AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: **1:00 p.m., Tuesday, January 31, 2017**
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 November 15, 2016

1. California Polytechnic State University, San Luis Obispo Gold Tree Solar Photovoltaic Project: Approval of the Amended 2016-2017 Capital Outlay Program, *Action*
2. California State Polytechnic University, Pomona and California State University, San Bernardino: Approval of the Amended 2016-2017 Capital Outlay Program and Schematic Plans, *Action*
3. Approval of Schematic Plans for CSU Projects at Sacramento and Stanislaus, *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

November 15, 2016

Members Present

Steven G. Stepanek, Chair
Jane W. Carney
Adam Day
Rebecca D. Eisen, Chair of the Board
Thelma Meléndez de Santa Ana
J. Lawrence Norton
Peter J. Taylor
Timothy P. White, Chancellor

Trustee Steven G. Stepanek called the meeting to order.

Approval of Minutes

The minutes of the September 21, 2016 meeting were approved as submitted.

California State University, Monterey Bay Student Union Project: Approval of the Master Plan Revision, the Amendment of the 2016-2017 Capital Outlay Program, and Schematic Plans

Trustee Stepanek presented agenda item 1 as a consent action item. The committee recommended approval of the proposed resolution (RCPBG 11-16-11).

California State University, Long Beach College of Continuing and Professional Education Classroom Building Project: Approval of the Amended 2016-2017 Capital Outlay Program and Schematic Plans

Trustee Stepanek presented agenda item 2 as a consent action item. The committee recommended approval of the proposed resolution (RCPBG 11-16-12).

Approval of Schematic Plans for CSU Projects at Dominguez Hills, Los Angeles, Monterey Bay, Sacramento and San José

Trustee Stepanek presented agenda item 3 as a consent action item. The committee recommended approval of the proposed resolution (RCPBG 11-16-13).

California State Polytechnic University, Pomona Student Housing Replacement Project: Certification of the Final Environmental Impact Report and Approval of the 2016 Master Plan Revision

Assistant Vice Chancellor Elvyra F. San Juan and President Soraya Coley presented the item. The CSU reviewed the Final Environmental Impact Report, balanced the benefits of the project against its unavoidable significant effects, and concluded that the benefits of the project outweigh the unavoidable adverse environmental effects to aesthetics historic resources and air quality during construction. Staff recommended approval.

The committee recommended approval of the proposed resolution (RCPBG 11-16-14).

Trustee Steven G. Stepanek adjourned the meeting.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

California Polytechnic State University, San Luis Obispo Gold Tree Solar Photovoltaic Project: Approval of the Amended 2016-2017 Capital Outlay Program

Presentation By

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

Summary

The California State University Board of Trustees approved the 2016-2017 Capital Outlay Program at its November 2015 meeting. This item allows the board to consider the scope and budget of a project not included in the previously approved capital outlay program.

California Polytechnic State University, San Luis Obispo
Gold Tree Solar Photovoltaic **PWC[1]** **$7,796,000**

California Polytechnic State University, San Luis Obispo wishes to proceed with the design and construction of a solar photovoltaic (PV) array as part of a power purchase agreement (PPA) with a third party provider. As part of the PPA, a vendor selected through a Request for Proposal process will design, build, own, operate, and maintain the PV system and sell the power to the university at an agreed upon rate. The term of the agreement would be 19 years, 11 months. At the end of the term, the developer will return the site to its original condition. The maximum electrical output of the system is projected at 4.4 megawatts, equal to 46 percent of the campus peak operating load.

The proposed project will install ground-mounted solar PV panels in an area identified as the Gold Tree site, which is campus owned vacant land located a half-mile from Stenner Creek Road on the main campus and along Highway 1. The site is currently being used as sheep pasture. As part of the proposal, the firm will continue to allow the grazing of sheep after the construction is completed.

Financial due diligence has been performed, establishing a cost per kilowatt hour (kWh) breakeven point. The contract will be awarded to a provider that can offer a rate that is less expensive than typical power purchases.

The project will be funded entirely by a third party provider via the PPA.

