Meeting September 22, 4:10-5:00PM  
Location: 2610 Channing, RSSB, 4th Floor, Berkeley

Agenda:  
The meeting notes will be published on the ASUC and Vice Chancellor Real Estate websites for public review following the meeting  
Notetaker: Yustina Salnikova

Introductions (5 minutes)

Present:
Bob Lalanne (Co-Chair, Vice Chancellor Real Estate), Rajiv Parikh (Real Estate), Christine Shaff (Real Estate), Steve Sutton (RSSP)  
Wes Adrianson (Co-Chair/ASUC Senator)  
At-large Students: Yustina Salnikova, Fernando Salazar, Luna Fassett, Katherine Latimer, Ammar Inayatali  
Austin Pritzkat (ASUS President Appointee)  
Joe Wilson (ASUC EVP Appointee)  
Aamna Abbasi (ASUC EAVP Appointee)  
Arturo Fernandez (Graduate Assembly Vice President of Finance)

Community agreements: respect + transparency

Vice Chancellor's General Updates (15 minutes): VC Lalanne can update the students of the board on current projects in the Office, including capital projects, sustainability and energy, Berkeley Global Campus at Richmond, asset management, and parking and transportation.

VC Lalanne started by providing some information on the campus budget for context  
We need revenue generation that is one of the main reasons the Vice Chancellor Real Estate position exists  
Chancellor has convened a leadership group  
Berkeley over the last few years has lost funding due to state disinvestment  
Recently the campus has been operating at deficit which is expected to grow unless actions are taken, which campus leaders are working on.

General Budget Breakdown  
Revenue to campus, 2014  
[please see VCAF presentation online at http://vcaf.berkeley.edu/sites/default/files/05_11_15WILTONtownhallFINALweb.pdf  
resource added for clarification to these notes after the meeting]  

$691 million tuition and fees  
$319 million state  
$662 million contracts and grants  
$317 million philanthropy and endowment - corporate sponsors, revenue generation
Over the past two years there has been federal sequestration, 5-10% decrease in funding for all universities

Currently there is agreement with governor to hold tuition, but not sure what will happen next. We often find out about the state budget on a year to year basis
The governor has offered some money but it's not guaranteed.

The cost of faculty and staff salary and benefits is the largest expense to the campus
Each year it increases about 5-6%

Revenue would need to increase by at least that much each year to just keep up

We have hit the wall with funding-- VC said that is fortunate
Looking at what other schools did.. like stanford
   - Find more efficiencies New revenue generation needed

Chancellor and campus leadership are evaluating all programs and administration and find areas for strategic investments and cost savings

Updates:
Jacobs hall is now open- it was a donor funded project

Lower sproul is opening

Berkeley art museum is opening in january
Trying to repurpose old art museum -- ideas include incubation or makerspace, or an innovation design lab
the building needs to be seismically upgraded

Bowles hall is under construction (p3) - for faculty and student co-habitation -- opening next august
   about 200 beds
   education realty trust is the developer, which is working with the Bowles Hall Foundation, an alumni group that has leased Bowles Hall
Renovation of Bowles is an approx. $38 million dollar project
Chancellor is interested in residential colleges as a bigger part of college

The campus has reached its debt capacity for funding construction of buildings. Debt capacity is managed through UC Office of the President.

Chancellor is getting ready to announce a new capital campaign
   - there are 20,000 UCB alumni in Manhattan → trying to raise more money from all alumni and trying to get more organized
   - Administrators trying to get more organized
   - This is something we haven't done before because we were funded by the state
   - Opens up new fertile ground

Haas School of Business North Academic Building is under construction- all funded by donations
Moffitt Library floors 4 and 5 are being renovated into 24/7 communal and mixed types of study space. The renovation project budget is $14.4 million dollar provided by donors.

