

AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: **3:50 p.m., Tuesday, March 26, 2024**
Glenn S. Dumke Auditorium

Jack McGrory, Chair
Diana Aguilar-Cruz, Vice Chair
Larry L. Adamson
Raji Kaur Brar
Mark Ghilarducci
Leslie Gilbert-Lurie
Anna Ortiz-Morfit
Darlene Yee-Melichar

- Consent** 1. Approval of Minutes, *Action*
- Discussion** 2. California Polytechnic State University, San Luis Obispo Football Center
Capital Outlay Amendment and 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 31, 2024

Members Present

Jack McGrory, Chair
Diana Aguilar-Cruz, Vice Chair
Larry L. Adamson
Raji Kaur Brar
Mark Ghilarducci
Leslie Gilbert-Lurie
Anna Ortiz-Morfit
Darlene Yee-Melichar

Wenda Fong, Chair of the Board
Mildred Garcia, Chancellor

Trustee Jack McGrory 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 2023 meeting of the Committee on Campus Planning, Buildings and Grounds were approved as submitted.

Because the meeting was behind schedule, the presentations were abbreviated to include only introductory remarks.

**California State Polytechnic University, Humboldt Engineering and Technology Commons
Schematic Design Approval**

This agenda item requested the California State University Board of Trustees approve schematic plans for the California State Polytechnic University, Humboldt Engineering & Technology Commons project.

Following the abbreviated presentation, university leadership was commended for their campus planning approach and their vision for this project.

The committee recommended approval of the proposed resolution (RCPBG 01-24-01).

California State University, Long Beach Master Plan Final Environmental Impact Report and Enrollment Projection Increase

This agenda item requested that the Board of Trustees approve the following actions for California State University, Long Beach:

- Certification of the Final Environmental Impact Report (FEIR) dated January 2024.
- Approval of the proposed Master Plan Update, including an increase in the enrollment projection from 31,000 FTES to 33,000 FTES.

Following the abbreviated presentation, no questions were asked.

The committee recommended approval of the proposed resolution (RCPBG 01-24-02).

California Polytechnic State University, San Luis Obispo Wastewater Reclamation Facility Environmental Impact Report and Master Plan Revision

This agenda item requested the Board of Trustees approve the following for California Polytechnic State University, San Luis Obispo:

- Certification of the Final Environmental Impact Report (FEIR) for the Water Reclamation Facility (WRF) project dated January 2024
- Approval of the proposed campus master plan revision for the WRF project

Following the abbreviated presentation, no questions were asked.

The committee recommended approval of the proposed resolution (RCPBG 01-24-03).

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

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

California Polytechnic State University, San Luis Obispo Football Center Capital Outlay Amendment and Schematic Design Approval

Presentation By

Steve Relyea
Executive Vice Chancellor and
Chief Financial Officer

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

Paul Gannoe
Assistant Vice Chancellor
Capital Planning, Design and Construction

Summary

This item requests approval to amend the 2023-2024 Capital Outlay Program and approve schematic plans for the Football Center for California Polytechnic State University, San Luis Obispo (Cal Poly). The California State University (CSU) Board of Trustees approved the 2023-2024 Capital Outlay Program at its November 2022 meeting. This item allows the board to consider the scope and budget of projects not included in the previously approved capital outlay program.

California Polytechnic State University, San Luis Obispo Football Center

PWCE¹ \$45,000,000

California Polytechnic State University, San Luis Obispo wishes to amend the 2023-2024 Capital Outlay Program for the design and construction of the Football Center (#62²) located in the western quadrant of the campus. The site is bordered on the north by the Spanos Stadium Complex (#61) and to the east are the former residence halls, now campus offices, Jespersen Hall (#116), and Heron Hall (#117). Directly to the west of the site is a main campus entry roadway California Boulevard and the Union Pacific Railroad. Beyond that are campus agricultural fields, and the future location of the maintenance operations center. To the south, the site abuts the campus entry, parking, and fraternity/sorority homes.

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

² The facility number is shown on the master plan map and recorded in the Space and Facilities Database.

Schematic Design

Project Architect: Populous

Collaborative Design-Build Contractor: Hensel Phelps

Background and Scope

The Football Center will construct a two-story, 33,000 gross square foot (GSF) facility dedicated to Cal Poly Football student athletes. Utilizing Mustang Memorial Plaza as its primary entrance, the first-floor entrance will lead to a reception area that includes a collection of wall treatments and exhibits celebrating John Madden and the great moments during more than 100 years of Cal Poly Mustang Football.

The first floor includes a player's lounge, locker room, shower and restroom facilities, sports medicine center with treatment, rehabilitation, taping and hydrotherapy, and equipment distribution. It will also have a laundry, offices, utility rooms, a changing room and showers for game officials, and storage for equipment and supplies. Adjacent to the facility will be a 5,600 GSF detached weight training facility with roll-up doors, office, and nutrition station.