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

Recommendation

The following resolution is presented for approval:

> **RESOLVED**, by the Board of Trustees of the California State University, that the 2016-2017 Capital Outlay Program be amended to include $7,796,000 for preliminary plans, working drawings, and construction for the California Polytechnic State University, San Luis Obispo Gold Tree Solar Photovoltaic.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

California State Polytechnic University, Pomona and California State University, San Bernardino: Approval of the Amended 2016-2017 Capital Outlay Program and Schematic Plans

Presentation By

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

Summary

This item requests approval to amend the 2016-2017 Capital Outlay Program and approval of schematic plans for the Student Housing Replacement, Phase 1 project for California State Polytechnic University, Pomona and the Center for Global Innovation project for California State University, San Bernardino. The California State University Board of Trustees approved the 2016-2017 Capital Outlay Program at its November 2015 meeting. This item allows the board to consider the scope and budget of projects not included in the previously approved capital outlay program.

1. California State Polytechnic University, Pomona
Student Housing Replacement, Phase 1 **PWCE[1] $185,000,000**

California State Polytechnic University, Pomona wishes to amend the 2016-2017 Capital Outlay Program for the design and construction of the first phase of replacement student housing (#73, 74[2]) located adjacent to the existing Residential Suites (#54, #60-63) in the southeastern portion of the campus. This project will provide 980 beds, a dining commons, and shift the segment of Kellogg Drive between Red Gum Lane and South Campus Drive to the eastern side of the site, allowing for expansion of the existing residential community.

[1] Project phases: P – Preliminary Plans, W – Working Drawings, C – Construction, E – Equipment
[2] The facility number is shown on the master plan map and recorded in the Space and Facilities Database.

Student Housing Replacement, Phase 1 Schematic Design
Collaborative Design-Build Contractor: Sundt Construction
Architect: HMC Architects/Ehrlich Architects

Background and Scope

The proposed project will replace the existing aging student housing facilities on the northern side of campus near the College of Business Administration (#162-164) and Engineering (#9, #17). The existing six residence hall facilities provide 1,400 beds with food service provided in the Los Olivos Commons (#70). The proposed project will be located in the western section of the Arabian Horse Center grazing fields, just east of Kellogg Drive. To clear the 16-acre site for this project, a portion of Kellogg Drive will be relocated to the east.

This first phase of student housing will construct two eight-story residence hall buildings providing 980 beds, residence life staff housing, front desk and administrative space, laundry facilities, and common areas such as lounges and study rooms. The housing units will be designed for a mix of single-, double-, and triple-occupancy, with shared bathrooms distributed throughout each floor. The project includes a single-story dining facility, complete with a general kitchen, food preparation space, a catering service kitchen, event space, and dining space that can be adjusted to serve students during off-peak times, including the late-night hours. A surface parking lot with approximately 400 spaces will be constructed to serve the residents as part of this project. A connection to the existing Central Plant to support the complete build out of student housing phase 1 and planned future phase 2 is included in the project scope.

The two residence hall buildings will be constructed using a pile foundation system and concrete slab-on-grade, reinforced concrete structure, and a single-ply roof. The exterior materials will be selected for high performance, low-maintenance, and aesthetics. The exterior skin will be comprised of cement plaster and ribbed metal finish. Porcelain tile will be used in areas with high pedestrian-level exposure. An aluminum storefront system will support large glazed areas throughout the project, including the space where the two buildings meet.

The dining facility will use spread footings and concrete slab for the foundation and metal braced frames for the structure. The roof will be a raised-seam metal panel system, and contain skylights to provide natural light throughout the one-story building. Materials will consist of storefront glazing, cement plaster, metal panels, and small amounts of prefinished wood interior to the building.

This project will be designed to achieve Leadership in Energy and Environmental Design (LEED) Silver certification as well as to meet the sustainability objectives of the campus, using an efficient building envelope to reduce heating and cooling demand. High-quality glass will be used throughout the housing and dining buildings, providing natural light and contributing to

thermal performance. Operable windows with window sensors will be provided in the residential spaces, allowing outside air to circulate into interior spaces when outdoor conditions are favorable. LED lighting, controls, and occupancy sensors and water-efficient plumbing fixtures will be included in the project. Native and drought-tolerant plants will be used throughout the site.

