AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: **11:30 a.m., Wednesday, July 13, 2022**
Glenn S. Dumke Auditorium

Larry L. Adamson, Chair
Anna Ortiz-Morfit, Vice Chair
Adam Day
Douglas Faigin
Maria Linares
Romey Sabalius
Lateefah Simon

Consent
1. Approval of Minutes of the Meeting of May 25, 2022, *Action*

Discussion
2. California State University, Northridge Affordable Student Housing Building #22 & #23 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

May 25, 2022

Members Present
Wenda Fong, Vice Chair
Larry L. Adamson
Maria Linares
Julia I. Lopez
Anna Ortiz-Morfit
Romey Sabalius

Lillian Kimbell, Chair of the Board
Jolene Koester, Interim Chancellor

Trustee Wenda Fong 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 committee agenda items.

Consent Agenda

The minutes of the March 23, 2022, meeting of the Committee on Campus Planning, Buildings and Grounds were approved as submitted.

California State University, Northridge Global Hispanic-Serving Institution Equity Innovation Hub Approval of Schematic Design

This presentation provided an overview and requested approval of schematic plans for the California State University, Northridge Global Hispanic-Serving Institution (HSI) Equity Innovation Hub project.

Following the presentation, the trustees asked for additional information about the partnership with Apple and if the company will fund this project, and it was explained that Apple will not fund capital requirements but instead will fund programming needs. The trustees expressed excitement and optimism about the opportunity for high school students to gain access to campus and technology, and it was asked how the University will engage future students. It was explained that Apple has helped the University to think about virtual engagement with schools, using digital devices, to encourage kids at an early age to consider careers in STEM. Finally, President Erika Beck and Apple were thanked for their work and support of this project.

The committee recommended approval of the proposed resolution (RCPBG 05-22-02).

California State University, Sacramento The Hub, Sacramento State Research Park – Certification of the Final Environmental Impact Report & Approval of the Master Plan

This presentation provided an overview and requested approval of the proposed Sacramento State Research Park Master Plan and Final Environmental Impact Report for the California State University, Sacramento.

Following the presentation, it was asked if funding goals will be reached easily. It was explained that funding goals are always challenging to reach, but with strong commitments from stakeholders, funding goals should be reached for this project.

The committee recommended approval of the proposed resolution (RCPBG 05-22-03).

California State University, Monterey Bay Master Plan Final Environmental Impact Report and Enrollment Ceiling Increase

This presentation provided an overview and requested approval of the California State University, Monterey Bay Master Plan and Final Environmental Impact Report and Enrollment Ceiling Increase.

Following the presentation, it was noted that one of the nearby cities has historically objected to virtually every campus initiative, and it was asked if there are objections about impacts other than what was presented. It was explained that the CSU met with city recently with a seemingly positive

outcome, so the CSU was surprised by late objections the city raised the day prior to the Board of Trustees meeting. It was noted that the city seems to disagree with the assessment pertaining to water issues. Additionally, it was asked why the CSU believes Marina's methodology regarding traffic measurement is not correct. It was explained that the city's approach applies to limited development with a smaller segment of scope, while the CSU believes the methodology should include all trips campuswide.

The committee recommended approval of the proposed resolution (RCPBG 05-22-04).

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

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

California State University, Northridge Affordable Student Housing Building #22 & #23 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 approval of schematic plans for the California State University, Northridge Affordable Student Housing Building #22 & #23 project.

Project

Project Delivery Method: CM@Risk
Project Architect: AC Martin
Project Construction Manager: CW Driver

Background and Scope

California State University Northridge (CSUN) proposes to design and construct two four-story residence halls. The project, Affordable Student Housing Building #22 & #23[1] will provide 21,200 assignable square feet (ASF)/30,852 GSF, and 99 beds in each building (for a total of 198 beds), and will be located in the student housing precinct, north of the existing student housing dining services, south of Lassen Street, and west of Zelzah Avenue. This project is included in the CSU application for the State's Higher Education Student Housing Grant Program (Education Code 17200) currently pending the State budget deliberations.

[1] The facility numbers on the master plan map and in the Space and Facilities Database are #177 & #178.

CSUN is a vibrant, diverse University community of 38,815 students in the heart of Los Angeles' San Fernando Valley. Fifty-nine percent of CSUN students come from traditionally underserved communities, and over 59% of CSUN undergraduate students (20,684) received federal Pell grant assistance (highest in the CSU). The median family income of a student from CSUN is $53,300 which is $3,000 less than the Area Median Income (AMI) for Los Angeles.

Providing affordable student housing for low-income students is envisioned as reducing the total cost of attendance, improving student graduation rates, and supporting student success. This proposed project will allow the University to provide housing to designated low-income students and bolster direct access to affordable student housing for those students in the most need. As one of the leading HSI (Hispanic-Serving Institution) designated institutions of higher education in the nation, the University's vision is to provide a model for on-campus housing access and equity for all students, regardless of income level. This project will increase access for underserved low-income students and support their success in achieving a higher education degree.

