

AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: 10:30 a.m., Wednesday, March 23, 2022
Glenn S. Dumke Auditorium

Jane W. Carney, Chair
Wenda Fong, Vice Chair
Larry L. Adamson
Adam Day
Maria Linares
Julia I. Lopez
Anna Ortiz-Morfit
Romey Sabalius

- Consent** 1. Approval of Minutes of the Meeting of November 9, 2021, *Action*
- Discussion** 2. California State University, Fullerton Visual Arts Complex Modernization 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**

November 9, 2021

Members Present

Jane W. Carney, Chair
Wenda Fong, Vice Chair
Larry L. Adamson
Adam Day
Maria Linares
Julia I. Lopez
Anna Ortiz-Morfit
Romey Sabalius

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 committee agenda items.

Consent Agenda

The minutes of the May 18, 2021, meeting of the Committee on Campus Planning, Buildings and Grounds were approved as submitted.

California State University, Chico Butte Hall Replacement Project

This item requested that the Board of Trustees approve the schematic plans for the Butte Hall Replacement project as it exceeds the delegated \$40 million threshold for schematic design approval.

Following the presentation, the trustees asked questions about the lifespan, cost, and prioritization of the project. They were informed that the target lifespan of a building is determined by several factors, including the architectural vocabulary of the campus. In regards to costs, it was suggested that the Chancellor form a committee of trustees, campus presidents, and other stakeholders to review best practices in value engineering. It was also noted that Chico recently completed a new academic building, and it was asked why this project rose to the top of the priority list. It was explained that health and safety concerns drove the prioritization for this project.

The committee recommended approval of the proposed resolution (RCPBG 11-21-03).

Update and Approval of the Capital Plan

This agenda item provided the timeline for the development of the capital program, the proposed approach for capital funding for 2021-2022, the latest list of projects proposed for 2022-2023 should the state increase the CSU Operating Budget for facilities and infrastructure, and a draft priority list for Affordable Student Housing.

The trustees expressed appreciation for the level of information in the report. They asked how quickly the CSU can work through the project list. It was explained that the level of state funding is the main driver, along with the readiness of campuses to begin the projects and CSU's utilization of various funding mechanisms. It was discussed that a timeline and feasibility for a possible general obligation bond is currently under review.

It was noted that a revised Attachment C on Affordable Student Housing was provided to the Board of Trustees. Appreciation was expressed to the Chancellor's Office for moving the Calxico project along on the affordable student housing priority list. It was observed that the uses of proposed state grant funding have narrowed, and the CSU is asking for more money and greater flexibility in how it is used. The trustees asked what percentage of proposed housing is for low-income students and were informed that if all submitted projects were funded, all 3300 beds in the proposal would be available to low-income students, plus other revenues could be identified to support additional affordable housing. The trustees inquired about exceptions to the requirement for students to take 12 units to qualify for housing. Examples of exceptions that may be considered included seniors close to graduation who are taking fewer than 12 units and exceptions for medical issues. It was asked if the calculation of reduced rental rates is applied uniformly, and the response was that that grant limits the rent based on the average median income for the local area. Campuses were thanked for completing housing state grant proposals under a tight timeline.

The committee recommended approval of the proposed resolution (RCPBG 11-21-04).

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

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

California State University, Fullerton Visual Arts Complex Modernization Schematic Design Approval

Presentation By

Brad Wells
Acting Executive Vice Chancellor and
Chief Financial Officer

Framroze Virjee
President
California State University, Fullerton

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, Fullerton Visual Arts Complex Modernization Project.

Project

Project Architect: HGA Architects
Collaborative Design Builder: CW Driver

Background and Scope

California State University, Fullerton proposes to modernize the historically significant Visual Arts Complex located in the southwest corner of the campus, east of State College Blvd, and west of Joseph A. W. Clayes III Performing Arts Center (#3¹). The existing Visual Arts Complex is the home of the Department of Visual Arts and consists of a pedestrian-scaled grouping of six buildings designed in a simplified Mid-Century Modern architectural style. The Complex was built in 1969 and has not been expanded or substantially renovated since that time.

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

The original scope of the project was to renovate all six buildings in the Complex and construct a new art gallery. However, due to unexpected existing conditions and logistical challenges on tenant relocation, constructing a replacement building was analyzed as more cost-effective and energy efficient. The proposed project therefore proposes to perform limited renovations to two buildings, demolish building (F) and construct two buildings (H) and (G).

The new construction will address the programmatic space deficiencies and support modern teaching pedagogies. The facility is designed to promote student success by providing flexible and adaptable learning spaces including better use of outdoor space as a post-pandemic academic space adaptation environment.

The new 15,000 gross square foot (GSF) single-story building (#8G) will house four existing visual arts galleries and their support spaces. The design of the building uses skylights, windows and open spaces to introduce natural light needed to support the function and flexibility of each space. The building will include a curatorial classroom, a workshop for the assembly/disassembly of various exhibitions, gallery collection storage, and offices.

The new 37,000 GSF replacement building (#8H) will serve as a new digital arts hub for the campus. The building will include 15 classrooms and computer labs for the animation, illustration, and other digital arts disciplines, a digital fabrication makerspace, a greenscreen lab, and Dean's Office. Due to the poor soil conditions, the structure will be supported by a mat foundation. The building will be located at the southwest corner of the Visual Arts Complex, which will give the campus a new public facing identity along State College Boulevard.

