

Campus Planning Committee
May 28, 2013 2:00-4:00 p.m.
Minutes

Members Present: Todd Lee, John Foran, Gene Lucas, Kum-Kum Bhavnani, Jan Frodesen, Ron Cortez, Melvin Oliver, Rod Alferness, Beverly Colgate, Michael Witherell, Michael Young

Members Absent: Joel Michaelsen, Marc Fisher, Simonetta Falasca-Zamponi, Richard Watts, Bruce Miller, Mario Galicia, Sophia Armen

Alternates Present: Martin Shumaker

I. ANNOUNCEMENTS

Assistant Chancellor Todd Lee announced a lead time requirement for capital projects reviewed by the Campus Planning Committee (CPC). Information necessary to complete a staff report for a capital project should be sent to Budget & Planning at least three weeks in advance of presentation to the CPC. If information for a staff report is not received before the cutoff date the project will be pushed to the following month for CPC review.

There will be an open house showing furnished models at Ocean Walk on Saturday, June 1st. Houses at Ocean walk vary in size from 1,500 ft² – 2,537 ft² and offer 3-5 bedrooms and 2-3 bathrooms. Prices range from \$405,000 to \$665,000 which puts them considerably below open market value for properties of similar size and quality.

The May Budget Revise includes \$125million for the 2012-13 tuition fee buy-out which was delayed until 2013-14. An additional \$125million will come to the University of California (UC) amounting to a 5% increase of the UC base budget. Debt associated with UC General Obligation (GO) bonds and Lease Revenue Bonds (LRB) funding would be transferred from the State of California to the Regents. \$211 million would be transferred from the State of California for payments. The University of California Office of the President (UCOP) could then refinance the debt. Refinancing some LRBs would improve cash flow for next 8-10 years, after 10 years payments would become higher. There is opposition to the debt restructuring proposal in the Senate and State Assembly.

The State Budget proposal contains no new GO or LRB funding for UC capital projects. The campus 10-year Capital Financial Plan lays out \$1.4 billion in new capital expenditures, the plan assumes approximately \$280 million from the State. Funding for our capital program remains a major budget issue.

The Governor has indicated continued support for a multiyear plan which would provide base budget increases of 5% over the next 2 years, and 4% the following 2 years. The tradeoff for these increases is a moratorium on fee increases for the next 4 years. Some additional one time money may be available in the State Budget, the exact amount available has yet to be determined as the Department Of Finance and the Legislative Analyst's Office are currently projecting different numbers. UC is requesting additional funding from this one time money to primarily help with the UC Riverside medical school and to buy down some of the pension costs which would help on a permanent basis. An approved Budget is expected to be accepted by June 15.

Ocean Meadows has closed escrow and the University is now owner of the 64 acres site. There was a ceremony celebrating the purchase of the land by TPL and the gifting of the land to the University. Planning for area restoration will now begin. Committees will be formed to help with the process going forward.

II. MINUTES

The minutes from April 30, 2013 were approved as written.

III. SUMMER ACTION ITEMS (Conducted in June via electronic ballot)

A. Jeff and Judy Henley Hall Detailed Project Program (DPP)

The Committee, by consensus, recommends that the Chancellor accepts and approves the Detailed Project Program (DPP) and continuation with the schematic design phase of development. The project will construct a new building for the Institute of Energy Efficiency and will provide an array of laboratories, seminar rooms and breakout spaces, and office space for faculty, post docs, students, and administrative staff. The project is estimated to cost \$50 million and will be funded 100% by gift funds. The project will return to the CPC at the end of schematic design.

B. Use of Devereux Building 7060 by NRS Coal Oil Point Reserve (PPP)

The Committee, by consensus, recommends that the Chancellor accept and approve the Preliminary Project Proposal (PPP). Approval will authorize the project to proceed into programming to establish a project budget and enable the NRS to formally apply for Proposition 84 funding. This project will renovate Building 7060 at Devereux to support the mission of research, education, and stewardship at the NRS Coal Oil Point Reserve by providing office and meeting space for staff and researchers, bathrooms, overnight quarters, a wet lab, and library/collections space.

