

AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: **11:00 a.m., Tuesday, January 22, 2019**
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 November 13, 2018, *Action*
- Discussion** 2. California Polytechnic State University, San Luis Obispo—Science and Agriculture
Teaching and Research Complex, *Action*

**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**

November 13, 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 meeting to order.

Public Speakers

Public comments were made relating to the construction of parking on the California State University, Los Angeles campus and potential use of instructional funds for deferred maintenance purposes.

Consent Agenda

The minutes of the September 11, 2018 meeting of the Committee on Campus Planning, Buildings and Grounds were approved as submitted.

Sale of the State University House

The Board of Trustees was informed of the intent to sale to the CSU's state university house and use proceeds from the sale to provide the chancellor with a monthly living allowance. This decision was made in light of the projected maintenance costs of the property over the next ten years. Proceeds of the sale will be deposited into the existing housing endowment.

California State Polytechnic University Pomona, Transfer of Real Property

An update on Cal Poly Pomona's acquisition of the Lanterman Development Center was provided. As part of the agreement with the state, the campus agreed to accommodate space needs for the California Highway Patrol (CHP). The campus and CHP have come to an agreement on the location, and details were presented.

Humboldt State University, Acceptance of Interest in Real Property

Information about an intended joint transaction between the City of Arcata and Humboldt State University for the acceptance and purchase of significant forest land from a private owner was presented.

Following the presentation, Trustee Eisen expressed support of the public-public partnership and the benefits to Humboldt State's academic program.

Trustee Eisen adjourned the meeting.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

California Polytechnic State University, San Luis Obispo—Science and Agriculture Teaching and Research Complex

Presentation By

Steve Relyea
Executive Vice Chancellor and Chief Financial Officer

Jeffrey D. Armstrong
President
California Polytechnic State University, San Luis Obispo

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

Summary

This agenda item requests the following actions by the California State University Board of Trustees with regard to the California Polytechnic State University, San Luis Obispo Science and Agriculture Teaching and Research Complex:

- Adopt the Final Initial Study/Mitigated Negative Declaration dated January 2019
- Approve Schematic Plans

Science and Agriculture Teaching and Research Complex

Project Architect: ZGF Architects

CM at Risk Contractor: Gilbane

Background and Scope

California Polytechnic State University, San Luis Obispo (Cal Poly) proposes to design and construct the Science and Agriculture Teaching and Research Complex (#181) to provide general-purpose classrooms, student research laboratories, collaboration space, and faculty offices to foster interdisciplinary teaching and research between the College of Science and Math, the College of Agriculture, Food and Environmental Sciences, and the College of Liberal Arts in support of Cal Poly's 'learn by doing' philosophy. The four-story building (71,000 assignable square feet (ASF)/102,900 gross square feet (GSF)) will be located along North Poly View Drive between Erhart Agriculture (#10), English (#22), Science North (#53), and the Warren J. Baker Center for Science and Mathematics (#180).

The project will be comprised of two adjacent buildings: the westerly building, Building A, will consist of 87,900 GSF. The easterly building, Building B, will consist of 15,000 GSF. Building A will house classrooms, research laboratories, faculty offices, a computer lab, and project space organized around a main atrium. The classrooms will be designed to be flexible and serve multiple lecture types. Building B will provide additional research laboratory space. The two-building design approach will allow the project to be constructed in phases if the total project funding is not available at the start of construction.

Through the presence of each of three colleges within the building, cross-major collaboration will invigorate student learning. Many of the labs will be dedicated to undergraduate research, a use that is currently underserved by existing facilities. Two unique spaces that will be located in this facility for the College of Agriculture, Food and Environmental Sciences are the Culinary Lab Suite and Sensory Laboratory. In these spaces, students will get hands-on experience researching the taste and sensory effects of different food production processes.

The new building will be a combination of concrete and steel structural framing and include a basement in Building A to accommodate the sloped site. The exterior envelope will be constructed to provide good thermal performance while allowing for ample daylighting by combining masonry and glazing systems. A series of angled fins will act as external shading devices around windows.

As part of the scope of this project, the existing Plant Conservatory and Vivarium greenhouses (#53A) located on the eastern side of the site will be relocated to the north and west side of Village Drive, respectively.

