

AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: **2:30 p.m., Tuesday, September 11, 2018**
Glenn S. Dumke Auditorium

Rebecca D. Eisen, Chair
Romey Sabalius, Vice Chair
Jane W. Carney
Wenda Fong
John Nilon
Christopher Steinhauser
Peter J. Taylor

- Consent** 1. Approval of Minutes of the Meeting of July 24, 2018, *Action*
- Discussion** 2. San José State University Interdisciplinary Science Building, *Action*
3. Preliminary Five-Year Capital Plan, *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**

July 24, 2018

Members Present

Rebecca D. Eisen, Chair
Romey Sabalius, Vice Chair
Jane W. Carney
Wenda Fong
John Nilon
Christopher Steinhauser
Peter J. Taylor
Adam Day, Chairman of the Board
Timothy P. White, Chancellor

Trustee Rebecca D. Eisen called the Committee on Campus Planning, Buildings and Grounds to order.

Public Speakers

The committee heard from 13 public speakers who spoke on the California State University, Northridge Hotel Master Plan Revision and the Endorsement of the SDSU West Campus Research Center, Stadium and River Park Initiative.

Consent Agenda

The minutes of the July 24, 2018 meeting of the Committee on Campus Planning, Buildings and Grounds were approved as submitted.

California State University, Northridge Master Plan Revision

Trustee Eisen presented agenda item three as a consent action item. The committee recommended approval of the proposed resolution (RCPBG 07-18-11).

California State University Maritime Academy Master Plan Revision with Enrollment Ceiling Increase

California State University Maritime Academy Master Plan Revision with Enrollment Ceiling Increase to 2,200 full-time equivalent students was presented for approval. The plan represents the consensus of the Cal Maritime community and university's unified vision for reinventing the campus to meet growth demands through the year 2032, including enrollment increases, new academic departments and programs, and student success initiatives.

The committee recommended approval of the proposed resolution (RCPBG 07-18-12).

Endorsement of City of San Diego Ballot Initiative: SDSU West Campus Research Center, Stadium and River Park Initiative

The Board of Trustees was asked to endorse a ballot initiative in the City of San Diego, that would allow negotiation between the City and San Diego State University for the sale of a the former Qualcomm Stadium property. If the ballot initiative is approved by the voters in November 2018, the city will be allowed to negotiate the sale of approximately 132 acres of real property to the university. An action item to approve the land acquisition may return to the Board of Trustees for consideration should the city and university agree to terms of purchase.

Following the presentation the trustees expressed support for the initiative and the opportunities it would provide for the campus.

The committee recommended approval of the proposed resolution (RCPBG 07-18-13).

Trustee Eisen adjourned the meeting.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

San José State University Interdisciplinary Science Building

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:

Interdisciplinary Science Building

Collaborative Design/Build Contractor: McCarthy Building Companies, Inc.

Project Architect: FLAD Architects

Board Actions

Date	Action	Project Phase
November 2015 (2016-17 Capital Outlay Program)	Approved Project	Preliminary Plans Working Drawings Equipment
November 2016 (2017-18 Capital Outlay Program)	Approved Project	Construction
November 2016 (Multi-Year Financing)	Approved Financing	

Background and Scope

The College of Science at San José State University has an 85-year history of science learning and research and is a major industry partner in the Silicon Valley. The College of Science currently enrolls over 2,200 undergraduate and graduate students in programs for biology, chemistry, computer science, geology, mathematics and statistics, meteorology and climate science, physics and astronomy, and science education. The College of Science facilities are 40-60 years old, and do not support modern science instruction or the growing science student population.

The Interdisciplinary Science Building (#112¹) will be an eight-story facility located in the southwest quadrant of the campus on a site adjacent to Duncan Hall (#52) to the south, West Parking Facility (#55) to the west, and the Paseo de San Carlos pedestrian mall to the north. The site currently contains a small temporary parking lot and the Associated Students House (#19). The Associated Students House will be relocated to the northeast corner of campus between the Corporation Yard (#12B) and the Business Tower (#92T) in advance of this project.