Faculty Advisor to the Chancellor, Richard Watts, raised concerns about the appropriateness of overnight facilities for visitors in a research facility and questioned whether existing facilities on the Devereux campus that have already been renovated for overnight visitors could be negotiated when deemed necessary. The project will return to the CPC at the end of detailed programming.

IV. CONSENT AGENDA

A. Technology Management Program Executive Learning Center (PPP)

The committee by consensus recommends that the Chancellor approve the preliminary project proposal for the Technology Management Program Executive Learning Center. The project will convert approximately 2,268 ASF of existing classroom/office space in Phelps Hall (controlled by College of Engineering) into an "Executive Learning Center" for use by the TMP's new master's student program. The project also augments the adjacent exterior covered corridor to the south into functional patio space. To the north the project will improve circulation around the existing stairway. Construction is anticipated to begin in April 2014. The estimated project budget is \$1.1 million which will be funded by a mix of campus and donor funds; the percentage contribution from each source has not yet been determined. The project will return to the CPC at the end of schematic design.

V. ACTION ITEMS

A. San Joaquin Apartments (DPP)

The Committee, by consensus, recommends that the Chancellor accept and approve the Detailed Project Program (DPP) and continuation with the schematic design phase of development. The project provides 1,000 new student beds, an enlarged dining commons and support amenities on the area surrounding the Santa Catalina Hall site. The project is expected to begin construction in fall 2014 and cost \$175 million. The project will return to the CPC at the end of schematic design.

B. Jeff and Judy Henley Hall Detailed Project Program (DPP)

Action on the IEE Jeff and Judy Henley Hall Detailed Project Program has been deferred until next month to allow the consultant architects time to finalize documentation. The completed document will be distributed to CPC members via email.

VI. DISCUSSION ITEMS

A. Use of Devereux Building 7060 by NRS Coal Oil Point Reserve (PPP)

Vice Chancellor Michael Witherell introduced the proposal to adapt Building 7060 at Devereux for use by Coal Oil Point Natural Reserve (COPR). The UC Natural Reserve System (NRS) manages 38 protected areas encompassing roughly 750,000 acres throughout the state, with access to millions of additional acres of public lands. As a trustee, the UC NRS has a statutory requirement to ensure science-based stewardship of the lands it owns, manages, and otherwise protects. Coal Oil Point, one of seven reserves managed by UCSB, is located west of campus directly adjacent the West Campus Devereux property.

The NRS depends on outside sources such as Proposition 84 funding or State funds for renewal and renovation of its properties. By UC policy the campus is not allowed to apply for a construction grant unless the project has been approved by the Chancellor. COPR needs upgraded facilities to support its research program. COPR director, Cris Sandoval, described the opportunities the renovation of building 7060 could offer the Reserve. The renovated building would become the headquarters of COPR and would support staff, providing offices and restrooms. A classroom would provide educational support space for approximately 9,000 visitors to COPR each year. A library, conference room, and a larger multipurpose room would further support the program and goals of COPR. The building would also have two rooms for overnight visitors.

Assistant Chancellor Lee queried whether the grant request took into consideration ongoing operation and maintenance (O&M) costs. Assistant Chancellor Lee also questioned whether visitor accommodation was necessary as West Campus Cottages are in very close proximity. Director Sandoval explained the grant is considerate of ongoing O&M and that the use of the proposed accommodation would be mostly by graduate students with no budget for overnight lodging. The nature of the work conducted on COPR involves odd hours and dirt and mud which are not compatible with the set up at West Campus Cottages. Visitors also need to be close to lab and office space.

A cost estimate for the project has not yet been conducted. COPR would initially seek \$500,000 to (at minimum) bring the building up to code without any architectural improvements.

VII. INFORMATION & FOLLOW-UP ITEMS

Status Report: Special Projects Subcommittee

No report.

Status Report: Design Review Committee

No report.

Status Report: Faculty & Staff Housing

No report.

Status Report: Student Housing

The San Joaquin project continues to advance. The project has been well received at recent meetings with the neighbors in Storke Ranch. The project has also been presented at the Goleta City Council. The Council is pleased with modifications that have been made to the project to address neighbors' concerns, and are satisfied with progress of the project to date.

Status Report: Major Capital Projects

Report attached.

VIII. CORRESPONDENCE

Meeting adjourned at 2:21pm

Minutes taken by Michael McGrogan, Office of Budget & Planning