

AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: 10:30 a.m., Tuesday, July 21, 2015
Glenn S. Dumke Auditorium

J. Lawrence Norton, Chair
Peter J. Taylor, Vice Chair
Kelsey M. Brewer
Adam Day
Margaret Fortune
Steven G. Stepanek

Consent Items

Approval of Minutes of Meeting of May 19, 2015

1. Amend the 2015-2016 Capital Outlay Program for California State University, Fullerton and California State University, Sacramento, *Action*

Discussion Agenda

2. Approve Schematic Plans for California State University, Northridge and San Diego State University, *Action*

**MINUTES OF MEETING OF
COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS**

**Trustees of the California State University
Office of the Chancellor
Glenn S. Dumke Auditorium
401 Golden Shore
Long Beach, California**

May 19-20, 2015

Members Present

J. Lawrence Norton, Chair
Rebecca D. Eisen, Vice Chair
Talar Alexanian
Lillian Kimbell
Lou Monville, Chair of the Board
Steven G. Stepanek
Timothy P. White, Chancellor

Trustee Lawrence Norton called the meeting to order.

Approval of Minutes

The minutes of March 24, 2015 were approved as submitted.

Amend the 2014-2015 Capital Outlay Program for California State University, Stanislaus

With the concurrence of the committee, Trustee Norton presented agenda item 1 as a consent action item. The committee recommended approval by the board of the proposed resolution (RCPBG 05-15-07).

Trustee Norton invited two registered public speakers to address the Board of Trustees: Ms. Laura Hasbun, a student at Cal Poly Pomona, and Mr. Dion Jackson, Adjunct Associate Professor, USC Center for Economic Development. Neither speaker was present to address the board.

Approve the 2015 Campus Master Plan Revision and the Amendment of the 2014-2015 Capital Outlay Program for the Engineering and Interdisciplinary Sciences Complex for San Diego State University

President Elliot Hirshman, along with Assistant Vice Chancellor Elvyra F. San Juan presented agenda item 2, an action item for the approval of the 2015 Campus Master Plan Revision and the Amendment of the 2014-2015 Capital Outlay Program for the Engineering and Interdisciplinary Sciences Complex for San Diego State University. President Hirshman provided the campus' vision and purpose for the engineering and science complex. The STEM (science, technology,

engineering and mathematics) disciplines have seen dramatic changes in the last several years including increasingly sophisticated technologies, a shift towards experiential, project based learning and undergraduate research, and a significant trend toward interdisciplinary education and research. The proposed complex will replace outdated instructional and research facilities and provide flexible, state-of-the-art facilities to meet the needs of current and future STEM programs. President Hirshman thanked the Day family and Trustee Adam Day in particular for his generous support and philanthropy of the Tom Day Memorial Quad that will be built as part of this project.

Trustee Lupe Garcia asked if the campus was prepared to finance the \$30 million identified to be raised in donor funds should the fundraising campaign fall short of its goal. Executive Vice Chancellor and Chief Financial Officer Steve Relyea responded that the campus is prepared to fund the entire debt for the project, however their intent is to reduce that obligation by a major fundraising campaign.

Trustee Norton inquired if the City of San Diego replied to the campus' response to the city's written concerns on California Environmental Quality Act (CEQA) action for the project. Ms. San Juan stated there had been no further comments received from the city.

Trustee Peter Taylor asked why there was no discussion of the debt service coverage necessary for the issuance of bonds for the project. Mr. Relyea explained that the discussion on the debt financing for the project would be addressed in the Committee on Finance. Chancellor Timothy White added that if the project scope and budget were to be approved in the Committee on Campus Planning, Buildings and Grounds, but the issuance of debt not be approved in the Committee on Finance, the project would not move forward. He further added that if the campus had cash and did not require debt financing, the project would move forward. Mr. Relyea confirmed Chancellor White's statement.

The committee recommended approval of the proposed resolution (RCPBG 05-15-08).