The Interdisciplinary Science Building will include space for biology and chemistry teaching and research labs, collaboration space, 41 faculty offices, a dean's suite, and administrative and support areas. The facility will also include the High Performance Computing Center that will provide shared computer resources to multiple disciplines. Half of the seventh floor and the entire eighth floor will contain shell space for future buildout by the College of International and Extended Studies. The proposed approach enables the campus to best use its limited land base to increase campus density to accommodate the academic program.

The proposed facility will consist of a steel framed structure and an exterior of glazed curtain walls, metal panels, and aluminum sun shading. Cement plaster will be used on the lower floors on the west side of the building where the exterior is hidden from view. The roof will be a single-ply membrane cool roof.

This project will be designed to achieve Leadership in Energy and Environmental Design (LEED) Silver, and target LEED Gold, to meet the sustainability objectives of the campus using an efficient building envelope to reduce heating and cooling demand. Other sustainable design features will include efficient LED lighting systems, the cool roof, and the use of recycled water in water closets and for landscape irrigation.

Timing (Estimated)

Preliminary Plans Completed	November 2018
Working Drawings Completed	April 2019
Construction Start	July 2019
Occupancy	December 2021

Basic Statistics

Gross Building Area	161,200 square feet
Assignable Building Area	93,500 square feet
Efficiency	58 percent

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

Cost Estimate – California Construction Cost Index (CCCI) 6255²

Building Cost (\$868 per GSF) \$139,955,000

<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 24.04
b. Shell (Structure and Enclosure)	\$ 214.48
c. Interiors (Partitions and Finishes)	\$ 115.40
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 294.23
e. Built-in Equipment and Furnishings	\$ 55.42
f. General Requirements	\$ 31.92
g. General Conditions and Insurance	\$ 132.72

Site Development (includes landscaping and demolition) 6,314,000

Construction Cost \$146,269,000

Fees, Contingency, Services 29,833,000

Total Project Cost (\$1,092 per GSF) \$176,102,000

Fixtures, Furniture & Movable Equipment 5,024,000

Grand Total \$181,126,000

Cost Comparison

The project's building cost of \$868 per GSF is higher than the \$645 per GSF for the Siskiyou II Science Replacement Building project at CSU Chico (approved in January 2018), the \$591 per GSF for Science II Replacement Building at CSU Sacramento (approved in January 2017), and the \$601 per GSF for the Center for Science and Innovation at CSU Dominguez Hills (approved in November 2016), all adjusted to CCCI 6255.

The project cost is higher than other science projects for a number of reasons. The building is a high-rise structure, which imposes more stringent life safety design features and design elements. The project site is in an urban environment with limited area for delivery and storage of construction materials. The project includes soil stabilization improvements as the site has a high water table and is designed in consideration of the campus proximity to the San Andreas Fault. The cost also reflects the high number of chemical fume hoods required to serve the numerous instructional and research wet labs. Other factors include significant construction activity in the Bay Area that is driving increased material and labor costs, and existing (and possibly additional) tariffs imposed on building materials such as steel and aluminum.

²The 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.

Funding Data

The project cost escalation is a key factor to the increased cost of the schematic design. The project will be financed from CSU Systemwide Revenue Bonds (\$118,731,000), campus designated capital reserves (\$46,395,000), auxiliary reserves (\$2,500,000) and Continuing Education reserves (\$13,500,000).

California Environmental Quality Act (CEQA) Action

An Initial Study/Mitigated Negative Declaration was prepared to analyze the potential significant environmental effects of the proposed project in accordance with the requirements of CEQA and State CEQA Guidelines. The public review period began on November 13, 2017 and ended on December 12, 2017. No written comment letters were received at the close of the public review period. As there were no potential significant environmental impacts resulting from the project, the Final Mitigated Negative Declaration for the project, including the relocation of the Associated Students House, was approved under delegated authority to the chancellor. The Final Mitigated Negative Declaration is available at: <http://www.sjsu.edu/fdo/departments/pdc/ceqa/index.html>.