This proposed project will re-use the design of a previously constructed CSU Northridge student housing project, Building #21, built in 2014. The project will utilize the same architect, AC Martin, and leverage the previously approved architectural plans and incorporate lessons learned from the original project. Each new building will conform to the same design elements, footprint, materials, etc., with the design updated to reflect changes to the building code, including stricter energy efficiency requirements, site constraints, and changes to materials or design aspects that could performed better in a revisited design.

This project delivery approach reduces the time needed for design in order to move more quickly to construct the project. As a result, it will reduce project costs and provide a quicker path to offer eligible students affordable on-campus housing. The project will reduce months of design time and estimated to save significant design fees and costs associated with cost escalation.

The new student housing buildings will provide suite-style living rooms, study rooms, community kitchen space, student housing administrative space, laundry rooms, and a mail room. The project will be oriented to create a sheltered central courtyard and common area. Each of the buildings will be three stories of traditional wood frame construction over a concrete podium. Exterior building finishes will be cement-plaster with accent areas of cement board siding and metal sunshades.

The building is currently designed to achieve Leadership in Energy and Environmental Design (LEED) Gold certification. Notable sustainability features include a 144kW photovoltaic system (solar), high efficiency light fixtures with advanced lighting controls, shading via purposely designed building shades, and daylighting in rooms and common areas. The project's mechanical systems are energy efficient and optimized using energy management control systems located in each room. Additional energy efficiency measures include maximum insulation values for walls

and roofs and enhanced window performance from double-glazed windows. The design also specifies low-flow showerheads and automatic faucet shut-offs as water conservation measures. Landscape includes storm water run-off mitigation through natural filtration and diffusion as well as drought-tolerant landscaping. Sustainable measures are expected to account for more than $40,500 in annual operational utility savings.

Timing (Estimated)

Completion of Preliminary Drawings	October 2022
Completion of Working Drawings	January 2023
Start of Construction	July 2023
Occupancy	December 2024

Basic Statistics

Gross Building Area	61,704 square feet
Assignable Building Area (CSU[2])	42,400 square feet
Net Useable Building Area (FICM[3])	57,754 square feet
Efficiency (CSU)	69 percent
Efficiency (FICM)	94 percent

Cost Estimate—California Construction Cost Index 9129[4]

Building Cost ($688 per GSF)		$42,495,000
Systems Breakdown	*($ per GSF)*	
a. Substructure (Foundation)	$14.00	
b. Shell (Structure and Enclosure)	$188.76	
c. Interior (Partitions and Finishes)	$113.06	
d. Services (HVAC, Plumbing, Electrical, Fire)	$220.18	
e. Built-in Equipment and Furnishings	$13.16	
g. General Requirements/Conditions and Insurance	$139.53	
Site Development		$7,121,000
Construction Cost		$49,616,000

[2] Assignable building area is based on CSU policy.
[3] Net useable building area is greater than assignable building area by including corridors, restrooms, mechanical rooms, etc., based on the definitions of the Postsecondary Education Facilities Inventory & Classification Manual (FICM).
[4] The July 2022 Engineering News-Record California Construction Cost Index (CCCI). The CCCI is the average Building Cost Index for Los Angeles and San Francisco.

Fees, Contingency, Services	$17,462,000
Total Project Cost ($1,087 per GSF)	$67,078,000
Fixtures, Furniture & Movable Equipment	$1,796,000
Grand Total	$68,874,000

Cost Comparison

The project's building cost of $688 per GSF is lower than the $789 per GSF for Long Beach Housing Expansion Phase I project approved in July 2019 and higher than the $665 per GSF for Fullerton Student Housing Phase 4 project approved in July 2020, all adjusted to CCCI 9129. The Fullerton project is a much larger scale consisting of 600 beds and 185,284 GSF as the key factor in the lower cost per square foot compared to the proposed project.

Funding Data

The project is seeking funding from the State's Higher Education Student Housing Grant Program and will be co-funded with CSU Systemwide Revenue Bonds and campus designated capital reserves contingent upon a successful grant award and State budget deliberations. The board will be asked at a future meeting to consider the approval of the CSU Systemwide Revenue Bond financing proposed for the project.

California Environmental Quality Act (CEQA) Action

The proposed project is consistent with the 2005 Master Plan and parameters considered in the Master Plan Update Final Environmental Impact Report (EIR) that was certified by Board of Trustees in February 2006. In addition, the proposed project would have no new significant environmental effects beyond those identified in the Master Plan Update Final EIR as provided in the 'Finding of Consistency Report' by Rincon Consultants, Inc. dated April 2022. Based on these findings, the project is consistent with the Master Plan Update Final EIR. No additional environmental documentation is required under CEQA.

Recommendation

The following resolution is recommended for approval:

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

1. The California State University, Northridge Affordable Student Housing Building #22 & #23 project will benefit the California State University.

2. The project before the Board of Trustees is consistent with the project description as set forth in the previously certified Master Plan Update Final EIR.

3. Applicable mitigation measures shall be implemented, monitored, and reported in accordance with the requirements of the California Environmental Quality Act (Cal. Pub. Res. Code § 21081.6).

4. The schematic plans for the California State University, Northridge Affordable Student Housing Buildings #22 and #23 are approved at a project cost of $68,874,000 at CCCI 9129.