Timing (Estimated)

Preliminary Plans Completed	February 2017
Working Drawings Completed	June 2017
Construction Start (Site work and utilities)	May 2017
Construction Start (Building)	August 2017
Occupancy	July 2019

Basic Statistics

Gross Housing Building Area	268,449 square feet
Assignable Building Area	150,000 square feet
Efficiency	56 percent
Bed Spaces	980 spaces
Gross Dining Building Area	35,000 square feet
Assignable Building Area	24,910 square feet
Efficiency	71 percent

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

Housing Building Cost ($356 per GSF)		$95,537,000
Systems Breakdown	*($ per GSF)*	
a. Substructure (Foundation)	$ 14.24	
b. Shell (Structure and Enclosure)	$ 101.10	
c. Interiors (Partitions and Finishes)	$ 75.61	
d. Services (HVAC, Plumbing, Electrical, Fire)	$ 116.98	
e. Built-in Equipment and Furnishings	$ 7.10	
f. General Conditions and Insurance	$ 40.85	
Dining Building Cost ($528 per GSF)		18,475,000

[3] 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.

Systems Breakdown	*($ per GSF)*
a. Substructure (Foundation)	$ 21.91
b. Shell (Structure and Enclosure)	$ 143.83
c. Interiors (Partitions and Finishes)	$ 63.57
d. Services (HVAC, Plumbing, Electrical, Fire)	$ 139.03
e. Built-in Equipment and Furnishings	$ 98.94
f. General Conditions and Insurance	$ 60.56

Site Development	11,585,000
Kellogg Drive Realignment	7,972,000
Construction Cost	$133,569,000
Fees, Contingency, Services	46,047,000
Total Project Cost ($593 per GSF)	$179,616,000
Fixtures, Furniture & Movable Equipment (Housing and Dining)	5,384,000
Grand Total	$185,000,000

Cost Comparison

Housing Component
The project's housing building cost of $356 per GSF is higher than the $328 per GSF for the Student Housing project at California State University, San Bernardino, approved in November 2015, and the $341 per GSF for Student Housing, Phase 3 at California State University Channel Islands but comparable to the $360 per GSF for Student Housing South at California Polytechnic State University, San Luis Obispo, both approved in November 2014, and all adjusted to CCCI 6255. The building cost is higher due in part to construction labor costs and recent code changes.

Dining Component
This project's building cost of $528 per GSF is lower than the $566 per GSF for the Vista Grande Replacement Building at Cal Poly San Luis Obispo approved in November 2015, and the $538 per GSF for the Dining Center at CSU San Bernardino approved in November 2015, and higher than the $508 per GSF for the dining component of the Student Housing, Phases 3 and 4 at California State University, Fullerton approved in September 2008, all adjusted to CCCI 6255. The new approach to student dining halls featuring smaller kitchens throughout the dining area adds to the higher cost due to increased built-in equipment, furnishings, ventilation, plumbing, and electrical services. The increase in construction labor costs and recent code changes are also cited as a driver to the cost escalation.

Funding Data

The project will be financed by the CSU Systemwide Revenue Bond Program ($133 million), and designated capital reserves from housing ($46 million), parking ($2 million), and auxiliary ($4 million). Student housing revenue will repay the bond financing debt service. Financing approval for this project will be requested at this January 2017 meeting of the Committee on Finance.

California Environmental Quality Act (CEQA) Action

The Student Housing Replacement, Phase 1 project was addressed in the Final Environmental Impact Report (EIR) for the California State Polytechnic University, Pomona Master Plan, which was certified by the trustees in November 2016.

Recommendation

The following resolution is presented for approval:

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

1. The California State Polytechnic University, Pomona Student Housing Replacement, Phase 1 project is consistent with the Campus Master Plan approved in November 2016.

