

AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: **11:20 a.m., Wednesday, May 24, 2023**
Glenn S. Dumke Auditorium

Larry L. Adamson, Chair
Anna Ortiz-Morfit, Vice Chair
Diana Aguilar-Cruz
Douglas Faigin
Maria Linares
Romey Sabalius
Lateefah Simon
Jose Antonio Vargas

- Consent** 1. Approval of Minutes of the Meeting of January 25, 2023, *Action*
- Discussion** 2. California State University, San Marcos Village Housing and Dining
Schematic Design Approval, *Action*
3. California State University, Dominguez Hills Health, Wellness, and Recreation
Center Approval to Amend the Capital Outlay Program and Approval of
Schematic Design, *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 25, 2023

Members Present

Larry L. Adamson, Chair
Anna Ortiz-Morfit, Vice Chair
Diana Aguilar-Cruz
Douglas Faigin
Maria Linares
Romey Sabalius

Wenda Fong, Chair of the Board
Jolene Koester, Interim Chancellor

Trustee Larry Adamson 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 November 2022 meeting of the Committee on Campus Planning, Buildings and Grounds were approved as submitted.

California State University Dominguez Hills Affordable Student Housing, Phase 4 and Dining Commons

This item requested delegation of schematic design approval to the Chancellor for the California State University, Dominguez Hills Affordable Student Housing Phase 4 and Dining Commons project.

Following the presentation, several trustees expressed support for the project to increase housing and dining options for students.

Clarifying questions were asked about capacity, and it was explained that this project increases housing from 1100 beds to 1400 beds servicing a total student body of 16,000, and that the waitlist is unclear coming out of the pandemic.

A question about the food service provider was asked and it was explained that Aramark will be the contracted dining service provider. Additionally, comments were made about the need for healthy food choices on campus.

A question was asked about emergency housing on campus, and it was explained that emergency housing is part of Phase I and consists of apartment-style units.

A request was made for staff to summarize the size and scope of housing challenges across the CSU system. It was agreed that data from recent reports will be validated and shared so that the trustees can better understand the current situation.

The committee recommended approval of the proposed resolution (RCPBG 01-23-01).

California State Polytechnic University Humboldt Student Housing

This item requested the following actions for the California State Polytechnic University, Humboldt Student Housing project:

- Certification of the Final Environmental Impact Report (FEIR) dated January 2023
- Adoption of the Findings of Fact and Statement of Overriding Considerations dated January 2023
- Adoption of the Mitigation Monitoring and Reporting Program dated January 2023
- Approval of the revision of the California State Polytechnic University, Humboldt Master Plan
- Approval of Schematic Plans for the California State Polytechnic University, Humboldt Student Housing project

Following the presentation, several trustees commented on the importance of prioritizing housing projects such as this one.

Questions were asked about parking and shuttle services; it was asked if planned parking will be sufficient given the increase in student population. It was explained that sustainable transportation goals are a high priority, and shuttle and bus services from off-campus locations are in place to support student needs. Additionally, it was explained that parking is a lower priority now but may be increased in the future.

It was asked if the current housing shortage impairs the university's ability to attract employees, and it was explained that the area is experiencing other areas of economic growth and that housing inventory is extremely low in the region, so on-campus housing will reduce off campus student demand, helping to improve the overall workforce housing situation.

The project was commended for the relatively low cost per square foot which is a result of the large scale of the project, high level of square footage use efficiency, early engagement with the design-build team, close attention to the cost of finishes and other details, construction style, and other factors.

It was asked if this project might help to attract students and increase enrollment. It was explained that Humboldt is unique due to its long distance from larger urban areas and the university is already at capacity with housing, so projections are that the new housing will be filled before the project is completed.

Appreciation was expressed to the team for leveraging systemwide revenue bonds and state grants, and information was shared regarding the status of the affordable student housing grant funding.

The committee recommended approval of the proposed resolution (RCPGB 01-23-02).

Report on the Cost of Construction

This item presented information on the Cost of Construction Report resulting from the appointment of a Chancellor's Advisory Committee to review CSU facilities development practices and make recommendations on reducing CSU design and construction costs.

Appreciation was expressed about the productivity of the task force as well as the level of detail and various perspectives that the team considered.

LEED certification costs and benefits were discussed, and it was noted that while California building codes have become more strict and often require similar standards to LEED, certification helps to market the university because higher sustainability standards are widely supported by students.

A question was asked about the current state of deferred maintenance, and it was explained that the CSU currently has over \$6B in deferred maintenance systemwide, and it takes over \$300M per year to avoid increase in the backlog. It will take approximately \$1.3B in funding each year for 10 years to eliminate the backlog.

