

AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: 12:25 p.m., Wednesday January 29, 2025
Glenn S. Dumke Conference Center

Jack McGrory, Chair
Mark Ghilarducci, Vice Chair
Larry L. Adamson
Raji Kaur Brar
Douglas Faigin
Jazmin Guajardo
Anna Ortiz-Morfit
Sam Nejabat
Jose Antonio Vargas

- Consent**
1. Approval of Minutes, *Action*
 2. California State University, Chico Human Identification Laboratory Building Schematic Design Approval, *Action*

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

Trustees of The California State University
Office of the Chancellor
Glenn S. Dumke Conference Center
401 Golden Shore
Long Beach, California

November 21, 2024

Members Present

Jack McGrory, Chair
Mark Ghilarducci, Vice Chair
Larry L. Adamson
Raji Kaur Brar
Douglas Faigin
Jazmin Guajardo
Anna Ortiz-Morfit
Sam Nejabat
Jose Antonio Vargas

Mildred García, Chancellor
Jack B. Clarke, Jr., Chair of the Board

Trustee McGrory called the meeting to order.

Consent Agenda

The minutes of the September 25, 2024 meeting of the Committee on Campus Planning, Buildings and Grounds were approved as submitted.

Discussion Agenda

Item 2 – California State University San Marcos Integrated Science and Engineering Building Schematic Design Approval

This agenda item requested approval by the CSU Board of Trustees of schematic plans for the California State University San Marcos (CSU San Marcos) Integrated Science and Engineering building project.

Following the presentation, Trustee McGrory emphasized the importance of this project to the university and to the local area. He asked about the accounting approach for project contingencies, and Assistant Vice Chancellor Paul Gannoe explained that campus contingencies are not included in soft costs whereas contractor contingencies are included.

Trustee Faigin asked how the project will be paid for considering financial challenges across the system. He requested that each schematic design presentation going forward include a summary of the cost impact to the system. Executive Vice Chancellor and Chief Financial Officer Steve Relyea agreed with the request and explained that for this project, funding will come from a combination of one-time money from the state, one-time money from the university, and from philanthropy, resulting in no increase to debt service.

Trustee Gilbert-Lurie asked about gender breakdown at CSU San Marcos and inquired about how to make the new space attractive to non-male engineering students. She was informed that women make up approximately 13% of engineering students and it is important to have spaces such as cafes for people to connect and interact to build community which helps to drive retention. They explained that the Society of Women Engineers is being consulted and is providing feedback about the proposed spaces.

Trustee Yee-Melichar asked how the new facility will influence availability of engineering and computer science courses. President Ellen Neufeldt explained that 1700-2000 students will have more opportunity as the university grows its engineering program. It was also noted that laboratory utilization is 129% of standard so this project will help the university get closer to standard utilization by providing additional laboratory capacity. She also asked how the university plans to address the challenging soil conditions at the site. Mr. Gannoe explained that some costs have been mitigated by selecting a building location which minimizes the need to excavate rock. The project team is also using a more cost-effective approach to utilities connections and is studying the rock conditions extensively to better plan the project. They have also built some contingency into the project budget to cover any unforeseen costs.

The action item was approved by roll call vote with eleven in favor (Trustees McGrory, Ghilarducci, Adamson, Brar, Faigin, Guajardo, Ortiz-Morfit, Nejabat, Vargas, Clarke, and Chancellor García), zero opposed, and zero abstentions (RCPBG 11-24-10).

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

California State University, Chico Human Identification Laboratory Building Schematic Design Approval

Presentation By

Steve Relyea
Executive Vice Chancellor and
Chief Financial Officer

Stephen Perez
President
California State University, Chico

Paul Gannoe
Assistant Vice Chancellor
Capital Planning, Design and Construction

Summary

This agenda item requests approval of schematic plans for the California State University, Chico (Chico State) Human Identification Laboratory (HIL) Building project.

Human Identification Laboratory Building

Collaborative Design-Build Contractor: DPR Construction
Project Architect: SmithGroup

Background and Scope

CSU Chico proposes to design and construct a two-story, 18,778 assignable square foot (ASF) 29,600 gross square foot (GSF) Human Identification Laboratory Building (#105¹), located on the southwest edge of the campus, west of the existing Wildcat Recreation Center (#106) and between W 1st Street and W 2nd street. The location, situated at the edge of campus, offers convenient access and logistical support essential for the operation of the Human Identification Laboratory Building.

In the final 2023-2024 California State Budget, the Governor and legislature approved \$55 million for the design and construction of the HIL project. This initiative will establish a state-of-the-art forensic anthropology facility with a campus design that reflects Chico State's character. The vision for this lab is to create a collaborative research facility, positioning it as a leading

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

forensic anthropology hub on the west coast. The HIL serves as a vital state resource, with staff dedicated to locating missing persons, analyzing and identifying human remains, assisting in the resolution of criminal cases, and providing closure to families. In emergencies, the lab can quickly mobilize large, experienced search teams and support both state and federal partners in handling individual cases, including recent incidents and long-cold cases.

The project will develop forensic anthropology and archeology laboratories, lab support, classrooms, offices, and a 100-person training space for the forensic anthropology and archaeology department. The vision is for this facility to become a world-class forensic flagship, aligning with the department's goals as a premier teaching and training center that fosters discovery in forensic anthropology. Additionally, this project will support 158 agencies throughout eight states and Washington, D.C. It will include 53 out of 58 counties in California. The mission of the Human Identification Laboratory is to provide high-quality forensic anthropology services to local, federal, and international law enforcement agencies, medical examiners, and attorneys. With a team of two board-certified forensic anthropologists, Chico State remains one of the few programs of this caliber in North America—and the only university lab of its kind in the western United States.