2. The project will benefit the California State University.

3. The 2016-2017 Capital Outlay Program is amended to include $185,000,000 for preliminary plans, working drawings, construction, and equipment for the California State Polytechnic University, Pomona Student Housing Replacement, Phase 1 project.

4. The schematic plans for the California State Polytechnic University, Pomona Student Housing Replacement Project, Phase 1 are approved at a project cost of $185,000,000 at CCCI 6255.

2. California State University, San Bernardino
College of Extended Learning Expansion **PWCE $50,895,000**

California State University, San Bernardino wishes to amend the 2016-2017 Capital Outlay Program for the design and construction of a new College of Extended Learning Expansion (#60) building located in the center of the campus, southeast of Physical Sciences (#8), west of College of Education (#38), and north of John M. Pfau Library (#9). This project will provide instructional and administrative space for the College of Extended Learning to accommodate enrollment growth of the International Student Programs and the Extended Learning Program, which cannot be accommodated in the college's existing facility. In addition, the project will provide additional shared classroom spaces to the campus to increase lecture space.

College of Extended Learning Expansion Schematic Design
CM at Risk Contractor: Sundt, Inc.
Architect: LPA, Inc.

Background and Scope

The College of Extended Learning currently houses its instructional functions in the Yasuda Center for Extended Learning (#30) while the majority of the administrative functions are located in Sierra Hall (#2). The proposed new three-story 71,465 GSF building will include configurable classrooms of varying sizes, a 250-seat auditorium, multi-purpose rooms, administrative offices, study lounges, and retail food service to provide a centralized facility for College of Extended Learning course offerings and events. In addition, 10 shared classroom spaces will be included for campuswide instructional use.

The first floor of the proposed project contains a 250-seat auditorium, two student lounges, retail food service, five classrooms, two large lecture halls, and two multi-purpose rooms. The second floor contains 14 small classrooms and various academic support offices. The third floor houses administrative functions of the college and includes a dean's office, administrative offices, and conference rooms.

The new building will be a steel-braced frame structure with a roof system of single-ply polyvinyl chloride (PVC) and a slab on grade foundation system. The exterior materials have been selected for durability and ease of maintenance, and will primarily be insulated metal panel and high-performance glazing. Exterior aluminum horizontal and vertical fins will provide sun shading.

Sustainable building features will include extensive use of natural lighting and ventilation, energy efficient LED lighting with smart lighting controls, water efficient plumbing fixtures, and glazed windows.

The building massing and orientation are designed to address the high winds and 100-plus degree weather common during summer days. The building's main entrance and plaza faces the south to protect users from the winds coming from the north and takes advantage of natural lighting to reduce building energy consumption. The third floor is offset from the first and second floors, resulting in a large overhang with a covered plaza below that provides both shelter from the elements and a social destination point along Coyote Walk, the campus main walkway.

Timing (Estimated)

Preliminary Plans Completed	March 2017
Working Drawings Completed	August 2017
Construction Start	November 2017
Occupancy	August 2019

Basic Statistics

Gross Building Area	71,465 square feet
Assignable Building Area	45,470 square feet
Efficiency	64 percent

Cost Estimate – California Construction Cost Index (CCCI) 6255

Building Cost ($466 per GSF)		$33,290,000
Systems Breakdown	*($ per GSF)*	
a. Substructure (Foundation)	$ 32.42	
b. Shell (Structure and Enclosure)	$ 160.02	
c. Interiors (Partitions and Finishes)	$ 82.92	
d. Services (HVAC, Plumbing, Electrical, Fire)	$ 121.07	
e. Built-in Equipment and Furnishings	$ 8.63	
f. General Conditions and Insurance	$ 60.76	
Site Development		4,317,000
Construction Cost		$37,607,000
Fees, Contingency, Services		11,938,000
Total Project Cost ($693 per GSF)		$49,545,000
Fixtures, Furniture & Movable Equipment		1,350,000
Grand Total		$50,895,000

Cost Comparison

This project's building cost of $466 per GSF is higher than the CSU Construction Cost Guide for general classroom spaces at $379 per GSF, including Group I equipment. It is also higher than the $371 per GSF of the Extended Learning Center at CSU Northridge, approved in September 2013, but lower than the $527 per GSF of the CSU Long Beach College of Continuing and Professional Education Classroom Building and the $541 per GSF of the CSU Monterey Bay Academic Building III project, both approved in November 2016, all adjusted to CCCI 6255.