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It was asked if there is a possibility of modifying or fast tracking CEQA to help reduce costs and timelines as part of Recommendation #10 (*Identify potential changes to laws that would improve or streamline the development process*). It was noted that this is a statewide discussion with efforts over time to simplify the CEQA process and that streamlining the process should be addressed considering the housing needs California is facing.

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

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

California State University, San Marcos University Village Housing and Dining Schematic Design Approval

Presentation By

Steve Relyea
Executive Vice Chancellor and
Chief Financial Officer

Dr. Ellen Neufeldt
President
California State University, San Marcos

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, San Marcos University Village Housing and Dining project.

University Village Housing and Dining

Project Architect: Gensler

Collaborative Design-Build Constructor: McCarthy Construction

Background and Scope

California State University, San Marcos (CSUSM) proposes to design and construct a five-story residence hall and a two-story dining facility. The student housing building (#38E¹) will consist of 82,550 assignable square feet (ASF)/127,000 gross square feet (GSF) and the dining facility (#38F) will provide 7,700 assignable square feet (ASF)/10,000 gross square feet (GSF) to serve the campus community. The project will be located southwest of the existing University Village Apartments (#38A – #38D) and north of Parking Structure 1 (#103). This project was approved for funding in 2022-2023 from the State's Higher Education Student Housing Grant Program. In addition, CSUSM will seek future Board of Trustees approval of Systemwide Revenue Bond financing for a portion of the project funding.

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

CSUSM is a vibrant, diverse university community of more than 13,000 students located in North San Diego County. Sixty-one percent of CSUSM students are low-income students; fifty-six percent come from traditionally underserved communities; forty-six percent of undergraduate students received federal Pell grant; and over fifty percent of undergraduate students are first-generation college attendees. Over thirty-four percent of low-income students commute at least 30 miles to school.

This proposed project will allow the university to provide affordable housing to designated low-income students, reducing the total cost of attendance and bolstering direct access to affordable student housing for those students in the most need. The university's vision is to provide a model for on-campus housing access and equity for all students regardless of income level which will improve graduation rates and support student success. The project is aligned with the university's Strategic Plan vision of diversity, equity, and inclusive excellence.

The student housing building will provide 555 beds; 540 beds for students, including 391 affordable and 149 standard rate beds, in double residence hall style rooms, and 15 resident advisor beds. The five-story housing building is based on a pod concept with shared gathering/social spaces for each floor. Each residence pod will have a cluster of residence rooms with 36 beds, restrooms, study spaces, and a dedicated resident advisor. The shared social spaces on each floor will allow students to form a close-knit group of peers and neighbors, fostering a greater sense of community. Other key residential amenities include a shared community room and shared laundry. The courtyards will create indoor and outdoor connections between student housing and dining and provide outdoor space for studying, relaxing, and activities.

The dining facility will be attached to the student housing and will include approximately 210 indoor seats and 110 outdoor seats. The main entrance to the dining facility will be on grade and accessed via the pedestrian pathways. The second level of the dining facility will include interior and outdoor dining, the service kitchen and ancillary space. The back-of-house kitchen, service area, and loading dock will be on the lower level.

The student housing and dining project is a multi-story concrete framed structure. The overall massing creates a stepped roofline with the main entrance at the ground level. The proposed project is currently designed to achieve Leadership in Energy and Environmental Design (LEED) Silver certification. Notable sustainability features include low flow plumbing fixtures, high quality air filtration, maximum insulation values for walls and roofs, double-glazed windows, drought-tolerant landscaping, efficient irrigation systems, and ground water re-charge design elements.

Timing (Estimated)

Completion of Preliminary Drawings	June 2023
Completion of Working Drawings	September 2023
Start of Construction	March 2024
Occupancy	June 2026

Basic Statistics

Student Housing Building:

Gross Building Area	127,000 square feet
Assignable Building Area (CSU ²)	82,550 square feet
Net Useable Building Area (FICM ³)	107,600 square feet
Efficiency (CSU)	65 percent
Efficiency (FICM)	85 percent

Dining Building:

Gross Building Area	10,000 square feet
Assignable Building Area (CSU)	7,700 square feet
Net Useable Building Area (FICM)	9,100 square feet
Efficiency (CSU)	77 percent
Efficiency (FICM)	91 percent

Cost Estimate—California Construction Cost Index 8287⁴

Student Housing Building:

Building Cost (\$580 per GSF)	\$73,654,000
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Systems Breakdown

	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$29.84
b. Shell (Structure and Enclosure)	\$185.52
c. Interior (Partitions and Finishes)	\$90.36
d. Services (HVAC, Plumbing, Electrical, Fire)	\$144.46
e. Built-in Equipment and Furnishings	\$3.06
f. Special Construction and Demolition	\$2.57
g. General Requirements/Conditions and Insurance	\$124.13

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.