This project is aiming to achieve Leadership in Energy and Environmental Design (LEED) Platinum, and currently set to achieve LEED Gold certification. To reduce the energy demands, the building has been designed with an optimized energy performance system, providing reduced energy costs for the campus. Energy conservation measures include an optimized building envelope, natural ventilation in offices and atrium, lighting reductions, daylighting, and active chilled beams to supply ventilation to the labs. The building is also expected to promote responsible stewardship of water resources with its inclusion of low-flow restroom fixtures.

This project will include landscape enhancements surrounding the site with improved pedestrian connections to other buildings. As part of this project, several subterranean utility lines underneath the proposed building footprint will be relocated.

Timing (Estimated)

Preliminary Plans Completed	February 2019
Working Drawings Completed	May 2019
Construction Start	June 2019
Occupancy	August 2021

Basic Statistics

Gross Building Area	102,900 square feet
Assignable Building Area	71,000 square feet
Efficiency	69 percent

Cost Estimate – California Construction Cost Index (CCCI) 6840¹

Building Cost (\$764 per GSF)	\$78,628,000
<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 55.11
b. Shell (Structure and Enclosure)	\$ 203.46
c. Interiors (Partitions and Finishes)	\$ 88.11
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 245.43
e. Built-in Equipment and Furnishings	\$ 38.45
f. General Requirements	\$ 47.41
g. General Conditions and Insurance	\$ 86.13
Greenhouses Relocation	\$3,693,000
Site Development	<u>7,190,000</u>
Construction Cost	\$89,511,000
Fees, Contingency, Services	<u>28,466,000</u>
Total Project Cost (\$1,145 per GSF)	\$117,977,000
Fixtures, Furniture & Movable Equipment	<u>7,023,000</u>
Grand Total	<u>\$125,000,000</u>

Cost Comparison

The project's building cost of \$764 per GSF is higher than the \$705 per GSF for the Siskiyou II Science Replacement Building project at CSU Chico (approved in January 2018), the \$646 per GSF for Science II Replacement Building at CSU Sacramento (approved in January 2017), and the \$657 per GSF for the Center for Science and Innovation at CSU Dominguez Hills (approved in November 2016), all adjusted to CCCI 6840.

The higher cost can be attributed to complexity of the soil conditions, site terrain and proximity to existing buildings, driving increased foundations and shell costs. The higher building services cost is due to multiple heating and cooling systems, as the lab spaces will utilize chilled beams and

¹ The July 2018 *Engineering News-Record* California Construction Cost Index (CCCI). The CCCI is the average Building Cost Index for Los Angeles and San Francisco.

conditioned air, and office spaces will utilize natural ventilation and radiant heat. This requires a higher initial cost, but will result in a lower lifecycle cost in operating the building. General requirements are higher than similar projects as there is a premium for locating project trailers and staging materials further away due to the constrained site.

Funding Data

The SATRC will be funded from campus reserves, donor funding and systemwide revenue bonds. At the time of award, if full funding is not available, the campus will award the construction of Building A and the sitework for Building B. Completing the sitework for Building B is proposed due to the constrained site, and optimal grading given the sloped site. The construction of Building B will occur when funds are in hand.

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 October 23, 2018 and ended on November 21, 2018. 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 was approved under delegated authority to the chancellor. The Final Mitigated Negative Declaration is available online at: <https://afd.calpoly.edu/facilities/docs/cal-poly-satrc-mnd.pdf>.

A minor master plan revision relocating the site of the future greenhouse buildings was approved under delegated authority to the chancellor.

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 been adopted pursuant to the California Environmental Quality Act and State CEQA Guidelines. The California Polytechnic State University, San Luis Obispo Science and Agriculture Teaching and Research Complex is consistent with the Final Initial Study/Mitigated Negative Declaration and that the effects of the project were fully analyzed in the Final Initial Study/Mitigated Negative Declaration.
2. The schematic plans for the California Polytechnic State University, San Luis Obispo Science and Agriculture Teaching and Research Complex are approved at a project cost of \$125,000,000 at CCCI 6840.