Recommendation

The following resolution is presented for approval:

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

1. The Final Initial Study/Mitigated Negative Declaration has been prepared pursuant to the California Environmental Quality Act and State CEQA Guidelines.
2. The San José State University Interdisciplinary Science Building is consistent with the Final Mitigated Negative Declaration prepared and that the effects of the project were fully analyzed in the Final Mitigated Negative Declaration.
3. The schematic plans for San José State University Interdisciplinary Science Building are approved at a project cost of \$181,126,000 at CCCI 6255.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Preliminary Five-Year Capital Plan

Presentation By

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

Summary

This information item presents the [Preliminary Five-Year Capital Plan](#) to the Board of Trustees covering the period through fiscal year 2023-2024. The project priority list representing the first year of the Preliminary Five-Year Capital Plan, which is included as Attachment A, includes infrastructure improvement projects on all campuses, addresses seismic safety, renovates existing facilities, and proposes projects to increase student access by increasing classroom and lab capacity to serve student enrollment growth.

The Preliminary Five-Year Capital Plan is presented at this time for information and discussion. The final Five-Year Capital Plan will be presented to the Board of Trustees for action at the November 2018 meeting.

Preliminary Five-Year Capital Plan Overview

The primary objective of the Five-Year Plan is to support the CSU's educational programs, create environments conducive to learning, and ensure that the quality and quantity of facilities at each of the 23 campuses serve students well. The Board of Trustees approved the categories and criteria for the Five-Year Plan at its May 2018 meeting, which helped set project priorities and guide the development of campus proposals.

The Preliminary Five-Year Plan calls for \$10 billion to fund campus infrastructure improvements, deferred maintenance, and other academic projects. The Plan also includes an additional \$6 billion devoted to self-support projects for a total of \$16 billion over the five-year period. Funding required for the projects included in the Five-Year Capital Plan exceeds the multi-year financing authority approved by the Board of Trustees in November 2016. The trustees may be asked in November 2018 to consider approval of additional capital funding and financing to make further progress on critical projects and address academic building deficiencies. There are also two legislative bills proposing ballot measures to support the CSU academic facility needs by proposing the use of General Obligation bonds at the time this agenda item was prepared.

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The Preliminary Five-Year Capital Plan is submitted to the state each September as required by statute. Staff will continue to work with campuses to review and refine the proposed scope, budget and schedule of the projects. The Board of Trustees will consider the final Five-Year Capital Plan for action at the November 2018 meeting.

Preliminary 2019-2020 Capital Outlay Program

Cost Estimates are at Engineering News Record California Construction Cost Index 6840 and Equipment Price Index 3443

ACADEMIC PROJECTS PRIORITY LIST

(Dollars in 000s)

