

AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: 1:15 p.m., Tuesday, July 19, 2016
Glenn S. Dumke Auditorium

Steven G. Stepanek, Chair
John Nilon, Vice Chair
Jane W. Carney
Adam Day
Thelma Meléndez de Santa Ana
J. Lawrence Norton
Peter J. Taylor

Consent Items

Approval of Minutes of the Meeting of May 24, 2016

Discussion Item

1. Approval of the Amendment of the 2016-2017 Capital Outlay Program and Schematic Plans for California Polytechnic State University, San Luis Obispo,
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 Conference Center
401 Golden Shore
Long Beach, California**

May 24, 2016

Members Present

Lou Monville, Chair of the Board
Kelsey Brewer
Adam Day
Rebecca D. Eisen
Steven G. Stepanek
Timothy P. White, Chancellor

Chair Lou Monville called the meeting to order as both the chair and the vice chair of the committee on Campus Planning, Buildings, and Grounds were not in attendance.

Public Comments

Rocky Sanchez, vice chair of bargaining unit 7, expressed her sadness regarding the intent of California State Polytechnic University, Pomona to outsource grounds work at the Lanterman Development Center. She stated CSU employees have a vested interest in the university and would take good care of the Center.

Approval of Minutes

The minutes of March 8, 2016 were approved as submitted.

Amend the 2015-2016 Capital Outlay Program for the Steven G. Mihaylo Hall Financial Trading Center for California State University, Fullerton

Chair Monville presented agenda item 1 as a consent action item. The committee recommended approval of the proposed resolution (RCPBG 05-16-06).

Categories and Criteria for the Five-Year Facilities Renewal and Capital Improvement Plan, 2017-2018 through 2021-2022

Chair Monville presented agenda item 2 as a consent action item. The committee recommended approval of the proposed resolution (RCPBG 05-16-07).

California Environmental Quality Act Biennial Report

Chair Monville presented agenda item 3 as a consent information item.

Status Update on Lanterman Developmental Center—California State Polytechnic University, Pomona

Assistant Vice Chancellor Elvyra San Juan provided a status update on the Cal Poly Pomona Lanterman Development Center following Executive Vice Chancellor Steve Relyea's introduction of the item. The Department of Finance (DOF) has approved Cal Poly Pomona's request for an extension of time to determine whether the university can productively develop the Lanterman Development Center given the historical district constraints, infrastructure condition, and need for site remediation. The DOF expects to grant the university until September 1, 2017 to relinquish jurisdiction of the site back to the state. Should the university decide to end its interest in the site, Cal Poly Pomona will continue to be responsible for the costs of site maintenance and security until the transfer of jurisdiction is completed by the state around July 1, 2018. Currently, these costs are about \$1 million per year. Cal Poly Pomona will continue to assess development options and report back to the board its findings and recommendations.

Chair Monville adjourned the meeting.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Approval of the Amendment of the 2016-2017 Capital Outlay Program and Schematic Plans for California Polytechnic State University, San Luis Obispo

Presentation By

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

Summary

This item allows the board to consider the scope and budget of a project not included in the previously approved capital outlay program. It requests approval to amend the 2016-2017 capital outlay program and approval of schematic plans for the Baseball Clubhouse Replacement Building project for California Polytechnic State University, San Luis Obispo.

Amend the 2016-2017 Capital Outlay Program

The California State University Board of Trustees approved the 2016-2017 Capital Outlay Program at its November 2015 meeting. Cal Poly San Luis Obispo wishes to amend the 2016-2017 capital outlay program to include \$6,379,000 for the design and construction of a new Baseball Clubhouse Replacement Building (#160A¹) located on the site of the current baseball clubhouse at Baggett Stadium (#160). The building will house the Cal Poly Baseball Team's locker rooms, coach offices, training rooms, an event space, as well as gathering space for the student athletes. The demolition of the existing baseball clubhouse is included as part of the project scope.

Baseball Clubhouse Replacement Building Schematic Design

Architect: DLR Group

Background and Scope

The existing 1,558 gross square foot (GSF) baseball clubhouse does not meet the current needs of the baseball program. The proposed new 9,700 GSF two-story replacement facility will provide a state-of-the art facility more suitable for a National Collegiate Athletic Association (NCAA) Division I athletic program including a combination of team and public spaces.

