

## Measure 35 (U, G): Student Health Center Green Building Fee

### QUESTION

Shall the undergraduate and graduate students of UCSC provide funding to purchase and install green materials, implement green practices, and obtain a U.S. Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) “Silver” certification for the Cowell Student Health Center by establishing a new compulsory fee of \$5.20 per quarter, per student.

### SUMMARY POINTS

- New temporary undergraduate and graduate compulsory fee of \$5.20 per quarter, per student.
- Fee will be assessed to all undergraduate and graduate students enrolled in the fall, winter, and spring quarters, and to undergraduate and graduate students enrolled in State-funded summer quarter.
- The fee will be assessed for fifteen years beginning the first full quarter after the Cowell Student Health Center receives a USGBC LEED "Silver" certification. The certification process is estimated to be complete in fall 2009
- This fee includes a 33% Return-to-Aid component, in which 33% of all fees collected will automatically go to financial aid to help those students who are on financial aid, cover the expense of the fee.
- During the academic year 2009 – 2010, the first year that the fee is assessed, the total revenue generated by the fee is estimated to be approximately \$241,000. Of this amount, approximately \$80,000 would be returned to financial aid, and \$161,000 would be dedicated to pay the debt that is incurred as a result of the Health Center greening project and obtaining the USGBC LEED “Silver” certification. These estimates are based on the 1999 student projections for the 2009-2010 Academic year. Dollars are rounded to the nearest thousand.
- Any revenues not used for “greening” and obtaining a USGBC LEED “Silver” certification for the Health Center would create a “green reserve fund” to incorporate green building design for other student-fee-funded facilities.
- In consultation with a “green building” advisory committee, consisting of three students from the Student Environmental Center, an operational representative from the unit impacted, a representative from Physical Planning & Construction (project manager) and a representative from Planning & Budget, the Vice Chancellor Student Affairs would approve any additional reserves allocations from the “green” reserve fund. This “green” reserve fund will be used to fund student fee-funded facilities for more sustainable practices.
- The Cowell Student Health Center could become the first USGBC LEED “Silver” certified facility on the Santa Cruz campus. The facility would become an educational tool and an example for future “Green Building” projects.
- Fee is sponsored on the ballot for undergraduate students by petition.
- Fee is sponsored on the ballot for graduate students by petition.

- Student consultation method: Outreach surveys were administered to different organizations on Campus, including the Student Environment Center, the Student Environmental Center Steering Committee, and Student Health Advisory Committee. Individual students were also surveyed.

## **BALLOT STATEMENT**

The U.S. Green Building Council (USGBC) is a non-profit organization that encourages the use of green building practices through a rating system known as the Leadership in Energy and Environmental Design or “LEED”. LEED is a nationally accepted benchmark for the design, construction and operation of green buildings using a point system to measure sustainability. Buildings that meet specific prerequisites and are proven to include a minimum number of sustainable features can obtain a certified rating from the USGBC. There are four rating systems, LEED Certify, LEED Silver, LEED Gold and LEED Platinum which are achieved by the point system.

Built in 1970, the Cowell Student Health Center is the primary facility used for the delivery of health services to the Santa Cruz campus student population. The original facility design was based on an infirmary model for the delivery of health services, including inpatient hospital rooms and overnight nursing care, to accommodate a student population of approximately 8,500 students. Health care delivery has changed dramatically since then, and the facility cannot efficiently accommodate the current student population.

In spring 2008, construction will begin on two major capital improvement projects at the Health Center. Both projects are primarily funded by student fees. The Student Life Seismic Corrections project will address seismic, life, safety, and accessibility for the existing facility. A portion of the campus imposed Student Seismic/Life Safety Fee of \$40 per quarter, per student is used to pay the debt associated with Health Center. The Cowell Student Health Center Expansion and Renovation project will provide additional space for health services and administrative support. This project is funded by a \$27 per quarter, per student, Student Health Center Facilities Fee passed by student referendum Measure 18 in Spring 2005. Including the proposed Measure 35 fee, students would pay approximately \$64 per student, per quarter for improvements and greening of the Health Center. The design for these projects specifies “green” building systems and materials that will achieve an equivalent of the USGBC LEED 2.1 “Certified” rating and/or outperform the provisions of the California Energy Code’s energy-efficiency standards by at least 20%. The campus is responsible for verifying the project design meet these criteria.

