

AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: **3:00 p.m., Tuesday, May 21, 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 March 19, 2019, *Action*
Discussion 2. San Diego State Aztec Recreation Center Expansion, *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**

March 19, 2019

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

Various CSU students spoke about experiences with campus police and asked for changes in the way officers approach situations with students. They also advocated for additional funding to help students deal with mental health issues and to develop student safety projects led by students of color. Other speakers expressed concern over the effects of declaring campus impactions.

Consent Agenda

The minutes of the January 22, 2019 meeting of the Committee on Campus Planning, Buildings and Grounds were approved as submitted.

Categories and Criteria for the Five-Year Plan

It was requested that item two, Categories and Criteria for the Five-Year Plan be removed from the consent agenda for discussion.

The trustees asked questions about space utilization and enrollment projections used in the development of the five year plan. Assistant Vice Chancellor Elvyra San Juan responded that campuses are using various methods and tools to determine optimal space utilization, including software and increasing classes on Fridays and in the summer term. Executive Vice Chancellor Steve Relyea added that enrollment planning takes into account projections for future California high school students graduating with A-G requirements being met.

The committee recommended approval of the proposed resolution (RCPBG 03-19-02).

Campus Emergency Preparedness and Response

Information about campus emergency preparedness practices and procedures was shared. Reports and lessons learned from recent emergencies at Sonoma State, CSU Channel Islands, and CSU Chico were provided by the respective campus presidents.

Following the presentation the trustees expressed gratitude to the campuses and Chancellor's Office for stepping in to provide aid to the affected campuses. They asked if the CSU is eligible to receive state and federal emergency funds to cover related expenses. The trustees inquired about preparations for event-based emergencies and mental health related incidents. They further asked about the relationship between campus police and local law enforcement, and how they are equipped to deal with students. They recommended campuses review their physical infrastructure, campus entryways, and emergency water storage to be better prepared for a future emergency.

Trustee Eisen adjourned the meeting.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

San Diego State University Aztec Recreation Center Expansion

Presentation By

Steve Relyea
Executive Vice Chancellor and
Chief Financial Officer

Adela de la Torre
President
San Diego State University

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

Summary

This item requests approval of a revision to the Campus Master Plan, amendment of the 2019-2020 Capital Outlay Program, and approval of schematic plans for the Aztec Recreation Center (ARC) (#69¹) Expansion project for San Diego State University (SDSU). The California State University Board of Trustees approved the 2019-2020 Capital Outlay Program at its November 2018 meeting. This item allows the Board of Trustees to consider the scope and budget of a project greater than \$40 million not included in the previously approved capital outlay program.

The project will be funded with systemwide revenue bonds supported by a student fee. The fee is the result of student led efforts that started in 2016 when the Associated Students commissioned a feasibility study. A ballot initiative, approved by students in May 2018 provided for an increase of \$195 to the current fee of \$237, and also resulted in the elimination of the student recreation center membership fee.

The item will return to the Board of Trustees in July 2019 for consideration and approval of the project financing.

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

**San Diego State University
Aztec Recreation Center Expansion**

PWCE² \$77,600,000

Master Plan Revision

The Board of Trustees approved the current campus master plan, Attachment A, in May 2018 and certified the 2007 Final Environmental Impact Report as modified by the 2018 Final Additional Analysis (see below). The proposed campus master plan revision will improve student life at SDSU by providing enhanced recreation facilities for students.

Proposed master plan changes noted on Attachment B include the relocation of the Arena Meeting Center (#68) to accommodate the expansion of the Aztec Recreation Center and plaza improvements. The proposed expansion provides for increased density by removing the one-story portion of the Aztec Recreation Center and replacing it with a two-story configuration to increase activity and program space.

