Meeting Minutes

To: Dr. Saied Rahami, Interim Provost
    Mr. Laurence Furukawa-Schlereth, Vice President for Administration and
    Finance, Chief Financial Officer (absent)
    Ms. Sally Miller, Interim Chief of Police
    Mr. Christopher Dinno, Senior Director for Facilities Management
    Mr. Rick Ludmerer, Senior Director for Risk Management
    Ms. Stephanie Giordano, Principal University Planner, Chancellor’s Office (absent)
    Mr. Matthew Lopez-Phillips, Interim Vice President for Student Affairs and
    Enrollment Management
    Dr. John Wingard, Chair, Academic Senate
    Dr. Michael Smith, Faculty Representative, Geology (absent)
    Dr. James Dean, Faculty Representative, Sociology
    Ms. Elizabeth Chelini, Staff Representative
    Ms. Cameron Baxter, Student Representative, ASI (absent)
    Ms. Nicole Pratt, Student Representative, ASI (absent)
    Mr. Steve Kwok, Campus Consulting Architect (absent)
    Mr. Eric Carlson, Community Member

From: Dr. Ruben Armiñana,
      President of the University and CPC Committee Chair

Subject: Campus Planning Committee Meeting Minutes for
         November 1, 2010 2:00 p.m. to 3:00 p.m. meeting,
         Sue Jameson Room, Stevenson Hall

Item No. 1 Galbreath Preserve Master Planning-Informational Item

Christopher Dinno, Senior Director for Facilities Management informed CPC members of the Master
Planning efforts for the 3,670 acre Galbreath Preserve in Mendocino County. This item is being brought
forward to the committee as an information item.

In fall 2009, Claudia Luke, Director of SSU Field Stations and Nature Preserves sent out a RFP (Request
for Proposal) to various Architect and Engineering firms. Out of the proposals received, RIM Architects
of San Francisco was selected based on their experience with remote locations and field station
development projects. The proposed Master Planning efforts will include site Master Planning for
education field stations build-outs, including the Observatory and infrastructure needs. Dinno, Luke and
RIM Architects will be working in conjunction throughout the Master Planning effort to meet various
requirements for programming which will be brought forward to Campus Planning Committee for review
as an information item approval at a later time. Master Planning efforts will begin in late 2010 or early
2011 and is funded by donor funds.

Dr. Ruben Armiñana, President of the University and CPC Committee Chair inquired as to the number of
acres that would be considered for master planning. Dinno responded 7 acres located at the southern
entrance is the area where Master Planning efforts will be concentrated.

Informational Item-no action necessary
Item No. 2 Fort Bragg Noyo Center-Informational Item

Dr. Saeid Rahimi, Interim Provost informed CPC members of a potential joint venture opportunity that the University is considering with the City of Fort Bragg in Mendocino County. Rahimi informed members that the City of Fort Bragg is interested in purchasing the former site of the Georgia Pacific Lumber Mill which was vacated in 2002 and is looking for ways to revitalize the economically depressed area. The City of Fort Bragg organized a community planning process to determine the best use of the vacated 11.5 acres of land located on the coast. The city’s planning process determined that an educational center for coastal environments would be of best interest.

In the summer of 2009, the city approached Sonoma State University with their proposed plan to purchase the land and construct an educational facility which includes labs, research spaces and offices to promote marine research and educational opportunities for Higher Education, K-12 Education and other interested community groups. The city has funded Master Planning efforts and is seeking Proposition 84 grant funding for build-out of the site. Rahimi informed members that the city would donate the land to Sonoma State University and Phase I of construction, which includes the educational facility and support facilities. Rahimi stated that the $7 million grant the city is seeking is through a competitive process and the University’s affiliation could enhance and strengthen the opportunity for award.

Dr. Armiñana advised CPC members that Sonoma State University would not be funding the proposed project but is interested in the opportunity and is developing a letter of interest with the CSU Office of General Counsel. Dr. Armiñana advised members that accepting the gift is a long process and it begins with a letter of interest before any commitment is made to accepting such a gift.

Dinno informed CPC members that this project would need to follow the protocol of the Board of Trustees, CSU Capital Planning, Design and Construction and State University Administrative Manual (SUAM) regulations with regards to California Environmental Quality Act (CEQA), California Building Code and other regulatory statutes with Land Use and Planning. Facilities built will have to meet the same standards such as LEED Silver Standard as a minimum even if built on property other than our main campus. Dinno mentioned that this project would go through the same steps that our other Preserves such as Fairfield Osborne Preserve and Galbreath Wildlands Preserves have gone through when the University accepts a gift of land and/or facilities.

Eric Carlson, Community Representative asked CPC members to consider accepting the gift through a long term lease of $1.00 with a condition to accept full ownership at a later date to avoid long term commitment. Rahimi responded that he is open to suggestions and considerations.

Elizabeth Chelini, Staff Representative inquired if the University would be funding the project. Dr. Armiñana responded that the University would not be funding any part of the project.

