

THE UNIVERSITY CORPORATION
Executive Committee
January 29, 2015

A meeting of The University Corporation Executive Committee was called to order by Chair, Dianne F. Harrison at 3:03 p.m. on Thursday, January 29, 2015 in University Hall Room 250, California State University, Northridge. A quorum was present.

MEMBERS PRESENT: Dianne F. Harrison, Michael Spagna, Sonia Vaswani

MEMBERS ABSENT: Jennifer Matos, Ben Yaspelkis

STAFF PRESENT: Elizabeth Corrigan, Rick Evans, John Griffin, Elizabeth Kioussis, Georg Jahn, Tim Killops, Linda Turner

OTHERS PRESENT: Scott Perez, Lauren Rife (*Daily Sundial*)

ITEM #1 APPROVAL OF OCTOBER 9, 2014 EXECUTIVE COMMITTEE MINUTES

MSP (Vaswani/Spagna): That the minutes of the October 9, 2014 Executive Committee meeting be approved as circulated.

ITEM #2 REAL ESTATE UPDATE

Executive Director, Rick Evans asked Georg Jahn, Director of Sponsored Programs and Real Estate, to give the update on the Reseda Blvd office building acquisition. Mr. Jahn advised that escrow opened on November 21, 2014. The total project cost is \$4.4 million, consisting of: a) \$3 million purchase price; b) \$1 million in landlord's repairs/renovations; and c) \$400,000 in tenant improvements to be undertaken by the university. At their March 2015 meeting, the California State University Trustees will consider the Corporation's request to finance \$3.4 million (exclusive of fees) with system-wide revenue bonds. Escrow will close on May 29, 2015; Corporation Management will apply for a property tax exemption thereafter.

ITEM #3 CONSTRUCTION PROJECTS IN SUPPORT OF UNIVERSITY HOUSING

Mr. Evans asked Tim Killops, Associate Director of Facilities, to report on the Geronimo's expansion project. Mr. Killops reported that the Corporation had retained the services of a construction estimator to assist in the planning process. The estimator did not include an escalation factor in his formula and all the bids received were significantly higher than anticipated. Primary impacting factors include: a) the project being too big for smaller firms to undertake; 2) an increase in construction activity; and 3) the escalating cost of building materials. Mr. Killops stated that SC Anderson, Inc. will be awarded the contract and is working with the designers to identify potential savings while retaining the design character of the project. An additional \$650,000 is needed. Any savings will be used for contingencies.

Chief Financial Officer, John Griffin reviewed the sources of the additional funds, which would come primarily from operating surplus, with a small amount from long-term reserves.

