

## **AGENDA**

### **COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS**

**Meeting: 1:30 p.m., Tuesday, September 24, 2013**  
**Glenn S. Dumke Auditorium**

Peter G. Mehas, Chair  
Rebecca D. Eisen, Vice Chair  
Douglas Faigin  
Margaret Fortune  
William Hauck  
Lou Monville  
J. Lawrence Norton  
Cipriano Vargas

#### **Consent Items**

Approval of Minutes of Meeting of July 23, 2013

1. Amend the 2013-2014 Capital Outlay Program, Non-State Funded, *Action*

#### **Discussion Items**

2. Approval of Schematic Plans, *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**

**July 23, 2013**

**Members Present**

Peter Mehas, Chair  
Douglas Faigin  
Margaret Fortune  
Bob Linscheid, Chair of the Board  
Lou Monville  
J. Lawrence Norton  
Cipriano Vargas  
Timothy P. White, Chancellor

**Approval of Minutes**

The minutes for the May 2013 meeting were approved as submitted.

**Amend the 2013-2014 Capital Outlay Program, Non-State Funded**

Trustee Mehas presented, Consent Item 1 to Amend the 2013-2014 Capital Outlay Program, Non-State Funded. The committee recommended approval by the board of the proposed resolution (RCPBG 07-13-07).

**Final Report on the 2013-2014 State Funded Capital Outlay Program**

Elvyra F. San Juan, assistant vice chancellor, presented the final report on the 2013-2014 State Funded Capital Outlay Program, which totals \$84.2 million for The CSU. The system received \$5.9 million to fund equipment for five projects previously funded for construction, and \$78.3 million to fund preliminary plans, working drawings and construction to address seismic deficiencies at CSU Bakersfield (\$1.7 million) and Cal Poly Pomona (\$76.5 million). Funding for six of the projects is from old general obligation bonds. The Cal Poly Pomona Administration/Student Services Replacement Facility will be funded from lease revenue bonds.

Trustee Hugo Morales asked for more description on the projects being funded in 2013. Ms. San Juan responded that the dollars will fund equipment (e.g. desks, chairs, bookcases, laboratory equipment) for five projects, while the Bakersfield project will reinforce the connections to the vertical supports to address the seismic issues resulting from the long span design element. The Pomona Administration/Student Services Replacement building addresses

the widespread structural and waterproofing deficiencies found in the existing Classroom/Laboratory/Administration (CLA) building completed in 1990. The new building will bring administration and student services into one space for one-stop shopping (currently housed in the CLA building). A future project, a secondary effect, will likely demolish part of the existing deficient building (the tower) whereby the remaining classroom portion could be used by the campus for surge space during other renovation and new construction projects.

With no additional questions, Trustee Mehas adjourned the meeting.

**COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS**

**Amend the 2013-2014 Capital Outlay Program, Non-State Funded**

**Presentation By**

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

**Summary**

This item requests approval to amend the 2013-2014 non-state funded capital outlay program to include the following four projects:

**1. California State University, Fullerton**

<b>Titan Student Union Modernization and Expansion</b>	<b>PWCE</b>	<b>\$20,000,000</b>
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California State University, Fullerton wishes to proceed with the design and construction of the Titan Student Union Modernization and Expansion project (#60). The 140,000 GSF Titan Student Union was originally built in 1976 with a subsequent expansion in 1992. The proposed addition (20,000 GSF) for the southeast edge of the existing facility will establish a new focal point and entry for the building while providing additional lounges and study spaces which will alleviate crowding in the dining areas and improve circulation.

The project scope includes the renovation of approximately 20,000 GSF of the existing second floor and mechanical systems upgrades throughout the facility. Interior improvements will address space and service needs associated with student government offices, Associated Students, Inc. (ASI) auxiliary administrative offices, Student Affairs departments, conference rooms, and support areas.

The project will be funded from student union and ASI program reserve funds.

**2. California State University, Northridge**

<b>Extended Learning Building</b>	<b>PWCE</b>	<b>\$37,242,000</b>
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California State University, Northridge wishes to proceed with the design and construction of a new office and classroom building for the Tseng College of Extended Learning (#165). The project will be constructed on land currently used for a small parking lot northwest of University Hall (#5) on the west edge of campus. This 68,470 GSF building will provide space for the

college's administrative functions, as well as provide dedicated lecture and multi-purpose instructional lab space for the college. The schematic design will be presented in Item 3.

The project will be funded from a combination of campus continuing education program reserve funds and/or the issuance of CSU Systemwide Revenue Bonds. The bonds will be repaid from continuing education program revenue.

**3. California State University, Northridge**  
**University Student Union Wellness Center** **PWCE** **\$4,143,000**

California State University, Northridge wishes to proceed with the renovation of the basement (5,900 GSF) of the southeast section of the University Student Union (#24) to provide a new Wellness Center. The project will include way-finding to bring students to student services and peer counselors, and a new elevator and stairs to the basement level.

The project will be funded from student union program reserves funds.

**4. California State University, Northridge**  
**University Student Union East Conference Renovation** **PWCE** **\$2,671,000**

California State University, Northridge wishes to proceed with a renovation on the first floor of the northeast section of the University Student Union (#24). The programmed space previously housed the fitness center which was relocated to the new Student Recreation Center (#129). This renovation (10,000 GSF) will restore the space to its original conference and meeting space function with new lighting and architectural finishes. The project will include the replacement of the existing rooftop HVAC unit with a new air handler which will be connected to the adjacent University Student Union central plant.

The project will be funded from student union program reserve funds.