Acceptance of Interest in Real Property for California State Polytechnic University, Pomona

President Soraya M. Coley, along with Ms. San Juan presented agenda item 3, an action item for the approval of the transfer of the Lanterman Developmental Center to Cal Poly Pomona. President Coley shared the campus' vision for the Center and presented a video of the site. The Center property offers an opportunity to improve academic opportunities for students, create a residential community for faculty and staff, and expand public-private partnerships. She explained that some programs could be expanded into the Center where enrollment demand exceeds capacity, and allow remaining programs to expand into vacated space on current campus land. She informed the board that a recent preliminary assessment of the property estimates the land value at \$70 million and acknowledged the value would increase as the adaptive reuse and redevelopment occurs.

President Coley stated the estimated operating cost will be about \$3 to \$4.5 million per year and primarily includes security, utilities, and limited staffing. An additional \$1 to \$1.5 million per year in the first three years will be needed for master planning and to prepare the environmental impact report with roughly \$1 to \$2 million per year needed to fund selective demolition and limited infrastructure improvements.

President Coley noted that Cal Poly Pomona recognizes there will be a financial impact should the transfer of the site occur. Similar to previous CSU land transfers, the campus will pursue revenue opportunities through public-private developments that expand its educational mission. The campus will continue to work closely with the Chancellor's Office to pursue infrastructure funds and revenues.

Ms. San Juan presented a timeline of recent meetings with local and state officials, and state agencies such as the State Historic Preservation Office (SHPO), Air Resources Board, Departments of Developmental Services, General Services, and Finance to discuss the Center's closure.

Trustee Rebecca Eisen asked if board approval of this item means the board is assuming financial obligations when executing the Memorandum of Understanding for the property transfer.

Trustee Norton affirmed there are financial obligations with approval of the item.

Trustee Steven Stepanek stated he visited the Lanterman Developmental Center property and sees it as a wonderful opportunity.

Trustee Garcia expressed concern of funding the estimated \$15 million over a five-year period for one-time initial costs for safety improvements and code compliance upgrades for the property.

Ms. San Juan responded staff will assess campus priorities for available funding that include the environmental assessment, securing the site, and infrastructure to support a limited operation.

Chair Lou Monville stated his support of the item but asked for expanded discussion of the financial obligations of the proposed land transfer and is concerned about SHPO.

Mr. Relyea added that the speed of development will depend on campus and CSU investment. The campus is also dedicating the revenue stream from its Innovation Village third party partnerships projects to invest in the site. So while there are costs associated with the site, this is an opportunity to secure a contiguous 287-acre property to expand the campus academic program.

Chair Monville recommended keeping the Memorandum of Understanding flexible as it relates to SHPO and the historic nature of buildings so we have a useable site and be creative in seeking available energy efficiency and water conservation funding that would be in alignment with the

removal and renovation of less energy efficient facilities and the installation of new drought tolerant landscape.

The committee recommended approval of the proposed resolution (RCPBG 05-15-09).

Certify the Final Environmental Impact Report and Approve the Campus Master Plan 2015 for California State University, Sacramento

President Alexander Gonzalez, along with Ms. San Juan presented agenda item 4, an action item for the approval of the Campus Master Plan 2015 for California State University, Sacramento. President Gonzalez provided the campus' vision and purpose for the master plan. The proposed master plan is intended to maintain and enrich the campus as an attractive, accessible, safe, functional and vibrant environment for learning, living, work, and recreation to better serve Sacramento State students, faculty, staff, and visitors. President Gonzalez added that Dr. Robert S. Nelsen, incoming president of Sacramento State, is in full support of the new master plan.

Trustee Margaret Fortune, a resident of the City of Sacramento, stated her appreciation of an exciting plan that will positively impact the campus and the region.

Trustee Norton asked how the storm water reclamation project works. President Gonzalez explained that the master plan calls for the demolition of some very old buildings. The land beneath those buildings will be developed as a catchment for water. That water will be recycled to be used as a water feature and to irrigate the campus.

The committee recommended approval of the proposed resolution (RCPBG 05-15-10).