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

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The first floor will be accessible from the field level and will consist of a 1,500-GSF players' locker room, shower area, laundry room, taping room, and an umpire room. A 700-GSF area will provide student athletes with a place to gather and study. The second floor will provide offices for the head coach, two assistant coaches, and volunteer coaches with a dedicated locker room and showers. This building will also feature a multi-purpose event room with a balcony facing the baseball field.

The replacement building will be a steel braced frame structure, with a light steel roof system and a masonry retaining wall. The exterior materials will be selected for durability and ease of maintenance and will feature a mix of fiber cement panels, concrete block, aluminum, and shatter proof glass. Exterior finishes and colors will match the existing Baggett Stadium. The building's interior space will be oriented to take advantage of natural daylighting. Utilities will come from the existing campus infrastructure.

Sustainable building features will include LED lighting, water efficient plumbing fixtures, high efficiency variable refrigerant flow (VRF) ventilation system, and natural daylighting. This project will be designed to achieve Leadership in Energy and Environmental Design (LEED) Silver certification.

Timing (Estimated)

Preliminary Plans Completed	October 2016
Working Drawings Completed	March 2017
Construction Start	June 2017
Occupancy	December 2018

Basic Statistics

Gross Building Area	9,700 square feet
Assignable Building Area	7,225 square feet
Efficiency	74 percent

Cost Estimate – California Construction Cost Index (CCCI) 6255²

Building Cost (\$393 per GSF)	\$3,809,000
<i>Systems Breakdown</i> <i>(\$ per GSF)</i>	
a. Substructure (Foundation)	\$ 17.32
b. Shell (Structure and Enclosure)	\$ 118.25
c. Interiors (Partitions and Finishes)	\$ 95.88
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 109.48
e. Built-in Equipment and Furnishings	\$ 2.89
f. Special Construction & Demolition	\$ 2.89
g. General Conditions and Insurance	\$ 46.03
Site Development	<u>458,000</u>
Construction Cost	\$4,267,000
Fees, Contingency, Services	<u>1,843,000</u>
Total Project Cost (\$753 per GSF)	\$6,110,000
Fixtures, Furniture & Movable Equipment	<u>269,000</u>
Grand Total	<u>\$6,379,000</u>

Cost Comparison

This project’s building cost of \$393 per GSF is higher than the \$373 per GSF for the San José State University Spartan Golf Complex approved in November 2015, but lower than the \$416 per GSF for the San José State Spartan Stadium End Zone Building approved in May 2013, and the \$481 per GSF for the CSU Los Angeles Tennis Center approved in November 2015, all adjusted to CCCI 6255. This project’s HVAC services cost is higher than other sports facilities due to the use of an energy efficient VRF system, which has a higher initial cost, but will reduce operating costs over the life of the building. Overall, the building cost is lower compared to the student sports facilities at the San José Spartan Stadium and the Los Angeles Tennis Center due to minimal demolition and a structurally and programmatically simpler design.

² The July 2016 *Engineering News-Record* California Construction Cost Index (CCCI). The CCCI is the average Building Cost Index for Los Angeles and San Francisco.

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Funding Data

The project will be funded entirely from donor funds raised specifically for this clubhouse project. Per CSU policy, it is anticipated that the campus will seek an increase in operating funds in order to fund the utilities and routine maintenance costs of eligible spaces in the new building as part of a future support budget request.

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.

The following resolution is presented for approval:

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

1. The 2016-2017 capital outlay program is amended to include \$6,379,000 for preliminary plans, working drawings, construction, and equipment for the Baseball Clubhouse Replacement Building project.
2. The board finds that the Categorical Exemption for the California Polytechnic State University, San Luis Obispo Baseball Clubhouse Replacement Building project has been prepared pursuant to the requirements of the California Environmental Quality Act.
3. The proposed project will not have significant adverse impacts on the environment and the project will benefit the California State University.
4. The schematic plans for California Polytechnic State University, San Luis Obispo Baseball Clubhouse Replacement Building are approved at a project cost of \$6,379,000 at CCCI 6255.