The cost is reasonable given the current market conditions, energy efficient design and proximity to the San Andreas Fault.

Funding Data

The project will be financed by the CSU Systemwide Revenue Bond Program ($45.8 million) and College of Extended Learning designated reserves ($5.1 million). College of Extended Learning revenue will repay the bond financing debt service. Financing approval for this project will be requested at a future trustees' meeting.

California Environmental Quality Act (CEQA) Action

A Finding of Consistency associated with a minor master plan revision was approved under delegated authority on October 21, 2016. This finding indicated that the project does not propose substantial changes to the original project evaluated in the Final Environmental Impact Report for the California State University, San Bernardino Campus Master Plan, which was certified by the trustees in July 2004.

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, San Bernardino College of Extended Learning Expansion is consistent with the Campus Master Plan.
2. The project will benefit the California State University.
3. The 2016-2017 Capital Outlay Program is amended to include $50,895,000 for preliminary plans, working drawings, construction, and equipment for the California State University, San Bernardino College of Extended Learning Expansion project.
4. The schematic plans for the California State University, San Bernardino College of Extended Learning Expansion are approved at a project cost of $50,895,000 at CCCI 6255.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Approval of Schematic Plans for CSU Projects at Sacramento and Stanislaus

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, Sacramento—Science II Replacement Building, Phase 2**
   Collaborative Design-Build Contractor: Sundt Construction
   Project Architect: CO Architects

Background and Scope

California State University, Sacramento wishes to proceed with the design and construction of the Science II Replacement Building, Phase 2 (Science II) (#56A[1]), located at the east end of the campus on the site of existing Parking Lot 4, and immediately north of the existing Hornet Bookstore (#91). This building will provide an anchor for the southeast corner of the academic core and will be integral to the continued formation of a vibrant science and engineering zone on the Sacramento State campus.

The 94,900 gross square foot (GSF) Science II facility will serve as a regional resource center for education in the science, technology, engineering, and mathematics (STEM) program. The program includes 20 new teaching laboratories, in addition to research laboratories, support spaces, administrative and faculty offices, an advising center, planetarium, observatory, and two large lecture halls. The five-story building will provide capacity space for 364 full-time equivalent students (FTES) and 48 faculty offices. However, this project includes the demolition of Humboldt Hall (#13) for a loss of 271 FTES and 12 faculty offices, resulting in a net increase of 93 FTES and 36 faculty offices for this project. Humboldt Hall, built in 1958, houses many of the sorely outdated teaching biology laboratories that will be replaced with Science II. Science II will also replace outdated chemistry teaching laboratories currently in Sequoia Hall (#36). This space will be renovated and repurposed in a future project.

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

The project will contain structural steel framing, along with extensive use of precast elements. The exterior skin will consist of materials selected for durability and ease of concrete maintenance, such as precast concrete, aluminum, glazing, and metal panel. The design will contain elements of vertical and horizontal shading devices. Exterior finishes and colors will be in compliance with the university design guidelines.

This project will be designed to achieve Leadership in Energy and Environmental Design (LEED) Gold certification. Sustainable building features will include LED lighting, controls, natural daylighting, occupancy sensors, and water-efficient plumbing fixtures. Shading devices along the north and south elevations will deflect direct sunlight to reduce the need for excessive air conditioning. Native and drought-tolerant plants will be used throughout the site and a green roof terrace will provide the entry focal point.

