

Meeting Minutes – June 28, 2016- 2:00pm-4:00pm

Location:	Phelps Hall Room 2536
Members Present:	Todd Lee, David Marshall, Josh Schimel, Kum-Kum Bhavnani, Rod Alferness, Stan Awramik, Jeffrey Stopple, Beverly Colgate, Margaret Klawunn, Martin Shumaker, Richard Watts, Timothy Sherwood
Members Absent:	Marc Fisher, Aaron Jones, Jimmy Villareal, Rod Alferness, Melvin Oliver, Joshua Schimel
Alternates Present:	Chris LaVino, Bill McTague, Ann Adams, Lisa Sedgwick

I. Announcements

Todd Lee, Assistant Chancellor, Budget & Planning, provided an update on the State Budget signed by Governor Brown. It includes the following:

- An increase in the base budget of \$125M for University of California (UC).
- \$171M of Prop 2 funds are to be used towards reducing the unfunded liability in (UC) Retirement System.
- \$35M in deferred maintenance funding for the UC.
- \$18.5M to match 2,500 in undergraduate enrollment. This represents an increase from \$5,000 per student this year to \$7,400. However, this number falls short of the marginal cost amount of \$10,000 per student that the State has traditionally provided.
- One-time funding for specific programs such as online college prep, precision medicine, transportation research, and innovation and entrepreneurship.
- Funding for graduate student enrollment growth as requested by the university was not included in the final agreement.

Lee announced that future CPC Meetings will be held in a different location to be determined. The current Phelps location will be dedicated to classroom use.

II. Minutes

The minutes from April 26, 2016 were approved as written.

III. Consent Agenda

- A. Cloud Lab Renovation Building 575 was approved to move forward.**

IV. Action Items

A. Music Building Renovation

The recommendation from the last CPC meeting was to proceed towards the Detailed Project Program (DPP) contingent upon identifying funding. The Preliminary Project Proposal (PPP) identified an estimated budget of \$18M which translates to \$853 per square foot for 21,100 ASF.

V. Discussion Items

A. North Campus Open Space (NCOS) Restoration (C. Haines)

Director Haines explained how the Trust for Public Land (TPL) purchased the property, formally the Ocean Meadows Golf Course, in May 2013 and donated it to the University to serve as long-term stewards of the site.

The North Campus Scientific Advisory Board (SAB), a project committee consisting of a cross-section of campus stakeholders, initiated goals, objectives and design criteria. A consultant team led by Environmental Science Associates (ESA) continued with planning and completion of the concept design.

To date, progress on the project includes approved CEQA documentation and \$15M in grant funding raised from outside agencies. The proposal is to advance the project into construction drawings, with construction to begin in the fall.

Haines presented an overview of the Schematic Design by noting the following:

- The intent to restore what was originally an estuary loosely bordered by Storke Road, West Campus Student Housing, Coil Oil Point and North Campus Ocean Walk, to its natural habitat.
- Excavation of the site to recreate the original contours and restore tidal flow to give the public a closer experience with the historic wetland.

Objectives include:

- Excavation of 350,000 cubic yards of soil.
- Creation of a series of paths and trails and bridges over the waterways.
- Planting California native plants.

A question was raised about long term maintenance of the site. The project proponent indicated that funding for long term management will come from two sources. A North Campus Open Space Steward position that is funded by campus in perpetuity through a Coastal Commission-related commitment associated with the construction of NCFH and Sierra Madre apartments. The second source is an endowment fund that will be developed to provide additional support for management of the open space. The endowment program is being spearheaded by campus development office in collaboration with the Cheadle Center for Biodiversity and Ecological Restoration (CCBER).

Haines explained the item will be either become an Action Item to be voted upon by electronic ballot for approval and advance into Working Drawings should a July meeting not occur.

Update: CPC approved **North Campus Open Space (NCOS) Restoration** by electronic ballot to proceed to Working Drawings

B. D&CS Rate Proposal (T. Lee)

Associate Vice Chancellor Lee spoke about Design and Construction Services (D&CS) proposed new recharge rate in an effort to give CPC opportunity to consider the data for further discussion before the proposal is submitted to the Income and Recharge Committee and major campus users of the service.