Priority Order	Cate-gory	Campus	Project Title	FTE	Phase	Campus Reserves/ Other Budget	SRB-AP ¹	Total Budget	Funds to Complete	Cumulative Total Budget	Cumulative SRB-AP Budget
1	IA	Statewide	Infrastructure Improvements Group A ³	N/A	PWC	9,500	50,000	59,500	0	59,500	50,000
2	IB	Los Angeles	Physical Sciences Seismic - GO Bonds ⁴	N/A	C	9,592	0	9,592	0	69,092	50,000
3	II	San Luis Obispo	Science/Ag. Teaching and Research Complex	336	PWCE	98,914	0	98,914	25,000	168,006	50,000
4	IB	Sonoma	Stevenson Hall Renovation ⁵	36	WCE	3,060	83,374	86,434	0	254,440	133,374
5	IB	Dominguez Hills	Innovation and Instruction	0	PWCE	28,524	51,530	80,054	0	334,494	184,904
6	IA	Statewide	Infrastructure Improvements Group B ³	N/A	PWC	42,600	222,224	264,824	0	599,318	407,128
7	IB	Maritime Academy	Mayo Hall Renovation and Addition	N/A	PWCE	201	17,548	17,749	0	617,067	424,676
8	IB	San Luis Obispo	Kennedy Library Renovation	566	PWCE	5,000	50,000	55,000	0	672,067	474,676
9	II	Channel Islands	Gateway Hall Remodel, Ph. 1 and Ph. 2	1,485	PWCE	6,618	64,897	71,515	0	743,582	539,573
10	II	San Bernardino	College of Arts & Letters/Theatre Building Reno/Addition	831	PWC	7,129	97,973	105,102	6,000	848,684	637,546
11	II	Northridge	Sierra Annex Surge	5,760	PWCE	5,150	44,809	49,959	0	898,643	682,355
12	IB	San Diego	Dramatic Arts Renovation	N/A	PWCE	3,690	33,212	36,902	0	935,545	715,567
13	IB	Chico	Butte Hall Renovation	0	PWCE	9,651	80,195	89,846	0	1,025,391	795,762
14	IB	Fullerton	Visual Arts Complex Modernization	0	PWcCE	15,695	49,985	65,680	0	1,091,071	845,747
15	IB	San Francisco	Science Replacement Building	1,101	PWCE	60,035	101,196	161,231	0	1,252,302	946,943
16	II	San Marcos	Applied Sciences and Technology Building	545	PWCE	2,668	52,637	55,305	0	1,307,607	999,580
17	IB	Long Beach	Peterson Hall 1, FO4, FO5 Repl. Building (Seismic)	100	PWC	17,244	146,607	163,851	3,516	1,471,458	1,146,187
18	IB	Monterey Bay	Classroom Renovation, Ph. 1 (Secondary Effects)	0	PWCE	472	29,224	29,696	0	1,501,154	1,175,411
19	IB	Pomona	Classroom Lab Building Renovation (Seismic)	0	PWC	2,571	46,641	49,212	0	1,550,366	1,222,052
20	II	Sacramento	Engineering and Classroom Building	111	PWC	6,341	0	6,341	71,987	1,556,707	1,222,052
21	II	Stanislaus	Classroom Building II	1,534	PWC	6,033	74,981	81,014	2,073	1,637,721	1,297,033
22	II	Bakersfield	Energy and Engineering Innovation Center	730	PWCE	4,460	40,145	44,605	0	1,682,326	1,337,178
23	IB	Fresno	Central Plant, Ph. 2	N/A	PWC	7,958	71,619	79,577	0	1,761,903	1,408,797
Total Academic Projects				12,405		\$ 353,106	\$ 1,408,797	\$ 1,761,903		\$ 1,761,903	\$ 1,408,797

SELF-SUPPORT / OTHER PROJECTS LIST

(Dollars in 000s)

Alpha Order	Cate-gory	Campus	Project Title	Spaces	Phase	Campus Reserves/ Other Budget	SRB-SS ²	Total Budget	Funds to Complete	Cumulative Total Budget	Cumulative SRB-SS Budget
1	II	Bakersfield	Parking Lot N	500	PWC	1,775	0	1,775	0	1,775	0
2	II	Fullerton	Freeway Signage	N/A	PWC	1,069	0	1,069	0	2,844	0
3	IA	Fullerton	Titan Stadium Pressbox Elevator Modernization	N/A	PWC	208	0	208	0	3,052	0
4	II	Long Beach	Atherton Housing Facility	428	PWC	8,321	93,833	102,154	2,210	105,206	93,833
5	IB	Maritime Academy	Northern Residence Hall, Ph. 2	N/A	PWCE	4,500	0	4,500	0	109,706	93,833
6	II	Sonoma	Emergency Generator - EOC and DOC	N/A	PWCE	523	0	523	0	110,229	93,833
Total Self-Support / Other Projects				928		\$ 16,396	\$ 93,833	\$ 110,229		\$ 110,229	\$ 93,833
Grand Total Academic and Self-Support Projects				13,333		\$ 369,502	\$ 1,502,630	\$ 1,872,132		\$ 1,872,132	\$ 1,502,630

P = Preliminary Plans W = Working Drawings c = Partial Construction C = Construction E = Equipment

Categories:

- I Existing Facilities/Infrastructure
 - A. Critical Infrastructure Deficiencies
 - B. Modernization/Renovation
- II Growth Facilities

Notes:

- ¹ SRB-AP: Systemwide Revenue Bonds - Academic Program
- ² SRB-SS: Systemwide Revenue Bonds - Self-Support Program
- ³ The Infrastructure Improvements Program addresses smaller scale utility, building systems renewal, and minor upgrades.
- ⁴ Proposed funding from GO Bonds
- ⁵ Proceeding with P phase based on prior approvals.
- Projects in *italics* have previously received approval by the Board of Trustees and are included only relative to the project funding total.
- Projects in *red italics* have been approved by DOF and are included only for funding information.