Timing (Estimated)

Preliminary Plans Completed	March 2017
Working Drawings Completed	May 2017
Construction Start	August 2017
Occupancy	July 2019

Basic Statistics

New Construction	
Gross Building Area	94,905 square feet
Assignable Building Area	65,237 square feet
Efficiency	69 percent

Cost Estimate – California Construction Cost Index (CCCI) 6255[2]

Building Cost ($591 per GSF)	$56,045,000

Systems Breakdown	*($ per GSF)*
a. Substructure (Foundation)	$ 22.13
b. Shell (Structure and Enclosure)	$ 139.33
c. Interiors (Partitions and Finishes)	$ 91.67
d. Services (HVAC, Plumbing, Electrical, Fire)	$ 198.57
e. Built-in Equipment and Furnishings	$ 62.52
f. General Conditions and Insurance	$ 76.32

Site Development (includes demolition)	7,239,000

[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.

Construction Cost	$63,284,000
Fees, Contingency, Services	24,074,000
Total Project Cost ($921 per GSF)	$87,358,000
Fixtures, Furniture & Movable Equipment	4,200,000
Grand Total	$91,558,000

Cost Comparison

The project's building cost of $591 per GSF is comparable to the $601 per GSF for Center for Science and Innovation, California State University, Dominguez Hills, approved in November 2016, and the $586 per GSF for Engineering and Interdisciplinary Sciences Complex, San Diego State University, approved in July 2015, both adjusted to CCCI 6255.

Funding Data

The project will be financed from campus designated capital reserves ($20,000,000), CSU Systemwide Revenue Bond funds ($67,606,000) as part of the 2015-2016 Capital Outlay Program, and CSU capital funds ($3,952,000).

California Environmental Quality Act (CEQA) Action

The project was addressed in the Final Environmental Impact Report for the California State University, Sacramento Campus Master Plan, which was certified by the trustees in July 2015.

The following resolution is presented for approval:

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

1. The California State University, Sacramento Science II Replacement Building, Phase 2 is consistent with the Campus Master Plan approved in July 2015.
2. The project will benefit the California State University.
3. The schematic plans for California State University, Sacramento Science II Replacement Building, Phase 2 are approved at a project cost of $91,558,000 at CCCI 6255.

2. California State University, Stanislaus—University Union Renovation and Expansion
Collaborative Design-Building Contractor: Turner Construction Company
Architect: AC Martin

Background and Scope

California State University, Stanislaus wishes to proceed with the design and construction of the University Union Renovation and Expansion (#50), a new addition to the existing University Union (#25), adjacent to the existing Health Center (#29) and located in the center of the campus.

The University Union was originally constructed in 1978 with a major addition (#25A) completed in 1992. This project will demolish the existing University Union building and Warrior Grill dining area to construct a new building addition that will be connected to the existing Cafeteria building (#12). This project also includes the renovation and repurposing of the adjacent University Bookstore for use as an event center. Since CSU Stanislaus is predominantly a commuter campus where student interaction may be limited, the intent of this new facility is to serve as a home away from home and to provide a variety of amenities designed to foster interaction and collaboration in an engaging environment.

The new two-story 72,540 GSF expansion will consist of multi-purpose assembly space, food service and retail facilities, the relocated bookstore, student government and leadership offices, the Cross Cultural Center, a lounge, conference rooms, and a coffee shop with a separate entrance for after-hours and weekend use. The existing single-story, 11,337 GSF University Bookstore (#53) will be renovated for use as a multi-purpose event center. The renovated space will include a catering kitchen, green room with a shower, and a laundry room.

The new addition reaches out to surrounding campus buildings with inviting entries, forecourts, and a performance stage. The building opens up considerably to the north with a coffee court and pre-function areas. The building massing at the southwest entry is appropriately low scale and provides an inviting transition between the new building and the existing one-story Health Center. An outdoor plaza will reinforce the connection between the new University Union and the renovated event center.

The first level of the building is highlighted by a performance stage that opens to the outdoor forecourt along with a tiered seating area that extends to the second level. The outdoor coffee court will complement this performance area. The western wing of the first floor includes four large conference rooms, a convenience store, food vendors, a pub with game room, and the relocated bookstore. The balance of the first level space will contain administrative offices and meeting rooms for Associated Students Incorporated (ASI) and other University Union staff.

