AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: **3:45 p.m., Tuesday, March 20, 2018**
Glenn S. Dumke Auditorium

John Nilon, Chair
Jane W. Carney, Vice Chair
Adam Day
Thelma Meléndez de Santa Ana
Romey Sabalius
Peter J. Taylor

Consent
1. Approval of Minutes of the Meeting of January 31, 2018, *Action*

Discussion
2. California State University, Dominguez Hills Student Housing Phase 3, *Action*
3. Progress Towards Environmental Sustainability Goals, *Information*

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

January 31, 2018

Members Present

John Nilon, Chair
Jane W. Carney, Vice Chair
Adam Day
Thelma Meléndez de Santa Ana
Rebecca D. Eisen, Chair of the Board
Romey Sabalius
Peter J. Taylor
Timothy P. White, Chancellor

Trustee John Nilon called the meeting to order.

Consent Agenda

The minutes of the November 8, 2017 meeting were approved as submitted.

The California State University Maritime Academy Master Plan Revision and Real Property Acquisition

Trustee Nilon presented agenda item 2 as a consent action item. The committee recommended approval of the proposed resolution (RCPBG 01-18-01).

California State University, Chico Siskiyou II Science Replacement (Seismic) Building

The CSU Chico Siskiyou II Science Replacement (Seismic) Building action item was presented as revised. President Gayle E. Hutchinson remarked this project will further make STEM a central focus on campus, providing new opportunities to collaborate in a cross disciplinary way. The new building will support work made possible by a $4.2 million five-year grant received from the Department of Education. The grant will support agriculture, natural sciences, engineering, computer science and construction management studies for students that identify as low income or Hispanic.

The campus prepared a mitigated negative declaration in compliance with the California Environmental Quality Act (CEQA).

The committee recommended approval of the proposed resolution (RCPBG 01-18-02).

California State University, East Bay Master Plan Revision

The CSU East Bay Master Plan Revision item was presented for approval. The item requested certification of the Final Environmental Impact Report (EIR) and Master Plan which was originally prepared in 2009. The 2009 Final EIR was challenged by the city of Hayward and two community groups and subjected to litigation resulting in a Writ for the CSU Board of Trustees to take action to address two remaining issues: 1) related to the environmental impact of the parks and recreational facilities in the area; and 2) the feasibility of funding the fair share cost for future off site traffic mitigation. In response to the Writ, a 2017 Partially Recirculated Environmental Impact report was prepared requiring five actions by the board: 1) set aside and vacate its original approval of the East Bay Master Plan; 2) decertify the 2009 Final EIR; 3) certify the 2017 Partially Recirculated Final EIR and re-certify the 2009 Final EIR; 4) re-approve the Master Plan and associated board findings as modified in compliance with the Writ; and 5) re-approve the CSU's estimated fair share amount of $2.3 million for off-site mitigation.

The CEQA analysis concluded that the campus growth and proposed master plan would not result in significant adverse impacts to the use of the park facilities and no further mitigation measures were proposed. All other portions of the 2009 Environmental Impact Report are unchanged including the significant and unavoidable impacts.

President Leroy Morishita added that the master plan will serve to enhance the campus learning environments, provide new on-campus student housing, and improve the campus entry, image, and circulation as well as pedestrian safety for students.

The committee recommended approval of the proposed resolution (RCPBG 01-18-03).

California State University, San Bernardino Master Plan Revision for Palm Desert Off-Campus Center

The CSU San Bernardino Master Plan Revision for Palm Desert Off-Campus Center item was presented for approval. President Tomás Morales remarked that the 2017 Palm Desert Master Plan will guide the physical development of the campus to lay the foundation and vision to support the university's academic strategic plan through to 2035.

The Final Environmental Impact Report determined there are a number of significant and unavoidable impacts related to traffic and air quality and noise. The CSU complied with its legal obligation to determine its proportionate cost of the traffic improvements and came to agreement with the City of Palm Desert to pay for traffic impacts when appropriate.

The committee recommended approval of the proposed resolution (RCPBG 01-18-04).

Trustee Nilon adjourned the meeting on Campus Planning, Buildings and Grounds Committee.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

California State University, Dominguez Hills Student Housing Phase 3

Presentation By

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

Summary

Schematic plans for the following project at California State University, Dominguez Hills will be presented for approval.

Student Housing Phase 3 Schematic Design
Collaborative Design-Build Contractor: PCL Construction
Architect: Steinberg Architects

Background and Scope

CSU Dominguez Hills wishes to construct the Student Housing, Phase 3[1] (#72[2]) project, a 93,700 gross square foot (GSF) dormitory-style residential hall, which will provide 505 beds for students and 11 beds for live-in resident advisors.