The second level, accessed by elevator or the lobby's main stairway, will feature offices to accommodate the needs of Mustang Football coaches. Adjacent to the coaching offices will be fully outfitted position-based meeting and conference rooms, copy room, break area, wellness room, coach's locker, shower, and restrooms. An essential component of the second level will be the team room configured with comprehensive multi-media functionality and tiered seating for approximately 130 occupants. A distinctive feature of the center's second-floor layout will be a viewing deck overlooking the stadium's south end zone.

The building will be comprised of a brace-frame structural system and will be constructed out of steel on a concrete spread-footing slab foundation. The exterior will be clad in a combination of cement plaster and wood panels. The roof will consist of a thermoplastic membrane with clay roof tiles.

The project will be designed to meet all CSU Sustainability Policy requirements and will achieve a minimum of LEED Silver Certification.

Timing (Estimated)

Preliminary Plans Completed	May 2024
Working Drawings Completed	August 2024
Construction Start (Sitework)	May 2024
Construction Start (Building)	August 2024
Occupancy	September 2025

Basic Statistics

Gross Building Area	33,000 square feet
Assignable Building Area (CSU ³)	27,000 square feet
Net Useable Building Area (FICM ⁴)	31,000 square feet
Efficiency (CSU)	81 percent
Efficiency (FICM)	93 percent

Cost Estimate – California Construction Cost Index (CCCI) 10461⁵

Building Cost (\$893 per GSF)	\$29,460,000
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<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 7.06
b. Shell (Structure and Enclosure)	\$ 229.12
c. Interiors (Partitions and Finishes)	\$ 156.03
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 214.09
e. Built-in Equipment and Furnishings	\$ 40.18
f. Special Construction & Demolition	\$ 31.03
g. General Requirements	\$ 12.61
h. General Conditions and Insurance	\$ 202.61

Site Development	<u>5,605,000</u>
Construction Cost	\$35,065,000
Fees, Contingency, Services	<u>9,781,000</u>
Total Project Cost (\$1,343 per GSF)	\$44,846,000
Fixtures, Furniture & Movable Equipment	<u>154,000</u>
Grand Total	<u>\$45,000,000</u>

³ Assignable building area is based on CSU policy.

⁴ 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).

⁵ The July 2023 *Engineering News-Record* California Construction Cost Index (CCCI). The CCCI is the average Building Cost Index for Los Angeles and San Francisco.

Cost Comparison

The project's building cost of \$893 per GSF is lower than \$1,033 per GSF for the Spartan Athletic Center at San José State University, approved in November 2020. The lower cost is largely attributable to the simpler foundational system, as soil conditions at San José State University are more challenging to develop than at Cal Poly San Luis Obispo.

Funding Data

The project will be funded from a combination of donor funding (\$32 million) and CSU Systemwide Revenue Bonds (\$13 million).

California Environmental Quality Act (CEQA) Action

This project was included in the Final Environmental Impact Report (FEIR) prepared for the California Polytechnic State University, San Luis Obispo Campus Master Plan and certified by the Board of Trustees in May 2020. The university prepared a Finding of Consistency in February 2024 that determined this project remains within the scope of the 2020 FEIR and would have no new or greater significant environmental impacts beyond those already identified in that FEIR. The Finding of Consistency has been prepared in accordance with the requirements of the California Environmental Quality Act (CEQA Guidelines § 15168) and is available for review by the Board of Trustees and the public at: <https://afd.calpoly.edu/facilities/planning-capital-projects/ceqa/>.

Recommendation

The following resolution is presented for approval:

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

1. The California Polytechnic State University, San Luis Obispo Football Center project will benefit the California State University.
2. The February 2024 Finding of Consistency for the California Polytechnic State University, San Luis Obispo Football Center project has been prepared in accordance with the requirements of the California Environmental Quality Act (CEQA).
3. The California Polytechnic State University, San Luis Obispo Football Center project is within the scope of the Campus Master Plan approved in May 2020 and was adequately analyzed in the Campus Master Plan Final EIR certified in May 2020.

4. Applicable mitigation measures adopted in conjunction with the Campus Master Plan Final EIR certified in May 2020 shall be implemented, monitored, and reported in accordance with the requirements of CEQA (Cal. Pub. Res. Code § 21081.6).
5. The 2023-2024 Capital Outlay Program is amended to include \$45,000,000 for preliminary plans, working drawings, construction, and equipment for the California Polytechnic State University, San Luis Obispo Football Center project.
6. The schematic plans for the California Polytechnic State University, San Luis Obispo Football Center project is approved at a project cost of \$45,000,000 at CCCI 10461.