The second level will house administrative offices, three conference rooms, the Cross Cultural Center, and a lounge. The north side of the second floor features a pre-function outdoor space for small receptions and gatherings.

The new facility will be built with a steel frame structure. The building skin will feature a combination of corrugated and smooth metal panels, fiber cement boards, and curtain wall glazing. The building roof covering will utilize a single-ply membrane roofing system.

Sustainable design features include active chilled beams HVAC system with direct digital building automation system, dedicated outside air system for administrative spaces, fan assisted natural ventilation in the performance stage area, LED lighting fixtures, low-flow plumbing fixtures, and indirect natural daylighting.

Timing (Estimated)

Preliminary Plans Completed	July 2017
Working Drawings Completed	February 2018
Construction Start	March 2018
Occupancy	November 2019

Basic Statistics

University Union Component (new construction)	
Gross Building Area	72,540 square feet
Assignable Building Area	68,550 square feet
Efficiency	95 percent
Event Center Component (renovation)	
Gross Building Area	11,337 square feet
Assignable Building Area	10,214 square feet
Efficiency	90 percent
Combined Components	
Gross Building Area	83,877 square feet
Assignable Building Area	78,764 square feet
Efficiency	94 percent

Cost Estimate – California Construction Cost Index (CCCI) 6255

University Union Building Cost ($458 per GSF)		$33,240,000
Systems Breakdown	*($ per GSF)*	
g. Substructure (Foundation)	$ 17.41	
h. Shell (Structure and Enclosure)	$ 133.07	
i. Interiors (Partitions and Finishes)	$ 77.58	
j. Services (HVAC, Plumbing, Electrical, Fire)	$ 144.27	
k. Built-in Equipment and Furnishings	$ 15.27	
l. Special Construction and Demolition	$ 10.66	
m. General Conditions and Insurance	$ 59.97	
Event Center Building Cost ($217 per GSF)		$2,460,000
Systems Breakdown	*($ per GSF)*	
a. Shell (Structure and Enclosure)	$ 5.03	
b. Interiors (Partitions and Finishes)	$ 45.60	
c. Services (HVAC, Plumbing, Electrical, Fire)	$ 129.13	
d. Built-in Equipment and Furnishings	$ 6.17	
e. Special Construction and Demolition	$ 2.73	
f. General Conditions and Insurance	$ 28.35	
Site Development (includes landscaping)		3,008,000
Construction Cost		$38,708,000
Fees, Contingency, Services		11,374,000
Total Project Cost ($597 per GSF)		$50,082,000
Fixtures, Furniture and Movable Equipment		3,318,000
Grand Total		$53,400,000

Cost Comparison

University Union Component
This project's university union building cost of $458 per GSF is lower than the $502 per GSF for the CSU Monterey Bay Student Union approved in November 2016, the $520 per GSF for the CSU Sacramento University Union Renovation and Expansion approved in September 2016, and the $505 per GSF for the CSU Fullerton Titan Student Union Expansion approved in March 2015, all adjusted to CCCI 6255.

Event Center Component
The CSU Construction Cost Guide does not contain cost information for event spaces nor have there been recent comparable event center renovation projects in the CSU. However, this project's event center building cost of $217 per GSF is significantly lower than the CSU Construction Cost Guide for assembly spaces, such as general classroom at $361 per GSF and auditoriums at $487 per GSF.

Funding Data

The project funding will be in part from Associated Students, Inc. (ASI) designated capital reserves ($6.9 million), with the balance ($46.5 million) financed by the CSU Systemwide Revenue Bond Program. The debt service will be paid by ASI fees.

California Environmental Quality Act (CEQA) Action

The project was addressed in the Final Environmental Impact Report for the California State University, Stanislaus Campus Master Plan certified by the trustees in March 2009.

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, Stanislaus University Union Renovation and Expansion is consistent with the Campus Master Plan approved in March 2009.

2. The project will benefit the California State University.

3. The schematic plans for California State University, Stanislaus University Union Renovation and Expansion are approved at a project cost of $53,400,000 at CCCI 6255.