

**Campus Planning Committee
October 29, 2013 2:00-4:00 p.m.
Minutes**

Members Present: Matthew Begley, Gene Lucas, Kum-Kum Bhavnani, Marc Fisher, Simonetta Falasca-Zamponi, Melvin Oliver, Rod Alferness, Beverly Colgate, Michael Young, Richard Watts, Bruce Miller, Gary Haddow, Jonathan Abboud

Members Absent: Todd Lee, Ann Plane, Pam Lombardo, Michael Witherell

Alternates Present: Richard Startz

I. ANNOUNCEMENTS

The update on the State Budget was deferred.

II. MINUTES

The minutes from May 28, 2013 were approved as written.

IV. CONSENT AGENDA

A. Santa Cruz Fire Safety & Renewal Schematic Design

The committee by consensus recommends that the Chancellor accept the Santa Cruz Residence Hall Fire Safety and Renewal schematic design, approve the project budget and authorize advancement into working drawings and construction. The project will upgrade fire and life safety systems and provide general renovation of the building including replacement of exterior windows, lighting, window and wall coverings, and finishes. Common areas will be updated and reconfigured. The project also replaces low voltage data/communication and cable TV wiring and provides kitchen updates.

V. ACTION ITEMS

VI. DISCUSSION ITEMS

A. Davison Library Update

Campus Librarian Denise Stephens gave an update on the progress of the Davidson Addition and Renewal project. The project adds approximately 60,000 square feet to the Library complex through the construction of a new 3 story building and renovates approximately 90,000 sf. The existing 2 story building will be stripped back to the framing and rebuilt with a new paseo that will form a major east/west campus connection. Study space will be increased by 20%. The 8-story tower will receive seismic corrective work and fire life safety upgrade. Phase 1 includes utility work; tower seismic retrofit, sprinkler and fire alarm system installation; and excavations for the addition. Phase 2 completes the new 3 story addition; includes fire safety testing and certification; and brings the 2-story renewal near completion (shelled at minimum). Phase 3 will complete the paseo; 2-story renewal; and landscaping/hardscaping. Project completion is scheduled for January/February 2016 with a grand opening in winter quarter.

The Library will remain fully operational throughout the project. Most disruption will occur during the night to minimize disruption during the daytime. Heavy construction has been front-ended on the project

and the worst noise impacts are expected to subside within 6-7 months' time. Fifty staff have been relocated to the Old Gym during construction.

During 2011-12 the Library entry gate count topped 1.5 million visitors, in 2012-13 the numbers have risen to more than 2 million. To maintain services 1,758 study seats will remain available. Overnight study seats have moved to the 4-story building and have been increased from 140 to 683 seats. The University Center has worked with the Library to create an additional 350 alternative study seats.

After construction is complete the Music and Art libraries will be relocated to Davidson Library. Overall collection space in the 8-story tower will be reduced by approximately 20% due to the fire sprinkler system and seismic renovations. Collection space in the 2-story will be reduced by 30% due to seismic renovations, ADA compliance, and programmatic changes. The Library is currently leasing 3 local annex facilities for long term and surge storage needs, the campus also utilizes the Southern Regional Storage Facility run by UCLA; the UCSB allocation is almost full. There are no plans to eliminate the annexes once construction is complete.

The renewed Library will provide space for engagement and collaboration, onsite high value space will be optimized by reducing onsite collection materials. There will be consultation with faculty and students to ensure the academic mission is fully supported. Strategies to reduce onsite collections include increasing e-format acquisitions, replacing print with digitized materials when available and cost-effective, transforming collection policies from acquisition of physical content to access of digital content and continuing to leverage shared collections. The Library will offer support for access, collaboration and scholar services for remote storage, and develop enhanced access/content delivery services.

B. Capital Financial Plan Update

Director of Capital Development, Chuck Haines updated the committee on the Capital Financial Plan (CFP), which is going to the Regents this November for approval. In May of each year the campus receives a call letter from University of California Office of the President (UCOP) to update CFP for the next 10-years. Between May and June the Office of Capital Development collects information on capital projects and submits them to UCOP for initial review. From June through September there are several review and revision periods and discussions on the campus debt affordability model. State funding for capital programs has not been identified in the State Budget this year or for the past several years. There is optimism that state funding for capital projects will return in future years as the California economy recovers.