Amendment of the 2019-2020 Capital Outlay Program

San Diego State University wishes to amend the 2019-2020 Capital Outlay Program to include \$77,600,000 for the design and construction of the Aztec Recreation Center Expansion, a 64,000 gross square foot (GSF) expansion of the Student Recreation Center, including renovation of a portion of the existing Recreation Center and the replacement of the Arena Meeting Center.

Schematic Design

Located at the corner of 55th Street and Aztec Walk, the building entrance is shared with the Viejas Arena and serves as the primary fitness hub on campus. The project includes improvements to the plaza between Viejas Arena and the addition to the Recreation Center.

The project will expand the existing facility, constructed in 1997, from 73,093 GSF to 138,000 GSF. The project includes the expansion of the weight room from 18,000 GSF to 25,000 GSF. New construction of 90,000 GSF will include expanded fitness, cardio and weightlifting facilities, group fitness rooms, indoor jogging track, new rock climbing and bouldering program, expanded locker room facilities, new administrative suites, and a new inviting entry providing a food and beverage service component.

The Aztec Recreation Center currently has four intramural courts and the renovated project will provide six courts. Other elements in the completed project include social and study spaces, an indoor running track, two additional intramural courts for adaptive sports, club sports, drop-in recreation, and the addition of three fitness studios.

² Project phases: P – Preliminary Plans, W – Working Drawings, C – Construction, E – Equipment

After completion of the new portion of this project the existing facilities will undergo renovation to include new flooring for the court spaces, mechanical upgrades, and programmatic changes. The building will be Leadership in Energy and Environmental Design (LEED) Platinum, and the Associated Students has committed to Platinum level operations and maintenance. Sustainable features of the project include heat recovery chillers, occupancy sensors, smart lighting controls, the incorporation of daylight with appropriate placement of glass and shading to minimize heat gain, and the maintenance of and addition to the existing solar panels on the roof. The building will not require the use of natural gas in an effort to help the campus achieve carbon reduction goals.

Timing (Estimated)

Preliminary Plans Completed	February 2019
Working Drawings Completed	August 2019
Construction Start (demolition and abatement)	July 2019
Occupancy	August 2021

Basic Statistics

Existing Facility	73,093 gross square feet
Facility as expanded	138,000 gross square feet
Assignable building area	110,000 square feet
Efficiency of expanded facility	80 percent

Cost Estimate – California Construction Cost Index (CCCI) 6840³

Renovation Costs (\$176 per GSF)	\$8,502,000
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<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Shell (Structure and Enclosure)	\$ 46.41
b. Interiors (Partitions and Finishes)	\$ 27.06
c. Services (HVAC, Plumbing, Electrical, Fire)	\$ 45.73
d. Special Construction and Demolition	\$ 3.03
e. General Conditions and Insurance	\$ 56.80

New Construction Costs (\$423 per GSF)	\$37,968,000
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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.

<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 8.96
b. Shell (Structure and Enclosure)	\$133.16
c. Interiors (Partitions and Finishes)	\$ 80.35
d. Services (HVAC, Plumbing, Electrical, Fire)	\$135.77
e. Built-in Equipment and Furnishings	\$ 3.80
f. Special Construction and Demolition	\$ 4.67
g. General Conditions and Insurance	\$ 56.78
Site Development (includes landscaping and demolition)	<u>\$9,311,000</u>
Construction Cost	\$55,781,000
Fees, Contingency, Services	<u>\$16,159,000</u>
Total Project Cost (\$521 per GSF)	\$71,940,000
Fixtures, Furnishings & Moveable Equipment	<u>\$5,660,000</u>
Grand Total	<u>\$77,600,000</u>

Cost Comparison

The project's building cost of \$423 per GSF is in line with the \$476 per GSF for the CSU East Bay Recreation Wellness Center approved in November 2008, and \$453 per GSF for the CSU Northridge Student Recreation Center approved in September 2008, both adjusted to CCCI 6840.

Funding Data

The project will be financed with campus reserves and the CSU Systemwide Revenue Bond program. The debt service will be funded by revenue from student fees, approved by student referendum in April 2018.