Drought Response and Water Conservation

Mr. Boykin Witherspoon III, Executive Director of the CSU Water Resources & Policy Initiatives (WRPI), and Mr. Andrew Kennedy, a student at Cal Poly Pomona and an intern with WRPI joined Ms. San Juan in presenting agenda item 5, an information item on drought response and water conservation. Ms. San Juan reported on the CSU's progress made on the board's water conservation goals. In support of the board's goals, campuses completed water conservation plans and implemented projects to reduce water use in facilities, landscaping and agriculture. Most of the projects were funded by the campus with co-funding from utility rebates to leverage campus funds. In addition, campuses have been working with their public affairs staff to reinforce the seriousness of the drought, promote water conservation, and inform the campus community of projects underway.

WRPI is working with the Chancellor's Office to develop recommendations for how to calculate baseline water consumption. One of the challenges is comparing what facilities currently consume, what they are allowed to consume, and what they should consume. WRPI is facilitating a work group consisting of facilities managers, industry, and faculty to address these issues. Initial analysis of water consumption data shows that there are inconsistencies in how

water is measured with meters and what water consumption types are metered. One of the goals of this work group is to identify these inconsistencies and recommend strategies to become more consistent as a system.

Compounding the serious effects of the drought, the local water supply is often found contaminated with nitrates and perchlorates. WRPI is studying the use of biotechnological treatment to remove these contaminants. The State Water Resources Control Board has expressed a strong interest in exploring this method of addressing groundwater contamination.

Chair Monville expressed his appreciation to Mr. Witherspoon and his colleagues at WRPI for the work they are doing to assist the campuses in responding proactively to the drought, and the leadership and opportunities provided to CSU students to learn by creating models to improve the quality of the water supply and reduce water use.

Trustee Eisen requested confirmation that the CSU is being asked to reduce water usage by 25 percent by February 2016 over 2013 levels. Ms. San Juan confirmed that the governor is making that recommendation. However, the recommendation is being managed differently by the individual water districts on what percentage would apply to specific campuses so the approach overall is systemwide (the percentage could be more or less per campus).

Trustee Eisen, noting that we need to know how much water was used in 2013 to calculate the 25 percent reduction that we should be working towards, inquired when will we know exactly what is our goal. Ms. San Juan replied that she could not give a specific date as the CSU does not have adequate water meters installed to provide the necessary data. A recent meeting with the Metropolitan Water District suggested the CSU may qualify for some meters. Staff is looking for other grants to fund meters as well.

Trustee Eisen asked if the 25 percent reduction applies to landscape and building water usage. Ms. San Juan responded that the governor's executive order referred to potable water consumption, so it would exclude commercial agriculture and reclaimed water generally used for landscape.

Trustee Taylor asked about the water meters, recognizing that the CSU currently does not have the specificity that he would like. He requested information regarding how many buildings are in need of meters and when can we have them installed, recommending that the water use data be shared with the campus communities to incentivize changed behavior in the spirit of competition. To that end, Trustee Taylor requested follow-up on when such specificity is going to be in place, the cost, and as necessary, a discussion to set priorities to ensure the meters are purchased and installed.

Trustee Norton adjourned the meeting.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Amend the 2015-2016 Capital Outlay Program for California State University, Fullerton and California State University, Sacramento

Presentation By

Elvyra F. San Juan
Assistant Vice Chancellor
Capital Planning, Design and Construction

Summary

The California State University Board of Trustees approved the 2015-2016 Capital Outlay Program at its November 2014 meeting. This item allows the board to consider the scope and budget of projects not included in the previously approved capital outlay program.

California State University, Fullerton

East and West Practice Fields Lighting Improvements	PWC¹	\$1,520,000
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California State University, Fullerton wishes to proceed with the installation of new field lighting and controls on the East and West Practice Fields, located north of the Kinesiology and Health Science Building (#4²) on the north side of campus. The two practice fields contain approximately 200,000 gross square feet (GSF) of recreational space for activities that enhance student life, club and intramural sports, campus community events, and academic classes in military science and kinesiology.