The CFP identifies anticipated fund sources: State funded projects are now identified as "State Eligible" (SE) in the CFP. Other typical funding sources include: Reserves, Gift or Debt financing. If a project utilizes debt it is included in campus debt affordability model. Projects awaiting state funding in 2013-14 were moved to 2014-15.

The State's actions that approved the Budget for 2012-13 transferred debt associated with the University of California (UC) capital programs back to the UC. The State also returned associated principal & interest (P&I) payments, and applied them to the UC base budget. This is good for the UC as any State funding increases will apply to whole base budget; however, if there are any funding decreases, the UC will still be responsible for the full fixed cost of P&I payments. UC was able benefit from a favorable

credit rating and refinanced all the debt associated with its capital programs. It was estimated that this would save approximately \$80 million a year for the next 10-years. Original discussions with State indicated most of this would be required to go towards the UC retirement program and some small amount would be available for a capital program. In the end the UC saved \$100 million/year, and the State insisted the entire sum be paid to the UC retirement program. Monies UC had identified for payments to the retirement program were then freed up and made available to be discussed as part of a capital program. UC is hopeful they can approve and fund a few priority state eligible projects this fiscal year; UCSB's top priority is the Bioengineering Building.

The campus has submitted an updated Project Planning Guide (PPG) for the Bioengineering Building to the State for consideration by the Joint Legislative Budget Committee. The campus has been fielding questions from Legislative Analyst's Office and is patiently waiting for the outcome of the hearing. If the campus receives funding, it will be made available in January which would be exceptional news for the campus and the Bioengineering Building. Another campus project that was under consideration for the next State funding cycle was Infrastructure Renewal Phase 1B. These two projects are considered 'shovel-ready' meaning that if we receive money we can build immediately.

The UC believes there may be General Obligation (GO) bonds in 2016; the UC is formulating a plan to submit projects for inclusion in these GO bond sales. The campus's priorities are Bioengineering and Infrastructure 1 (if these do not receive funding through the refinancing plan), Campbell Hall, Infrastructure 2, Phelps Hall, Music, and Physics/Engineering are also identified.

Projects completed this year include: Ocean Science Education Building, Arts Building, and Anacapa Hall. Projects in construction include: North Campus Faculty Housing Phase 2, Sierra Madre Apartments, and Davidson Library. Upcoming construction in 2013-14 includes: North Campus Faculty Housing Phase 3, Faculty Club Renovation and Addition, Santa Cruz Hall, Photovoltaic Structure on Parking 22, Gaucho Park, and KITP Residence. Projects in planning include: San Joaquin Apartments, Jeff and Judy Henley Hall (Institute of Energy Efficiency), North Campus Open Space (formally Ocean Meadows golf course), Pauley Track, Low Temperature Materials Characterization Lab (MRL infill), Physics/Engineering Preliminary Project Proposal (PPP), Cabrillo Business Park, and the UCen/Student Union.

Since the October CPC meeting UC Regents has accepted the 2013-23 CFP. The final document can be found online here: <http://www.ucop.edu/capital-planning/resources/2013-23-capital-financial-plan.html>

C. UCen/Students Union Preliminary Project Proposal

A.S. President Jonathan Abboud presented the UCen/Student Union PPP. Since 2004 A.S. has introduced multiple project proposals to the Campus Planning Committee (CPC) requesting increased student space to support their mission. The most recent proposal came in November 2011, when A.S. and Student Affairs brought a PPP to the CPC for the Student Engagement Center. The proposed project was a liner building to Parking 22 located opposite the Student Resource Building. The PPP was recommended by the CPC and approved by the Chancellor. The project was placed on the ballot at the 2012 spring quarter election, however the ballot initiative failed. Upon election in 2013 President Abboud made clear his support and intention to move forward with a project to revitalize the UCen to create a "student-centric" destination and achieve the goals originally stated in the Student Engagement Center PPP.

Over the past several months A.S., Student Affairs and UCen have participated in aggressively timed meetings with a consultant and campus planners to discuss needs and identify priorities. The consultative process produced program priorities based on an anticipated project budget of \$25 million. The project proposes new meeting rooms and council chambers, a Wellness Center, a bike shop, student resource centers and student organization space, space for CLAS, study space and overall renovation and reorganization of UCen. Students would also like the UCen business model to be less reliant on retail, which would require students to subsidize additional operation and maintenance costs. The images presented at CPC are concept only, the project is still subject to the detailed programming and design process if the referendum passes.