The building features a rectangular, two-story steel structure with an exterior clad in brick, glass, and metal panels. Its main entrance and landscaped plaza are situated along First Street, aligning with the primary pedestrian pathway outlined in the campus master plan. The brick façade showcases the “Chico mix” pattern, bringing a cohesive campus aesthetic and integrating seamlessly with the surrounding landscape and architecture at this campus edge. Public spaces for the training facility open directly off the First Street lobby, where a main staircase leads to the upper-level teaching and research labs, as well as office spaces. Private, secure forensic facilities are accessible via a secured, controlled entryway or sallyport from Second Street. The building’s architectural design balances public and private functions, with large-glazed openings in public areas for openness, and privacy glazing where confidentiality is required, all while maximizing natural light throughout the facility.

The proposed project is designed to meet the CSU Sustainability Policy requirements. Key sustainability features include energy-efficient LED lighting, low-flow plumbing fixtures, double-glazed windows, high insulation values for walls and roofs, drought-tolerant landscaping, and efficient irrigation systems. The building will also be solar-ready and equipped with utility metering.

Timing (Estimated)

Preliminary Plans Completed	February 2025
Working Drawings Completed	June 2025
Construction Start	October 2025
Occupancy	June 2027

Basic Statistics

Gross Building Area	29,600 square feet
Assignable Building Area (CSU ²)	18,778 square feet
Net Useable Building Area (FICM ³)	28,561 square feet
Efficiency (CSU)	63%
Efficiency (FICM)	96%

Cost Estimate – California Construction Cost Index (CCCI) 9866⁴

Building Cost (\$1,348 per GSF)		\$39,889,000
<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>	
a. Substructure (Foundation)	\$ 61.18	
b. Shell (Structure and Enclosure)	\$ 285.88	
c. Interiors (Partitions and Finishes)	\$ 187.60	
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 461.76	
e. Built-in Equipment and Furnishings	\$ 49.76	
f. Special Construction & Demolition	\$ 15.78	
g. General Requirements/Conditions and Insurance	\$ 285.64	
 Site Development		 <u>\$3,780,000</u>
 Construction Cost		 \$43,669,000
Campus Project Contingency (CSU)		\$1,780,240
Fees & Services		<u>\$9,642,760</u>
 Total Project Cost (\$1,861 per GSF)		 \$55,092,000
Fixtures, Furniture & Movable Equipment		<u>\$2,908,000</u>
 Grand Total		 <u>\$58,000,000</u>

Cost Comparison

The project’s building cost of \$1,348 per GSF is higher than the \$1,127 per GSF for the Science Replacement building project at San Francisco State approved in November 2020 and is aligned with the \$1,369 per GSF for the Interdisciplinary Science Building project at San José State approved in September 2018, all adjusted to CCCI 9866.

² Assignable building area is based on CSU policy.

³ Net usable building area is greater than assignable building area by including corridors, restrooms, mechanical rooms, etc., based on the definitions of the Postsecondary Education Facilities Inventory & Classification Manual (FICM).

⁴ The November 2024 *Engineering News-Record* California Construction Cost Index (CCCI). The CCCI is the average Building Cost Index for Los Angeles and San Francisco.

The building's higher costs are primarily due to the university's remote location, adding a 9-10% premium for labor and materials, and the smaller building footprint, which limits economies of scale. Additional factors include soil remediation per the Geotech report, noise and vibration from nearby train tracks, city-mandated infrastructure upgrades, and enhanced security due to the location of the project. Moreover, as a forensic facility, the project requires specialized features such as a higher air exchange rate (20 ACH vs. the 12 ACH code minimum) to mitigate environmental impacts, a robust exhaust system to address prevailing winds, and rooms with hose-down materials, enhanced lighting, and drainage. Security measures include secured zones and a drive-through sallyport.

Chico State implemented cost-saving measures that reduced overall expenses by approximately \$7.7 million. Structural adjustments, including removing a bay, lowering building heights, eliminating an outdoor patio, and switching to a window wall system, saved \$2.8 million. Simplifying interior finishes reduced costs by \$1 million, while revising the exterior skin to include more metal panels saved \$440,000. Mechanical efficiencies and sustainable landscaping added \$734,000 in savings. Additionally, reducing Group II equipment and fees proposed another \$2.7 million in cost reductions.

Funding Data

The project will be funded through a combination of CSU Systemwide Revenue Bonds (\$3,000,000) and a 2023-2024 state appropriation (\$55,000,000). The state appropriation will be financed using CSU Systemwide Revenue Bonds, supported by ongoing state funding.

California Environmental Quality Act (CEQA) Action

The proposed project is consistent with the 2020 Master Plan and parameters considered in the Master Plan Update Final Environmental Impact Report (EIR) that was certified by the Board of Trustees in November 2020. In addition, the proposed project would have no new significant environmental effects beyond those identified in the Master Plan Update Final EIR. No additional environmental documentation is required under CEQA.

Recommended Action

The following resolution is presented for approval:

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

1. The California State University, Chico Human Identification Laboratory Building project will benefit the California State University.

2. The project before the Board of Trustees is consistent with the project description as set forth in the previously certified November 2020 Master Plan Update Final EIR.
3. Applicable mitigation measures adopted in conjunction with Campus Master Plan Update approval and EIR certification in 2020 shall be implemented, monitored, and reported in accordance with the requirements of CEQA (Cal. Pub. Res. Code § 21081.6).
4. The schematic plans for the California State University, Chico Human Identification Laboratory Building project are approved at a project cost of \$58,000,000 at CCCI 9866.