California Environmental Quality Act (CEQA) Action

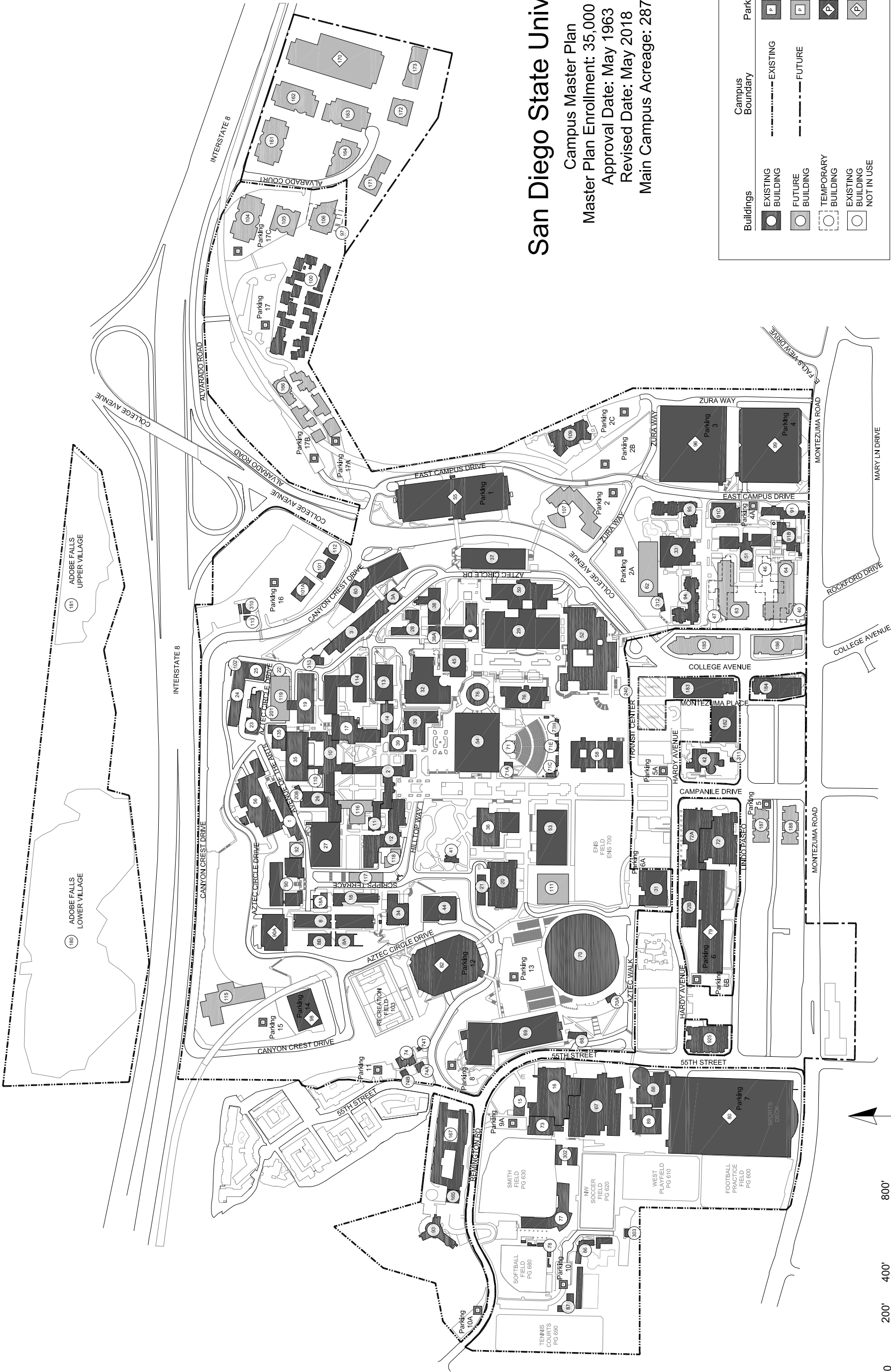
A categorical exemption has been prepared for the project and a notice of exemption will be filed with the State Clearinghouse in accordance with the California Environmental Quality Act.