Illumination of the fields will expand hours of operation for the entire student community and provide a safer environment. Approximately eight light poles will be installed along the outside perimeter of the field. The scope of work includes a new electrical distribution panel, installation of convenience electrical and communication outlets, and blue light emergency phones.

Sustainable design features include LED fixtures and new power receptacles, which will help offset the use of portable generators during events.

The project will be funded through capital reserves generated by Category II fees.

¹ Project phases: P – Preliminary Plans, W – Working Drawings, C – Construction, E – Equipment

² Facility number shown on master plan map and recorded in Space and Facilities Database

California State University, Fullerton
McCarthy Hall Laboratory Suite Improvement **PWC** **\$1,804,000**

California State University, Fullerton wishes to proceed with the renovation of classroom and storage space (3,500 GSF) on the sixth floor of McCarthy Hall (#2). The project will provide laboratory space for natural sciences, expand research capabilities, increase sponsored research opportunities, and improve use of existing campus space. The project will construct office space, primary investigator stations, wet labs and equipment areas, fume hoods, and bio-safety cabinets. The sixth floor research space will be made available to academics and entrepreneurs to collaborate in addressing critical biomedical research and technology development.

Sustainable features include energy efficient light fixtures, lighting controls and lab fume hood controls and recycled content finishes.

The project will be funded from designated capital reserves.

California State University, Sacramento
Dining Commons Servery Renovation **PWC** **\$5,983,000**

California State University, Sacramento wishes to proceed with the renovation of the existing 7,532 GSF Dining Commons Building (#46). The facility was built in the 1970s as a traditional cafeteria-style residential dining facility and can no longer adequately serve the current residential student population, occupying 1,672 beds, which will increase by another 416 beds in 2017. This project will increase the usable space by approximately 2,000 square feet and provide for six new food preparation and service areas, the modification of two existing food service areas, and the renovation of the employee locker rooms. Upgrades to the mechanical, electrical and fire sprinkler systems, and the interior finishes are included in the project scope.

Sustainable features proposed for this project include low flow fixtures for water efficiency; daylighting with the addition of four skylights in the windowless space; LED lighting; and the replacement of a 45-year-old air handling unit with a new high efficiency unit. The renovation improves use of existing campus space.

The project will be funded from reserves from University Enterprises, Inc., a campus auxiliary organization.

Recommendation

The following resolution is presented for approval:

RESOLVED, by the Board of Trustees of the California State University, that the 2015-2016 Capital Outlay Program be amended to include: 1) \$1,520,000 for preliminary plans, working drawings and construction for the California State University, Fullerton East and West Practice Fields Lighting Improvements; 2) \$1,804,000 for the California State University, Fullerton McCarthy Hall Laboratory Suite Improvement; and 3) \$5,983,000 for preliminary plans, working drawings and construction for the California State University, Sacramento Dining Commons Servery Renovation.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Approval of Schematic Plans for California State University, Northridge and San Diego State University

Presentation By

Elvyra F. San Juan
Assistant Vice Chancellor
Capital Planning, Design and Construction

Summary

Schematic plans for two projects will be presented for approval:

- 1. California State University, Northridge—Sustainability Center**
Construction Management at Risk Contractor: Gilbane, Inc.
Project Architect: Gensler

Background and Scope

California State University, Northridge wishes to proceed with the design and construction of a new Sustainability Center (#124¹). The new center will provide office space for the Associated Students Recycling and Resource Recovery offices and the university's Institute for Sustainability. The new facility includes a single-story 3,100 gross square feet (GSF) building and an adjoining structure of approximately 5,000 GSF to house the recycling yard operations.

The new Sustainability Center will expand the operations of the existing recycling office and sustainability institute in a collaborative setting including a seminar room, interior court yard, and support space. The recycling operations will be housed in a warehouse structure with metal screen walls and designed to accommodate roof-mounted photovoltaic panels. The expanded yard space will allow the campus to increase recycling to support campus growth.

