

AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: **12:00 p.m., Tuesday, March 23, 2021**
Virtually via Teleconference

Jane W. Carney, Chair
Lateefah Simon, Vice Chair
Larry L. Adamson
Jack Clarke, Jr.
Anna Ortiz-Morfit
Krystal Raynes
Romey Sabalius
Peter J. Taylor

Consent 1. Approval of Minutes of the Meeting of January 26, 2021, *Action*

Discussion 2. California State University, Northridge Sierra Annex Schematic Design Approval, *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 Auditorium*
401 Golden Shore
Long Beach, California**

January 26, 2021

Members Present

Jane W. Carney, Chair
Larry L. Adamson
Jack B. Clarke Jr.
Anna Ortiz-Morfit
Krystal Raynes
Romey Sabalius
Peter J. Taylor

Lillian Kimbell, Chair of the Board
Joseph I. Castro, Chancellor

Trustee Jane W. Carney called the meeting to order.

Public Comment

Public comment occurred at the beginning of the meeting's open session prior to all committees. No public comments were made pertaining to CPBG agenda items.

Consent Agenda

The minutes of the November 17, 2020 meeting of the Committee on Campus Planning, Buildings and Grounds were approved as submitted.

***PLEASE NOTE: Due to the Governor's proclamation of a State of Emergency resulting from the threat of COVID-19, and pursuant to the Governor's Executive Orders N-25-20 and N-29-20 issued on March 12, 2020 and March 17, 2020, respectively, all members of the Board of Trustees may participate in meetings remotely, either by telephonic or video conference means. Out of consideration for the health, safety and well-being of the members of the public and the Chancellor's Office staff, the January 26-27, 2021 meeting of the CSU Board of Trustees was conducted entirely virtually via Zoom teleconference.**

Sonoma State University Master Plan Revision for Student Housing Project

This action item requested the approval of the Campus Master Plan Revision for the Zinfandel Village Student Housing Replacement project at Sonoma State University.

Following the presentation, trustees commented on the importance of providing childcare and asked for further information about plans to relocate the childcare facility. President Judy Sakaki explained that the campus is currently using all available childcare capacity with a wait list, and in the future the campus will explore options to increase capacity and expand the program scope to include early childhood learning.

The trustees also asked when Sonoma State will present a plan for affordable housing. Assistant Vice Chancellor Elvyra San Juan explained that housing demand and pricing will be reviewed when the project moves forward in the future, and a report can be made to the Board of Trustees at that time.

The committee recommended approval of the proposed resolution (RCPBG 01-21-01).

Trustee Carney adjourned the Committee on Campus Planning, Buildings and Grounds.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

California State University, Northridge Sierra Annex Schematic Design Approval

Presentation By

Steve Relyea
Executive Vice Chancellor and
Chief Financial Officer

Erika D. Beck
President
California State University, Northridge

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

Summary

This agenda item requests the California State University Board of Trustees approve schematic plans for the California State University, Northridge Sierra Annex project.

Sierra Annex

Project Delivery Method: Design-Build

General Contractor: Gilbane

Architect: Gensler

Background and Scope

This project will construct a new 37,920 assignable square feet (ASF)/62,500 gross square feet (GSF) Sierra Annex (#137¹), located immediately south of Sierra Hall (#6).

Sierra Annex is the first phase of a multiple-phase project to renovate the 58-year-old Sierra Hall, which houses the College of Social and Behavioral Sciences and the College of Humanities and encompasses classrooms, research labs, and faculty offices. Sierra Hall is the largest and the oldest classroom building on campus and has not had a major renovation since 1963. It has been determined that the most cost effective and academically feasible strategy for renovating Sierra Hall is to first construct Sierra Annex as a classroom replacement building.

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

Sierra Annex would replace nearly all of the lecture classrooms in Sierra Hall, which occupy about 40 percent of its space. Once Sierra Annex is constructed and occupied, it will be possible to renovate the existing Sierra Hall without disruption to the academic programs it houses or the need for temporary surge space. The planned renovation of Sierra Hall is being pursued as a separate project and is not part of the Sierra Annex project.