New building on Shattuck and Berkeley Way for education, psychology and public health is scheduled to start construction in December 2015.
- one of the last buildings funded through debt
- the project budget is $185 million - campus 110 of that
- the new building will be about 300,000 square feet
- the new space will provide a way to reduce operating expense burden by consolidation of campus units into a campus-owned building

Wheeler Renovation is scheduled to start construction in May 2016
- renewal to make it greener, better facility academically

Solar panel installations starting on MLK, Rec sports and University village

Lisa McNeilly in the Office of Sustainability is working a lot on sustainability goals. The unit’s annual report will be published soon.

Doing well on energy, but not so successful for water
- 50% of water use is domestic (does not include water footprint for food)
- trying to convert baseball field to turf - save a lot of money in water ~1.5 million annually
- upfront cost of these projects are hard - and interesting regulations in sports add other specifications that need to be met

Administrative issue- the campus office of Environment, Health & Safety (EHS), which includes the Campus Fire Marshall, is working with Rally Comm to plan the Big Game bonfire may not be able to happen because of drought

Parking and transportation:
- Bob met with Berkeley city, and a bunch of other people
- There are many transportation systems between all institutions and companies in Berkeley (i.e. buses and shuttles)
- Campus staff are researching overlap in transportation system and looking to see if there are opportunities to create a public/ private shuttle system
  - pv panels at bus stops
  - Uber or Chariot type systems for campus- on demand transit
  - get smart and efficient about transportation
  - increase the hours of operation so folks can get home safely and adjust to student hours

Underhill being redone for field hockey
- concrete used for the project failed - some problems in construction
- 2 months late but still happening -- hopefully done in 45 days
- remain a multi-use field - intramural teams will still be able to use it

Need more beds on campus, also aging buildings need plans for renovation

Unit 3 renovation is one that is needed
New Freshman housing: Stiles Hall project (could include up to 740 beds)
- Private Partnership (P3) with American campus communities
- Goal is to open fall 2018

Needs for other housing too... (grad, young faculty)
- taking inventory of all available sites that are available that could be put to better use (i.e. housing)
- need to be thoughtful about Berkeley citizens
- we need to reinvest in academic mission

Challenges:
- construction cost
- rents here are super high - can’t be at market rents
- private renters are able to get higher rent and get 12 month lease commitment from students - not something that UC can do

Questions:
Stiles hall - what are other projects/sites for housing
- Smyth-Fernwald site by clark kerr - there used to be family housing there, could be possibility for grad housing
- Foothill parking lot
- Channing & Ellsworth where tennis courts are
- site by Albany Village: grad housing
- Unit 3 - something we have to think about, it needs a lot of work but needs a lot investment may not be worth it and should build something new ideas include building 6 towers
- + 1000 beds
- issues around retail - UC owns a lot of ground floor area and would like to serve more needs of community (i.e. target and bed bath and beyond)
- VCRE is interested to know want retail tenants students should want here

How are students being involved in decision making? Are there committees for student input?
- Stiles hall project is working with residential directors - RHA and get input from them on how to structure the space
- For retail could ask this Board to see how to get input
- Struggling with how to get input from 35000 students -- the Vice Chancellors sees this Real Estate Student Board as a good opportunity for more input and collaboration
- Sometimes it happens one on one (Steve, for example, has gotten input from some students on how to run res halls -- started last semester)
- any capital project there is a program committee and have users on the committee
- land use decisions are made at a high level
- capital project committee -- driven by chancellor - need faculty or dean to propose and sponsor a project and it has to have funding

Different process for those who want to use campus facilities for research or teaching - also have to be sponsored by faculty or administrator -- posted today
- Also needs funding
- Christine will send Link

What are labor standards for construction workers and decision making about companies we work with?
- labor standards that university issues are controlled by office of the president
- as public university we have to open our doors to everyone but we do have a grading system-- look at quality to analyze those who bid to do a project - have to fit berkeley mission and culture
- labor unions are partners with UC - most workers are part of union- we often get checked