This project is designed to be net zero energy use, water conserving, and achieve Leadership in Energy and Environmental Design (LEED) Platinum certification. Sustainable building design features include increased insulation, a cool roof to minimize solar heat gain, efficient LED lighting and controls, low flow plumbing fixtures, onsite gray water use, drought tolerant landscape and permeable paving.

¹ The facility number is shown on master plan map and recorded in Space and Facilities Database.

Timing (Estimated)

Preliminary Plans Completed	September 2015
Working Drawings Completed	December 2015
Construction Start	March 2016
Occupancy	March 2017

Basic Statistics

Sustainability Center	
Gross Building Area	3,100 square feet
Assignable Building Area	2,700 square feet
Efficiency	87 percent
Recycling Center	
Gross Building Area	5,000 square feet
Assignable Building Area	4,500 square feet
Efficiency	90 percent
Combined Project	
Gross Building Area	8,100 square feet
Assignable Building Area	7,200 square feet
Efficiency	89 percent

Cost Estimate – California Construction Cost Index (CCCI) 6151²

Building Cost (\$347 per GSF)		\$2,815,000
<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>	
a. Substructure (Foundation)	\$ 27.53	
b. Shell (Structure and Enclosure)	\$ 100.49	
c. Interiors (Partitions and Finishes)	\$ 43.58	
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 77.16	
e. Built-in Equipment and Furnishings	\$ 4.07	
f. Special Construction	\$ 33.95	
g. General Conditions and Insurance	\$ 60.70	
Site Development (includes landscaping and demolition)		<u>436,000</u>
Construction Cost		\$3,251,000

² The July 2015 *Engineering-News Record* California Construction Cost Index (CCCI). The CCCI is the average Building Cost Index for Los Angeles and San Francisco.

Fees, Contingency, Services	<u>1,312,000</u>
Total Project Cost (\$563 per GSF)	<u>\$4,563,000</u>

Cost Comparison

The Sustainability Center is a unique mixture of two building types: 3,100 GSF of administrative offices and 5,000 GSF of warehouse space. The total project cost of \$347 per GSF is less than the CSU construction cost guide for comparable administrative and office space at \$367 per GSF and greater than the comparable for corporation yard facilities at \$186 per GSF. The recycling warehouse costs approximately \$100 per GSF and is non-conditioned space that will instead rely on fans and natural ventilation for cooling. The combined costs for the overall building complex are higher than a typical corporation yard largely because this project is designed to achieve LEED Platinum certification and includes photovoltaic panels.

Funding Data

The project will be funded entirely from Associated Student fee reserves.

California Environmental Quality Act (CEQA) Action

A Notice of Exemption has been prepared pursuant to CEQA. The Notice of Exemption will be filed with the State Clearinghouse as required.

Recommendation

The following resolution is presented for approval:

RESOLVED, by the Board of Trustees of the California State University, that:

1. The board finds that the Categorical Exemption for the California State University, Northridge Sustainability Center project has been prepared pursuant to the requirements of the California Environmental Quality Act.
2. The project will not have significant adverse impacts on the environment, and the project will benefit the California State University.
3. The schematic plans for California State University, Northridge, Sustainability Center are approved at a project cost of \$4,563,000 at CCCI 6151.

2. San Diego State University—Engineering and Interdisciplinary Sciences Complex
Design/Build Contractor: Clark Construction
Project Architect: AC Martin

Background and Scope

The proposed project, Engineering and Interdisciplinary Sciences Complex for San Diego State University, was approved by the Board of Trustees in May 2015 as an amendment to the 2014-2015 Capital Outlay Program and for project financing. In this agenda item, the schematic design is presented for approval. The sequence of approvals reflects the campus desire to proceed with demolition and site preparation early in the summer while the design was in process.

The Engineering and Interdisciplinary Sciences Complex aims to improve the quality and quantity of research and activity space for the science, technology, and engineering. The proposed complex will include collaboration space, a small café, and consist of two buildings joined by a multilevel connector. The north wing will house teaching labs and an entrepreneurial research center. The south wing will house teaching labs, a clean room and research labs, and support space.