Dining Building:

Building Cost (\$850 per GSF) \$8,502,000

<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$96.30
b. Shell (Structure and Enclosure)	\$250.60
c. Interior (Partitions and Finishes)	\$61.40
d. Services (HVAC, Plumbing, Electrical, Fire)	\$248.20
e. Built-in Equipment and Furnishings	\$29.10
f. Special Construction and Demolition	\$2.70
g. General Requirements/Conditions and Insurance	\$161.85

Site Development \$8,366,000

Construction Cost \$90,522,000

Fees, Contingency, Services \$23,802,000

Total Project Cost (\$834 per GSF) \$114,324,000

Fixtures, Furniture & Movable Equipment \$5,460,000

Grand Total \$119,784,000

Cost Comparison

The student housing building's cost of \$580 per GSF is lower than the \$604 per GSF for the Student Housing Phase 4 project at CSU Fullerton approved in July 2020, the \$688 per GSF for the Affordable Student Housing Buildings #22 and #23 at CSU Northridge approved in July 2022, and slightly higher than the \$552 per GSF for the Student Housing Phase 4 and Dining Commons project at CSU Dominguez Hills, and the \$551 per GSF for the Student Housing project at Cal Poly Humboldt approved in January 2023, all adjusted to CCCI 8287.

The dining building's cost of \$850 per GSF is lower than the \$867 per GSF for the dining component of the West Campus Green Student Housing and Health Center project at San Francisco State approved in January 2023, and higher than the \$700 per GSF for the dining component of the Cal Poly Pomona Student Housing Replacement, Phase 1 project approved in January 2017, and the \$750 per GSF for the Cal Poly San Luis Obispo Vista Grande Replacement Building approved in November 2015, all adjusted to CCCI 8287.

Two cost factors for the project are related to the granitic rock soil conditions at the project site which needs to be mitigated and the significant topography challenges which require soil import and retaining walls to support grade changes.

Funding Data

The project was awarded funding from the State's Higher Education Student Housing Grant Program (\$91,000,000) and will be co-funded with CSU Systemwide Revenue Bonds (\$28,784,000). 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

This project was included in the Final Environmental Impact Report (EIR) prepared for the Campus Master Plan and certified by the Board of Trustees in March 1988. The University prepared a Finding of Consistency in March 2023 that concluded this project would have no new or greater significant environmental impacts beyond those already identified in the 1988 Final EIR. The Finding of Consistency is available for review by the Board of Trustees and the public at: https://www.csusm.edu/pdc/projects_completed/index.html.

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, San Marcos University Village Housing and Dining project will benefit the California State University.
2. The March 2023 Finding of Consistency for the California State University, San Marcos University Village Housing and Dining project has been prepared in accordance with the requirements of the California Environmental Quality Act.
3. The California State University, San Marcos University Village Housing and Dining project is within the scope of the Campus Master Plan approved in 1988 and last revised in 2018 and was adequately analyzed in the Campus Master Plan Final EIR certified in 1988.
4. 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).
5. The schematic plans for the California State University, San Marcos University Village Housing and Dining project are approved at a project cost of \$119,784,000 at CCCI 8287.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

**California State University, Dominguez Hills Health, Wellness, and Recreation Center
Approval to Amend the Capital Outlay Program and Approval of Schematic Design**

Presentation By

Steve Relyea
Executive Vice Chancellor and
Chief Financial Officer

Thomas Parham
President
California State University, Dominguez Hills

Obioha Victor Ogbonna
President
Associated Students, Incorporated
California State University, Dominguez Hills

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

Summary

This item requests approval to amend the 2022-2023 Capital Outlay Program and approve schematic plans for the Health, Wellness, and Recreation Center for California State University, Dominguez Hills. The California State University (CSU) Board of Trustees approved the 2022-2023 Capital Outlay Program at its November 2021 meeting. This item allows the board to consider the scope and budget of projects not included in the previously approved capital outlay program.

**California State University, Dominguez Hills
Health, Wellness, and Recreation Center**

PWCE¹ \$87,614,000

California State University, Dominguez Hills (CSUDH) wishes to amend the 2022-2023 Capital Outlay Program for the design and construction of a Health, Wellness, and Recreation Center (#156) located in the center of the CSUDH campus. To the west of the site is Toro Center Drive, one of the primary north-south vehicular circulation routes through the campus. The site is

¹ Project phases: P – Preliminary Plans, W – Working Drawings, C – Construction, E – Equipment

bordered by the Leo F. Cain Library (#20) to the north and the Gymnasium (#60) and swimming pool to the east and playfield to the south. To clear the site, the 13,650 gross square foot one-story Field House (#61) built in 1971 will be demolished with the replacement space being included in the new facility, in addition, the trailers for Parking Services and the U.S. Army will be relocated.