Measure 18 did not include funding for the design, building system, and materials required for a USGBC LEED “Silver” certification of the Health Center. The fees obtained from the proposed Measure 35 would be used to purchase and install green materials and implement the green practices necessary to obtain a higher USGBC LEED 2.1 “Silver” certification for the Cowell Student Health Center. After the Health Center has been LEED “Silver” certified, any remaining fees will be put into a “green” reserve fund. This fund will be used to fund the USGBC LEED Certification process of student fee-funded facilities. Future project that could benefit from this fund would be the old bookstore, Student Union, GLBTI Resource Center, and Cardiff House.

**How the fee will be used:**

For the LEED Silver Certification of the expansion that includes:

- The building design of green building systems by the Design Professional Services
- Contractor Cost for documentation and the purchase of environmentally friendly products including the cost for their installation and labor by the contractor.
- The Building commissioning costs required by LEED
- The Campus costs for coordination and assistance for LEED--including the project manager, inspections and documentation.

For the LEED Certification of the expansion that includes:

- The building design of green building components (inside finishes and outside site improvements at the facility) including mechanical, electrical and plumbing systems by the Design Professionals Design Team
- The building design goal would be to exceed the “Certified” equivalent rating and obtain LEED 2.1 “Silver” rating based on external certification process.
- Contractor Costs for documentation of environmentally friendly products including the costs for the purchase and installation of these materials and systems by the contractor, including construction contingency costs.
- The Building Commissioning process costs required by LEED
- The Campus costs for coordination and assistance for LEED--including the project manager, inspections, Physical Plant assistance and documentation.
- Any reserves generated by this fee (and not needed for the LEED Silver certification of Cowell Student Health Center) would go to a “green” reserve fund which would be used to fund greening and sustainability initiatives for other student fee-funded facilities.

**Why the fee is needed:**

The initial funds for the expansion of the Cowell Student Health Center were originally passed by Measure 18, but did not anticipate the costs of A LEED Silver certification. This measure is intended to provide for these costs.

- To decrease the environmental impact of the Cowell Health Center expansion by reducing electricity and water usage, construction waste, and chemical waste.
- To make the Cowell Health Center a more sanitary facility that helps promote health.
- To make the Cowell Health Center a modern facility with 21st century innovation.
- By paying for LEED silver certification, we make a statement to the administration that it is in the student’s interests to make other buildings on campus officially green.

- An onsite LEED certified building education facility will help promote awareness of the importance of building green and educate people in the techniques used to accomplish this.

**Who will benefit:**

- The undergraduate and graduate students of UCSC who access the Cowell Health Center because it will be an environmentally safer facility.
- The faculty and staff of the Cowell Health Center due to the improved everyday environment.
- All undergraduate and graduate students of UCSC will benefit, due to the reduced utility costs of the Cowell Health Center. Cost savings would be diverted back into the facility, upgrading furnishings, aesthetics (art work, renovation of exams rooms not included the renovations) and outreach programs.
- Any club, student organization, or individual interested in using the Cowell Health Center as a symbol or tool of environmental education.
- The City of Santa Cruz because of a reduced usage of water sources due to the Cowell Health Center and any other buildings that are LEED certified as a result of this proposition.
- The environment due to reduced impact.

**ENDORSEMENTS**

- CALPIRG
- Cowell Student Health Center
- Environmental Studies Department
- ESLP- Education for Sustainable Living Program
- Latino Student Business Association
- Student Environmental Center
- The Student Health Advisory Committee, a student group concerned with campus health issues and advisory to the Student Health Center (SHAC)

**PRO/CON STATEMENTS**

Measure 35 would do the following: establish the first LEED Silver Certified "Green" Building on Campus; set an example of responsible growth on the UCSC Campus; provide an excellent educational tools for Student, Staff, and visitors alike during construction and after construction; provide for a healthier environment to visit and to work in; set an example of Sustainable living. The fee is not ongoing, it's only for 15 years. The fee is going to be paid after certification is completed, therefore it is only going to be an expense to those who use the newly renovated facility.

*Author: Student Environmental Center*

Measure 35 shows students care about a green campus and are willing to put down green for it.  
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