09-18-00).

Approval of Schematic Plans

With the use of a computerized presentation, Mr. Drohan reviewed the item as printed in the agenda. This item proposed the approval of schematic plans for California State University, Sacramento—Regional and Continuing Education Building and California Polytechnic State University, San Luis Obispo—Engineering and Architecture Renovation/Replacement, Phase I.

Chancellor Reed asked Dr. Gerth, president, California State University, Sacramento, if he was confident with the CSU Sacramento Foundation being the funding source for the continuing education facility in light of the fact that the CSU system is planning on going to a year around operation.

President Gerth stated that CSU Sacramento has built its continuing education program on the assumption that the campus was going to year round operation. In fact, this program has been a substantial part of the summer program for several years and in terms of surplus revenue, the

4

CPB&G

margin has increased. As a result, President Gerth is confident that the funding for this project is solid.

The committee recommended approval by the board of the proposed resolution (RCPBG 09-19-00).

Adjournment

The meeting adjourned at 3:40 p.m.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Categories and Criteria for the State Funded Five-Year Capital Improvement Program, 2002/03 Through 2006/07

Presentation By

J. Patrick Drohan, Assistant Vice Chancellor
Capital Planning, Design and Construction

Summary

This agenda item requests the Board of Trustees' approval of the proposed categories and criteria to be used for the CSU state funded five-year capital improvement program.

Background

The Board of Trustees annually adopts categories and criteria that are used in setting priorities for the state funded capital program. This proposal recommends that the categories and criteria approved by the Board of Trustees last year be changed to align with those established by the Department of Finance. The proposed CSU 2002/03-2006/07 categories and criteria are included in Attachment A and have been reviewed by campus administrative staff.

Recommended Action

The following resolution is recommended for approval:

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

The Categories and Criteria for the 2002/03-2006/07 State Funded Five-Year Capital Improvement Program in Attachment A of Agenda Item 1 of the November 8-9, 2000 meeting of the Trustees' Committee on Campus Planning, Buildings and Grounds be approved; and

The chancellor is directed to use these categories and criteria to prepare the CSU State Funded Five-Year Capital Improvement Program. If this results in an "action year" (2002/03) request beyond reasonable expectation of available funding, the chancellor is delegated authority to adjust the number of campus projects submitted.

**Categories and Criteria to Set Priorities for
the 2002/03 Through 2006/07 State Funded Five-Year Capital Improvement Program**

General Criteria

A campus may submit a maximum of one existing project and one new project, including health and safety projects, for the 2002/03 budget year and the 2003/04 planning year. Exceptions to this limit will be considered on an individual project basis. Equipment, seismic strengthening and telecommunication infrastructure projects are excluded from this limit. Seismic strengthening projects will be prioritized according to recommendations from the CSU Seismic Review Board.

A campus may submit a maximum of three projects per year, including health and safety projects, for the 2004/05 through 2006/07 planning years.

Campuses are to prepare requests for the five-year program using PWC lump sum funding for all new project starts. Campus requests for preliminary plan (P) phase funding separate from the working drawing and construction (WC) phases will be considered on an individual project basis. Phased projects must be completely funded (PWC) within the expected bond cycle. Requests for remaining projects in the five-year program that received an initial phase of funding should use the lump sum method for the balance of funds required to complete the projects with the exception of equipment funds.

Current trustee-approved campus physical master plan enrollment ceilings apply to on-campus enrollment only. These numbers are to be used as the basis of comparison for justifying capital projects that address enrollment demand to be accommodated on campus. Enrollment estimates that exceed these figures should be accommodated through distributed learning and other off-campus instructional means.

Individual Categories and Criteria

I. Existing Facilities/Infrastructure

A. Critical Infrastructure Deficiencies

These funds correct structural, health and safety code deficiencies by addressing life safety problems and promoting code compliance in existing facilities. Projects include seismic strengthening, correcting building code deficiencies, and addressing regulatory changes which impact campus facilities or equipment. These funds also include minor capital outlay projects.

B. Modernization/Renovation

These funds make new and remodeled facilities operable by providing equipment, renovating building systems, and replacing utility services. These funds also meet campus deficiency needs by renovating or constructing new replacement buildings in response to academic and support program needs.

II. New Facilities/Infrastructure

These funds eliminate instructional and support capacity deficiencies, including new buildings, additions, land acquisitions, and site development.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Approval of Schematic Plans

Presentation By

J. Patrick Drohan, Assistant Vice Chancellor
Capital Planning, Design and Construction

Summary

Schematic plans for two CSU Sacramento projects will be presented for approval.

1. California State University, Sacramento—Capital Public Radio Building Project Architect: E. M. Kado Associates AIA, Inc.

Background and Scope

The CSU Sacramento, Capital Public Radio Building is master planned for the south portion of the campus. The campus-sponsored radio station presently operates five FM frequency broadcasts and a business office in off-campus leased space. Relocation of Capital Public Radio to the campus will provide greater opportunity to develop a broad based student internship program, including communications studies, marketing, management and government disciplines. Capital Public Radio is a CSU Sacramento recognized auxiliary organization. The public broadcasting license (FCC) is held by the campus. The project consists of a 22,855 gross square foot facility, a 140 foot broadcast tower, and a parking area. The single story textured concrete building will include studio and office space for KXPR and KJAZ Sacramento, KXSR Groveland, KKTO Tahoe City and the recently added KUOP Stockton. The CSU Sacramento Foundation will fund the project through the sale of revenue bonds.