Recommendation

The following resolution is presented for approval:

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

1. The 2019 Campus Master Plan Revision for the Aztec Recreation Center Expansion project be approved.
2. The 2019-2020 Capital Outlay Program is amended to include \$77,600,000 for preliminary plans, working drawings, construction, and equipment for the San Diego State University Aztec Recreation Center Expansion project.
3. The schematic plans for the San Diego State University Aztec Recreation Center Expansion project are approved at a project cost of \$77,600,000 at CCCI 6840.



San Diego State University

Campus Master Plan
Master Plan Enrollment: 35,000 FTE
Approval Date: May 1963
Revised Date: May 2018
Main Campus Acreage: 287

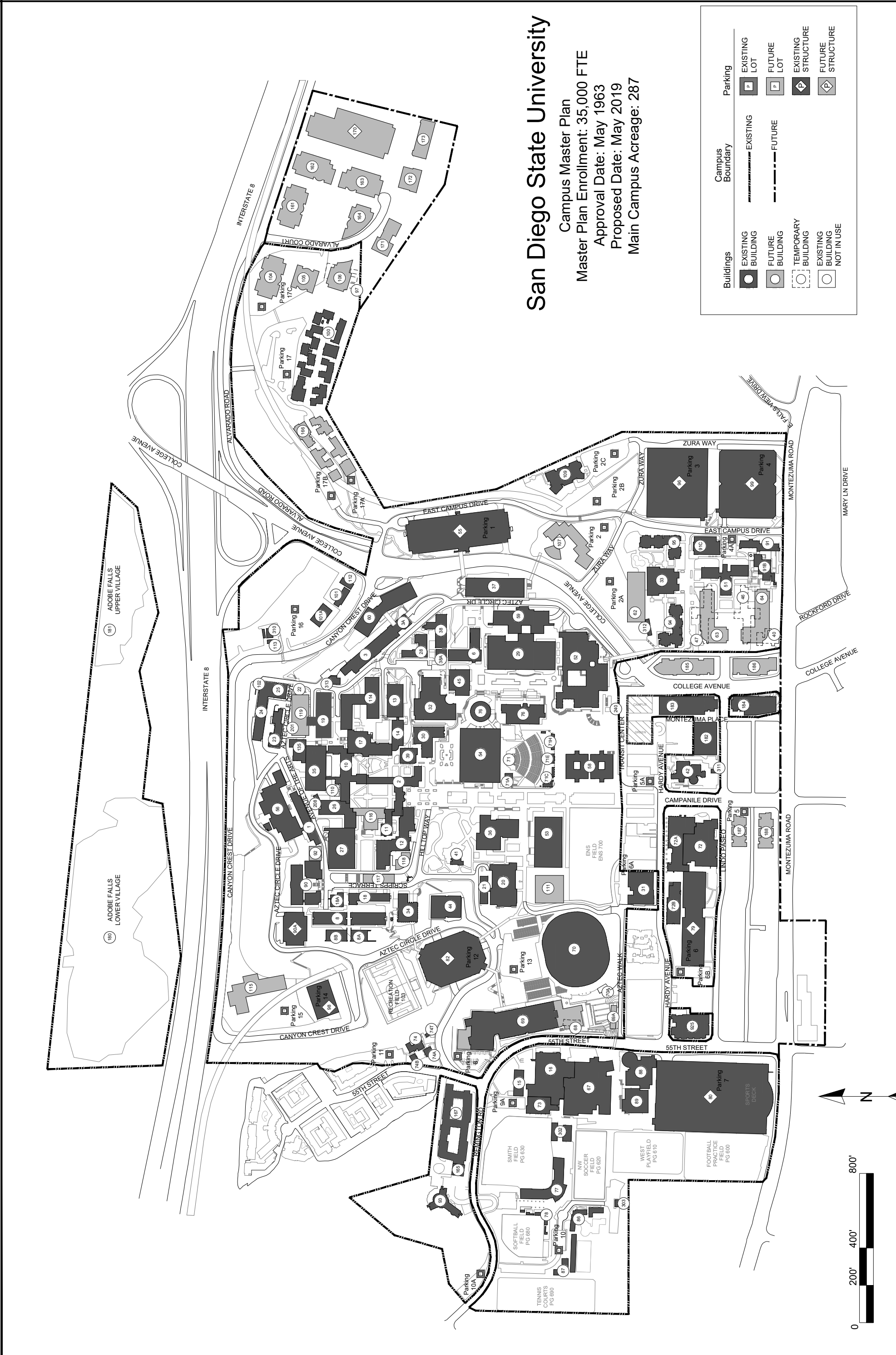
San Diego State University

Master Plan Enrollment: 35,000 FTE

Master Plan Approved by the Board of Trustees: May 1963

Master Plan Revision approved by the Board of Trustees: June 1967, July 1971, November 1973, July 1975, May 1977, November 1977, September 1978, September 1981, May 1982, July 1983, May 1984, July 1985, January 1987, July 1988, July 1989, May 1990, July 1990, September 1998, May 1999, March 2001, May 2011, May 2015, September 2017, May 2018