Sierra Annex is designed to promote student success by providing flexible, technology-rich learning spaces that support modern teaching pedagogies and enhance the university's ability to continue to adapt in the post-pandemic academic environment. Diversified classroom sizes, movable and reconfigurable room furniture, the latest audio and visual technology and lecture capture technology are all designed to accommodate for hybrid/distance learning, traditional lecture, active learning, and discussion-based learning. The consolidation and reduction of classrooms was achieved by right-sizing classrooms, scheduling courses during presently underutilized times and consolidating under-scheduled classrooms in to fewer rooms.

The new Sierra Annex building will be a three-story steel brace-frame structure with concrete-filled metal decks. The exterior architectural finish will be smooth plaster on the first floor and vertical metal panels on the upper floors. The building is designed to achieve Leadership in Energy and Environmental Design (LEED) Gold certification. Notable sustainability features include protected shaded building entries; ultra-high efficiency glazing to minimize solar heat gain; a zoned HVAC system with occupancy sensors to support partitioning and partial loads during off-hours use; a heat recovery chiller for heating and chilled water recovery (eliminates use of natural gas for heating, domestic hot water, or air conditioning); and energy-efficient lighting and control systems will be used in conjunction with natural lighting. The chosen exterior and interior building finishes are durable and will provide increased life-cycle performance, further contributing to the building's sustainability.

Timing (Estimated)

| | |
|------------------------------------|--------------|
| Completion of Preliminary Drawings | May 2021 |
| Completion of Working Drawings | October 2021 |
| Start of Construction | March 2022 |
| Occupancy | July 2023 |

Basic Statistics

| | |
|--------------------------|--------------------|
| Gross Building Area | 62,500 square feet |
| Assignable Building Area | 37,922 square feet |
| Efficiency | 61 percent |

Cost Estimate—California Construction Cost Index (CCCI) 7528²

Building Cost (\$519 per GSF) \$32,452,000

| <i>Systems Breakdown</i> | <i>(\$ per GSF)</i> |
|--|---------------------|
| a. Substructure (Foundation) | \$ 34.06 |
| b. Shell (Structure and Enclosure) | \$ 145.25 |
| c. Interiors (Partitions and Finishes) | \$ 88.99 |
| d. Services (HVAC, Plumbing, Electrical, Fire) | \$ 134.50 |
| e. Built-in Equipment and Furnishings | \$ 5.97 |
| f. Special Construction & Demolition | \$ 1.65 |
| g. General Conditions and Insurance | \$ 108.81 |

Site Development (includes landscaping) 4,642,000

Construction Cost \$37,094,000

Fees, Contingency, Services 9,067,000

Total Project Cost (\$739 per GSF) \$46,161,000

Fixtures, Furniture & Movable Equipment 3,798,000

Grand Total \$49,959,000

Cost Comparison

The project building cost of \$519 per GSF is lower than the \$634 per GSF for the Continuing and Professional Education Classroom Building at CSU Long Beach approved in November 2016, lower than the \$560 per GSF of the College of Extended Learning Expansion at CSU San Bernardino approved in January 2017, and lower than the \$534 per GSF CSU Dominguez Hills Innovation and Instruction Building project approved in May 2018, all adjusted to CCCI 7528.

Funding Data

The project is funded through CSU Systemwide Revenue Bonds of \$44,809,000 and campus reserves of \$5,150,000.

² The July 2019 *Engineering News-Record* California Construction Cost Index (CCCI). The CCCI is the average Building Cost Index for Los Angeles and San Francisco.

California Environmental Quality Act (CEQA) Action

This project was included in the Environmental Impact Report (EIR) prepared for the California State University, Northridge Campus Master Plan Revision, which was certified by the Trustees in March 2006. The University has prepared a Finding of Consistency Report in March 2020 for this project which concluded that this project would have no new or greater significant environmental impacts beyond those already identified in the 2006 Final EIR.

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, Northridge Sierra Annex project will benefit the California State University.
2. The March 2020 Finding of Consistency prepared for the California State University, Northridge Sierra Annex project has been prepared in accordance with the requirements of the California Environmental Quality Act.
3. The California State University, Northridge Sierra Annex project is consistent with the Campus Master Plan approved in March 2006.
4. Applicable mitigation measures shall 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 Sierra Annex are approved at a project cost of \$49,959,000 at CCCI 7528.