The following resolution is presented for approval:

**RESOLVED**, by the Board of Trustees of the California State University, that the 2013-2014 non-state funded capital outlay program is amended to include:  
1) \$20,000,000 for preliminary plans, working drawings, construction and equipment for the California State University, Fullerton Titan Student Union Modernization and Expansion project; 2) \$37,242,000 for preliminary plans, working drawings, construction and equipment for the California State University, Northridge Extended Learning Building project; 3) \$4,143,000 for preliminary plans, working drawings, construction and equipment for the California State University, Northridge University Student Union Wellness

Center project; and 4) \$2,671,000 for preliminary plans, working drawings, construction and equipment for the California State University, Northridge University Student Union East Conference Renovation project.

## **COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS**

### **Approval of Schematic Plans**

#### **Presentation By**

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

#### **Summary**

Schematic plans for the following project will be presented for approval:

**California State University, Northridge—Extended Learning Building**  
*Project Architect: LPA Architects*

#### **Background and Scope**

California State University, Northridge proposes to construct a new 68,470 GSF office and classroom building for the Tseng College of Extended Learning, located in the southwest quadrant of the campus between West University Drive on the east and Darby Street on the west. The Extended Learning Building (#165) will be easily accessed by the new Transit Center, the adjacent parking garage, or key pedestrian pathways.

The Extended Learning Building will provide office and support space for the college's seven administrative units, 11 classrooms and seminar space. The instructional spaces will be "smart" rooms designed and built to provide maximum flexibility to accommodate a variety of teaching pedagogies. Rooms will be equipped with digital projection and WiFi network access. The project will include an open courtyard with seating and a demonstration garden.

The building design features a three-story steel moment frame structure with concrete-filled metal decks and a single-story masonry wing. The three-story structure will accommodate office space for six of the seven units and will be organized around a central atrium with skylights. The one-story section will be built around the courtyard with classrooms on the north and the seventh unit with its high traffic student service space on the south. The open courtyard will provide space for student breakout sessions, collaboration, and informal meetings.

Sustainable features incorporated into the building's design include energy efficient lighting and control systems used in conjunction with natural lighting. The building envelop will incorporate horizontal and vertical elements to shade the east, south, and west elevations and minimize solar

heat gains. Solid-state energy efficient elevators will be used for all vertical transportation. The facility cooling requirements will be served by the efficient thermal storage capacity of the central plant, enhanced by multi-zone heating and cooling systems.

The site will feature drought tolerant landscape and water efficient irrigation systems. The building will take advantage of an existing row of pine trees to shade the south façade. This building will be designed to achieve the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) gold certification.

### **Timing (Estimated)**

Preliminary Plans Completed	November 2013
Working Drawings Completed	May 2014
Construction Start	September 2014
Occupancy	August 2016

### **Basic Statistics**

Gross Building Area	68,470 square feet
Assignable Building Area	44,713 square feet
Efficiency	65 percent

### **Cost Estimate – California Construction Cost Index 6077**

Building Cost (\$360 per GSF)	\$24,661,000
<i>Systems Breakdown (includes Group I)</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 10.60
b. Shell (Structure and Enclosure)	\$129.50
c. Interior (Partitions and Finishes)	\$ 56.80
d. Services (HVAC, Plumbing, Electrical, Fire)	\$105.70
e. Group I Equipment	\$ 5.58
f. Special Construction	\$ 6.05
g. General Conditions (includes design)	\$ 45.95
Site Development (including landscaping)	<u>2,008,000</u>
Construction Cost	\$26,669,000
Fees, Contingency, Services	<u>9,489,000</u>
Total Project Cost (\$528 per GSF)	\$36,158,000
Group II Equipment	<u>1,084,000</u>
Grand Total	<u>\$37,242,000</u>

### **Cost Comparison**

This project's building cost of \$360 per GSF is comparable to the \$354 per GSF building cost for general classroom facilities per the CSU Construction Cost Guide and the \$360 per GSF building cost for the CSU Fresno Faculty Office/Lab Building project, approved by the board in November 2012, adjusted to CCCI 6077.

### **Funding Data**

The project will be funded primarily from campus continuing education program reserve funds, and if necessary, will be supplemented by the issuance of CSU Systemwide Revenue Bonds. The bonds will be repaid from continuing education program revenue.

### **California Environmental Quality Act (CEQA) Action**

This project was included in the Final Environmental Impact Report (FEIR) prepared in conjunction with the campus master plan for California State University, Northridge, approved by the Board of Trustees in March 2006. The university completed an Addendum to the FEIR in August 2013 for the Extended Learning Building project, which determined that implementation of the project would not result in any new or substantially more severe impacts than those identified in the 2006 master plan FEIR. This project is consistent with all required mitigation measures in the 2006 FEIR.

Although CEQA does not require circulation of an Addendum to a certified FEIR, the university has circulated the document to the local neighborhood council and city council office in order to inform the community of campus development. A copy of the FEIR and the Addendum will be available at the meeting.

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 March 2006 California State University, Northridge, Master Plan Final EIR and the Addendum completed in August 2013 for the California State University, Northridge, Extended Learning Building have been prepared in accordance with the requirements of the California Environmental Quality Act.
2. The project before this board is consistent with the project description as analyzed in the Addendum to the previously certified Final EIR and does not propose substantial changes to the original project description, which would

require major revision to the Final EIR or Findings adopted by this board in certifying said Final EIR.

3. The proposed Extended Learning Building project will not result in any new significant impacts beyond those disclosed in the 2006 EIR, and mitigation measures adopted in the certified 2006 document will remain in effect.
4. The mitigation measures adopted through the 2006 EIR certification shall continue to be monitored and reported in accordance with the requirements of the California Environmental Quality Act (Public Resources Code, Section 21081.6).
5. The schematic plans for the California State University, Northridge, Extended Learning Building are approved at a project cost of \$37,242,000 at CCCI 6077.