Senior Associate Vice Chancellor for Administrative Services and Campus Architect, Marc Fisher, discussed the current architecture of the UCen which creates strange corridors, and makes the building difficult to navigate. The project proposal would open views of the ocean and create study and casual interaction space by relocating current administrative offices to the third floor. A new lobby between multicultural center and Corwin would be created and Friendship Court covered to create new interior space. This would place Corwin Pavilion inside the UCen, connecting restrooms and creating breakout meeting rooms. Student functions would move from the third floor to downstairs. One of the main goals of the project is to turn the UCen into the true center of student life on campus.

The proposed Referendum Fee for the project is \$72 per undergraduate student per quarter if no alternative funding sources can be secured. For instance, A.S. is investigating if approved funding for a permanent A.S. Bike Shop may be contributed to the project if the shop is included in the renovation of UCen. Graduate students may also be interested in contributing towards the project. Various funding methods are currently being modelled.

Faculty Advisor to the Chancellor, Richard Watts, requested information on the total amount of student fees charged on a quarterly basis in comparison to other campuses. President Abboud added that it is not uncommon for a Student Union to have 50% of operation and maintenance (O&M) covered by student fees. On campus student fees currently cover approximately 15% of UCen O&M costs. The project will appear on the winter 2014 or spring 2014 (under a newly elected A.S. administration). If the referendum passes the project would likely go into construction in 3-4 years.

D. San Joaquin Apartments Design

SAVC Fisher presented the design for the San Joaquin project. The project will provide 1,003 student beds within the boundaries of the existing Santa Catalina Hall site. Once completed the whole site will be referred to as San Joaquin Village. Total project cost is \$175 million.

The project is in the middle of value engineering and items within the described scope may be reduced or removed. The replacement dining commons component may be removed from the scope and the apartment units planned above it relocated in an effort to keep the project within budget. A separate replacement dining commons project would then come back to the CPC in the future. The campus needs to be responsive to the current construction bid climate - Sierra Madre Apartments recently bid around 9% high and the Library project overbid by around 3-4%. Construction cost consultants are estimating escalation costs of 7% per year as the construction market experiences an upturn.

The aim of the project design is to create modern, highly efficient, cost effective apartment-style housing that would support students' basic housing needs. Within strict site constraints (i.e., faults, wetlands, private residential neighborhood), the project design includes 21 new buildings and various usable outdoor spaces such as courtyards, recreation courts and playfield, pedestrian paths, bicycle parking, and bicycle paths. The design also includes community amenities of study lounges, recreation rooms, and laundry facilities. The design would respond to the program components and would create a vibrant community that is sensitive to the site and to existing neighbors, both at Santa Catalina and the adjacent private residential neighborhood.

The project would consist of two zones of housing development, the North Village and the Storke Gateway Towers. Each complex would be connected by pedestrian corridors linking to community amenities and to campus. A main thoroughfare supporting pedestrian, bicycle and service functions would demarcate the North Village from Santa Catalina Residence Hall and the Storke Gateway Towers.

The North Village, which would be bound by Storke Road to the west, the private residential neighborhood to the north and wetlands to the east, would consist of 18 individual buildings organized in four separate but integrated clusters. The Village design would include 14 walk-up apartment buildings of 2-3 stories, accommodating 651 students and several study rooms. Four single story community buildings would provide important student support spaces, such as study lounges, recreation rooms, and laundry facilities. The clusters would be connected by pedestrian pathways and bicycle parking and buildings closest to the northern boundary would be given ample setbacks from the private residential neighborhood.

The Storke Gateway Towers would be sited on the western edge of the site and perpendicular to Storke Road near the corner of El Colegio Road. The design would include two parallel, 6-story, medium rise buildings that together would house 352 students. A standalone laundry pavilion would be located within the plaza formed between the two tower buildings. The plaza would become an active, urban space providing direct access to public transit, outdoor patio seating, a convenience store, bicycle parking, laundry, sand volleyball and a lawn area. A north-south pedestrian and bicycle corridor would link Santa Catalina, the Storke Gateways Towers and the North Village areas, and would provide access to the new playfield and plaza amenities.

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

No report.

Status Report: Major Capital Projects

Report attached.

VIII. CORRESPONDENCE

Meeting adjourned at 3:21pm

Minutes taken by Michael McGrogan, Office of Budget & Planning