The primary exterior surface of the building will be cement stucco consistent with the historic mission style campus architecture. Glass entries facing the courtyard will be shaded by arcades and upper story windows will be shaded by balconies and small roofs. Much of the building circulation will be through covered outdoor arcades, reducing the amount of conditioned space. The roof will feature red clay tile, with a recessed area used to screen mechanical equipment.

The project will be designed to achieve LEED Gold equivalency. Sustainable design features include the use of historic architectural details that are responsive to the local climate such as arcades and overhangs to control heat gain, provision of smart controls for lighting and natural ventilation, use of recycled and regional materials, optimized energy performance and water efficient landscaping, sub-surface drip irrigation for water reduction measures, energy efficient LED lighting fixtures, indirect natural daylighting, and low-flow plumbing fixtures.

Timing

Preliminary Plans Completed	September 2015
Working Drawings Completed	March 2016
Construction Start (demolition and abatement)	July 2015
Occupancy	January 2018

Basic Statistics

Gross Building Area	82,400 square feet
Assignable Building Area	42,400 square feet
Efficiency	51.46 percent

Cost Estimate – California Construction Cost Index (CCCI) 6151

Building Cost (\$576 per GSF)		\$47,500,000
<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>	
a. Substructure (Foundation)	\$ 30.51	
b. Shell (Structure and Enclosure)	\$159.79	
c. Interiors (Partitions and Finishes)	\$ 56.10	
d. Services (HVAC, Plumbing, Electrical, Fire)	\$220.12	
e. Built-In Equipment and Furnishings	\$ 24.88	
f. Special Construction and Demolition	\$ 24.42	
g. General Conditions and Insurance	\$ 60.64	
Site Development (includes landscaping and demolition)		<u>4,613,000</u>
Construction Cost		\$52,113,000
Fees, Contingency, Services		<u>22,487,000</u>
Total Project Cost (\$905 per GSF)		\$74,600,000
Fixtures, Furnishings and Moveable Equipment		<u>5,000,000</u>
Grand Total		<u>\$79,600,000</u>

Cost Comparison

The Engineering and Interdisciplinary Sciences Complex project’s construction cost of \$576 per GSF is higher than the CSU Cost Guide of \$483 per GSF for Engineering Lab buildings, but more closely resembles a Science (wet lab) building cost standard of \$554 per GSF, all at CCCI 6151. The Cal Poly San Luis Obispo Center for Science building, approved by the board in September 2007, was similar in terms of including donor funded research labs and was built at a cost of \$608 per GSF when escalated to CCCI 6151. The design accommodates several special function labs, such as a clean room and a magnetic resonance imaging (MRI) suite that add additional expense for shielding and enhanced mechanical support systems. The site also presents design challenges that add to the cost of construction including a 16-foot grade change across the site, the need to provide accessible pathways to adjacent historic buildings, and a

physical bridge connection to the existing Engineering building. Other notable building system cost drivers reflect that a level of each wing is below or partially below grade, and the use of red tile roofing consistent with the campus architectural vocabulary.

Funding Data

The project will be financed through the CSU Systemwide Revenue Bond program (\$50,000,000), auxiliary reserves (\$25,000,000), and campus reserves and/or new capital financing authority from the 2015-2016 Capital Outlay Program (\$4,736,000). While not dependent on philanthropy, the campus will be raising donor funds to offset a portion of the costs of the building.

California Environmental Quality Act (CEQA) Action

An Initial Study/Mitigated Negative Declaration (IS/MND) for the project was approved by the board in May 2015. The public review period began on February 24, 2015, and closed on March 25, 2015. The IS/MND, and all related materials, are available for review by the board and the public at www.sdsu.edu/eis.

Recommendation

The following resolution is presented for approval:

RESOLVED, by the Board of Trustees of the California State University, that:

1. An Initial Study/Mitigated Negative Declaration (IS/MND) for the project was approved by the board in May 2015.
2. The project will not have significant adverse impacts on the environment, and the project will benefit the California State University.
3. The schematic plans for the San Diego State University Engineering and Interdisciplinary Complex are approved at a project cost of \$79,600,000 at CCCCI 6151.