The campus, in recognition of the academic and social benefits in integrating student residence halls with the academic core, proposes to locate this project east of the Social and Behavioral Sciences building (#30) and north of the Natural Sciences Complex that includes the new Science and Innovation building (#51). The project site is bounded by International Road to the north and Birch Knoll to the west.

The existing on-campus student housing was built for the 1984 Olympic Games and is apartment-style in design. The proposed project will thus be the first student housing project to be built on the campus in nearly 36 years. It will be comprised of two four-story residence hall buildings, with a shared lounge space and stairways in the center. The residence halls are designed to provide a mix of double, triple, and quadruple occupancy, with shared bathrooms on each wing and floor. Each wing serves as a neighborhood cluster, with a variety of resident room sizes and a study

[1] The project was originally included in the 2017-2018 Capital Outlay Program and other documentation as "Student Housing, Phase 1". The phase number was changed to acknowledge existing campus housing buildings that are recognized as Phases 1 and 2.
[2] The facility number is shown on the master plan map and recorded in the Space and Facilities Database.

room. The shared lounges connecting the two wings are further connected floor-to-floor through openings and stair connections. This variety of scale allows students to create community and form close-knit groups of peers and neighbors, providing a student-success oriented residential environment.

A smaller one-story commons building houses the front desk and administrative office space, a small convenience store and laundry facilities, and forms a sheltered and secured courtyard space with the residence hall wings. The building includes an event space and kitchenette for residential life activities adjacent to the recreational and lounge commons. The event space opens out into the sheltered courtyard space, allowing the spill of activities into the courtyard seating areas. A signature mural on selected exterior walls of the residential wings will be continued on the interior wall of the commons space to reflect the diversity and vibrancy of the student body at Dominguez Hills.

The residential wing and the one-story commons building will use wood-framed construction. The exterior finishes include cement fiberboard panels, cement plaster, and a single-ply roof. Site amenities include amphitheater-like lawn seating at the sloped landscape area to the east, and a half-court basketball area to the west.

The landscape design uses various species of trees, ground cover, and drought tolerant planting with a water efficient irrigation system. The project is connected to the adjacent campus central plant for cooling, which is both a long-term benefit to the campus and the most sustainable solution.

Additional sustainable strategies incorporated in the project include passive cooling by natural ventilation through operable casement windows in each student room, energy efficient LED lighting, an energy efficient four-pipe HVAC system, water efficient plumbing fixtures, and environmentally preferable materials and finishes to promote positive health and wellness of the students.

Timing (Estimated)

Preliminary Plans Completed	April 2018
Working Drawings Completed	June 2018
Construction Start (Site Work and Utilities)	July 2018
Construction Start (Building)	September 2018
Occupancy	May 2020

Basic Statistics

Housing Building Component	
Gross Building Area	86,460 square feet
Assignable Building Area	59,793 square feet
Efficiency	69 percent
Number of Beds	516 beds
Administration/Commons Building Component	
Gross Building Area	7,240 square feet
Assignable Building Area	6,010 square feet
Efficiency	83 percent

Cost Estimate – California Construction Cost Index (CCCI) 6255[3]

Housing Building Cost ($405 per GSF)		$35,000,000
Systems Breakdown	*($ per GSF)*	
a. Substructure (Foundation)	$ 16.19	
b. Shell (Structure and Enclosure)	$ 97.31	
c. Interiors (Partitions and Finishes)	$ 75.88	
d. Services (HVAC, Plumbing, Electrical, Fire)	$ 142.01	
e. Built-in Equipment and Furnishings	$ 1.28	
f. General Conditions and Insurance	$ 72.14	
Administration/Commons Building ($372 per GSF)		2,997,000
Systems Breakdown	*($ per GSF)*	
a. Substructure (Foundation)	$ 15.14	
b. Shell (Structure and Enclosure)	$ 90.82	
c. Interiors (Partitions and Finishes)	$ 70.84	
d. Services (HVAC, Plumbing, Electrical, Fire)	$ 127.42	
e. Built-in Equipment and Furnishings	$ 1.24	
f. General Conditions and Insurance	$ 66.32	
Site Development		4,292,000
Construction Cost		$42,288,000
Fees, Contingency, Services, and Escalation		11,079,000
Total Project Cost ($549 per GSF)		$53,367,000
Fixtures, Furniture & Movable Equipment		2,500,000
Grand Total		$55,867,000

[3]The July 2017 Engineering News-Record California Construction Cost Index (CCCI). The CCCI is the average Building Cost Index for Los Angeles and San Francisco and is updated monthly.