Timing (Estimated)

Completion of Preliminary Drawings	February 2001
Completion of Working Drawings	June 2001
Construction Start	November 2001
Occupancy	October 2002

Basic Statistics

Gross Building Area	22,855 square feet
Assignable Building Area	16,930 square feet
Efficiency	74 percent

Cost Estimate—California Construction Cost Index CCCI 3909

Building Cost (\$152 per gross square feet)	\$3,482,000
<i>Systems Breakdown (\$ per GSF)</i>	
a. Substructure (Foundation)	\$ 6.00
b. Shell (Structure and Enclosure)	\$58.00
c. Interiors (Partitions and Finishes)	\$28.25
d. Services (HVAC, Plumbing, Electrical, Fire Pro.)	\$60.10
Site Development (includes landscaping)	\$ 592,000
Group I Equipment	<u>206,000</u>
Construction Cost	\$4,280,000
Fees and Contingency	<u>881,000</u>
Total Project Cost (\$226 per gross square feet)	\$5,161,000
Group II Equipment	<u>250,000</u>
Grand Total	<u>\$5,411,000</u>

Cost Comparison

There are no previously approved similar CSU projects to provide a building cost comparison.

Funding Data

The CSU Sacramento Foundation will fund the facility through the sale of revenue bonds.

California Environmental Quality Act Action

An initial study was prepared and a Negative Declaration was filed with the State Clearinghouse on July 23, 1999, for a major master plan revision that included the siting of the proposed radio station. The 30-day public review period ended on August 20, 1999, and no adverse public comments were received. The Board of Trustees certified the Negative Declaration at the September 1999 meeting. An addendum to the previously certified Negative Declaration has been prepared to more clearly reflect the project's schematic plans. A copy of the initial study and Negative Declaration with the addendum will be available at the board meeting.

The following resolution is recommended for approval:

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

1. The board finds that the Negative Declaration and addendum have been prepared for the California State University, Sacramento, Capital Public Radio Building pursuant to the requirements of the California Environmental Quality Act; and
2. The proposed project will not have a significant effect on the environment, and will benefit The California State University; and
3. The chancellor is requested under Delegation of Authority by the Board of Trustees, to file the Notice of Determination for the project; and
4. The schematic plans for the California State University, Sacramento Capital Public Radio Building are approved at a project cost of \$5,411,000 at CCCCI 3909.

2. California State University, Sacramento—Parking Structure II Project Architect: International Parking Design

Background and Scope

In January 2000, the Board of Trustees amended the nonstate funded capital outlay program to include the CSU Sacramento, Parking Structure II project. The proposed facility will provide 1,000 student and faculty parking spaces master planned for the eastern side of the campus. The structure is a four level cast-in-place, post-tensioned concrete beam and slab with shear wall resisting elements. The functional design is based on a four bay parking ramp system with 90 degree parking. The two-way flow system utilizes interwoven helical ramps on the two interior bays and level bays on the exterior to provide a horizontal facade treatment. The project is consistent with the architectural vocabulary of the campus. Funding for the project will be from the issuance of Parking Revenue Bonds to be presented for the Board of Trustees' approval at a future meeting.

Timing (Estimated)

Completion of Preliminary Drawings	February 2001
Completion of Working Drawings	May 2001
Construction Start	September 2001
Occupancy	August 2002

Basic Statistics

Gross Building Area	340,293 square feet
Total Parking Spaces	1,000 spaces

Cost Estimate—California Construction Cost Index CCCI 3909

Parking Structure (\$7,406 per space)	\$7,406,000
---------------------------------------	-------------

<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 1.91
b. Shell (Structure and Enclosure)	\$15.40
c. Interiors (Partitions and Finishes)	\$.51
d. Services (HVAC, Plumbing, Electrical, Fire Pro.)	\$ 3.94

Site Development (includes landscaping)	\$ 440,000
Group I Equipment	<u>362,000</u>
Construction Cost	\$8,208,000
Fees and Contingency	<u>1,546,000</u>
Total Project Cost (\$9,754 per space)	\$9,754,000
Group II Equipment	<u>0</u>
Grand Total	<u>\$9,754,000</u>

Cost Comparison

This parking project's \$7,406 per space is comparable to the San Luis Obispo and San Diego projects approved by the Board of Trustees in 1998 and 2000 at \$7,057 and \$8,289 respectively when adjusted to CCCI 3909, and is within the CSU construction cost guidelines.

Funding Data

Funding for the project will be from the issuance of Parking Revenue Bonds to be presented for the Board of Trustees' approval at a future meeting.

California Environmental Quality Act Action

An initial study was completed and a Negative Declaration was filed with the State Clearinghouse on August 3, 2000. The 30-day public review period ended on September 1, 2000, and no adverse public comments were received. A copy of the Negative Declaration will be available at the board meeting.

The following resolution is recommended for approval:

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

1. The board finds that the Negative Declaration prepared for the California State University, Sacramento, Parking Structure II has been prepared pursuant to the requirements of the California Environmental Quality Act; and
2. The proposed project will not have a significant effect on the environment; and will benefit The California State University; and
3. The chancellor is requested under Delegation of Authority by the Board of Trustees to file the Notice of Determination for the project; and
4. The schematic plans for the California State University, Sacramento Parking Structure II are approved at a project cost of \$9,754,000 at CCCI 3909.