Sally Miller, Interim Chief of Police commented that recent changes in reporting for Cleary Act and other mandatory reporting for CSU Law Enforcement must be considered if the gift is accepted as this would have to be included in reporting even though it is not in close proximity to the campus. Collaborative efforts with local law enforcement in Fort Bragg and Sonoma State University would have to be discussed and required actions implemented for reporting. Rahimi acknowledged Miller’s concern.

*Informational Item-no action necessary*
Item No. 3 Capital Outlay Budget Change Proposal Chancellor’s Office Reporting

Informational Item

Christopher Dinno informed CPC members that Sonoma State University’s 2011/12-2015/16 submission to the Chancellor’s Office Capital Planning, Design and Planning Department in May 2010.

Due to the state budget crisis and the restricted growth placed on the CSU, the Chancellor’s Office CPDC determined that the campus submissions from the 2010/11-2014/15 would be submitted again with no changes to growth or construction cost indexing. Chancellor Office Principal Planners moved all requests for Minor Capital Outlay, Capital Renewal, State Funded Major Capital Outlay, Energy Projects and Non-state Funded Major Capital Outlay forward one year.

Sonoma State University’s submission included the following:

- State Funded Major Capital Outlay totaling $110,190,397 which includes the Professional Schools Building, Stevenson Hall Renovation, Observatory Building at the Galbreath Wildlands Preserve, Ives Hall Renovation and Kinesiology and Athletics Renovation.
- Non-State Funded Major Capital Outlay totaling $114,042,135 which includes Faculty and Staff Housing Infrastructure and housing units, University Center and Tuscany Student Housing.
- Minor Capital Outlay totaling $2,000,000 for Americans with Disabilities Act (ADA) campus wide improvements, deferred maintenance, and classroom renovations.
- Energy Projects totaling $882,000 for lighting retrofits across campus, and the re-commissioning of HVAC systems in Salazar Hall, Darwin Hall, Ives Hall and Stevenson Hall.
- Capital Renewal totaling $11,318,100 for an additional 350,000 gallon domestic water tank, replacement of existing domestic water tanks no. 1 & no. 2, emergency generator replacements, chiller no. 1 at the Boiler Plant, campus-wide in-ground utility valve replacements, natural gas infrastructure replacement and campus-wide domestic water pipe replacement.

Dinno advised CPC members that the submittal book is in Facilities Management Office on campus and is also available on line at [http://www.calstate.edu/cpdc/Facilities_Planning/2011-12%20Five-Year_Capital_Improvement_Program_Bk_FINAL.pdf](http://www.calstate.edu/cpdc/Facilities_Planning/2011-12%20Five-Year_Capital_Improvement_Program_Bk_FINAL.pdf)

Dr. Armiñana commented that the need for funding across the CSU is growing especially now that campuses are permitted to grow to their projected FTE’s from two years ago. The next opportunity for capital project funding will most likely come from a 2011-2012 year bond. The Chancellor’s Office and other CSU campuses are looking for ways to maximize any funding that is received by concentrating on utilizing existing spaces for growth that do not require the typical level of funding necessary for renovations or new construction.

For Sonoma State University, one possible opportunity is Schroeder’s Recital Hall which when finished will have a seating capacity for large lecture classes. The funding needed to complete this project would be less than starting a new project or remodel to an existing building and would enable Sonoma State University to increase FTE’s and bring the campus up to the level of growth that was targeted in the 2007-08 year. No funding has been identified; however the CSU is considering all options to maximize growth with minimal funding.

Item No. 4 Water Polo Scoreboard-Action Item
Bill Fusco, Senior Director for Athletics distributed two graphic concept renderings for a proposed permanent installation of a water polo scoreboard, to be placed on the south side of the Main Pool adjacent Zelkova Drive. The renderings depicted the Zelkova Street view of the sign and the Pool view. Fusco explained that the current scoreboard is wheeled out placed on the pool deck for team and spectator viewing which is cumbersome and can compromise the integrity of the scoreboard due to the movement of the item, and the risk of the scoreboard becoming knocked over. Fusco proposed to have the existing scoreboard mounted against the fence for improved team and spectator visibility.

Dr. John Wingard, Chair of Academic Senate inquired about the cost of the scoreboard. Fusco responded that Athletics has the scoreboard which is currently being used and the only cost associated with this project is mounting and installation for permanent placement which is approximately $700.

Dr. Armiñana inquired if the back side of the scoreboard would have a Seawolf logo. Fusco replied that the board does not currently have a logo on it, but was receptive to having a logo placed on the board at a later date after installation.

*Action Item-unanimously approved Permanent Installation of the existing Water Polo Scoreboard*

**Item No. 5 Naming Opportunity of the Green Music Center Hospitality Center Restaurant-Action Item**

Christopher Dinno informed CPC members that Sonoma State University Enterprise Corporation is requesting approval for the proposed naming opportunity of the Green Music Center Hospitality Center Restaurant.

Dinno explained that the name proposed is “Prelude” and is being proposed for the restaurant due to meaning; a short musical introduction to succeeding musical performances that are longer and more complex.