The renovation of the existing 25,000 GSF Visual Arts Building E (#8E) will include seismic, fire life safety, and Americans with Disabilities Act (ADA) upgrades, as well as replacement of all exterior windows and doors, plumbing fixtures and building systems. The structural retrofit will include improvements to the foundation and shear walls to bolster the seismic performance of the existing structure. The renovated facility will provide instructional space for drawing, painting, design, photography, and art education.

Visual Arts Building A (#8A) will be partially renovated to house a painting studio, graduate studios to support accreditation needs, and dedicated shop space. The Visual Arts Department offices and administrative spaces will be repainted, and the floor finishes will be replaced. The fire alarm system will be updated as needed.

The project will add 17 faculty offices and increase teaching laboratory capacity by 135 full-time equivalent students (FTES), which will provide much-needed instructional and support space to accommodate planned enrollment growth in the visual arts programs. Flexible spaces for outdoor instruction and informal gathering will be integrated using hardscape and landscape elements.

This project is designed to be highly sustainable and energy efficient. The project will target the equivalent of Leadership in Energy and Environmental Design (LEED) Silver certification. Notable sustainability features include high-performance building envelopes, water fixtures, high-efficiency LED lighting and electric switchgears, and drought-tolerant landscaping. Chilled water and heating hot water will be connected to the campus central plant taking advantage of the campus Thermal Energy Storage (TES) system, which charges at off peak hours. Sustainable measures are expected to account for more than \$250,000 in operational utility savings.

Timing (Estimated)

Preliminary Plans Completed	April 2022
Working Drawings Completed (Phased)	December 2022
Construction Start (Phased)	July 2022
Occupancy	December 2024

Basic Statistics

New Construction:

Gross Building Area	52,215 square feet
Assignable Building Area (CSU ²)	33,054 square feet
Net Useable Building Area (FICM ³)	45,808 square feet
Efficiency (CSU)	63.3 percent
Efficiency (FICM)	87.7 percent

Renovation:

Gross Building Area	34,915 square feet
Assignable Building Area (CSU)	22,229 square feet
Net Useable Building Area (FICM)	31,409 square feet
Efficiency (CSU)	63.7 percent
Efficiency (FICM)	90.0 percent

² The assignable building area is based on CSU policy.

³ The net useable building area is based on the Postsecondary Education Facilities Inventory and Classification Manual (FICM).

Cost Estimate – California Construction Cost Index (CCCI) 8287⁴

New Building Cost (\$658 per GSF)		\$34,382,000
<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>	
a. Substructure (Foundation)	\$ 39.11	
b. Shell (Structure and Enclosure)	\$200.50	
c. Interiors (Partitions and Finishes)	\$107.19	
d. Services (HVAC, Plumbing, Electrical, Fire)	\$152.41	
e. Built-in Equipment and Furnishings	\$ 8.27	
f. Special Construction & Demolition	\$ 4.40	
g. General Requirements	\$ 20.86	
h. General Conditions and Insurance	\$125.72	
Renovation Building Cost (\$332 per GSF)		\$11,614,000
<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>	
a. Substructure (Foundation)	\$ 25.09	
b. Shell (Structure and Enclosure)	\$ 28.81	
c. Interiors (Partitions and Finishes)	\$ 78.22	
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 98.95	
e. Built-in Equipment and Furnishings	\$ 6.64	
f. Special Construction & Demolition	\$ 14.95	
g. General Requirements	\$ 16.97	
h. General Conditions and Insurance	\$ 63.00	
Site Development		\$8,763,000
Construction Cost		\$54,759,000
Fees, Contingency, Services		<u>\$12,721,000</u>
Total Project Cost (\$774 per GSF)		\$67,480,000
Fixtures, Furniture & Movable Equipment		<u>\$3,000,000</u>
Grand Total		<u>\$70,480,000</u>

Cost Comparison

The project's new construction building cost of \$658 per GSF is higher than the \$623 per GSF for the California State University, Chico Taylor II Replacement Building approved in May 2012, and lower than the \$943 per GSF for the San Francisco State Creative Arts Replacement Building

⁴ The July 2021 *Engineering News-Record* California Construction Cost Index (CCCI). The CCCI is the average Building Cost Index for Los Angeles and San Francisco.

approved in May 2017. The slightly higher cost compared to the Taylor II Replacement Building is due to the need to address inadequate soil conditions. The soils present within the proposed footprint of the new buildings are not suitable for foundation support and will be removed and replaced. It is less expensive than the San Francisco Creative Art building as it is not a high-rise structure and does not have the costly programmatic media/broadcast studio programmatic elements with related mechanical/electrical systems.

Funding Data

The project will be funded by the CSU Systemwide Revenue Bond program and campus designated capital reserves.

California Environmental Quality Act (CEQA) Action

The proposed project is consistent with the 2035 Master Plan and within the parameters considered in the Master Plan Update Final EIR that was certified by the board of trustees in March 2020. In addition, as supported by the substantial evidence provided in the Finding of Consistency prepared by Rincon Consultants, Inc., dated February 2022, the proposed project would have no new significant environmental effects beyond those identified in the Master Plan Update Final EIR.

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, Fullerton Visual Arts Complex Modernization project will benefit the California State University.
2. The February 2022 Finding of Consistency prepared for the California State University, Fullerton Visual Arts Complex Modernization project has been prepared in accordance with the requirements of the California Environmental Quality Act.
3. The project before the Board of Trustees is consistent with the previously certified Master Plan update Final EIR.
4. The schematic plans for the California State University, Fullerton Visual Arts Complex Modernization project are approved at a project cost of \$70,480,000 at CCCCI 8287.