

**Campus Planning Committee**  
**April 27, 2010 2:00-4:00 p.m.**  
**Minutes**

**Members Present:** Todd Lee, Marc Fisher, Reginald Archer, Michael Young, David Marshall, Richard Watts, Larry Coldren, Vickie Scott, Gene Lucas, Ron Cortez, Margaret McMurtrey

**Members Absent:** Gerardo Aldana, Charlie Arreola, Gary Greinke, Mike Witherell, Joel Michaelsen, Jane Mulfinger

**Alternates Present:** Karen Hanson, Henning Bohn, Fikret Yegul

## **I. ANNOUNCEMENTS**

Assistant Chancellor Todd Lee announced that the Governor's May revise will be public in a couple of weeks. Most recently, we have heard that funding for the second phase of working drawings and all construction for our Davidson Library Project will be included in the revise. The Office of the President informed the campus that the effort to sell State bonds has been more successful recently. The bond which funds our Arts Building Seismic Corrections Project was sold. The \$23 million project is now ready for bid.

## **II. MINUTES**

The minutes from February 23<sup>rd</sup> were approved as written.

## **III. ACTION ITEMS**

### **IV DISCUSSION ITEMS**

#### **A. Bioengineering Building Schematic Design**

Senior Associate Vice Chancellor Marc Fisher reintroduced the Bioengineering project to the Committee. The project was reviewed by DRC last month. He explained the siting of the building, at the SE corner of the Davidson library. While the site offers many benefits to the campus, servicing both the library and a major research building will be a challenge. Trailer 407 is slated for demotion this summer using Federal money. In the projects design, parking Lot 7 will become a landscape corridor and the bike lane will be reorganized. The building is roughly 84,000 GSF and sits on about 2.5 acres of land. The building is equivalent to a 4 story building and is close to reaching maximum density capacity for the site. Senior Associate Vice Chancellor Fisher described one slide showing two more research buildings on the site. In the future, these building will need to be larger than the current proposed Bioengineering Building to achieve full site capacity. A newer addition to the project is the underground vivarium. The vivarium was included in the project to address research support needs of building occupants and to address severe shortage of animal care facilities for rodents, specifically mice. Alternative solutions were evaluated and described.

The building aims to mix laboratory space with high quality public spaces. The project expects to achieve LEED Gold at the end of construction. Senior Associate vice Chancellor Fisher proceeded the describe floor plan, building materials (concrete, stucco, Santa Barbara sandstone), mechanical systems and green features proposed in the building such as a geothermal heat pump, bioswales, green screen facing the library and the use of natural ventilation.

The first budget for this project included \$50 million in Garamendi funding and about \$4.5 million in campus equity. With the inclusion of the vivarium the budget has increased to \$76.5 million with an additional \$22 million of State money. This project has sufficient funds to build and cover secondary costs. If there are no Lease Revenue Bonds for this project in 2011-12 the

only other options for the campus are to fund the project with large gifts from donors, wait for another General Obligation Bond in 2012 or supplement the cost with federal Grants.

CPC member, Richard Watts voiced his concern about placing a vivarium in the center of campus, for public relations reasons as well as bringing large vehicle traffic to the center of campus. Director Martie Levy explained how the existing vivarium space is at capacity.. A renovation and expansion of the existing vivarium in Bio Sci II would likely still not meet ALAC requirements, would require animals to be transported outside the building and would require expensive relocation of other academic units in the building.. The campus needs to pick a new vivarium space with options to expand in the future. The library site meets this and other requirements.

If State funding materializes, the Library and Bioengineering projects will be on a similar construction schedule. In the next few years, the center of campus will be transformed with these two major building projects as well as Infrastructure projects. The Bioengineering Project will come back to CPC in May for final recommendation.

### **B. Ten-Year Capital and Financial Plan**

Director Levy passed out several documents: 1) explaining planning assumption for this Ten-Year Plan, 2) Updated spreadsheet for the current Ten-year Plan, 3) A spreadsheet showing projects over the past ten-years (for comparison purposes), and 4) a document listing projects that were proposed for the Ten-Year Plan, but have not been included in the plan. Director Levy highlighted differences between the previous ten-year period and projected ten-year period and speculated how this will affect the campus from a capital point of view. When comparing the previous ten years to this projected ten year period, there is a \$100 million decrease in State funding, Director Levy pointed out. This plan reflects that gift funds will play a more prominent role in capital funding efforts in the future. This plan replaces the decrease in State funds with increased gift fundraising. Over the past ten years, gift fundraising for capital projects totaled \$65 million. The projected plan estimated a gift need of \$250 million. In the past, funding for buildings has been mainly an administrative function. With a shift to gift fundraising, successful funding for building will require more involvement of Deans and the faculty. Additionally, State funded projects cover Operation and Maintenance costs, whereas gift funded projects have to generate money to operate the building (usually through an endowment). As another comparison, student fees for capital projects totaled \$56 million over the last ten years, roughly comprising 5% of capital project funding. This plan projects student fees to fund \$100 million for capital projects, increasing student contributions to 10% of overall capital funding. This will mean that students will share more of the burden to fund projects (assuming they approve projects by election).

As a reminder to the Committee, Director Levy explained that the Office of the President has instructed each campus to go back to the 2007-08 enrollment numbers until 2015. Parking will only be needed when enrollment starts to increase to serve student housing or as replacement parking for lots taken away as building sites. In the projected Ten-Year Plan, 72% of new building will take place in the last five years, which is fairly typical. For the first five years, we anticipate the Office of the President and the State to favor renovation projects. Interestingly, the Ten Year Capital and Financial Plan proposes to spend as much on the capital program as it did in the last ten year period. Director Levy expects the campus to face capacity issues in the future. If the campus grows by 5,000 students, there will be only a few sites left on campus to build. Director Levy conveyed that the campus is aiming to present the plan to the Regents in July along with the LRDP. UCSF will also go in July. All other UC campuses have approved

plans. There is an opportunity to amend the plan every year, if the campus chooses. An official update will be required every five years.

## **V. INFORMATION & FOLLOW-UP ITEMS**

### **A. Status Report: Special Projects Subcommittee**

No report.

### **B. Status Report: Design Review Committee**

Senior Associate Vice Chancellor Marc Fisher announced that the aquatic Center Project and the Campus Physical Guidelines will be upcoming items at DRC.

### **D. Status Report: Faculty & Staff Housing**

Assistant Chancellor Lee explained that the first phase of the North Campus Faculty housing Project now has a contractor and aims to break ground in mid-June.

### **E. Status Report: Student Housing**

Assistant Chancellor Lee announced that the site plan is almost complete for the Sierra Madre Family Student Housing project. The business terms and final ground lease are still being discussed. These rental units could be used for faculty, student and staff in the future

### **F. Long Range Development Plan- vision 2025**

Executive Vice Chancellor Gene Lucas commented that his office is finishing up the response to public comment. The public's major concerns are water usage, transportation and housing. The LRDP could go before the Regents as early as July. Discussions with the County and City are going well.

### **G. Status Report: Major Capital Projects**

Attached.

## **VI. Correspondence**

Meeting adjourned at 3:15 PM

Minutes taken by Jasmine Weiss, Office of Budget & Planning