Dr. Armiñana informed CPC members that this naming opportunity falls within the University’s authority to select a name under the University Policy, *Naming of University Facilities*, and would not require Board of Trustees approval.

Neil Markley, Senior Director for Entrepreneurial Services informed CPC members that the campus community has brought forward many names and concurred with Dinno that the name of “Prelude” is most fitting for the facility.

*Action Item-unanimously approved to name the Green Music Center Hospitality Center Restaurant Prelude*

Christopher Dinno requested of Dr. Armiñana that the agenda be revised to remove the action item No. 6 Naming of the Green Music Center Hospitality Center Executive Retreat Space, and add two action items: No. 7 Master Plan Overview, Minor Master Plan Revision for the Green Music Center Outdoor Area and No. 8 Campus Signage at Rohnert Park Expressway and Petaluma Hill Road. Dr. Armiñana approved to revise the agenda.

**Item No. 6 Temporary Storage Containers for Green Music Center Hospitality Center-Action Item**
Christopher Dinno distributed a concept photographic image of the proposed temporary storage containers (two) to be placed at the Green Music Center Hospitality Center. Dinno directed CPC members to the site plan of the Green Music Center and referenced the temporary placement which is located at the north side of the hospitality center. The Hospitality Center does not have adequate storage at this time to accommodate seasonal items such as specialty equipment, decorations, furniture and any other additional items that may be needed for special events. The two proposed containers are each 20 feet width and 40 feet in length and will be painted to match the existing buildings. They will be removed upon construction of the storage buildings that are part of the Minor Master Plan for the Green Music Center outdoor Master Plan Build-out.

Action Item-unanimously approved two Temporary Storage Containers placement at the Green Music Center Hospitality Center

Item No. 7 Master Plan Overview, Minor Master Plan Revision for the Green Music Center Outdoor Area-Action Item

Christopher Dinno directed CPC members to the new site plan, outdoor space for the Green Music Center Complex (outdoor seating and support building areas along the northern, eastern and southern edges). The proposed Minor Master Plan revision includes the following site development and construction items:

- Northern edge-Service Storage buildings
- Eastern edge-Restroom building
- Southern edge-Concession building and tent pad slabs, Storage buildings and one restroom building
- South lawn terraced areas for outdoor seating outside of the Concert Hall
- South entry trellis gate and Retail building

Development of the south lawn adjacent to the Concert Hall will allow for outdoor seating areas to accommodate approximately 5,000 outdoor attendees for performances and events and will provide the service buildings necessary to support the outdoor attendees.

Mr. Eric Carlson inquired of Dinno about the possibility of having sound from the outdoor activities traveling into nearby areas and visa-versa. Dinno responded that site development of the complex footprint included creation and placement of the existing berms which will prohibit sound from traveling.

Dr. Ben Ford, Chair-Elect, Academic Senate asked Dinno to clarify the quantity of restroom buildings that are proposed. Dinno responded that there will be one restroom building on the eastern edge and one on the southern edge to service the outdoor venues.

Dr. John Wingard, Chair of Academic Senate inquired if the current Green Music Center Capital Campaign included the site and construction Dinno spoke of. Dinno responded that it is part of the capital campaign efforts and is unfunded at this time.

Action Item-unanimously approved Minor Master Plan Revision for the Green Music Center Outdoor Area.
Item No. 8 Campus Signage at Rohnert Park Expressway and Petaluma Hill Road-Action Item

Christopher Dinno, Senior Director for Facilities Management distributed a graphic rendering of the existing signage at the north entrance to campus intersecting with the Rohnert Park Expressway. Directing CPC members to the Campus Master Plan Map and referring to the graphic rendering, Dinno informed CPC members that CPC approved (April 2009) a similar signage plan at the Corner of Petaluma Hill Road and East Cotati Avenue which consists of a stone wrapped monument sign to match existing signage at other campus entrances including Bodway and East Cotati and most recently Redwood Drive and Rohnert Park Expressway.

The north-east corner border of campus where Petaluma Hill Road and Rohnert Park Expressway intersect is where the new signage will be installed.

Ben Ford, Chair-Elect, Academic Senate inquired if the signage would include a digital Green Music Center sign. Dinno replied that the proposed signage would not include the Green Music Center but it is possible that future signage for the Green Music Center might be considered. Neil Markley, Senior Director for Entrepreneurial Services commented that other performance venues use LED signage. Dinno replied that signage style and placement location have not been discussed but will be brought forward to CPC for approval at a later date.

Sally Miller, Interim Chief of Police commented that the need for improved signage at the north-east border of campus is necessary. Other CPC members agreed that the lack of prominent signage at is often voiced by students, parents and guests who are traveling along Petaluma Hill Road.

Action Item-unanimously approved Campus Signage at Rohnert Park Expressway and Petaluma Hill Road

c: Ms. Carol Ingerman, Director of Campus Planning (and staff to the Committee)
   Dr. Ben Ford, Chair-Elect, Academic Senate
   Mr. Dan Condron, Vice President, University Affairs
   Mr. Bill Fusco, Director of Athletics