Cost Comparison

Housing Building Component
The project's housing building component cost of $405 per GSF is lower than the $419 per GSF for the San Diego State University Residence Hall component of the New Student Residence Hall project approved in September 2017, and higher than the $356 per GSF for the Student Housing Replacement Phase 1, Cal Poly Pomona, approved in January 2017, all adjusted to CCCI 6255. The difference in building costs are primarily due to the construction types, buildings sizes, and local site conditions of each project.

Administration/Commons Building Component
The project's Administration/Commons building cost of $414 per GSF is significantly lower than the $801 per GSF for the San Diego State University Food Service/Community building component of the New Student Residence Hall project approved in September 2017, and lower than the $528 per GSF for the Dining Building component of the Student Housing Replacement Phase 1, Cal Poly Pomona, approved in January 2017, all adjusted to CCCI 6255. This project's lower building cost is primarily due to a less complex scope and associated building costs as this project does not include the costly commercial kitchen and dining commons components of the other projects.

Funding Data

The project will be financed by the CSU Systemwide Revenue Bond program ($53,367,000) and designated capital reserves from housing ($2,500,000). Student housing revenue will repay the bond financing debt service.

California Environmental Quality Act (CEQA) Action

The Student Housing, Phase 3 project was analyzed in the Final Environmental Impact Report (FEIR) that was certified by the Board of Trustees in May 2010 for the California State University, Dominguez Hills Master Plan.

Recommendation

The following resolution is presented for approval:

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

1. The California State University, Dominguez Hills Student Housing, Phase 3 project is consistent with the Campus Master Plan approved in May 2010.
2. The project will benefit the California State University.
3. The schematic plans for the California State University, Dominguez Hills Student Housing, Phase 3 are approved at a project cost of $55,867,000 at CCCI 6255.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Progress Towards Environmental Sustainability Goals

Presentation By

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

Summary of Systemwide Progress

The Sustainability Policy adopted by the California State University Board of Trustees in May 2014 established sustainability goals for the CSU across a broad range of operational areas (RJEP/CPBG 05-14-01). The CSU has made good progress toward the sustainability goals set out by the Board of Trustees and staff continues to address the broader areas of sustainable practices across all areas of the university. Since the adoption of the current CSU Sustainability Policy, campuses have worked to hire staff, establish their vision for a sustainable campus, communicate across academic, student services, and administrative silos, and implement priority programs to advance sustainability goals. As required by board policy the progress report, *Sustainability in the California State University, The First Assessment of the 2014 Sustainability Policy, 2014-2017,* has been prepared and can be viewed at: http://www2.calstate.edu/impact-of-the-csu/sustainability/Documents/2014-17-Sustainability.pdf.

Process

The Chancellor's Office worked with campuses to develop metrics to assess progress towards sustainability goals in order to provide a consistent framework to assess sustainability initiatives across campuses and over time. Feedback on the proposed process was received from various campus groups, such as contracts and procurement, parking and transportation, facilities development and operations, housing operations, and academic affairs. The resulting CSU survey included questions that were similar to those found in national higher education sustainability rating systems[1] so that if a campus participated in such an assessment, the information collected could be used to provide the Chancellor's Office a response. The analyses presented in the report are based on data and responses submitted by each campus. A compilation of the campus data and responses will be made available on the CSU sustainability website in the near future.

[1] For example, the Association for the Advancement of Sustainability in Higher Education has developed the Sustainability Tracking, Assessment & Rating System (STARS) for universities to measure their sustainability performance.

Next Steps

As noted in the report, key initiatives and strategies to promote continued progress include:

1. Working to support student learning outcomes that increase awareness of environmental, social and/or economic issues related to resource limitations.
2. Identification of mutual goals and alignment with the CSU Graduation Initiative[2] and Basic Needs Initiative[3].
3. Pursuit of grant funds for the system and individual campuses in direct research, facilities, transportation, etc. to address resource needs.
4. Identification of pilot programs to support sustainability champions.
5. Identification of model practices to promote broader CSU adoption as applicable.
6. Working with higher education academic and business partners to leverage available funds and support mutual efforts.
7. Identification of procurement barriers to implement energy efficiency projects.
8. Implementation of the Solar, Phase IV initiative to increase renewable power generation on campus. Master Enabling Agreements are executed and available for campus use to solicit awarded vendors.
9. Implementation of the systemwide Energy Information System that will improve the collection and reporting of campus utility cost and usage data expected in spring 2018.
10. Evaluation of the Sustainability Policy to reflect changing conditions, progress towards goals, and recommendations to update and extend the policy beyond 2020, for the trustees' consideration.

[2] https://www2.calstate.edu/csu-system/why-the-csu-matters/graduation-initiative-2025/Pages/default.aspx.
[3] https://www2.calstate.edu/impact-of-the-csu/student-success/basic-needs-initiative/pages/default.aspx.