1. Art - South	72. KPBS Radio/TV	187. South Campus Plaza Building 6
2. Hepner Hall	72a. Gateway Center	188. South Campus Plaza Building 7
3. Geology - Mathematics - Computer Science	72b. Extended Studies Center	201. Physical Plant Shops
3a. Geology - Mathematics - Computer Science Addition	73. Racquetball Courts	240. Transit Center
6. Education	74. International Student Center	302. Field Equipment Storage
8. Storm Hall	74a. International Student Center Addition - A	303. Grounds Storage
8a. Storm Hall West	74b. International Student Center Addition - B	310. EHS Storage Shed
8b. Charles Hostler Hall	74t. International Student Center - temporary	311. Substation D
10. Life Science - South	76. Love Library Addition/Manchester Hall	312. Substation B
11. Little Theatre	77. Tony Gwynn Stadium	313. Substation A
12. Communication	78. Softball Stadium	745. University House (President's Residence)
13. Physics	79. Parking 6	750. Fraternity Row
14. Physics - Astronomy	80. Parking 7/Sports Deck	761. Piedra del Sol (apartments)
15. University Police	82. Parking 12	925. Granada Apartments
16. Peterson Gymnasium	86. Aztec Aquaplex	932. University Towers
17. Physical Sciences	87. Aztec Tennis Center	
18. Nasatir Hall	88. Parma Payne Goodall Alumni Center	IMPERIAL VALLEY Off-Campus Center,
18a. Aztec Shops Terrace	89. Jeff Jacobs JAM Center	Imperial Valley Campus - Calexico
19. Engineering	90. Arts and Letters	Master Plan Enrollment: 850 FTE
20. Exercise and Nutritional Sciences	90a. Parking 14	Master Plan approved by the Board of Trustees:
21. Exercise and Nutritional Sciences Annex	91. Tenochca Hall (Coed. Residence)	February 1980
22. CAM Lab (Computer Aided Mechanics)	91a. Tula Hall	Master Plan Revision approved by the Board
23. Physical Plant/Boiler Shop	91b. Tenochca Community Space	of Trustees: September 2003
24. Physical Plant	91c. Tula Conference Center	1. North Classroom Building
25. Cogeneration Plant	92. Art Gallery	2. Administration Building
26. Hardy Memorial Tower	93. Chapultepec Hall (Coed. Residence)	2a. Art Gallery
27. Professional Studies and Fine Arts	93a. Cholula Hall	3. Auditorium / Classrooms
28. Atkinson Hall	93b. Aztec Market	4. Classrooms Building
29. Student Services - West	94. Tepeyac (Coed. Residence)	5. Library
30. Administration	95. Tacuba (Coed. Residence)	5a. Library Addition
31. Calpulli (Counseling, Disabled and Student Health Services)	96. Parking 3	6. Physical Plant
32. East Commons	97. Rehabilitation Center	7. Computer Building
33. Cuicacalli (Dining)	98. Business Services	9. Faculty Offices Building East
34. West Commons	99. Parking 4	10. Faculty Offices Building West
35. Life Science - North	100. Villa Alvarado Hall (Coed. Residence)	20. Student Center
36. Dramatic Arts	101. Maintenance Garage	21. Classroom Building/Classroom Building East
37. Education and Business Administration	101a. Building A	22. Classroom Building South