This proposal represents a departure from the D&CS's framework in which it captures the cost of services provided by EH&S and Construction Contracting within the recharge rate for D&CS project managers. The proposal removes the services of EH&S and Construction Contracting from the project managers' hourly rate, and creates standalone recharge rates for these services. Notably, the D&CS recharge rate has not been updated since 2011-12. In this time campus policy has dictated significant changes, specifically with respect to employee benefits. These changes have significantly impacted the rate calculations.

Lee presented a chart to illustrate the calculations that determine recharge rates and introduced points of discussion for the Income and Recharge Committee that include:

- Unproductive Time
- Prior Deficit
- Core Support
- Quality of Service

Executive Vice Chancellor, David Marshall, made the point that recharge rates have financial implications for the university. In order to bring the two in check, he noted the need for:

- A business model that determines what is core funded vs. non-core funded
- The consequences of increased project costs for departments
- Concern that faculty recruitment packages could struggle to bare the financial burden

Lee confirmed the following to members who raised questions regarding D&CS's accounting. He stated:

- Projects in past have been drawing down on a surplus.
- The surplus carried forward to pay the deficits that served to minimize a rate increase.
- The need to explore a hybrid of core funded vs. rechargeable time for D&CS.

Additional information was requested to explain D&CS's services and the impact of the rate change on future capital projects.

C. Edible Campus Program Student Farm PPP (M. Klawunn)

Vice Chancellor for Student Affairs, Margaret Klawunn, introduced the Edible Campus Program Student Farm as a collaboration between Associated Students, and UCSB Sustainability, with private funding from the Johnson Ohana Charitable Foundation. The project addresses local food insecurity by repurposing underutilized spaces for food production, turning waste into food, and engaging students and the greater community in

their local food system. The Edible Campus Program will further partner with the UCSB Early Childhood Care and Educations Services.

The next step for Edible Campus is to choose a site for the farm. It is considering one of two sites located on West Campus, adjacent to the Children’s Center to the north and the east. Director Haines confirmed that land use designations would permit the use of either for this purpose. However, the northern site could be cost prohibitive due to archeological resources and significance. The project proponents are seeking support from the committee to allow students to evaluate both sites and choose the site which means their needs more appropriately.

Update: CPC approved **Edible Campus Program Student Farm** by electronic ballot for further studies upon Chancellor approval

VI. Information & Follow-up Items

A. Status Report: Special Projects Subcommittee

No report.

B. Status Report: Design Review Committee

No report.

C. Status Report: Faculty & Staff Housing (T. Lee)

Phase 3: Ocean Walk and West Campus

- 30 single family houses are currently on the market; sales prices range from high \$500k’s to high \$800k’s.
- Reservations on 27 units with escrows in place on 13 of the units and escrows to begin on the remainder of those units within the next two weeks.
- Move-ins scheduled for July through September, 2016.
- Total for-sale housing inventory 89 at Ocean Walk.
- 3 re-sales currently in escrow with another 4 expected on the market soon.
- Total for-sale housing inventory is 154 – 65 units upon completion between West Campus and 89 at Ocean Walk
- Feedback on Phase 3 is that the prices are higher than buyers expected
- Campus is currently considering strategies to reduce pricing during Phases 4 and 5

Phase 4 and 5: Ocean Walk

Campus expects home sales to begin within 18 months of this larger phase of 70 to 72 properties. CPC members voiced concern over unaffordability and the lack of clarity with respect to the waiting list. Members were unclear about management of the list, the rules, and the number of times an applicant is allowed to reject an available unit before losing their place in the queue. EVC Marshall responded that the campus is exploring the following improvements:

- Revising the policy to include more transparency

- Forgivable loan
- Engaging an independent contractor to assist buyers through the realty process

Sierra Madre Apartments

- 35 two and three-bedroom rental units are available for faculty and staff
- Monthly rental price ranges between \$2100-\$2250
- Staff units are at full occupancy
- Faculty units expected to reach full occupancy by September

D. Status Report: Student Housing (Richard Watts)

San Clemente

- Student Housing is making strides to increase the number of graduate student occupancy
- Campus anticipates 66% graduate student occupancy next year, increasing to 80% the following year
- The expectation is 100% graduate student occupancy within the next several years

E. Status Report: Major Capital Projects

Report Attached.

Haines confirmed that Classroom Building is in CFP for 2019-20. Programming may begin within the next year depending on availability of funds.

VIII. Correspondence

Meeting adjourned at 3:24pm

Minutes taken by Carolyn Franco, Office of Budget & Planning