Schematic Design

Project Architect: LPA, Inc.

CM at Risk Contractor: C.W. Driver

Background and Scope

The project will construct a 46,540 ASF/73,000 GSF facility organized in two wings. The northern wing (Building A) will have multipurpose rooms and studios, general fitness area, offices, training rooms, and wellness rooms. The southern wing (Building B) will have a gymnasium, consisting of two multi-activity courts and an elevated running track. The swimming pool area is located in the central courtyard, situated between the two buildings.

The exterior design will include cast-in-place concrete walls and high-performance glazing with canopies and perforated metal for sunshading. The project will achieve the sustainability goals of the university by including solar panels for energy production and battery storage to reduce electrical power from the grid. The project will be designed to achieve minimum LEED Silver Certification.

The campus central plant will provide chilled water for cooling and heating hot water for heating. Sitework will include relocation and re-routing of all existing utilities that are impacted by the proposed building footprints, and deferred maintenance co-funding will be used to address deficiencies in the existing swimming pool.

Timing (Estimated)

Preliminary Plans Completed	July 2023
Working Drawings Completed	January 2024
Construction Start	May 2024
Occupancy	November 2025

Basic Statistics

Gross Building Area	73,000 square feet
Net Useable Building Area	64,640 square feet
Assignable Building Area	46,540 square feet
Efficiency (Assignable)	64 percent
Efficiency (Net Useable)	89 percent

Cost Estimate – California Construction Cost Index (CCCI) 8287²

Building Cost (\$756 per GSF)		\$55,170,000
<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>	
a. Substructure (Foundation)	\$ 46.18	
b. Shell (Structure and Enclosure)	\$ 252.67	
c. Interiors (Partitions and Finishes)	\$ 100.96	
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 210.24	
e. Built-in Equipment and Furnishings	\$ 9.38	
f. Special Construction & Demolition	\$ 6.07	
g. General Requirements	\$ 12.63	
h. General Conditions and Insurance	\$ 117.63	
Site Development		8,113,000
Swimming Pool Renewal/Renovation		<u>\$1,500,000</u>
Construction Cost		\$64,783,000
Fees, Contingency, Services		<u>19,231,000</u>
Total Project Cost (\$1,015 per GSF)		\$84,014,000
Fixtures, Furniture & Movable Equipment		<u>3,600,000</u>
Grand Total		<u>\$87,614,000</u>

Cost Comparison

The project's building cost of \$756 per GSF is lower than \$853 per GSF for the Student Recreation and Aquatic Center at San Jose State University approved in November 2016, and higher than the \$489 per GSF for the Aztec Recreation Center Expansion at San Diego State University approved in May 2019, and the \$610 per GSF for the Recreation Wellness Center at San Francisco State University approved in May 2014, all adjusted to CCCI 8287. The higher cost is attributable to the building's shell design, which is due to the use of concrete which provides a higher up-front cost but an overall reduced lifecycle cost. The 3rd floor roof has an outdoor terrace with trellises, planting, and pavers, and a stairway which also adds to the cost of the building shell. And finally, the project costs are affected by significant escalation due to the timing of its construction.

² 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.

Funding Data

The project was awarded funding from 2021-2022 State one-time funding (\$20 million), and was provided \$1.3 million in CSU reserves to address the deferred renewal needs of the existing swimming pool. To fund the remaining \$66,314,000, the campus will seek financing approval from the board at a future meeting to use CSU Systemwide Revenue Bond.

California Environmental Quality Act (CEQA) Action

This project was included in the Final Environmental Impact Report (EIR) prepared for the California State University, Dominguez Hills Campus Master Plan Revision and certified by the Board of Trustees in September 2019. The University prepared a Finding of Consistency in April 2023 that concluded this project would have no new or greater significant environmental impacts beyond those already identified in the 2019 Final EIR. The Finding of Consistency is available for review by the Board of Trustees and the public at: <https://www.csudh.edu/fpcm/ceqa/>.

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, Dominguez Hills Wellness, Health, and Recreation Center project will benefit the California State University.
2. The April 2023 Finding of Consistency for the California State University, Dominguez Hills Health, Wellness, and Recreation Center project has been prepared in accordance with the requirements of the California Environmental Quality Act.
3. The California State University, Dominguez Hills Health, Wellness, and Recreation Center project is within the scope of the Campus Master Plan Revision approved in September 2019 and was adequately analyzed in the Campus Master Plan Revision Final EIR certified in September 2019.
4. Applicable mitigation measures shall be implemented, 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, Dominguez Hills Health, Wellness, and Recreation Center project are approved at a project cost of \$87,614,000 at CCCI 8287.