38. North Education	102. Cogeneration/Chill Plant	200. Student Affairs (temporary)
38a. North Education 60	103. Recreation Field	201. Classroom Building (temporary)
39. Faculty/Staff Club	104. Academic Building A	
40. Housing Administration	105. Academic Building B	IMPERIAL VALLEY Off-Campus Center,
41. Scripps Cottage	106. Academic Building C - Education	Imperial Valley Campus - Brawley
42. Speech, Language and Hearing Sciences	107. College of Business	Master Plan Enrollment: 850 FTE
44. Physical Plant/Chill Plant	109. University Children's Center	Master Plan approved by the Board of Trustees:
45. Aztec Shops Bookstore	110. Growth Chamber	September 2003
46. Maya Hall	111. Performing Arts Complex	101. Initial Building (Brandt Building)
47. Olmeca Hall (Coeducational Residence)	112. Resource Conservation	102. Academic Building II
51. Zura Hall (Coeducational Residence)	113. Waste Facility	103. Academic Building III
52. Conrad Prebys Aztec Student Union	114. Engineering and Interdisciplinary Sciences	104. Library
53. Music	115. Physical Plant/Corporation Yard	105. Computer Building
54. Love Library	116. School of Communication Addition A	106. Auditorium
55. Parking 1	117. School of Communication Addition B	107. Administration
56. Art - North	118. School of Communication Addition C	108. Academic Building IV
58. Adams Humanities	119. Engineering Building Addition	109. Student Center
59. Student Services - East	135. Donald P. Shiley BioScience Center	110. Energy Museum
60. Chemical Sciences Laboratory	161. Alvarado Park - Academic Building 1	111. Faculty Office
62. Student Housing Ph. 1 (600 beds)	162. Alvarado Park - Academic Building 2	112. Agricultural Research
63. Student Housing Ph. II (700 beds)	163. Alvarado Park - Academic Building 3	
64. Student Housing Ph. II (700 beds)	164. Alvarado Park - Academic Building 4	
66. Campus Conference Center	165. New Food Service/Community Building	
67. Fowler Athletics Center/Hall of Fame	166. Villa Alvarado Hall Expansion	
68. Arena Meeting Center	167. New Student Residence Hall	
69. Aztec Recreation Center	171. Alvarado Park – Research Building 1	LEGEND: Existing Facility / Proposed Facility
70. Viejas Arena at Aztec Bowl	172. Alvarado Park – Research Building 2	
70a. Arena Ticket Office	173. Alvarado Park – Research Building 3	NOTE: Existing building numbers correspond
71. Open Air Theater	180. Adobe Falls Housing, Phase 2	with building numbers in the Space and Facilities
71a. Open Air Theater Hospitality House	181. Adobe Falls Housing, Phase 1	Data Base (SFDB)
71c. Open Air Theatre Upper Restrooms	182. South Campus Plaza Parking Garage	
71e. Open Air Theater Concessions	183. South Campus Plaza 1	
71h. Open Air Theater Office	184. South Campus Plaza 2	
	185. South Campus Plaza Building 5	
	186. South Campus Plaza Building 4	



San Diego State University

Proposed Master Plan
Master Plan Enrollment: 35,000 FTE

Master Plan Approved by the Board of Trustees: May 1963

Master Plan Revision approved by the Board of Trustees: June 1967, July 1971, November 1973, July 1975, May 1977, November 1977, September 1978, September 1981, May 1982, July 1983, May 1984, July 1985, January 1987, July 1988, July 1989, May 1990, July 1990, September 1998, May 1999, March 2001, May 2011, May 2015, September 2017, May 2018, May 2019

1. Art - South	71h. Open Air Theater Office	186. <i>South Campus Plaza Building 4</i>
2. Hepner Hall	72. KPBS Radio/TV	187. <i>South Campus Plaza Building 6</i>
3. Geology - Mathematics - Computer Science	72a. Gateway Center	188. <i>South Campus Plaza Building 7</i>
3a. Geology - Mathematics - Computer Science Addition	72b. Extended Studies Center	201. Physical Plant Shops
6. Education	73. Racquetball Courts	240. Transit Center
8. Storm Hall	74. International Student Center	302. Field Equipment Storage
8a. Storm Hall West	74a. International Student Center Addition - A	303. Grounds Storage
8b. Charles Hostler Hall	74b. International Student Center Addition - B	310. EHS Storage Shed
10. Life Science - South	74t. International Student Center - temporary	311. Substation D
11. Little Theatre	76. Love Library Addition/Manchester Hall	312. Substation B
12. Communication	77. Tony Gwynn Stadium	313. Substation A
13. Physics	78. Softball Stadium	745. University House (President's Residence)
14. Physics - Astronomy	79. Parking 6	750. Fraternity Row
15. University Police	80. Parking 7/Sports Deck	761. Piedra del Sol (apartments)
16. Peterson Gymnasium	82. Parking 12	925. Granada Apartments
17. Physical Sciences	86. Aztec Aquaplex	932. University Towers
18. Nasatir Hall	87. Aztec Tennis Center	
18a. Aztec Shops Terrace	88. Parma Payne Goodall Alumni Center	
19. Engineering	89. Jeff Jacobs JAM Center	IMPERIAL VALLEY Off-Campus Center,
20. Exercise and Nutritional Sciences	90. Arts and Letters	Imperial Valley Campus - Calexico
21. Exercise and Nutritional Sciences Annex	90a. Parking 14	Master Plan Enrollment: 850 FTE
22. CAM Lab (Computer Aided Mechanics)	91. Tenochca Hall (Coed. Residence)	Master Plan approved by the Board of Trustees:
23. Physical Plant/Boiler Shop	91a. Tula Hall	February 1980
24. Physical Plant	91b. Tenochca Community Space	Master Plan Revision approved by the Board
25. Cogeneration Plant	91c. Tula Conference Center	of Trustees: September 2003
26. Hardy Memorial Tower	92. <i>Art Gallery</i>	1. North Classroom Building
27. Professional Studies and Fine Arts	93. Chapultepec Hall (Coed. Residence)	2. Administration Building
28. Atkinson Hall	93a. Cholula Hall	2a. Art Gallery
29. Student Services - West	93b. Aztec Market	3. Auditorium / Classrooms
30. Administration	94. Tepeyac (Coed. Residence)	4. Classrooms Building
31. Calpulli (Counseling, Disabled and Student Health Services)	95. Tacuba (Coed. Residence)	5. Library
32. East Commons	96. Parking 3	5a. Library Addition
33. Cuicacalli (Dining)	97. Rehabilitation Center	6. Physical Plant
34. West Commons	98. Business Services	7. Computer Building
35. Life Science - North	99. Parking 4	9. Faculty Offices Building East
36. Dramatic Arts	100. Villa Alvarado Hall (Coed. Residence)	10. Faculty Offices Building West
37. Education and Business Administration	101. Maintenance Garage	20. Student Center
38. North Education	101a. Building A	21. <i>Classroom Building/Classroom Building East</i>
38a. North Education 60	102. Cogeneration/Chill Plant	22. <i>Classroom Building South</i>
39. Faculty/Staff Club	103. Recreation Field	200. Student Affairs (temporary)
40. Housing Administration	104. <i>Academic Building A</i>	201. Classroom Building (temporary)
41. Scripps Cottage	105. <i>Academic Building B</i>	
42. Speech, Language and Hearing Sciences	106. <i>Academic Building C - Education</i>	
44. Physical Plant/Chill Plant	107. <i>College of Business</i>	
45. Aztec Shops Bookstore	109. University Children's Center	IMPERIAL VALLEY Off-Campus Center,
46. Maya Hall	110. Growth Chamber	Imperial Valley Campus - Brawley
47. Olmeca Hall (Coeducational Residence)	111. <i>Performing Arts Complex</i>	Master Plan Enrollment: 850 FTE
51. Zura Hall (Coeducational Residence)	112. Resource Conservation	Master Plan approved by the Board of Trustees:
52. Conrad Prebys Aztec Student Union	113. Waste Facility	September 2003
53. Music	114. Engineering and Interdisciplinary Sciences	101. Initial Building (<i>Brandt Building</i>)
54. Love Library	115. <i>Physical Plant/Corporation Yard</i>	102. <i>Academic Building II</i>
55. Parking 1	116. <i>School of Communication Addition A</i>	103. <i>Academic Building III</i>
56. Art - North	117. <i>School of Communication Addition B</i>	104. <i>Library</i>
58. Adams Humanities	118. <i>School of Communication Addition C</i>	105. <i>Computer Building</i>
59. Student Services - East	119. <i>Engineering Building Addition</i>	106. <i>Auditorium</i>
60. Chemical Sciences Laboratory	135. Donald P. Shiley BioScience Center	107. <i>Administration</i>
62. <i>Student Housing Ph. 1 (600 beds)</i>	161. <i>Alvarado Park - Academic Building 1</i>	108. <i>Academic Building IV</i>
63. <i>Student Housing Ph. II (700 beds)</i>	162. <i>Alvarado Park - Academic Building 2</i>	109. <i>Student Center</i>
64. <i>Student Housing Ph. II (700 beds)</i>	163. <i>Alvarado Park - Academic Building 3</i>	110. <i>Energy Museum</i>
66. <i>Campus Conference Center</i>	164. <i>Alvarado Park - Academic Building 4</i>	111. <i>Faculty Office</i>
67. Fowler Athletics Center/Hall of Fame	165. New Food Service/Community Building	112. <i>Agricultural Research</i>
68. Arena Meeting Center	166. <i>Villa Alvarado Hall Expansion</i>	
69. Aztec Recreation Center	167. New Student Residence Hall	
69a. <i>Aztec Recreation Center Expansion</i>	171. <i>Alvarado Park – Research Building 1</i>	
70. Viejas Arena at Aztec Bowl	172. <i>Alvarado Park – Research Building 2</i>	LEGEND: Existing Facility / Proposed Facility
70a. Arena Ticket Office	173. <i>Alvarado Park – Research Building 3</i>	
71. Open Air Theater	180. <i>Adobe Falls Housing, Phase 2</i>	NOTE: Existing building numbers correspond
71a. Open Air Theater Hospitality House	181. <i>Adobe Falls Housing, Phase 1</i>	with building numbers in the Space and Facilities
71c. Open Air Theatre Upper Restrooms	182. South Campus Plaza Parking Garage	Data Base (SFDB)
71e. Open Air Theater Concessions	183. South Campus Plaza 1	
	184. South Campus Plaza 2	
	185. <i>South Campus Plaza Building 5</i>	